

Rio Viento Proforma

Total Sites	71
Vacancy	10%
Total Sites Rented	64
Rent Rate/Month	\$1,100
Electric Rimbursment	90,000

Gross Revenue \$933,480

Expenses

Advertising	\$2,000
Bank CC Charges	\$20,000
Insurance	\$30,000
Lic & Permits	\$3,700
Office Expense	\$11,000
Payroll	\$180,000
Professional Fees	\$5,000
Property Taxes - Projected	\$52,000
Repairs & Maint.	\$20,000
Supplies	\$8,000
Sewer	\$2,000
Electric	\$130,000
Garbage	\$17,000

Total Expenses \$480,700

Net Income \$452,780

Cap Rate

10 \$4,527,800