

Pro Forma Investment Analysis (Including Single Family House Income)

Existing Income

Lot + Water Income: \$59,400.00

Mobile Home Purchase Payments: \$11,400.00

Additional Revenue Assumption

Single Family House Rental Income: \$850.00 per month

Annualized Single Family House Income: \$10,200.00

Total Pro Forma Income

Total Income Including SFH: \$81,000.00

Operating Expenses (Unchanged)

Mowing: \$1,800.00

Trash: \$4,200.00

Electric: \$420.00

Water: \$6,609.00

Taxes: \$1,900.00

Repairs & Maintenance: \$2,000.00

Septic Pumping: \$9,600.00

Total Operating Expenses: \$26,529.00

Pro Forma Net Operating Income (NOI)

Pro Forma NOI = \$81,000.00 - \$26,529.00

Pro Forma NOI = \$54,471.00

Pro Forma Capitalization Rate

Purchase Price: \$299,000.00

Cap Rate = NOI / Purchase Price

Cap Rate = \$54,471.00 / \$299,000.00

Pro Forma Cap Rate = 18.22%