

Sawyer Rapids RV Park

2026 Pro-Forma Operating Statement – Stabilized

Income Source	Amount
RV Sites & Park-Owned Rental Units (incl. 5% rent increase)	\$197,140
Storage & Reserved Parking	\$5,586
Laundry	\$6,000
Vending / Concessions	\$3,600
Airbnb Cabins	\$84,420
Campsites	\$24,950
Electric Utility Pass-Through	\$16,363
Total Pro-Forma Gross Income	\$338,353

Expense Category	Amount
Property Taxes	\$5,465
Insurance	\$9,586
Utilities (Electric, Trash, Phone, Internet)	\$27,411
Repairs & Maintenance	\$27,305
Contractors & Cleaning	\$11,630
Park Management (Housing Offset)	\$12,360
Professional Fees	\$4,104
Merchant / Bank Fees	\$5,297
Advertising, Office, Licenses & Misc.	\$4,606
Total Operating Expenses	\$107,765

Metric	Amount
Net Operating Income (NOI)	\$230,588
Asking Price	\$1,550,000
Implied Pro-Forma Cap Rate	~14.9%