

# Sawyer Rapids RV Park

## 2025 Operating Statement (Revised)

### January–December 2025

#### Income Source

RV Sites (monthly & nightly)	\$157,430
Park-Owned Rental Units	\$17,128
Airbnb Cabins	\$3,359
Campsites	\$2,499
Fishing Access Fees & Annual Passes	\$9,802
Laundry	\$3,538
Vending / Commissary	\$3,358
Storage & Reserved Parking	\$3,301
Electric Utility Pass-Through	\$14,875
<b>Total Gross Operating Income</b>	<b>\$215,290</b>

#### Expense Category

Property Taxes	\$5,306
Insurance	\$9,307
Utilities	\$26,613
Repairs & Maintenance	\$17,232
Contractors & Cleaning	\$11,291
Park Management (Housing Offset)	\$12,000
Professional Fees	\$3,984
Merchant / Bank Fees	\$5,143
Advertising, Office, Licenses & Misc.	\$4,472
<b>Total Operating Expenses</b>	<b>\$95,348</b>

#### Metric

<b>Net Operating Income (NOI)</b>	<b>\$119,942</b>
Asking Price	\$1,550,000
Implied In-Place Cap Rate (2025)	~7.7%

Note: Repairs & Maintenance expense revised downward due to reallocation of certain items to Capital Improvements (non-operating).