

Income & Expenses

	Thru April 2010		2009		2008		2007	
Gross Income	87,341		253,035		224,922		207,797	
Lot Rents Plus Utilities	87,341		253,035		224,922		207,797	
Expenses								
Advertising	1,015	1.16%	1,760	0.70%	1,791	0.80%	1,623	0.78%
Bank Charges	2,250	2.58%	238	0.09%	600	0.27%	241	0.12%
Park Insurance	864	0.99%	4,385	1.73%	3,757	1.67%	5,415	2.61%
Legal-Prof Fees	543	0.62%	6,606	2.61%	3,450	1.53%	6,684	3.22%
Licenses & Permits	0	0.00%	512	0.20%	512	0.23%	512	0.25%
Office	255	0.29%	2,477	0.98%	1,517	0.67%	396	0.19%
Park Supplies	5,305	6.07%	19,362	7.65%	0	0.00%	0	0.00%
Repairs	0	0.00%	1,104	0.44%	0	0.00%	0	0.00%
Sewage	2,508	2.87%	10,273	4.06%	9,535	4.24%	9,382	4.51%
Snow Removal	3,425	3.92%	3,050	1.21%	2,475	1.10%	1,825	0.88%
Business Supplies/Repairs	0	0.00%	0	0.00%	1,356	0.60%	377	0.18%
Property Taxes	4,375	5.01%	9,046	3.57%	7,885	3.51%	7,601	3.66%
Trash	1,155	1.32%	4,750	1.88%	3,783	1.68%	3,465	1.67%
Utilities	1,612	1.85%	3,742	1.48%	3,490	1.55%	2,406	1.16%
Wages/Management	4,500	5.15%	19,593	7.74%	14,550	6.47%	13,750	6.62%
Water	6,863	7.86%	14,937	5.90%	14,452	6.43%	13,246	6.37%
Workers Comp. Insurance	119	0.14%	0	0.00%	149	0.07%	201	0.10%
Total Expenses	34,789	39.83%	101,834	40.25%	69,302	30.81%	67,124	32.30%
Net Operating Income	52,552		151,201		155,620		140,673	

Rehab of homes in 2009

**This information was furnished by Seller. Verification of its accuracy
can be obtained during the due diligence period.**