

GENERAL INFORMATION:

CASH INVESTMENT:	\$143,750
Inflation for Yrs 1-5 per pad:	\$5.00

PARK HAS CITY SEWER
PARK HAS CITY WATER

FINANCING:

TOTAL SALES PRICE		\$575,000
Debt	75.00%	\$431,250
Interest Rate - Fixed		6.50%
Amortization (Months)		240
Monthly Payment		\$3,215
Balloon EO 5th Yr:		\$369,103

YR 1 FINANCIAL RESULTS:

GROSS RENT MULTIPLIER	6.62
CAP RATE	10.58%
CASH ON CASH RETURN	15.47%
DEBT COVERAGE RATIO	1.58
PER PAD SALES PRICE	\$17,424

REVENUE:

		<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Total</u>
Gross Scheduled Revenues:		244	249	254	259	264	
32 Pads @ avg rent of:	\$244.00	93,696	95,616	97,536	99,456	101,376	487,680
1 House	\$430.00	5,160	5,220	5,280	5,340	5,400	26,400
0	\$0.00	0	0	0	0	0	0
Total Gross Scheduled Revenues:		98,856	100,836	102,816	104,796	106,776	514,080

- Vacancy & Credit Loss -- PERCENT	12.11%	6.07%	0.00%	0.00%	0.00%	3.64%
- Vacancy & Credit Loss -- NUMBER	4.00	2.00	0.00	0.00	0.00	33.00
- Vacancy & Credit Loss -- DOLLAR AMOUNT	<u>11,971</u>	<u>6,121</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>18,092</u>

NET MOBILE HOME RENTAL INCOME: **86,885** **94,715** **102,816** **104,796** **106,776** **495,988**

OPERATING EXPENSES:

Average Expense Per Year @ **30.00%** **26,065** **28,415** **30,845** **31,439** **32,033** **148,796**

NET OPERATING INCOME:

60,819 66,301 71,971 73,357 74,743 347,191

Annual Debt Service 38,583 38,583 38,583 38,583 38,583 192,917

CASH FLOW BEFORE TAX:

22,236 27,717 33,388 34,774 36,160 154,274

CASH INVESTMENT: 143,750 143,750 143,750 143,750 143,750 143,750

CASH ON CASH RETURN: **15.47%** **19.28%** **23.23%** **24.19%** **25.15%** **21.46%** **avg**

OVERALL CAPITALIZATION: **10.58%** **11.53%** **12.52%** **12.76%** **13.00%** **12.08%** **avg**

DEBT COVERAGE RATIO : 1.58 1.72 1.87 1.90 1.94 1.80 avg

GROSS RENT MULTIPLIER: 6.62 6.07 5.59 5.49 5.39 5.83 avg

PRINCIPAL REDUCTION 10,872 11,600 12,377 13,206 14,091 62,147 Total

PRINCIPAL REDUCTION & CASH / CASH RETURN 23.03% 27.35% 31.84% 33.38% 34.96% 30.11% avg