



**GENERAL INFORMATION:**

<b>CASH INVESTMENT:</b>	<b>\$250,000</b>
Inflation for Yrs 1-5 per pad:	\$5.00
<b>PARK HAS A CITY SEWER</b>	
<b>PARK HAS CITY WATER</b>	

**FINANCING:**

<b>TOTAL SALES PRICE</b>	<b>\$1,000,000</b>
<b>Debt</b>	75.00% <b>\$750,000</b>
Interest Rate - Fixed	6.50%
Amortization (Months)	<b>300</b>
Monthly Payment	<b>\$5,064</b>
Balloon EO 5th Yr:	\$679,216

**YR 1 FINANCIAL RESULTS:**

<b>GROSS RENT MULTIPLIER</b>	<b>4.91</b>
<b>CAP RATE</b>	<b>11.62%</b>
<b>CASH ON CASH RETURN</b>	<b>22.16%</b>
<b>DEBT COVERAGE RATIO</b>	<b>1.91</b>
<b>PER PAD SALES PRICE</b>	<b>\$10,204</b>

**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:		155	160	165	170	175		
98 Pads @ avg rent of:	\$155.00	182,280	188,160	194,040	199,920	205,800	970,200	
Additional Income- Water, Parking, Late Fees	\$55,000.00	<u>55,000</u>	<u>55,000</u>	<u>55,000</u>	<u>55,000</u>	<u>55,000</u>		
<b>Total Gross Scheduled Revenues:</b>		<b>237,280</b>	<b>243,160</b>	<b>249,040</b>	<b>254,920</b>	<b>260,800</b>	<b>970,200</b>	
- Vacancy & Credit Loss -- PERCENT		18.37%	14.29%	10.20%	6.12%	6.12%	11.02%	
- Vacancy & Credit Loss -- NUMBER		18.00	14.00	10.00	6.00	6.00	10.80	
- Vacancy & Credit Loss -- DOLLAR AMOUNT		<u>33,485</u>	<u>26,888</u>	<u>19,792</u>	<u>12,235</u>	<u>12,595</u>	<u>106,916</u>	
<b>NET MOBILE HOME RENTAL INCOME:</b>		<b>203,795</b>	<b>216,272</b>	<b>229,248</b>	<b>242,685</b>	<b>248,205</b>	<b>1,140,205</b>	
<b>OPERATING EXPENSES:</b>								
Average Expense Per Year @	<b>43.00%</b>	<b>87,632</b>	<b>92,997</b>	<b>98,577</b>	<b>104,355</b>	<b>106,728</b>	<b>490,288</b>	
<b>NET OPERATING INCOME:</b>		116,163	123,275	130,671	138,330	141,477	649,917	
Annual Debt Service		60,769	60,769	60,769	60,769	60,769	303,843	
<b>CASH FLOW BEFORE TAX:</b>		55,395	62,506	69,903	77,562	80,708	346,074	
CASH INVESTMENT:		250,000	250,000	250,000	250,000	250,000	250,000	
<b>CASH ON CASH RETURN:</b>		<b>22.16%</b>	<b>25.00%</b>	<b>27.96%</b>	<b>31.02%</b>	<b>32.28%</b>	<b>27.69%</b>	<b>avg</b>
<b>OVERALL CAPITALIZATION:</b>		<b>11.62%</b>	<b>12.33%</b>	<b>13.07%</b>	<b>13.83%</b>	<b>14.15%</b>	<b>13.00%</b>	<b>avg</b>
DEBT COVERAGE RATIO :		1.91	2.03	2.15	2.28	2.33	2.14	avg
GROSS RENT MULTIPLIER:		4.91	4.62	4.36	4.12	4.03	4.41	avg
PRINCIPAL REDUCTION		4,104	4,400	4,718	5,060	5,425	23,707	total
PRINCIPAL REDUCTION & CASH / CASH RETURN		23.80%	26.76%	29.85%	33.05%	34.45%	29.58%	avg