

Income & Expenses

	<u>2017</u>		<u>2016</u>	
<u>Gross Income</u>	819,030.00		795,505	
Lot Rent	477,339		481,721	
Late Charges	11,473		10,679	
Home Rental Income	252,579		235,032	
Lease To Own	44,417		40,208	
Trash and Mowing Fees	33,222		27,865	
Expenses				
Water Line Maintenance	1,461	0.18%	862	0.11%
Grounds Maintenance/ Fuel	18,222	2.22%	14,955	1.88%
Equipment Maintenance	1,850	0.18%	3,026	0.38%
Electrical Maintenance	388	2.22%	320	0.04%
Bldg Maintenance	870	0.23%	10,306	1.30%
Sewer Maintenance	349	0.05%	370	0.05%
Tools and Maint Supplies	3,650	0.11%	1,170	0.15%
Operating Expense	627	0.08%	291	0.00%
Electricity	1,879	0.08%	1,500	0.19%
Evictions/ Legal	7983	0.23%	5,081	0.64%
Garbage	18,422	2.25%	17,389	2.19%
Insurance	6,787	0.83%	6,174	0.78%
Tax	44,947	5.49%	36,258	4.56%
Snow Removal	149	0.02%	446	0.06%
Phone	2,779	0.34%	2,705	0.34%
Auto	21,479	2.62%	19,570	2.46%
Gas	864	0.11%	771	12.02%
Water/ Sewer	93,850	11.46%	95,615	12.02%
Rental Utilities	1218	0.15%	826	0.10%
Rental Maintenance	102,707	12.54%	69,074	8.68%
Rental Insurance	2827	0.35%	2,428	0.31%
Rental Taxes	18,585	0.35%	16,590	2.09%
Total Expenses	351,893	42.06%	305,727	39.24%
Net Operating Income	467,137		489,778	

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