

Income & Expenses

	<u>2017</u>		<u>2016</u>	
<u>Gross Income</u>	535,436		521,510	
Lot Rent	400,932		405,150	
Late Charges	4,948		5,884	
Home Rental Income	106,912		106,664	
Lease To Own	22,644		0	
Misc	0		3,810	
Expenses				
Water Line Maintenance	7,650	1.43%	580	0.11%
Ground Maintenance	8,029	1.50%	3,710	0.71%
Equipment Maintenance	3,153	1.43%	3,747	0.72%
Other Maintenance	1,984	0.59%	2,812	0.54%
Operating Expense	271	0.05%	770	0.00%
Electricity	2,208	0.05%	2,145	0.41%
Evictions/ Legal	5543	0.41%	9,579	1.84%
Garbage	16,565	3.09%	15,625	3.00%
Gas	568	0.11%	795	0.15%
Insurance	2,964	0.55%	2,995	0.57%
Tax	26,734	4.99%	20,859	4.00%
Snow Removal	204	0.04%	438	0.08%
Phone	1,533	0.29%	1,487	0.29%
Auto	9,836	1.84%	9,508	1.82%
Water/ Sewer	70,219	13.11%	63,902	12.25%
Rental Utilites	1,035	0.19%	680	0.13%
Rental Maintenance	55,033	10.28%	46,378	8.89%
Rental taxes	7,623	1.42%	6,306	1.21%
Rental Insurance	1,105	0.21%	1,312	0.25%
Total Expenses	222,257	41.58%	193,628	26.63%
Net Operating Income	313,179		327,882	

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