



GENERAL INFORMATION:

CASH INVESTMENT:	\$287,500
Inflation for Yrs 1-5 per pad:	\$7.00
PARKS HAS SEWER TREATMENT PLANT	
PARKS HAS CITY WATER	

BANK FINANCING:

TOTAL SALES PRICE	\$1,150,000
Debt	75.00% \$862,500
Interest Rate - Fixed	5.00%
Amortization (Months)	240
Monthly Payment	\$5,692

YR 1 FINANCIAL RESULTS:

GROSS RENT MULTIPLIER	6.80
CAP RATE	9.12%
CASH ON CASH RETURN	12.71%
DEBT COVERAGE RATIO	1.53
PER PAD SALES PRICE	\$21,698

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:		301	308	315	322	329	
53 Pads @ avg rent of:	\$301.00	191,436	195,888	200,340	204,792	209,244	1,001,700
Water Income	\$17,000.00	<u>17,000</u>	<u>17,000</u>	<u>17,000</u>	<u>17,000</u>	<u>17,000</u>	<u>85,000</u>
Total Gross Scheduled Revenues:		208,436	212,888	217,340	221,792	226,244	1,086,700
- Vacancy & Credit Loss -- PERCENT		18.87%	9.43%	3.78%	3.78%	3.78%	7.93%
- Vacancy & Credit Loss -- NUMBER		10.00	5.00	2.00	2.00	2.00	4.20
- Vacancy & Credit Loss -- DOLLAR AMOUNT		<u>39,332</u>	<u>20,075</u>	<u>8,215</u>	<u>8,384</u>	<u>8,552</u>	<u>84,558</u>
NET MOBILE HOME RENTAL INCOME:		169,104	192,813	209,125	213,408	217,692	1,002,142

OPERATING EXPENSES:

Average Expense Per Year @	38.00%	64,260	73,269	79,467	81,095	82,723	380,814
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NET OPERATING INCOME:

		104,845	119,544	129,657	132,313	134,969	621,328
Annual Debt Service -- Mortgage		68,305	68,305	68,305	68,305	68,305	341,527

CASH FLOW BEFORE TAX:

CASH INVESTMENT:		287,500	287,500	287,500	287,500	287,500	287,500
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CASH ON CASH RETURN:		12.71%	17.82%	21.34%	22.26%	23.19%	19.46%	avg
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OVERALL CAPITALIZATION:		9.12%	10.40%	11.27%	11.51%	11.74%	10.81%	avg
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DEBT COVERAGE RATIO :		1.53	1.75	1.90	1.94	1.98	1.82	avg
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GROSS RENT MULTIPLIER:		6.80	5.96	5.50	5.39	5.28	5.79	avg
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PRINCIPAL REDUCTION		25,766	27,084	28,469	29,926	31,457	142,702	total
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PRINCIPAL REDUCTION & CASH / CASH RETURN		21.67%	27.24%	31.24%	32.67%	34.13%	29.39%	avg
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