

Income & Expenses

	2016		2015	
Gross Income	326241		309929	
Lease Option	30157		22346	
Pad Rental Income	294962		286443	
Vending	1122		1140	
Expenses				
Automobile Gas	0	0.00%	673	0.22%
Dues & Fees	575	0.18%	260	0.08%
Licenses & Permits	698	0.21%	848	0.27%
Office Supplies	725	0.22%	1599	0.52%
Maintenance Salaries	20077	6.15%	21164	6.83%
Park Manager	7200	2.21%	7200	2.32%
Payroll Processing	2040	0.63%	1980	0.64%
Payroll Taxes	5844	1.79%	6206	2.00%
Accounting	800	0.25%	800	0.26%
Legal	823	0.25%	440	0.14%
Property Insurance	6806	2.09%	6313	2.04%
Electrical Repairs	4320	1.32%	7162	2.31%
Equipment Repairs	1599	0.49%	0	0.00%
Landscaping & Tree Maintenance	712	0.22%	2980	0.96%
Mobile Home Repairs	274	0.08%	0	0.00%
Plumbing	39	0.01%	0	0.00%
Road Repair	4295	1.32%	0	0.00%
Pest Control	0	0.00%	290	0.09%
Supplies	100	0.03%	405	0.13%
Water Line Maintenance & Repair	37	0.01%	259	0.08%
Manufactured Home Taxes	1008	0.31%	111	0.04%
Property Taxes	12942	3.97%	13629	4.40%
Telephone	638	0.20%	646	0.21%
Title Fee	527	0.16%	34	0.01%
Trash Removal	2700	0.83%	1289	0.42%
Electric	4334	1.33%	4747	1.53%
Gas	748	0.23%	742	0.24%
Water	3167	0.97%	4451	1.44%
Workers' Comp. Insurance	393	0.12%	2187	0.71%
Total Expenses	83419	25.57%	86416	27.88%
Net Operating Income	242823		223513	

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