



GENERAL INFORMATION:

CASH INVESTMENT:	\$700,000
Inflation for Yrs 1-5 per pad:	\$7.00
PARKS HAS CITY SEWER SYSTEM	
PARKS HAS CITY WATER	

BANK FINANCING:

TOTAL SALES PRICE	\$2,800,000
Debt	75.00% \$2,100,000
Interest Rate - Fixed	5.00%
Amortization (Months)	300
Monthly Payment	\$12,276

YR 1 FINANCIAL RESULTS:

GROSS RENT MULTIPLIER	7.30
CAP RATE	10.83%
CASH ON CASH RETURN	22.26%
DEBT COVERAGE RATIO	2.06
PER PAD SALES PRICE	\$20,896

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:		250	257	264	271	278	
134 Pads @ avg rent of:	\$250.00	402,000	413,256	424,512	435,768	447,024	2,122,560
Other Income	\$30,000.00	<u>30,000</u>	<u>30,000</u>	<u>30,000</u>	<u>30,000</u>	<u>30,000</u>	<u>150,000</u>
Total Gross Scheduled Revenues:		402,000	413,256	424,512	435,768	447,024	2,272,560
- Vacancy & Credit Loss -- PERCENT		12.00%	8.00%	7.00%	7.00%	7.00%	8.20%
- Vacancy & Credit Loss -- NUMBER		16.08	10.72	9.38	9.38	9.38	10.99
- Vacancy & Credit Loss -- DOLLAR AMOUNT		<u>48,240</u>	<u>33,060</u>	<u>29,716</u>	<u>30,504</u>	<u>31,292</u>	<u>172,812</u>

NET MOBILE HOME RENTAL INCOME: 383,760 410,196 424,796 435,264 445,732 2,099,748

OPERATING EXPENSES:

Average Expense Per Year @ 21.00% 80,590 86,141 89,207 91,405 93,604 440,947

NET OPERATING INCOME:

303,170 324,054 335,589 343,859 352,129 1,658,801
Annual Debt Service -- Mortgage 147,317 147,317 147,317 147,317 147,317 736,583

CASH FLOW BEFORE TAX:

155,854 176,738 188,272 196,542 204,812 922,218
CASH INVESTMENT: 700,000 700,000 700,000 700,000 700,000 700,000

CASH ON CASH RETURN: 22.26% 25.25% 26.90% 28.08% 29.26% 26.35% avg

OVERALL CAPITALIZATION: 10.83% 11.57% 11.99% 12.28% 12.58% 11.85% avg

DEBT COVERAGE RATIO : 2.06 2.20 2.28 2.33 2.39 2.25 avg

GROSS RENT MULTIPLIER: 7.30 6.83 6.59 6.43 6.28 6.69 avg

PRINCIPAL REDUCTION 43,300 45,515 47,844 50,292 52,865 239,816 total

PRINCIPAL REDUCTION & CASH / CASH RETURN 28.45% 31.75% 33.73% 35.26% 36.81% 33.20% avg