

Income & Expenses

	<u>2017</u>		<u>2016</u>	
<u>Gross Income</u>	220,515		236,209	
Lot Rent	172,003		180,332	
Late Charges	2,494		2,479	
Home Rental Income	39,893		45,570	
Lease To Own	2,797		3,097	
Misc	3,328		2,790	
Expenses				
Water Line Maintenance	1,483	0.67%	1203	0.51%
Ground Maintenance	4,280	1.94%	5,472	2.32%
Equipment Maintenance	1,782	0.67%	2,118	0.90%
Other Maintenance	1,646	0.81%	1,393	0.59%
Operating Expense	1,367	0.62%	2,000	0.00%
Electricity	2,526	0.62%	2,492	1.05%
Evictions/ Legal	6037	1.15%	2,176	0.92%
Garbage	7,454	3.38%	7,203	3.05%
Insurance	1,656	0.75%	1,673	0.71%
Tax	6,695	3.04%	5,695	2.41%
Snow Removal	84	0.04%	246	0.10%
Phone	866	0.39%	840	0.36%
Auto	5,559	2.52%	5,374	2.28%
Water/ Sewer	37,062	16.81%	42,828	18.13%
Rental Utilities	570	0.26%	233	0.10%
Rental Maintenance	6,547	2.97%	11,066	4.68%
Rental Taxes	3,258	1.48%	3,077	1.30%
Rental Insurance	305	0.14%	305	0.13%
Total Expenses	89,177	38.25%	95,394	33.42%
Net Operating Income	131,338		140,815	

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