

Income & Expenses

	<u>2015</u>		<u>2014</u>		<u>2013</u>	
<u>Gross Income</u>	257,298		259,283		254,959	
Mobile Home Site Rental	187,060		183,111		178,514	
Club House Rent	225		125		1,505	
RV Site Rent	568		55		2,765	
Storage Space & Building Rent	3,925		3,690		2,465	
Water Usage	11,113		10,792		10,430	
Rental Mobile Homes	54,407		61,510		59,280	
Expenses						
Real Estate Taxes	3,401	1.32%	3,213	1.24%	3,361	1.32%
Insurance	13,990	5.44%	13,184	5.08%	12,969	5.09%
Combined Utilities	27,386	10.64%	27,345	10.55%	28,434	11.15%
Trash Removal	7,724	3.00%	6,551	2.53%	6,903	2.71%
Maintenance and Repairs	27,886	10.84%	25,300	9.76%	28,339	11.12%
Janitorial Expense	2,030	0.79%	2,180	0.84%	646	0.25%
Ground Maintenance	6,740	2.62%	10,980	4.23%	5,560	2.18%
General Admin	2,437	0.95%	4,484	1.73%	6,151	2.41%
Professional Fees	3,650	1.42%	678	0.26%	450	0.18%
Total Expenses	95,244	37.02%	93,915	36.22%	92,813	36.40%
Net Operating Income	162,054		165,368		162,146	

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