

**WALNUT VILLAGE MOBILE HOME PARK
BUNKER HILL, INDIANA**

GENERAL INFORMATION:

CASH INVESTMENT:	\$75,000
Inflation for Yrs 1-5 per pad:	\$7.00
<p style="color: blue;">PARKS HAS CITY SEWER PARKS HAS CITY WATER</p>	

FINANCING:

TOTAL SALES PRICE		\$375,000
Debt	80.00%	\$300,000
Interest Rate - Fixed		5.00%
Amortization (Months)		240
Monthly Payment		\$1,980

YR 1 FINANCIAL RESULTS:

GROSS RENT MULTIPLIER	3.65
CAP RATE	12.59%
CASH ON CASH RETURN	31.30%
DEBT COVERAGE RATIO	1.99
PER PAD SALES PRICE	\$16,304

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:		435	442	449	456	463	
23 Pads @ avg rent of:	\$460.00	126,960	128,892	130,824	132,756	134,688	654,120
Stick Built Home Income	\$8,850.00	<u>8,850</u>	<u>8,850</u>	<u>8,850</u>	<u>8,850</u>	<u>8,850</u>	<u>44,250</u>
Total Gross Scheduled Revenues:		135,810	137,742	139,674	141,606	143,538	698,370
- Vacancy & Credit Loss -- PERCENT		26.10%	43.75%	35.94%	28.13%	20.31%	30.85%
- Vacancy & Credit Loss -- NUMBER		6.00	10.06	8.27	6.47	4.67	7.09
- Vacancy & Credit Loss -- DOLLAR AMOUNT		<u>33,137</u>	<u>56,390</u>	<u>47,018</u>	<u>37,344</u>	<u>27,355</u>	<u>201,244</u>
NET MOBILE HOME RENTAL INCOME:		102,673	81,352	92,656	104,262	116,183	497,126

OPERATING EXPENSES:

Average Expense Per Year @	54.00%	55,444	43,930	50,034	56,301	62,739	268,448
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NET OPERATING INCOME:

		47,230	37,422	42,622	47,960	53,444	228,678
Annual Debt Service -- Mortgage		23,758	23,758	23,758	23,758	23,758	118,792

CASH FLOW BEFORE TAX:

CASH INVESTMENT:		75,000	75,000	75,000	75,000	75,000	75,000
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CASH ON CASH RETURN:		31.30%	18.22%	25.15%	32.27%	39.58%	29.30%	avg
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OVERALL CAPITALIZATION:		12.59%	9.98%	11.37%	12.79%	14.25%	12.20%	avg
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DEBT COVERAGE RATIO :		1.99	1.58	1.79	2.02	2.25	1.93	avg
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GROSS RENT MULTIPLIER:		3.65	4.61	4.05	3.60	3.23	3.83	avg
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PRINCIPAL REDUCTION		8,962	9,420	9,902	10,409	10,942	49,635	total
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PRINCIPAL REDUCTION & CASH / CASH RETURN		43.24%	30.78%	38.35%	46.15%	54.17%	42.54%	avg
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