

DAYTON 146 SOUTH RV PARK

9534 HWY 146, DAYTON, TX 77535

INCOME/EXPENSE PRO FORMA

INCOME:

-GROSS RENTAL INCOME (58 SITES AT \$425/MONTH)	\$295,800
-VACANCY (25%)	(\$73,950)
-EFFECTIVE GROSS INCOME	<u>\$221,850</u>
-OTHER INCOME (LAUNDRY)	\$24,000
-GROSS INCOME	<u>\$245,850</u>

EXPENSES:

-TAXES	\$15,492
-INSURANCE	\$2,940
-MANAGEMENT/SALARIES	\$23,400
-MAINTENANCE/REPAIRS	\$12,000
-UTILITIES	\$34,000
-YARD MAINTENANCE	\$2,800

TOTAL EXPENSES (\$90,632)

NET OPERATING INCOME \$155,218

NOTES: ACTUALS: INCOME AND EXPENSES ARE ESTIMATED BASED ON 2018 OCCUPANCY.

PRO FORMA: INCOME IS PRO FORMA AS NOTED. BASED ON A RECENT 12 MONTH PERIOD FOR AN OWNER/OPERATOR TYPE SCENARIO. TAXES WERE CALCULATED USING 2018 TAX RATE & FUTURE ASSESSMENT.
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