

2025 Black Creek Park P&L

<b>Revenue</b>		
MH Rent (91% occ)	\$	331,857
Placeholder		
Pet Fee Non Refundable	\$	450
Application Fee	\$	3,795
Insurance Services	\$	1,785
Late Fee	\$	3,655
Deposit Forfeit	\$	5,370
<b>Total Revenue</b>	<b>\$</b>	<b>346,912</b>

<b>Expense</b>		
Accounting Fees	\$	2,000
Property Mang. Software	\$	1,796
Insurance	\$	17,774
Pest Control	\$	975
Legal & Prof. Services	\$	502
Office Supplies	\$	50
Repairs & Maintenance	\$	27,421
Misc	\$	847
Utilities	\$	7,785
Property Taxes	\$	19,014
8% Management Fee	\$	27,753
<b>Total Expense</b>	<b>\$</b>	<b>105,917</b>

<b>Net Income</b>	<b>\$</b>	<b>240,995</b>
8% Cap Value	\$	3,012,432

2026 Forecast

MH Forecasted 96% Occupancy	\$	383,040
Placeholder		
	\$	464
	\$	3,909
	\$	1,839
	\$	3,765
	\$	5,531
<b>Forecasted Revenue</b>	<b>\$</b>	<b>398,547</b>

<b>Expense @ 3% Growth</b>		
	\$	2,060
	\$	1,850
	\$	18,308
	\$	1,004
	\$	518
	\$	52
	\$	28,243
	\$	872
	\$	8,019
	\$	19,584
	\$	31,884
	<b>\$</b>	<b>112,393</b>

<b>Net Income</b>	<b>\$</b>	<b>286,154</b>
8% Cap Value	\$	3,576,919

2027 Forecast with 9 Additional RV Lots

MH Forecasted 96% Occupancy	\$	394,531
9 Added RV lots @ 90% Occ	\$	68,040
	\$	510
	\$	4,300
	\$	2,022
	\$	3,878
	\$	5,697
<b>Forecasted Revenue</b>	<b>\$</b>	<b>478,978</b>

<b>Expense Forecast</b>		
	\$	2,122
	\$	1,905
	\$	20,138
	\$	1,105
	\$	533
	\$	53
	\$	29,091
	\$	899
	\$	8,259
	\$	20,172
	\$	38,318
	<b>\$</b>	<b>122,595</b>

<b>Net Income</b>	<b>\$</b>	<b>356,383</b>
8% Cap Value	\$	4,454,789

**Expense to add 9 RV Lots**

Septic's	\$	90,000
Well Expansion	\$	15,000
Engineering/Permitting Fees	\$	30,000
<b>Total</b>	<b>\$</b>	<b>135,000</b>
Value Increase	\$	877,869
<b>Total Value Add Opportunity</b>	<b>\$</b>	<b>742,869</b>