

Rent Roll

FOR SALE

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT
Lot 1	3	2	684 SF	\$750
Lot 2	3	2	960 SF	\$800
Lot 3	3	2	924 SF	\$800
Lot 4	3	2	1,120 SF	\$950
Lot 5	3	2	1,064 SF	\$875
Lot 6	3	2	924 SF	\$650
141 Pauline Dr (House)	4	2	1,536 SF	\$1,100
Lot 8	3	2	1,064 SF	\$900
Lot 9	2	2	1,216 SF	\$700
Lot 10	3	2	1,216 SF	\$825
Lot 11	2	1	924 SF	\$825
Lot 12	3	2	1,216 SF	\$800
Lot 13	3	2	1,064 SF	\$875
Lot 14	3	2	1,216 SF	\$900
Lot 15	2	2	728 SF	\$625
Lot 16	2	1	784 SF	\$625
Lot 17	3	2	1,056 SF	\$800
Lot 18	2	2	784 SF	\$700
Lot 19	3	2	980 SF	\$900
TOTALS			19,460 SF	\$15,400

PLEASE NOTE: The owner does not have a title for the mobile home on lot 11. There was no title in possession by the bank when the MHP was acquired. (See letter from bank included on the next page).

Robert (Bobby) Moss

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SC #106616



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Income & Expenses

FOR SALE

INCOME SUMMARY	2022	2023	2024	2025
Gross Income	\$135,855	\$148,201	\$163,743	-
Rental Income	-	-	-	\$175,710
Late Fees	-	-	-	\$5,225
Convenience Fees	-	-	-	\$637
Pet Fees	-	-	-	\$350
Other Income	-	-	-	\$295
GROSS INCOME	\$135,855	\$148,201	\$163,743	\$182,217
EXPENSES SUMMARY	2022	2023	2024	2025
Property Taxes - Land/Home	\$6,329	\$6,681	\$6,702	\$7,072
Property Taxes - Mobile Homes	\$10,321	\$3,003	\$3,997	\$4,050
Insurance	\$6,129	\$6,649	\$6,876	\$7,583
Repairs & Maintenance	\$31,802	\$15,060	\$27,917	\$13,038
Supplies	\$26,047	\$13,234	\$11,761	\$11,017
Lawn care	\$3,500	\$4,285	\$3,500	\$4,275
Utilities	\$1,704	\$149	\$161	\$496
Evictions/Other Expenses	\$2,525	\$1,901	\$2,370	\$3,179
Management Fee	-	-	-	\$10,933
OPERATING EXPENSES	\$88,357	\$50,962	\$63,284	\$61,643
NET OPERATING INCOME	\$47,498	\$97,239	\$100,459	\$120,574

- 1. 2022 expenses are inflated as many homes were remodelled entirely, and capital expenditures are included in the Operating Expenses. Capital expenditures have been removed for the remaining years.**
- 2. Capital Improvements: \$24,955 (2023), \$31,740 (2024), \$34,901 (2025)**
- 3. A 6% management fee has been included in 2025 expenses; the park is currently self-managed.**

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