

# Current Rent Roll

23 spaces → 25 · RV-pad upgrade underway

**\$300,924**

ANNUALIZED SCHEDULED

**\$25,077**

MONTHLY SCHEDULED

**\$19,115**

SECURITY DEPOSITS

**20 / 23**

LEASED & CURRENT

UNIT	TYPE	LEASE START	LAST INCR.	MO. RENT	SEC. DEP.	STATUS
#1	SFR	Jan 2, 2020	Jan 1, 2025	\$944	\$415	Current
#2	MH	Jul 1, 2025	—	\$1,000	\$1,000	Current
#3	MH	Mar 9, 2026	—	\$1,100	\$1,100	Current <b>NEW</b>
#4	SFR	Aug 1, 2023	—	\$1,500	\$1,500	Current
#5	MH	Feb 13, 2026	—	\$1,100	\$1,100	Current <b>NEW</b>
#6	MH	Sep 2, 2025	—	\$1,050	\$1,000	Current
#7	SFR	Jul 1, 2023	—	\$1,800	\$1,000	Current
#8	MH	Dec 5, 2023	—	\$1,250	\$1,650	Current
#9	MH	—	—	\$1,250	—	Vacant — refreshed, available <b>AVAIL</b>
#10	SFR	Mar 1, 2025	—	\$1,250	\$1,000	Current
#11	MH	Jul 1, 2009	Jan 1, 2025	\$882	\$850	Converting to RV pads <b>CONVERT</b>
#12A	RV	Oct 1, 2025	—	\$650	\$100	Park manager *
#12B	RV	Sep 1, 2024	—	\$600	\$100	Current
#13	MH	Apr 1, 2023	Jan 1, 2025	\$990	\$0	Current **
#14	MH	Aug 6, 2025	—	\$1,250	\$600	Eviction in process → RV pads <b>CONVERT</b>
#15	MH	Jun 1, 2025	—	\$1,200	\$1,000	Current
#16	MH	Sep 1, 2023	—	\$1,250	\$1,250	Current
#17A	RV	Jan 6, 2025	—	\$600	\$100	Current
#17B	MH	Mar 4, 2016	Jun 1, 2024	\$911	\$700	Current <b>LEGACY</b>
#18A	RV	Mar 24, 2026	—	\$650	\$100	Current <b>NEW</b>
#18B	RV	May 5, 2025	—	\$600	\$100	Current

# Unit Detail & Scheduled Rent

*Vintages, square footage, and in-place rent · Avg MH vintage ~1970*

Unit	Type	Year	Description	Bd / Ba	Sq Ft	Mo. Rent
#1	SFR	1967	Stick-Built Home	3 / 1	900	\$944
#2	MH	1958	Single Wide	1 / 1	460	\$1,000
#3	MH	1961	Single Wide	2 / 1	470	\$1,100
#4	SFR	1955	Stick-Built Home	2 / 1	1,416	\$1,500
#5	MH	1960	Single Wide	2 / 1	400	\$1,100
#6	MH	1981	Single Wide	3 / 2	840	\$1,050
#7	SFR	1962	Stick-Built Home	3 / 2	2,228	\$1,800
#8	MH	1975	Single Wide	3 / 2	1,084	\$1,250
#9	MH	1978	Single Wide · refreshed, available	2 / 1	924	\$1,250
#10	SFR	1967	Stick-Built Home	2 / 1	1,339	\$1,250
#11	MH	1971	Single Wide · converting to RV pads	3 / 1	672	\$882
#12A	RV	—	RV Pad — Full Hook-Ups (Park Mgr)	—	—	\$650
#12B	RV	—	RV Pad — Full Hook-Ups	—	—	\$600
#13	MH	1962	Single Wide	2 / 1	520	\$990
#14	MH	1964	Single Wide · converting to RV pads	2 / 1	616	\$1,250
#15	MH	1989	Single Wide	2 / 1	924	\$1,200
#16	MH	1976	Single Wide	2 / 2	520	\$1,250
#17A	RV	—	RV Pad — Full Hook-Ups	—	—	\$600
#17B	MH	1977	Single Wide	2 / 2	924	\$911
#18A	RV	—	RV Pad — Full Hook-Ups	—	—	\$650
#18B	RV	—	RV Pad — Full Hook-Ups	—	—	\$600
#19	MH	1971	Double Wide	2 / 1	720	\$1,250
#20	SFR	1950	Stick-Built Home	3 / 2	3,414	\$2,000
<b>Total — 23 units</b>					<b>18,186</b>	<b>\$25,077</b>

## Scheduled Rent by Unit Type

At full lease-up (all 23 spaces, current configuration).

Unit Type	# Units	Monthly Rent	% of Rent	Avg Rent / Unit
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