

GOLDEN PONY RV PARK

Pro Forma · Wister, LeFlore County, OK

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INCOME, EXPENSES & NOI

Purchase Price	\$350,000.00	
Annual	T12 Actual	Pro Forma (80% occ)
Annual income	\$40,638.00	\$70,715.00
Property taxes	\$1,995.00	\$1,995.00
Insurance	\$3,742.00	\$3,742.00
Maintenance & repairs	\$201.00	\$1,000.00
Internet (Starlink)	\$1,440.00	\$1,440.00
Trash	\$1,320.00	\$1,320.00
Lawn care	\$2,800.00	\$2,800.00
Electric	\$8,570.00	\$12,114.00
Water	\$2,590.04	\$3,367.05
Total operating expenses	\$22,658.04	\$27,778.05
Net operating income (NOI)	\$17,979.96	\$42,936.95
Cap rate at purchase price	5.1%	12.3%

DISCLAIMER

All information contained in this Pro Forma was provided from sources deemed reliable. Rise Above Realty, LLC nor Jeremy Parks can warrant or guarantee the accuracy and/or the overall performance of the property. Actual performance may vary based upon a purchaser's ability to obtain financing and their method and success of operation after purchase.