

**Hiawassee RV & Campground Financial Detail**

<b>RENTAL INCOME</b>						
<b>24K-26K AVG MONTHLY</b>						
<b>YEAR-TO -DATE as of 4/1/26</b>	74,813	299,252	<b>QTR INCOME ANNULIZED</b>			
<b>BREAK DOWN BELOW</b>						
<b>SHORT TERM EST</b>		54,752				
<b>LONG TERM RENTAL</b>		244,500				
<b>TOTAL OPERATING INCOME</b>		299,252				
<b>Operating Expenses**BASED ON 2025 TOTALS**</b>						
<b>Power</b>		41,043				
<b>Waste disposal</b>		11,257				
<b>Water</b>		10,687				
<b>Wifi</b>		1,610				
<b>Utilities Other</b>		4,798				
<b>Landscaping Grounds keeping</b>		4,002				
<b>Insurance</b>		4,454				
<b>Taxes</b>		1,203				
<b>Maintenance</b>		12,569				
<b>Managment Exp 500per mo. &amp; comped lot rent</b>		6,000				
<b>TOTAL OPERATING EXPENSES</b>		97,623				
		201,629				
<b>CAPITALIZATION</b>		11.62%				