

Whispering Timbers Mobile Home Park**Owner Operator Income Statement (compiled from rent roll & interview w owner)**

Gross Income	\$ / Month	Annual Projection
Rents from 7 park owned MH/RVs & 1 cottage	\$ 4,290.00	\$ 51,480.00
Rents from 16 lots with tenant owned MHs	\$ 4,000.00	\$ 48,000.00
Rent from Owner's lot (owner will retain his MH)	\$ 250.00	\$ 3,000.00
Total Gross Income		\$ 102,480.00
Less Operating Expenses		
Power (a few street lights and power for well)	\$ 65.00	\$ 780.00
Dumpster	\$ 193.00	\$ 2,316.00
Grass Mowing (performed by owner)		\$ -
Insurance (self insured)		\$ -
Maintenance Cost per year estimated \$3,000 (\$250/mo)	\$ 250.00	\$ 3,000.00
Taxes (personal and real estimated at \$2,600 (\$216.67/mo)	\$ 216.67	\$ 2,600.04
Management Expense (owner operator, no outside mgt.)		\$ -
Total Operating Expenses		\$ 8,696.04
Net Operating Income		\$ 93,783.96 (less additional expenses)