

**RV Park Inn**

601 HWY 181

1.9 acres

83,156.10 sq ft

22 RV sites- 2 @50 amps and 20 @ 30 amps

Zoned- C-G- General Commercial District

Gross income (based on present occupancy of 16 sites) –

1 @ \$400.00

2 @ \$450.00

9 @ \$500.00

4 @ \$600.00

**Gross income per month = \$8200 per month x 12 months = \$98,400.00**

Expenses per year =

Electric- \$1274.82 + \$18.43(outside light) = \$1293.25 X 12= \$15,519.00

Sewer- \$1045.33 x12 = \$12,543.96

Water- \$1.194.00 x12 = \$14,328.00

Mowing- \$50.00 x12 = \$600.00

Taxes per year - \$7090.88

**Expenses per year= \$50,081.84****Net Operating Income (NOI) = \$98,400.00 – \$50,081.84= \$48,319.00****NOI / Value = Cap Rate****\$48,319.00/\$800,000.00 = .06****Cap Rate = 6%**

\*\*\* This information is based on an average of expenses and occupancy over past year as stated by client Ruth Herrera on 10-27-2022.



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