

**Green Acres**  
**Profit & Loss**  
January through December 2023

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	<u>Jan - Dec 23</u>
Ordinary Income/Expense	
Income	
Camping Income	20,855.00
Total Income	<u>20,855.00</u>
Gross Profit	20,855.00
Expense	
Computer and Internet Expenses	177.50
Insurance Expense	1,723.00
Meals and Entertainment	161.41
Repairs and Maintenance	2,375.81
Store Items for Sale	643.20
Taxes - Property	4,304.72
Telephone Expense	85.42
Utilities	7,552.57
Total Expense	<u>17,023.63</u>
Net Ordinary Income	<u>3,831.37</u>
Net Income	<u><u>3,831.37</u></u>

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**Current: 23 Campers – 42% Occupancy**

<b>Gross Profit:</b>	<b>\$20,855</b>
<b>Expenses:</b>	<b>\$17,023</b>
<b>Net Profit:</b>	<b>\$3,381</b>

**Projected 80% : 44 Campers – 80% Occupancy- \$1,500 Annual Flat Fee**

<b>Gross Profit:</b>	<b>\$66,000</b>	
<b>Projected Expenses:</b>	<b>\$25,506</b>	
<b>Projected Net:</b>	<b>\$40,494</b>	<b>Projected ROI: 10.4%</b>

**Projected 100%: 55 Campers – 100% Occupancy - \$1,500 Annual Flat Fee**

<b>Gross Profit:</b>	<b>\$82,500</b>	
<b>Projected Expenses:</b>	<b>\$30,331</b>	
<b>Projected Net:</b>	<b>\$52,169</b>	<b>Projected ROI: 13.4%</b>

**The property currently consists of 55 full hook up camping spots.  
These spots are 30 amp. City water and public sewer.  
There is room for expansion to add more spots or storage spots for boats.**

All information provided in this real estate listing, including financial statements and projections, is strictly based on information provided by the owners. Broker does not guarantee the accuracy of sq. ft., lot size, profit/loss statements, or any other information. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals.