MH Park

	June 2025	July 2025	August 2026	September 2025	October 2025	November 2025	December 2025	January 2026	February 2026	March 2026	April 2026	May 2026	TOTALS
INCOME													
Occ%/Park Owned MH	96% / $41,560.00	93% / $41,060.00	89% / $38,660.00	91% / $40,010.00	100% / $43,535.00	96% / $41,485.00	96% / $41,485.00	93% / $40,610.00	91% / $38,610.00	98% / $42,910.00	98% / $43,185.00	93% / $41,235.00	95% / $494,285.00
Occ%/ Tenant Owned MH	100% / $2925.00	100% / $2925.00	100% / $2925.00	100% / $2925.00	100% / $2925.00	100% / $3025.00	100% / $3025.00	100% / $3025.00	100% / $3025.00	100% / $3025.00	100%/ $3025.00	100% / $3025.00	100% / $35,800.00
Occ% / RV Pad	0% / 0	0% / 0	0% / 0	0% / 0	0% / 0	0%/ 0	0% / 0	0% / 0	20% / $495.00	20% / $495.00	20% / $495.00	40% / $1464.00	8% / $2949.00
TOTAL INCOME	$44,485.00	$43,985.00	$41,585.00	$42,935.00	$46,460.00	$44,510.00	$44,510.00	$43,635.00	$42,130.00	$46,430.00	$46,705.00	$45,724.00	$533,094.00
EXPENSES													
Property Tax	$894.62	$894.62	$894.62	$894.62	$894.62	$894.62	$894.62	$894.62	$894.62	$894.62	$894.62	$894.62	$10,735.44
Insurance	$2261.00	$2261.00	$2261.00	$2261.00	$2261.00	$1896.00	$1896.00	$1896.00	$2212.00	0	$5489.00	$2785.00	$27,479.00
Electric	$459.00	$367.00	$489.00	$489.00	$489.00	$113.00	$350.00	$392.00	$370.00	$368.00	$412.00	$495.00	$4793.00
Well Water	0	0	0	0	0	0	0	0	0	0	0	0	0
Septic	0	0	0	0	0	0	$234.00	0	0	0	0	$3224.00	$3458.00
Internet	$98.00	$98.00	$98.00	$98.00	$98.00	$98.00	$98.00	$98.00	$98.00	$98.00	$98.00	$98.00	$1176.00
Repair/ Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0
Trash	$861.00	$861.00	$861.00	$861.00	$861.00	$952.00	$955.00	$955.00	$955.00	$949.00	$1236.00	$1294.00	$11601.00
Office Supplies	0	0	0	0	0	0	0	0	0	0	0	0	0
Management Fee	0	0	0	0	0	0	0		0	0	0	0	0
Credit Card Services	0	0	0	0	0	0	0	0	0	0	0	0	0
Property Insurance	$402.00	$402.00	$402.00	$402.00	$402.00	0	0	0	0	0	0	0	$2010.00
TOTAL EXPENSE	$4975.62	$4883.62	$5005.62	$5005.62	$5005.62	$3953.62	$4427.62	$4235.62	$4529.62	$2309.62	$8129.62	$8790.62	$61,252.44
MONTHLY NOI	$39,509.38	$39,101.38	$36,579.38	$37,929.38	$41,454.38	$40,556.38	$40,082.38	$39,399.38	$37,600.38	$44,120.38	$38,575.38	$36,933.38	$471,841.56
GROSS INCOME	$533.094.00												
TOTAL OPERATING EXPENSES	$61,252.44												
NET OPERATING INCOME	$471,841.56												
AVERAGE MONTHLY NOI	$39,320.13												
Underwriting Summary													
HISTORICAL NOI	$471,841.56												
Less 8% of EGI MANAGEMENT Fee	$42,647.52												
LESS 5% of EGI REPAIR/ MAINTENANCE	$26,654.70												
LESS 1% OF EGI OFFICE SUPPLIES	$5,330.94												
LESS 1% OF EGI CREDIT CARD FEE	$5,330.94												
LESS .5% OF EGI FOR LEGAL FEE	$2,665.47												
LESS 1% OF EGI ADVERTISING	$5,330.94												
LESS 1% OF EGI GROUNDS MAINTENACNE	$5,330.94												
LESS 1% EGI LICENSES AND PERMITS	$5,330.94												
ADJUSTED NOI	$373,219.17												
AVERAGE MONTHLY ADJUSTED NOI	$31,101.60												