Liberty MH & RV Investment Portfolio T12

	June 2025	July 2025	August 2025	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% / $494,345.00
Occ%/Tenant Owned MH	100% / $2925.00	100% / $2925.00	100% / $2925.00	100% / $2925.00	100% / $2925.00	100% / $3025	100% / $3025.00	100% / $3025	100% / $3025	100% / $3025	100% / $3025	100% / $3025	100% / $35,800.00
Occ%/ MH 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
0cc%/ RV Park RV Pad	43% / $19,657.00	46% / $20,134.44	42% / $19,595.48	42% / $18,815.00	43% / $18,570.50	45% / $20,045.00	44% / $19,695.00	49% / $20,372.96	49% / $20,535.96	47% / $21,494.00	43% / $19,115.00	47% / $18,579.50	45% / $236,609.84
Occ %/ Storage	14% / $300.00	17% / $360.00	19% / $430.00	19% / 430.00	19% / $430.00	19% / $430.00	17% / $365.00	175 / $365.00	14% / $330.00	12% / $295.00	12% / $295.00	7% / $132.50	16% / $4162.50
RV Park Late fee	0	0	0	0	$135.00	$135.00	0	0	0	$135.00	$135.00	0	$540.00
Laundry	$600.00	$600.00	$600.00	0	0	0	0	0	$228.00	0		0	$2028.00
House Rent	$1600.00	$1600.00	$1600.00	0	0	0	0	0	0	0		0	$4800.00
Total Income	$66,642.00	$66,679.44	$63,810.48	$62,180.00	$65,595.50	$65,120.00	$64,570.00	$64,372.96	$63,223.96	$68,354.00	$66,250.00	$64,436.00	$781,234.34
EXPENSES													
Property Tax	$4144.62	$4144.62	$4144.62	$4144.62	$4144.62	$4144.62	$4144.62	$4144.62	$4144.62	$4144.62	$4144.62	$4144.62	$49,735.44
Insurance	$2761.00	$2761.00	$2761.00	$2761.00	$2761.00	$2396.00	$2396.00	$2396.00	$2712.00	$500.00	$5989.00	$3285.00	$33,479.00
Electric	$5327.79	$5017.25	$5789.41	$5083.45	$4298.01	$3161.33	$3720.31	$3762.31	$4321.54	$4319.54	$4362.54	$4446.54	$53,611.02
Water/ Well	$593.61	$585.25	$628.24	$461.14	$441.91	$453.07	$641.00	$641.00	$822.81	$620.25	$620.25	$620.25	$7128.78
Sewer/Septic	0	$987.50	0	0	0	$985.50	$234.00	0	$985.50	0	0	$3224.00	$6416.50
Internet	$314.82	$314.82	$516.00	$300.46	$300.46	$300.46	$300.46	$300.46	$300.46	$300.46	$300.46	$300.46	$3849.78
Repair/ Maintenacne	0	0	0	0	0	0	0	0	0	0	0	0	0
Garbage	$1164.00	$1164.00	$1164.00	$1172.00	$1172.00	$1263.00	$1266.00	$1266.00	$1266.00	$1260.00	$1547.00	$1605.00	$15,309.00
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	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	$14,707.84	$15,376.44	$15,405.51	$14,324.67	$13,520.00	$12,703.98	$12,702.39	$12,510.39	$14,552.93	$11,144.87	$16,963.87	$17,625.87	$171,539.52
MONTHLY NOI	$51,934.16	$51,303.00	$48,395.97	$47,855.33	$52,075.00	$52,416.02	$51,867.61	$51,862.57	$48,671.03	$57,209.13	$49,286.13	$46,810.13	$609,694.82
GROSS INCOME	$781,234.34												
TOTAL OPERATING EXPENSES	$171,539.52												
NET OPERATING EXPENSES	$609,694.82												
AVERAGE MONTHLY NOI	$50,807.90												
Underwriting Summary													
HISTORICAL NOI	$609,694.82												
LESS 5% OF EGI MANAGEMENT FEE	$39,061.72												
LESS 5% OF EGIRepair/ Maintenance	$39,061.32												
LESS 1% OF EGI OFFICE SUPPLIES	$7812.34												
LESS.5% OF EGI FOR LEGAL FEE	$3906.17												
LESS 1% OF EGI ADVERTISING	$7812.34												
LESS 1% OF EGI GROUNDS AND MAINTENANCE	$7812.34												
LESS 1% OF EGI LICENSES AND PERMITS	$7812.34												
ADJUSTED NOI	$496,416.25												
AVERAGE MONTHLY ADJUSTED NOI	$41,368.02												