

RV & Storage Park													
	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%/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	17% / \$365.00	14% / \$330.00	12% / \$295.00	12% / \$295.00	7% / \$132.50	16% / \$4162.50
Late Fees	0	0	0	0	\$135.00	\$135.00	0	0	0	\$135.00	\$135.00	\$0.00	\$540.00
Laundry	\$600.00	\$600.00	\$600.00	0	0	0	0	0	\$228.00	\$0.00	\$0.00	\$0.00	\$2028.00
House Rent	\$1600.00	\$1600.00	\$1600.00	0	0	0	0	0	0	\$0.00	\$0.00	\$0.00	\$4,800.00
TOTAL INCOME	\$22,157.00	\$22,694.44	\$22,225.48	\$19,245.00	\$19,135.50	\$20,610.00	\$20,060.00	\$20737.96	\$21,093.96	\$21,924.00	\$19,545.00	\$18,712.00	\$248,140.34
EXPENSES													
Property Tax	\$3250.00	\$3250.00	\$3250.00	\$3250.00	\$3250.00	\$3250.00	\$3250.00	\$3250.00	\$3250.00	\$3,250.00	\$3,250.00	\$3,250.00	\$39,000.00
Insurance	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$6000.00
Electric	\$4868.79	\$4650.25	\$5300.41	\$4594.45	\$3809.01	\$3048.33	\$3370.31	\$3370.31	\$3951.54	\$3,951.54	\$3,951.54	\$3,951.54	\$48,818.02
Water	\$593.61	\$585.25	\$628.24	\$461.14	\$441.91	\$453.07	\$641.00	\$641.00	\$822.81	\$620.25	\$620.25	\$620.25	\$7,128.78
Sewer	Billed every few months 0	\$987.50	0	0	0	\$985.50	0	0	\$985.50	\$0.00	\$0.00	\$0.00	\$2958.50
Internet	\$216.82	\$216.82	\$418.00	\$202.46	\$202.46	\$202.46	\$202.46	\$202.46	\$202.46	\$202.46	\$202.46	\$202.46	\$2673.78
Repairs/ Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Garbage	\$303.00	\$303.00	\$303.00	\$311.00	\$311.00	\$311.00	\$311.00	\$311.00	\$311.00	\$311.00	\$311.00	\$311.00	\$3708.00
Office Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Management Fee	0	0	0	0	0	0	0	0	0	0	0	0	0
Credit Card Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL EXPENSE	\$9,732.22	\$10,492.82	\$10,399.65	\$9,319.05	\$8514.38	\$8750.36	\$8274.77	\$8274.77	\$10,023.31	\$8,835.25	\$8,835.25	\$8,835.25	\$110,287.08
Monthly NOI	\$12,424.78	\$12,201.62	\$11,825.83	\$9,925.95	\$10621.12	\$11,859.64	\$11,785.23	\$12,463.19	\$11,070.65	\$13,088.75	\$10,709.75	\$9,876.75	\$137,853.26
GROSS INCOME	\$248,140.34												
TOTAL OPERATING EXPENSES	\$110,287.08												
NET OPERATING EXPENSES	\$137,853.26												
AVERAGE MONTHLY NOI	\$11487.77												
Underwriting Summary													
HISTORICAL NOI	\$137,853.26												
LESS 8% OF EGI MANAGEMENT Fee	\$19,851.22												
LESS 5% OF EGI REPAIR/ MAINTENANCE	\$12,407.01												
LESS 1% OF EGI OFFICE SUPPLIES	\$2481.40												
LESS 1% OF EGI CREDIT CARD FEE	\$2481.40												
LESS .5% OF EGI FOR LEGAL FEE	\$1240.70												
LESS 1% OF EGI ADVERTISING	\$2481.40												
LESS 1% OF EGI GROUNDS MAINTENACNE	\$2481.40												
LESS 1% OF EGI LICENSES AND PERMITS	\$2481.40												
ADJUSTED NOI	\$91,947.33												
AVERAGE MONTHLY ADJUSTED NOI	\$7662.28												