

# ANNUAL PROPERTY OPERATING DATA

Owner Name: <u>MHPI, Inc</u>	Property: <u>Andrews Estates</u>	Date: <u>12/12/19</u>
Type of Property: <u>MHC/MHP</u>	Location: _____	Price: <u>\$630,000</u>
Number of Sites: <u>71</u>		Existing Loan: _____
Purpose:		Equity: _____
<input checked="" type="checkbox"/> Owners Statement	<input checked="" type="checkbox"/> Broker's Reconstruction <input type="checkbox"/> Forecast	Down Payment: <u>\$157,500 (25%)</u>
<input type="checkbox"/> Existing Financing	<input type="checkbox"/> Potential Financing	Lot Rent: <u>\$305</u>
<input type="checkbox"/> Seller's Position	<input type="checkbox"/> Buyer's Position	

Assessed / Appraised Values	Existing Balance	Payment	#Pymts/Yr.	Interest	Terms
Land	\$ _____	_____	_____	_____	_____
Improvement	\$ _____	_____	_____	_____	_____
Personal Property	\$ _____	_____	_____	_____	_____
Total	\$ _____	_____	_____	_____	_____
Adjusted Basis as of _____	1st	_____	_____	_____	_____
	2nd	_____	_____	_____	_____
	3rd	_____	_____	_____	_____
	Potential:				
	1st	<u>\$472,500</u>	<u>\$2,694</u>	<u>12</u>	<u>4.75%</u>
	2nd	_____	_____	_____	<u>25</u>

ALL FIGURES ANNUAL	\$/SF or Unit	% of GOI	COMMENTS/FOOTNOTES
1 . POTENTIAL RENTAL INCOME	<u>\$ 305</u>	_____	<u>\$259,860</u>
2 . Less: Vacancy & Cr. Losses	_____	<u>59.2%</u>	<u>\$161,040</u>
3 . EFFECTIVE RENTAL INCOME	_____	_____	<u>\$109,800</u>
4 . Plus: Other Income	_____	_____	<u>\$1,580</u>
5 . GROSS OPERATING INCOME	_____	_____	<u>\$98,820</u>
<b>OPERATING EXPENSES</b>			
6 . Real Estate Taxes	_____	_____	<u>\$12,829</u>
7 . Personal Property Taxes	_____	_____	<u>\$0</u>
8 . Property Insurance	_____	_____	<u>\$3,878</u>
9 . Off Site Management	_____	_____	<u>\$0</u>
10 . Payroll - Onsite Personnel	_____	_____	<u>\$13,437</u>
11 . Expenses / Benefits	_____	_____	<u>\$0</u>
12 . Taxes / Worker's Compensation	_____	_____	<u>\$1,550</u>
13 . Repairs and Maintenance	_____	<u>5%</u>	<u>\$12,993</u>
<i>Utilities</i>			
14 . <u>Water</u>	_____	_____	<u>\$14,400</u>
15 . <u>Sewer</u>	_____	_____	<u>\$0</u>
16 . <u>Gas</u>	_____	_____	<u>\$510</u>
17 . <u>Electric</u>	_____	_____	<u>\$4,560</u>
18 . Accounting and Legal	_____	_____	<u>\$3,000</u>
19 . Real Estate Leasing Commissions	_____	_____	<u>\$0</u>
20 . Advertising / Licenses / Permits	_____	_____	<u>\$2,800</u>
21 . Supplies	_____	_____	<u>\$4,454</u>
22 . Miscellaneous	_____	<u>1%</u>	<u>\$2,599</u>
<i>Contract Services</i>			
23 . <u>Trash</u>	_____	_____	<u>\$0</u>
24 . <u>Phone</u>	_____	_____	<u>\$3,317</u>
25 . <u>Lawn</u>	_____	_____	<u>\$0</u>
26 . <u>Snow</u>	_____	_____	<u>\$1,130</u>
27 . Reserves	_____	<u>3.6%</u>	<u>\$3,550</u>
28 . TOTAL OPERATING EXPENSES	_____	<u>86.0%</u>	<u>\$85,007</u>
29 . NET OPERATING INCOME	_____	_____	<u>\$13,813</u>
30 . Less: Annual Debt Service	_____	_____	<u>\$32,326</u>
31 . CASH FLOW BEFORE TAXES	_____	_____	<u>-\$18,512</u>
32 . CASH ON CASH	_____	_____	<u>-11.8%</u>
33 . CAP RATE	_____	_____	<u>2.2%</u>