

12677 Buddy Ellis, Walker, LA

(Pro Forma)

Income:

<u>Tenant</u>	<u>Area (SF)</u>	<u>Rent (MO)</u>	<u>Total</u>
Ashley Heights-40 Mobile Home Lots (7 Vacant Lots)	7 Acres +/-	\$19,098	\$229,181.00
Total			\$ 229,181.00

Gross Income	\$ 229,181.00
Less: Vacancy & Collection Losses (7% of gross income) (The 7 Vacant lots serve as the vacancy rate)	\$ (0)
Effective Gross Income	\$ 229,181.00

Expenses:

Property Taxes 2018-2,842.00) – Projected Property Taxes (\$4000 +/-)	\$ (4,000.00)
Insurance	\$ (14,000.00)
Dumpster	\$ (3,648.00)
Water	\$ (7,200.00)
Maintenance/Repairs	\$. (33,600.00)
Utilities	\$ (4,224.00)
Management Fee –5%	\$ (13,459.00)
Oxidation Management	\$. (2,736.00)
Total All Expenses	\$ 82,867.00

Net Operating Income	\$ 146,314.00
Value of the additional land	40,000.00

Please Note: The above listed Information is supplied for general information purposes only and has been obtained from sources which we believe to be reliable. No Warranty or Representation, Expressed or Implied, is made to the Accuracy of Completeness of this Information.