

MOBILE HOME / RECREATIONAL VEHICLE PARKS

NAME OF PARK: _____

COUNTY ____ BOOK ____ MAP ____ PARCEL _____ (IF THIS IS AN ECONOMIC UNIT, LIST THE LEAD PARCEL)

| TYPE OF SPACE | NO. OF UNITS | MONTHLY RENT | ANNUAL RENT (12 Months) | UTILITIES INCLUDED? |
|---------------------|--------------|-------------------|----------------------------|--|
| SINGLE WIDE | _____ | _____ x \$_____ = | _____ x \$_____ | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| DOUBLE WIDE | _____ | _____ x \$_____ = | _____ x \$_____ | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| TRAVEL TRAILER / RV | _____ | _____ x \$_____ = | _____ x \$_____ | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| PARK MODELS | _____ | _____ x \$_____ = | _____ x \$_____ | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| TOTAL | | = _____ | \$ _____ | |

INCOME DATA SUMMARY: Provide latest three year history.

| | Last Year | Two Years Ago | Three Years Ago |
|---|-------------|---------------|-----------------|
| | Year: _____ | Year: _____ | Year: _____ |
| POTENTIAL GROSS INCOME (100% OCCUPANCY) | = \$ _____ | \$ _____ | \$ _____ |
| VACANCY AND COLLECTION LOSS | - _____ | - _____ | - _____ |
| ADJUSTED GROSS INCOME | = _____ | _____ | _____ |
| MISCELLANEOUS / OTHER INCOME | + _____ | + _____ | + _____ |
| EFFECTIVE GROSS INCOME | = _____ | _____ | _____ |
| TOTAL OF ALL EXPENSES | - _____ | - _____ | - _____ |
| NET OPERATING INCOME | = \$ _____ | \$ _____ | \$ _____ |

ADDITIONAL INFORMATION / REMARKS:

NOTE: Any additional information or documents that support the filed income and expense data may be submitted with this form.

MOBILE HOME / RECREATIONAL VEHICLE PARKS EXPENSE DATA

PROVIDE THREE YEAR HISTORY

NOTE: FOR PROPER ANALYSIS, ALL EXPENSES REPORTED SHOULD BE THE **ACTUAL** INCURRED EACH YEAR.

DISALLOWED EXPENSES: DEPRECIATION, MORTGAGE DEBT SERVICE and PROPERTY TAX (effective tax rate will be added to the capitalization rate)

| Year: | Year: | Year: |
|-----------|---------------|-----------------|
| Last Year | Two Years Ago | Three Years Ago |

ACTUAL EXPENSES

| | | | |
|---|-----------------|-----------------|-----------------|
| ANNUAL INSURANCE | \$ _____ | \$ _____ | \$ _____ |
| MANAGEMENT / AGENT FEES | _____ | _____ | _____ |
| ADVERTISING / PROMOTION | _____ | _____ | _____ |
| ADMINISTRATIVE / SALARIES | _____ | _____ | _____ |
| GAS / ELECTRIC | _____ | _____ | _____ |
| WATER / SEWER | _____ | _____ | _____ |
| TELEPHONE | _____ | _____ | _____ |
| BLDG. MAINTENANCE AND REPAIRS | _____ | _____ | _____ |
| PARKING LOT AND COMMON AREA | _____ | _____ | _____ |
| SERVICE CONTRACTS | _____ | _____ | _____ |
| JANITORIAL | _____ | _____ | _____ |
| SUPPLIES | _____ | _____ | _____ |
| OTHER EXPENSES (DESCRIBE): | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| <u>MAJOR REPLACEMENTS / REPAIRS</u> (From Pg. 3) | _____ | _____ | _____ |
| TOTAL OF ALL EXPENSES = | \$ _____ | \$ _____ | \$ _____ |

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LAST YEAR

MAJOR REPLACEMENT / REPAIRS

| | DATE (MO / YR) | TOTAL COST | ÷ | AVG. LIFE (YRS) | = | ANNUAL AMT. |
|----------------------------|-------------------|------------|---|-----------------|---|-------------------------------|
| HEATING / COOLING | _____ | \$_____ | ÷ | _____ | = | \$_____ |
| ROOFING | _____ | \$_____ | ÷ | _____ | = | \$_____ |
| FLOOR COVERINGS | _____ | \$_____ | ÷ | _____ | = | \$_____ |
| APPLIANCES / WATER HEATER | _____ | \$_____ | ÷ | _____ | = | \$_____ |
| PAINTING (MULTI-UNIT) | _____ | \$_____ | ÷ | _____ | = | \$_____ |
| OTHERS | | | | | | |
| (DESCRIBE: _____ _____) | | \$_____ | ÷ | _____ | = | \$_____ |
| | | | | | | TOTAL FOR LAST YEAR = \$_____ |

TWO YEARS AGO

MAJOR REPLACEMENT / REPAIRS

| | DATE (MO / YR) | TOTAL COST | ÷ | AVG. LIFE (YRS) | = | ANNUAL AMT. |
|----------------------------|-------------------|------------|---|-----------------|---|-----------------------------------|
| HEATING / COOLING | _____ | \$_____ | ÷ | _____ | = | \$_____ |
| ROOFING | _____ | \$_____ | ÷ | _____ | = | \$_____ |
| FLOOR COVERINGS | _____ | \$_____ | ÷ | _____ | = | \$_____ |
| APPLIANCES / WATER HEATER | _____ | \$_____ | ÷ | _____ | = | \$_____ |
| PAINTING (MULTI-UNIT) | _____ | \$_____ | ÷ | _____ | = | \$_____ |
| OTHERS | | | | | | |
| (DESCRIBE: _____ _____) | | \$_____ | ÷ | _____ | = | \$_____ |
| | | | | | | TOTAL FOR TWO YEARS AGO = \$_____ |

THREE YEARS AGO

MAJOR REPLACEMENT / REPAIRS

| | DATE (MO / YR) | TOTAL COST | ÷ | AVG. LIFE (YRS) | = | ANNUAL AMT. |
|----------------------------|-------------------|------------|---|-----------------|---|-------------------------------------|
| HEATING / COOLING | _____ | \$_____ | ÷ | _____ | = | \$_____ |
| ROOFING | _____ | \$_____ | ÷ | _____ | = | \$_____ |
| FLOOR COVERINGS | _____ | \$_____ | ÷ | _____ | = | \$_____ |
| APPLIANCES / WATER HEATER | _____ | \$_____ | ÷ | _____ | = | \$_____ |
| PAINTING (MULTI-UNIT) | _____ | \$_____ | ÷ | _____ | = | \$_____ |
| OTHERS | | | | | | |
| (DESCRIBE: _____ _____) | | \$_____ | ÷ | _____ | = | \$_____ |
| | | | | | | TOTAL FOR THREE YEARS AGO = \$_____ |

NOTE: Any additional information or documents that support the filed income and expense data may be submitted with this form.