

Bowie RV Park 2022 Profit and Loss – WITH FUTURE DEBT SERVICE													
	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
Income (23 pads @ \$500 per pad)	\$9,175	\$9,875	\$8,949	\$8,018	\$10,504	\$8,600	\$11,055	\$10,319	\$7,900	\$9,940	\$9,203	\$9,435	\$112,973
Restaurant (net)	\$3,481	\$3,481	\$3,481	\$3,481	\$3,481	\$3,481	\$3,481	\$3,481	\$3,481	\$3,481	\$3,481	\$3,481	\$41,772
Store (net)	\$4,325	\$4,325	\$4,325	\$4,325	\$4,325	\$4,325	\$4,325	\$4,325	\$4,325	\$4,325	\$4,325	\$4,325	\$51,900
Beer Store	\$5,454	\$5,454	\$5,454	\$5,454	\$5,454	\$5,454	\$5,454	\$5,454	\$5,454	\$5,454	\$5,454	\$5,454	\$65,448
Bait Shop/ Gas (net)	\$3,823	\$3,823	\$3,823	\$3,823	\$3,823	\$3,823	\$3,823	\$3,823	\$3,823	\$3,823	\$3,823	\$3,823	\$45,876
TOTAL GROSS REVENUE	\$26,258	\$26,958	\$26,032	\$25,101	\$27,587	\$25,683	\$28,138	\$27,402	\$24,983	\$27,023	\$26,286	\$26,518	\$317,969
RV Expenses													
	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
Water/ Trash	\$226	\$280	\$200	\$234	\$230	\$245	\$235	\$273	\$255	\$267	\$251	\$350	\$3,046
Property Tax	\$559	\$559	\$559	\$559	\$559	\$559	\$559	\$559	\$559	\$559	\$559	\$559	\$6,708
Electricity	\$2,181	\$2,654	\$3,402	\$3,077	\$2,306	\$2,796	\$4,301	\$5,454	\$5,973	\$4,554	\$3,554	\$2,607	\$42,859
Septic (repair & reserves)	\$0	\$0	\$0	\$750	\$0	\$0	\$0	\$750	\$0	\$0	\$0	\$750	\$2,250
Insurance	\$640	\$640	\$640	\$640	\$640	\$640	\$640	\$640	\$640	\$640	\$640	\$640	\$7,680
Payroll Cost	\$2,509	\$2,509	\$2,509	\$2,509	\$2,509	\$2,509	\$2,509	\$2,509	\$2,509	\$2,509	\$2,509	\$2,509	\$30,108
Business and Office Expenses	\$3,639	\$3,639	\$3,639	\$3,639	\$3,639	\$3,639	\$3,639	\$3,639	\$3,639	\$3,639	\$3,639	\$3,639	\$43,668
Repairs & Maintenance	\$2,826	\$2,826	\$2,826	\$2,826	\$2,826	\$2,826	\$2,826	\$2,826	\$2,826	\$2,826	\$2,826	\$2,826	\$33,912
TOTAL	\$12,580	\$13,107	\$13,775	\$14,234	\$12,709	\$13,214	\$14,709	\$16,650	\$16,401	\$14,994	\$13,978	\$13,880	\$170,231
Net Operating Income	\$13,678	\$13,851	\$12,257	\$10,867	\$14,878	\$12,469	\$13,429	\$10,752	\$8,582	\$12,029	\$12,308	\$12,638	\$147,738
Cap Rate	16.41%	16.62%	14.71%	13.04%	17.85%	14.96%	16.11%	12.90%	10.30%	14.43%	14.77%	15.17%	14.77%
Partnership Pro Forma													
Debt Service	\$5,200	\$5,200	\$5,200	\$5,200	\$5,200	\$5,200	\$5,200	\$5,200	\$5,200	\$5,200	\$5,200	\$5,200	\$62,400
Legal/ Taxes/ Book keeping	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
Asset Management (10%)	\$918	\$988	\$895	\$802	\$1,050	\$860	\$1,106	\$1,032	\$790	\$994	\$920	\$944	\$11,297
Partnership Profit	\$7,061	\$7,164	\$5,662	\$4,365	\$8,128	\$5,909	\$6,624	\$4,020	\$2,092	\$5,335	\$5,688	\$5,995	\$68,041
FLAT 10% INTEREST	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$40,000
Value Adds	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$48,000
Occupancy Boosted to 90%	\$1,175	\$475	\$1,401	\$2,332	\$0	\$1,750	\$0	\$31	\$2,450	\$410	\$1,147	\$915	\$12,086
TOTAL VALUE ADD POTENTIAL	\$5,175	\$4,475	\$5,401	\$6,332	\$4,000	\$5,750	\$4,000	\$4,031	\$6,450	\$4,410	\$5,147	\$4,915	\$60,086