

Current Rent Roll

23 spaces → 25 • RV-pad upgrade underway

ANNUALIZED SCHEDULED

\$301,524

at full lease-up

MONTHLY SCHEDULED

\$25,127

all 23 spaces, current config

OCCUPIED

18 / 23

3 re-leasing • 2 converting

POST-CONVERSION

\$307,140

25 spaces, stabilized

UNIT	TYPE	LEASE START	LAST INCR.	MO. RENT	SEC. DEP.	STATUS
#1	SFR	Jan 2, 2020	Jan 1, 2025	\$944	\$415	Current
#2	MH	Jul 1, 2025	—	\$1,000	\$1,000	Leased — June rent outstanding LATE
#3	MH	Mar 9, 2026	—	\$1,100	\$1,100	Unpaid May–June • eviction commencing EVICTON
#4	SFR	Aug 1, 2023	—	\$1,500	\$1,500	Current
#5	MH	Feb 13, 2026	—	\$1,100	\$1,100	Current NEW
#6	MH	—	—	\$1,050	—	Vacant as of Jul 3 — rent-ready in 7–10 days AVAIL
#7	SFR	Jul 1, 2023	—	\$1,800	\$1,000	Current
#8	MH	Dec 5, 2023	—	\$1,250	\$1,650	Current
#9	MH	Jul 1, 2026	—	\$1,200	\$1,000	Current — transfer from #10 NEW
#10	SFR	Jul 15, 2026	—	\$1,300	\$1,300†	Pre-leased — occupancy Jul 15 PRE-LEASED
#11	MH	Jul 1, 2009	Jan 1, 2025	\$882	\$850	Converting to RV pads CONVERT
#12A	RV	Oct 1, 2025	—	\$650	\$100	Park manager *
#12B	RV	Sep 1, 2024	—	\$600	\$100	Current
#13	MH	Apr 1, 2023	Jan 1, 2025	\$990	\$0	Current **
#14	MH	Aug 6, 2025	—	\$1,250	\$600	Eviction in process → RV pads CONVERT
#15	MH	Jun 1, 2025	—	\$1,200	\$1,000	Current
#16	MH	Sep 1, 2023	—	\$1,250	\$1,250	Current
#17A	RV	Jan 6, 2025	—	\$600	\$100	Current
#17B	MH	Mar 4, 2016	Jun 1, 2024	\$911	\$700	Current LEGACY
#18A	RV	Mar 24, 2026	—	\$650	\$100	Current NEW
#18B	RV	—	—	\$650	—	Vacant — re-lease expected this week AVAIL
#19	MH	Apr 1, 2026	—	\$1,250	\$1,250	Current NEW
#20	SFR	Jul 1, 2025	—	\$2,000	\$2,000	Current
Totals — 18 of 23 occupied • 3 re-leasing • 2 converting				\$25,127/mo		

Scheduled gross at 100% lease-up: \$25,127/mo = \$301,524/yr, reflecting three July re-leases — #9 at \$1,200 (internal transfer from #10), #10 pre-leased at \$1,300 (up from \$1,250), and #18B re-priced to \$650 (up from \$600). #6 was vacated July 3 by a tenant relocating closer to town; the unit is being turned and should be rent-ready within 7–10 days. #2 June rent outstanding; #3 unpaid May–June with eviction commencing — payment history is verifiable against bank records in due diligence. #11 and #14 are being converted to four RV pads at the seller's cost, taking the park to 25 spaces (\$25,595/mo • \$307,140/yr stabilized). All leases month-to-month; sewer/water/garbage landlord-paid, electric tenant-metered at \$0.20/kWh. † Deposit collected at occupancy. * On-site park manager (compensation offset). ** Seller to confirm deposit during diligence.

Unit Detail & Scheduled Rent

Vintages, square footage, and in-place rent · Avg MH vintage ~1970

UNIT	TYPE	YEAR	DESCRIPTION	BD / BA	SQ FT	MO. RENT
#1	SFR	1967	Stick-Built Home	3 / 1	900	\$944
#2	MH	1958	Single Wide	1 / 1	460	\$1,000
#3	MH	1961	Single Wide	2 / 1	470	\$1,100
#4	SFR	1955	Stick-Built Home	2 / 1	1,416	\$1,500
#5	MH	1960	Single Wide	2 / 1	400	\$1,100
#6	MH	1981	Single Wide · vacant Jul 3, rent-ready 7–10 days	3 / 2	840	\$1,050
#7	SFR	1962	Stick-Built Home	3 / 2	2,228	\$1,800
#8	MH	1975	Single Wide	3 / 2	1,084	\$1,250
#9	MH	1978	Single Wide · occupied July 2026	2 / 1	924	\$1,200
#10	SFR	1967	Stick-Built Home · pre-leased Jul 15	2 / 1	1,339	\$1,300
#11	MH	1971	Single Wide · converting to RV pads	3 / 1	672	\$882
#12A	RV	—	RV Pad — Full Hook-Ups (Park Mgr)	—	—	\$650
#12B	RV	—	RV Pad — Full Hook-Ups	—	—	\$600
#13	MH	1962	Single Wide	2 / 1	520	\$990
#14	MH	1964	Single Wide · converting to RV pads	2 / 1	616	\$1,250
#15	MH	1989	Single Wide	2 / 1	924	\$1,200
#16	MH	1976	Single Wide	2 / 2	520	\$1,250
#17A	RV	—	RV Pad — Full Hook-Ups	—	—	\$600
#17B	MH	1977	Single Wide	2 / 2	924	\$911
#18A	RV	—	RV Pad — Full Hook-Ups	—	—	\$650
#18B	RV	—	RV Pad — Full Hook-Ups · re-leasing at \$650	—	—	\$650
#19	MH	1971	Double Wide	2 / 1	720	\$1,250
#20	SFR	1950	Stick-Built Home	3 / 2	3,414	\$2,000
Total — 23 units					18,186	\$25,127

Scheduled Rent by Unit Type

At full lease-up (all 23 spaces, current configuration).

UNIT TYPE	# UNITS	MONTHLY RENT	% OF RENT	AVG RENT / UNIT
Manufactured Home (MH)	13	\$14,433	57.4%	\$1,110
Stick-Built Residence (SFR)	5	\$7,544	30.0%	\$1,509
RV Pad (RV)	5	\$3,150	12.5%	\$630
Total	23	\$25,127	100%	\$1,092

Scheduled figures reflect in-place rents, the signed #10 pre-lease, and the #18B re-lease pricing as of early July 2026 at the current 23-space configuration. The seller-funded conversion of #11 and #14 to four RV pads at \$650 each lifts stabilized scheduled income to \$25,595/mo (\$307,140/yr) across 25 spaces. Percentages may not sum to 100% due to rounding.