Property Address: Sunset View RV Resort - Kingston, Oklahoma

List Price:		$1,500,000
Down Payment:	**30.0%**	$450,000
Number of rentals cabins and pads		**43**
Cost per pad/unit:		$11,450
IRR	5 year hold, sell for $2.6 M at 10% Cap	43.89%
Purchase CAP:		12.44%
Cash ON Cash		22.35%
Debt Coverage Ratio		2.17
Year Built / Age:		2022
Approx.Lot Size:		20 Acres

Proposed Financing	**REFINANCE**			
First Loan Amount:	$1,050,000			
Terms: 25 year		25	Rate	6.50%
Payment	-$86,081			

Annualized Operating Data	**Annual Income**		
Scheduled Gross Income:	$321,300		
Vacancy Rate:	16,065	**5%**	vacancy
Gross Operating Income:	305,235		
Expenses:	118,600	37%	Expense ratio
Net Operating Income:	**186,635**		
Loan Payments:	86,081	2.17	debt service
Pre Tax Cash Flows:	100,554	22%	
Principal Reduction:	0		
Total Return Before Taxes:	100,554	22%	

Scheduled Income

Unit Count	**Unit Type**		Current Rents: Daily Rent	Current Rents: **Monthly Rent**	Total Potential Monthly: **Monthly Income**
39	Standard LOT		$ 45.00	$ 575.00	$22,425
1	Pull Through LOT		$ 65.00	$ 650.00	$650
2	Cabins			$ 850.00	$1,700
				$ -	
1	2 Bed/1Bath	Residence	$ 130.00	$2,000.00	$2,000
43					
Total Scheduled Rent:				$4,075	$26,775
Monthly Scheduled Gross Income:				$4,075	$26,775
Annualized Scheduled Gross Income:				$48,900	$321,300

Annualized Expenses:

Estimated	
Taxes (Estimated)	**$14,000**
Maintenance (% of SGI)	**$12,000**
Professional Management	**$0**
On-Site Management	**$36,000**
Reserves	**$2,000**
Insurance	**$5,000**
Water	**$6,000**
Electricity	**$28,000**
Gas	**$0**
Trash	**$2,000**
Pest Control	**$600**
Advertising	**$10,000**
Gardener/Pool	**$1,000**
Miscellaneous	**$2,000**
Total Expenses:	**$118,600**
Expenses as %/SGI	36.91%
Per Unit:	$2,758

OFFICE #	Tenent	Square Foot	Rent
1	Michelle Brenner CPA	2,100.00	$ 2,100.00
2	Edward Jones	1,350.00	$ 1,060.00
3	AAA Insurance	1,300.00	$ 900.00
4	Cristwell Engineering	700.00	$ 525.00
5	Cristwell Engineering		
6	Footbasics/Reflexology	500.00	$ 400.00
7	Doyle Crow Associates	1,100.00	$ 550.00
8	SW Lending	1,000.00	$ 650.00
Totals		8,050.00	$ 6,185.00
Annual Rent			$74,220.00

Term	Notes
3 year	
3/1/24	
4/1/23	
4/1/23	
5/1/23	goes to $550 after renewal
7/1/22	
6/1/23	