

COOLEY CAPITAL COMPANIES LLC
PRO FORMA
PATRIOT RV PARK - AUSTIN NORTH

	Oct-26	Nov-26	Dec-26	Jan-26	Feb-26	Mar-26	6 Month	12 Month	Cost Structure
Income									
PATRIOT RV PARK - AUSTIN NORTH	\$ 43,500.00	\$ 44,000.00	\$ 47,000.00	\$ 48,000.00	\$ 50,000.00	\$ 52,500.00	\$ 285,000.00	\$ 585,000.00	100%
Total Income	\$ 43,500.00	\$ 44,000.00	\$ 47,000.00	\$ 48,000.00	\$ 50,000.00	\$ 52,500.00	\$ 285,000.00	\$ 585,000.00	100%
Expenses									
RENT & UTILITIES	\$ 9,500.00	\$ 9,500.00	\$ 9,000.00	\$ 9,000.00	\$ 9,500.00	\$ 12,000.00	\$ 58,500.00	\$ 117,000.00	20%
TAXES & INSURANCE	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00	\$ 33,000.00	\$ 66,000.00	11%
ADVERTISING & MARKETING	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 3,000.00	\$ 6,000.00	1%
BANK & CC FEES	\$ 750.00	\$ 775.00	\$ 850.00	\$ 900.00	\$ 1,000.00	\$ 1,100.00	\$ 5,375.00	\$ 11,500.00	2%
REPAIR & MAINTENANCE	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 15,000.00	\$ 30,000.00	5%
MANAGEMENT & LABOR	\$ 3,045.00	\$ 3,080.00	\$ 3,290.00	\$ 3,360.00	\$ 3,500.00	\$ 3,675.00	\$ 19,950.00	\$ 40,950.00	7%
Total Expenses	\$ 18,750.00	\$ 18,775.00	\$ 18,350.00	\$ 18,400.00	\$ 19,000.00	\$ 21,600.00	\$ 114,875.00	\$ 271,450.00	46%
Net Operating Income	\$ 24,750.00	\$ 25,225.00	\$ 28,650.00	\$ 29,600.00	\$ 31,000.00	\$ 30,900.00	\$ 170,125.00	\$ 313,550.00	54%