Before	After		Park Notes:		Monthly Expenses					
43	43					Water	\$100			
28	28					Sewer	\$100			
Lot Rent \$250	\$750					Trash	\$100			
						Electricity	\$100			
0	0					Taxes	\$100			
0	0					Insurance	\$100			
\$2,500	\$2,500					Lawncare	\$100			
						Wifi	\$100			
20	0					CC Processing	\$100			
20	0					Other	\$100			
\$350	\$0						\$1,000	92.9%	Expense R	atio
0	0									
0	0									
\$75	\$75									
						Back of th	Back of the Napkin Cap R			
\$14,000	\$21,000					NOI	Price	Cap Rate		
						\$100,000	\$8,000,000	1.25%		
\$4,900	\$7,350									
\$9,100	\$13,650									
\$109,200	\$163,800									
28.36%	27.30%	Don't Edit								
\$1,092,000	\$1,638,000	Don't Edit								
\$385,000	\$600,000	Editable								
	8efore  43 28 \$250 0 0 \$2,500 20 \$350 0 \$575 \$14,000 \$9,100 \$109,200	Before         After           43         43           28         28           \$250         \$750           0         0           0         0           \$2,500         \$2,500           20         0           20         0           \$350         \$0           0         0           \$75         \$75           \$14,000         \$21,000           \$4,900         \$7,350           \$9,100         \$13,650           \$109,200         \$163,800           28.36%         27.30%	Before     After       43     43       28     28       \$250     \$750       0     0       0     0       0     0       \$2,500     \$2,500       20     0       20     0       \$350     \$0       0     0       \$75     \$75       \$14,000     \$21,000       \$4,900     \$7,350       \$9,100     \$13,650       \$109,200     \$163,800	Before         After           43         43           28         28           \$250         \$750           0         0           0         0           \$2,500         \$2,500           20         0           20         0           \$350         \$0           0         0           \$75         \$75           \$14,000         \$21,000           \$4,900         \$7,350           \$9,100         \$13,650           \$109,200         \$163,800	Before         After         Park           43         43           28         28           \$250         \$750           0         0           0         0           \$2,500         \$2,500           20         0           20         0           \$350         \$0           0         0           \$75         \$75           \$14,000         \$21,000           \$4,900         \$7,350           \$9,100         \$13,650           \$109,200         \$163,800	Before     After     Park Notes:       43     43       28     28       \$250     \$750       0     0       0     0       \$2,500     \$2,500       20     0       20     0       \$350     \$0       0     0       \$75     \$75       \$14,000     \$21,000       \$4,900     \$7,350       \$9,100     \$13,650       \$109,200     \$163,800	Before         After         Park Notes:         Mont           43         43         Water           28         28         Sewer           \$250         \$750         Trash           Electricity         Taxes           0         0         Insurance           \$2,500         \$2,500         Lawncare           Wifi         CC Processing         Other           \$350         \$0         Other           \$350         \$0         Back of th           \$75         \$75         Back of th           \$14,000         \$21,000         NOI           \$4,900         \$7,350         \$9,100         \$13,650           \$109,200         \$163,800         \$163,800	Before	Before	Before