

FORT CALHOUN MOBILE PARK  
1109 MADISON STREET  
FORT CALHOUN, NE 68023

GROSS INCOME: \$5,905.00 PER MONTH    \$70,806.00 PER YEAR

EXPENSES:

WASHINGTON COUNTY TAXES	\$ 6,170.00 PER YEAR
TRASH	\$ 3,984.00 PER YEAR
OPPD	\$ 1,140.00 PER YEAR
LIABILITY INSURANCE	\$ 500.00 PER YEAR
MOWING	\$ 450.00 PER YEAR
SNOW REMOVAL	\$ 470.00 PER YEAR
LICENSE	\$ 75.00 PER YEAR

TOTAL EXPENSES/YEAR \$12,789.00

NET CURRENT INCOME: ***\$58,017.00***

ADDITIONAL AVAILABLE YEARLY INCOME: (we are using these areas at this time)

4 STORAGE UNITS \$240.00/MO	\$ 2,880.00 PER YEAR
LARGE SHOP AREA \$500.00/MO +	\$ 6,000.00 PER YEAR
GATED RENTAL AREA \$400/MO	\$ 4,800.00 PER YEAR
<b>TOTAL ADDITIONAL INCOME</b>	<b>\$13,680.00 PER YEAR +</b>

NET INCOME    ***\$71,697.00***