

PRO FORMA FOR RICE RANCH RV PARK - Six Month Season Projection

DAILY RATES

100% Occupancy for Season Excluding January (151 Days)

	Spots Available	Daily Rate	Daily Potential	Seasonal Potential
Small Back-In Sites	18	\$42	\$756/day	\$114,156
Medium Back-In Sites	57	\$42	\$2,394/day	\$361,494
Large Back-In Sites	32	\$42	\$1,344/day	\$202,944
Pull-Thru Sites	118	\$42	\$4,956/day	\$748,356
XL Pull-Through Sites	18	\$50	\$900/day	\$135,900

Season Excluding January Potential **\$1,562,850**

100% Occupancy for January (31 Days)

	Spots Available	Daily Rate	Daily Potential	Seasonal Potential
Small Back-In Sites	18	\$55	\$990/day	\$30,690
Medium Back-In Sites	57	\$57	\$3,249/day	\$100,719
Large Back-In Sites	32	\$59	\$1,888/day	\$58,528
Pull-Thru Sites	118	\$62	\$7,316/day	\$226,796
XL Pull-Through Sites	18	\$79	\$1,422/day	\$44,082

January Income Potential **\$460,815**

Total Season Income Potential - Daily Rates **\$2,023,665**

WEEKLY RATES

100% Occupancy for Season Excluding January (24 Weeks)

	Spots Available	Weekly	Weekly Potential	Seasonal Potential
Small Back-In Sites	18	\$250	\$4,500/week	\$108,000
Medium Back-In Sites	57	\$250	\$14,250/week	\$342,000
Large Back-In Sites	32	\$250	\$8,000/week	\$192,000
Pull-Thru Sites	118	\$250	\$29,500/week	\$708,000
XL Pull-Through Sites	18	\$300	\$5,400/week	\$129,600

Season Excluding January Potential **\$1,479,600**

100% Occupancy for January 1-14 (2 Weeks)

	Spots Available	Weekly Rates	Weekly Potential	January 1-14 Potent
Small Back-In Sites	18	\$300	\$5,400/week	\$10,800
Medium Back-In Sites	57	\$315	\$17,955/week	\$35,910
Large Back-In Sites	32	\$325	\$10,400/week	\$20,800

Pull-Thru Sites	118	\$345	\$40,710/week	\$81,420
XL Pull-Through Sites	18	\$390	\$7,020/week	\$14,040

January 1-14 Income Potential **\$162,970**

100% Occupancy for January 15-31 (17 Days, Daily Rate, No Weekly Offered)

	Spots Available	Daily Rates	Daily Potential	January 15-31 Potei
Small Back-In Sites	18	\$55	\$990/day	\$16,830
Medium Back-In Sites	57	\$57	\$3,249/day	\$55,233
Large Back-In Sites	32	\$59	\$1,888/day	\$32,096
Pull-Thru Sites	118	\$62	\$7,316/day	\$124,372
XL Pull-Through Sites	18	\$79	\$1,422/day	\$24,174

January 15-31 Income Potential **\$252,705**

Total Season Income Potential - Weekly Rates **\$1,895,275**

MONTHLY RATES

100% Occupancy for Season Excluding January (5 Months)

	Spots Available	Monthly Rate	Monthly Potential	Seasonal Potential
Small Back-In Sites	18	\$399	\$7,182/month	\$35,910
Medium Back-In Sites	57	\$399	\$22,743/month	\$113,715
Large Back-In Sites	32	\$420	\$13,440/month	\$67,200
Pull-Thru Sites	118	\$420	\$49,560/month	\$247,800
XL Pull-Through Sites	18	\$450	\$8,100/month	\$40,500

Season Excluding January Potential **\$505,125**

100% Occupancy for January (31 Days)

	Spots Available	Monthly Rate	Monthly Potential	Seasonal Potential
Small Back-In Sites	18	\$725	\$13,050/month	\$13,050
Medium Back-In Sites	57	\$725	\$41,325/month	\$41,325
Large Back-In Sites	32	\$750	\$24,000/month	\$58,528
Pull-Thru Sites	118	\$750	\$88,500/month	\$88,500
XL Pull-Through Sites	18	\$825	\$14,850/month	\$14,850

January Income Potential **\$216,253**

Total Season Income Potential - Monthly Rates **\$721,378**

<i>Total Season Income Potential - Daily Rates</i>	\$2,023,665
<i>Total Season Income Potential - Weekly Rates</i>	\$1,895,275
<i>Total Season Income Potential - Monthly Rates</i>	\$721,378
 <i>Average Total Seasonal Income Potential (All Three Rates Combined)</i>	 \$1,546,772.67
	\$1,237,418.13
	\$928,063.60
	\$618,709.07
	\$309,354.53
 Approximate Annual Expenses	 (\$100,000)

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100% Occupancy

80% Occupancy

60% Occupancy

40% Occupancy

20% Occupancy