

# Rochester Commercial Real Estate Co., Inc.

40 Humboldt St. Rochester, NY 14609

www.rochcomrealestate.com

Owner: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Fax: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Email: \_\_\_\_\_

Name of Park: \_\_\_\_\_

Park Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Nearest cross roads \_\_\_\_\_

Acres: \_\_\_\_\_ Expansion acres: \_\_\_\_\_ Expansion Approvals: \_\_\_\_\_ Engineering \_\_\_\_\_

Public Sewer \_\_\_\_\_

Septic \_\_\_\_\_ Septic type \_\_\_\_\_ Number of systems \_\_\_\_\_

Public Water \_\_\_\_\_

Well Water \_\_\_\_\_ Well Capacity: \_\_\_\_\_

Electric Service to Lots \_\_\_\_\_ Amps

Dedicated Roads: \_\_\_\_\_ Paved: \_\_\_\_\_ Sidewalks: \_\_\_\_\_

Off street Parking \_\_\_\_\_

Lights: \_\_\_\_\_

Clubhouse \_\_\_\_\_

Pool: \_\_\_\_\_

Storage: \_\_\_\_\_

Age of Park \_\_\_\_\_ Owned how long \_\_\_\_\_

Recent Improvements \_\_\_\_\_

Condition of Park \_\_\_\_\_

Current Assessment \_\_\_\_\_ Date of Assessment \_\_\_\_\_

Equipment Included: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

INCOME

EXPENSES

Total Number of Pads \_\_\_\_\_

# Sgl Pads\_\_\_\_\_ Pad Rent \$ \_\_\_\_\_

# Dbl Pads\_\_\_\_\_ Dbl Rent \$ \_\_\_\_\_

Total Monthly Single Pad Rent \$ \_\_\_\_\_

Total Monthly Double Pad Rent \$ \_\_\_\_\_

Park Owned Homes

    # Single owned \_\_\_\_\_

        Sgl owned Rent \$ \_\_\_\_\_

    #Double owned \_\_\_\_\_

        Dbl owned Rent \$ \_\_\_\_\_

Yearly Park Owned Homes Rent Income \$ \_\_\_\_\_

Yearly Rental Income Single lots           \$ \_\_\_\_\_

Yearly Rental Income Double lots           \$ \_\_\_\_\_

Total Yearly Income                           \$ \_\_\_\_\_

Rent Concessions                               \$ \_\_\_\_\_

**Adjusted Income**                               **\$ \_\_\_\_\_**

Taxes   \$ \_\_\_\_\_

Insurance   \$ \_\_\_\_\_

Payroll    \$ \_\_\_\_\_

Administrative                                   \$ \_\_\_\_\_

Advertising                                      \$ \_\_\_\_\_

Electric   \$ \_\_\_\_\_

Gas   \$ \_\_\_\_\_

Water    \$ \_\_\_\_\_

Sewer    \$ \_\_\_\_\_

Maintenance                                     \$ \_\_\_\_\_

Refuse   \$ \_\_\_\_\_

Lawn   \$ \_\_\_\_\_

Snow   \$ \_\_\_\_\_

Phone    \$ \_\_\_\_\_

Legal   \$ \_\_\_\_\_

Accounting                                       \$ \_\_\_\_\_

Permits    \$ \_\_\_\_\_

Miscellaneous                                   \$ \_\_\_\_\_

Management ( \_\_%)                             \$ \_\_\_\_\_

Reserves ( \_\_%)                                 \$ \_\_\_\_\_

**Total Expense**                                 **\$ \_\_\_\_\_**

Net Operating Income	\$ _____	
Asking Price	\$ _____	CAP Rate _____
Desires Cash: _____ Assume Existing Loan _____ Hold Mortgage _____ Terms: _____		

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_