

The Arroyos PRESERVE  
FINAL BUILD

**336** Total Sites

**INCOME BREAKDOWN** ( Expected Case)

	# Sites	\$ Rate	Vacancy	Days Ocp'd	Pt Ocp'd	Annual	% GOI	Per Site/Yr
<b>40-AC</b> 270								
RV Camping – Daily	140	52 /day	66%	124	34%	903,448	47%	6,453
RV Camping – Monthly	49	510 /mo	66%	124	34%	101,959	5%	2,081
RV Camping – Annual	59	3,244 /yr	2%	358	98%	187,568	10%	3,179
Cabin: Furnished/Park Model	2	102 /day	66%	124	34%	25,316	1%	12,658
GlampingPods	20	89 /day	70%	110	30%	194,910	10%	9,746
Tent Area	0	29 /day	95%	18	5%	0	0%	0
		40 AC Income				1,413,202	73%	5,698
<b>Rec Village</b> 66								
RV Camping – Daily	16	52 /day	66%	124	34%	103,251	5%	6,453
RV Camping – Monthly	6	625 /mo	66%	124	34%	15,300	1%	2,550
RV Camping – Annual	9	3,244 /6mo	2%	358	98%	28,612	1%	3,179
Cabin:Furnished/ParkModel	6	102 /day	66%	124	34%	75,949	4%	12,658
Sleeper Cabins	8	89 /day	75%	91	25%	64,970	3%	8,121
Glamping	13	89 /day	70%	110	30%	126,692	7%	9,746
Tent Area	8	27 /day	96%	15	4%	3,154	0%	394
Storage/Parking						3,200	0%	10
Laundry	2					28,227	1%	84
Store (Lease income based on store sales)						12,750	1%	38
Propane & Fuel						25,000	1%	74
Recreation & Misc.(Concession Fees based on concession sales.)*						24,000	1%	71
Internet, 60% of campers pay \$0.75/day Internet access fee.						0	0%	0
*(ATV and Other Sports, Tours, Rentals, Equipment, Propane Sales, etc.)							0%	0
		Rec Village Income				511,105	27%	1,521
Total Gross Operating Income (GOI)						<b>1,924,306</b>	100%	5,727
Cost of Internet Access						0	0%	0
Total INCOME						<b>1,924,306</b>	100%	5,727