

## Zook Cabins Park Model - ROI Pigeon Forge, TN

Park Model Annual Cash Return Potential  
\$35,000 Investment - Pigeon Forge, TN  
Zook Cabins Park Model

	50% Occupancy Rate	80% Occupancy Rate	100% Occupancy Rate
Year 1	\$ 6,218	\$ 28,118	\$ 42,718
Year 2	\$ 6,218	\$ 28,118	\$ 42,718
Year 3	\$ 6,218	\$ 28,118	\$ 42,718
Year 4	\$ 6,218	\$ 28,118	\$ 42,718
Year 5	\$ 6,218	\$ 28,118	\$ 42,718
Year 6	\$ 6,218	\$ 28,118	\$ 42,718
Year 7	\$ 6,218	\$ 28,118	\$ 42,718
Year 8	\$ 6,218	\$ 28,118	\$ 42,718
Year 9	\$ 6,218	\$ 28,118	\$ 42,718
Year 10	\$ 6,218	\$ 28,118	\$ 42,718
Year 11	\$ 16,592	\$ 38,492	\$ 53,092
Year 12	\$ 16,592	\$ 38,492	\$ 53,092
Year 13	\$ 16,592	\$ 38,492	\$ 53,092
Year 14	\$ 16,592	\$ 38,492	\$ 53,092
Year 15	\$ 16,592	\$ 38,492	\$ 53,092
Year 16	\$ 16,592	\$ 38,492	\$ 53,092
Year 17	\$ 16,592	\$ 38,492	\$ 53,092
Year 18	\$ 16,592	\$ 38,492	\$ 53,092
Year 19	\$ 16,592	\$ 38,492	\$ 53,092
Year 20	\$ 16,592	\$ 38,492	\$ 53,092
<b>Net Cash Flow</b>	<b>\$ 228,100</b>	<b>\$ 666,100</b>	<b>\$ 958,100</b>

	50% Occ	80% Occ	100% Occ
Average CoC	32.6%	95.2%	136.9%
Payback in Years	5.63	1.24	0.82

### Assumptions

\$65,000 ten year loan at 9.99%

Daily rental rate begins at \$250

Rent rate increases remain in line with expense increases

## Zook Cabins Park Model - ROI Jackson Hole, WY

Park Model Annual Cash Return Potential  
\$80,000 Investment - Jackson Hole, WY  
Zook Cabins Park Model

	50% Occupancy Rate	80% Occupancy Rate	100% Occupancy Rate
Year 1	\$ 35,438	\$ 74,858	\$ 101,138
Year 2	\$ 35,438	\$ 74,858	\$ 101,138
Year 3	\$ 35,438	\$ 74,858	\$ 101,138
Year 4	\$ 35,438	\$ 74,858	\$ 101,138
Year 5	\$ 35,438	\$ 74,858	\$ 101,138
Year 6	\$ 35,438	\$ 74,858	\$ 101,138
Year 7	\$ 35,438	\$ 74,858	\$ 101,138
Year 8	\$ 35,438	\$ 74,858	\$ 101,138
Year 9	\$ 35,438	\$ 74,858	\$ 101,138
Year 10	\$ 35,438	\$ 74,858	\$ 101,138
Year 11	\$ 45,812	\$ 85,232	\$ 111,512
Year 12	\$ 45,812	\$ 85,232	\$ 111,512
Year 13	\$ 45,812	\$ 85,232	\$ 111,512
Year 14	\$ 45,812	\$ 85,232	\$ 111,512
Year 15	\$ 45,812	\$ 85,232	\$ 111,512
Year 16	\$ 45,812	\$ 85,232	\$ 111,512
Year 17	\$ 45,812	\$ 85,232	\$ 111,512
Year 18	\$ 45,812	\$ 85,232	\$ 111,512
Year 19	\$ 45,812	\$ 85,232	\$ 111,512
Year 20	\$ 45,812	\$ 85,232	\$ 111,512
<b>Net Cash Flow</b>	<b>\$ 812,500</b>	<b>\$ 1,600,900</b>	<b>\$ 2,126,500</b>

	50% Occ	80% Occ	100% Occ
Average CoC	50.8%	100.1%	132.9%
Payback in Years	2.26	1.07	0.79

### Assumptions

\$65,000 ten year loan at 9.99%

Daily rental rate begins at \$450

Rent rate increases remain in line with expense increases

## Zook Cabins Park Model - ROI Durango, CO

Park Model Annual Cash Return Potential \$70,000 Investment - Durango, CO Zook Cabins Park Model
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	50% Occupancy Rate	80% Occupancy Rate	100% Occupancy Rate
Year 1	\$ 13,058	\$ 38,720	\$ 56,128
Year 2	\$ 13,058	\$ 38,720	\$ 56,128
Year 3	\$ 13,058	\$ 38,720	\$ 56,128
Year 4	\$ 13,058	\$ 38,720	\$ 56,128
Year 5	\$ 13,058	\$ 38,720	\$ 56,128
Year 6	\$ 13,058	\$ 38,720	\$ 56,128
Year 7	\$ 13,058	\$ 38,720	\$ 56,128
Year 8	\$ 13,058	\$ 38,720	\$ 56,128
Year 9	\$ 13,058	\$ 38,720	\$ 56,128
Year 10	\$ 13,058	\$ 38,720	\$ 56,128
Year 11	\$ 23,432	\$ 49,274	\$ 66,502
Year 12	\$ 23,432	\$ 49,274	\$ 66,502
Year 13	\$ 23,432	\$ 49,274	\$ 66,502
Year 14	\$ 23,432	\$ 49,274	\$ 66,502
Year 15	\$ 23,432	\$ 49,274	\$ 66,502
Year 16	\$ 23,432	\$ 49,274	\$ 66,502
Year 17	\$ 23,432	\$ 49,274	\$ 66,502
Year 18	\$ 23,432	\$ 49,274	\$ 66,502
Year 19	\$ 23,432	\$ 49,274	\$ 66,502
Year 20	\$ 23,432	\$ 49,274	\$ 66,502
<b>Net Cash Flow</b>	<b>\$ 364,890</b>	<b>\$ 879,940</b>	<b>\$ 1,226,300</b>

	50% Occ	80% Occ	100% Occ
Average CoC	26.1%	62.9%	87.6%
Payback in Years	5.36	1.81	1.25

### Assumptions

\$65,000 ten year loan at 9.99%

Daily rental rate begins at \$295

Rent rate increases remain in line with expense increases

## Zook Cabins Park Model - ROI Sedona, AZ

Park Model Annual Cash Return Potential \$70,000 Investment - Sedona, AZ Zook Cabins Park Model
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	50% Occupancy Rate	80% Occupancy Rate	100% Occupancy Rate
Year 1	\$ 12,763	\$ 38,605	\$ 55,833
Year 2	\$ 12,763	\$ 38,605	\$ 55,833
Year 3	\$ 12,763	\$ 38,605	\$ 55,833
Year 4	\$ 12,763	\$ 38,605	\$ 55,833
Year 5	\$ 12,763	\$ 38,605	\$ 55,833
Year 6	\$ 12,763	\$ 38,605	\$ 55,833
Year 7	\$ 12,763	\$ 38,605	\$ 55,833
Year 8	\$ 12,763	\$ 38,605	\$ 55,833
Year 9	\$ 12,763	\$ 38,605	\$ 55,833
Year 10	\$ 12,763	\$ 38,605	\$ 55,833
Year 11	\$ 23,137	\$ 48,979	\$ 66,207
Year 12	\$ 23,137	\$ 48,979	\$ 66,207
Year 13	\$ 23,137	\$ 48,979	\$ 66,207
Year 14	\$ 23,137	\$ 48,979	\$ 66,207
Year 15	\$ 23,137	\$ 48,979	\$ 66,207
Year 16	\$ 23,137	\$ 48,979	\$ 66,207
Year 17	\$ 23,137	\$ 48,979	\$ 66,207
Year 18	\$ 23,137	\$ 48,979	\$ 66,207
Year 19	\$ 23,137	\$ 48,979	\$ 66,207
Year 20	\$ 23,137	\$ 48,979	\$ 66,207
Net Cash Flow	\$ 358,990	\$ 875,840	\$ 1,220,400

	50% Occ	80% Occ	100% Occ
Average CoC	25.6%	62.6%	87.2%
Payback in Years	5.48	1.81	1.25

### Assumptions

\$65,000 ten year loan at 9.99%

Daily rental rate begins at \$295

Rent rate increases remain in line with expense increases