

ATTACHMENT B - ESTIMATED FINANCIAL BENEFIT TO MOBILEHOME PARK OWNERS

Space 1A

Year	Previous Rent	4%	Total
1	\$ 932	\$ 37	\$ 969
2	\$ 969	\$ 39	\$ 1,008
3	\$ 1,008	\$ 40	\$ 1,048
4	\$ 1,048	\$ 42	\$ 1,090
5	\$ 1,090	\$ 44	\$ 1,134
6	\$ 1,134	\$ 45	\$ 1,179
7	\$ 1,179	\$ 47	\$ 1,226
8	\$ 1,226	\$ 49	\$ 1,276
9	\$ 1,276	\$ 51	\$ 1,327
10	\$ 1,327	\$ 53	\$ 1,380
11	\$ 1,380	\$ 55	\$ 1,435
12	\$ 1,435	\$ 57	\$ 1,492
13	\$ 1,492	\$ 60	\$ 1,552
14	\$ 1,552	\$ 62	\$ 1,614
15	\$ 1,614	\$ 65	\$ 1,678
16	\$ 1,678	\$ 67	\$ 1,746
17	\$ 1,746	\$ 70	\$ 1,815
18	\$ 1,815	\$ 73	\$ 1,888
19	\$ 1,888	\$ 76	\$ 1,964
20	\$ 1,964	\$ 79	\$ 2,042
			\$ 28,863

Space 1A

Year	Previous Rent	4%	Opt In	Total
1	\$ 932	\$ 37	\$ 100	\$ 1,069
2	\$ 1,069	\$ 43		\$ 1,112
3	\$ 1,112	\$ 44		\$ 1,157
4	\$ 1,157	\$ 46		\$ 1,203
5	\$ 1,203	\$ 48		\$ 1,251
6	\$ 1,251	\$ 50	\$ 100	\$ 1,401
7	\$ 1,401	\$ 56		\$ 1,457
8	\$ 1,457	\$ 58		\$ 1,515
9	\$ 1,515	\$ 61		\$ 1,576
10	\$ 1,576	\$ 63	\$ 100	\$ 1,739
11	\$ 1,739	\$ 70		\$ 1,808
12	\$ 1,808	\$ 72		\$ 1,881
13	\$ 1,881	\$ 75		\$ 1,956
14	\$ 1,956	\$ 78		\$ 2,034
15	\$ 2,034	\$ 81		\$ 2,116
16	\$ 2,116	\$ 85		\$ 2,200
17	\$ 2,200	\$ 88		\$ 2,288
18	\$ 2,288	\$ 92		\$ 2,380
19	\$ 2,380	\$ 95		\$ 2,475
20	\$ 2,475	\$ 99		\$ 2,574
				\$ 35,192

Assumptions:

Doublewide

4% annual space rent increase (inflation)

3.2% of space turnover each year, 64% over 20 years

Same space turns over three times during 20 year period (conservative)

Premium \$ 6,329

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Example Mobilehome Park		3.2%		20	
Premium Per Space	Spaces	Sales Per Year	Sales Over Period		Net to Land Owner
6,329	50	1.6	32	\$	202,522
6,329	100	3.2	64	\$	405,043
6,329	150	4.8	96	\$	607,565
6,329	200	6.4	128	\$	810,087
6,329	250	8	160	\$	1,012,608
6,329	300	9.6	192	\$	1,215,130
6,329	400	12.8	256	\$	1,620,173
6,329	500	16	320	\$	2,025,217
6,329	600	19.2	384	\$	2,430,260
6,329	700	22.4	448	\$	2,835,303