

### **Typical Operating Expenses for a Mobile Home Park**

Advertising	0-5%
Bank Service Charges	Less than 1%
Depreciation	25% Land 75% Improvements
Insurance: Liability	2-3%
Insurance: Property	Depends on Infrastructure
Insurance: Workers Comp	1-7% of Payroll
Interest: Mortgage	Depends
Legal and Accounting	1-3%
Licenses and Permits	Less than 1%
Maintenance Labor	0-10% - Depends on # of Park Owned Homes
Management Offsite	2-5%
Management Onsite	5-10%
Mowing & Landscaping	1-3%
Repairs: Equipment	1-3%
Repairs: Property	5-10%
Reserve for Capital Improvements	\$50 - \$100 per Lot per Year
Supplies: Maintenance	1-2%
Supplies: Office	1-2%
Taxes: Payroll	10% of Payroll
Taxes: Property	.5 to 3% of Assessed Value
Telephone	Less than 1%
Travel	1-3%
Utilities: Electric	1-3%
Utilities: Gas	Less than 1%
Utilities: Trash	4-7%
Utilities: Water & Sewer	0-25%