

## Property Details

CONTROL: Owner VALUE: \$270,000  
LOAN: \$195,000  
EQUITY: \$75,000

TITLE: SMALL VALUE ADD MOBILE HOME PARK  
TYPE: Mobile Home/RV  
HAVE: 38 pad site MHP with 14 existing homes. Includes 5 park owned homes.  
Tenants pay utilities and garbage via passthru.  
ADDRESS: 1219 N 20th st, Murphysboro, Illinois  
BENEFITS TO NEW OWNER: Some income, ability to upgrade and add trailers. Lots of upside.

GROSS SCHEDULED INCOME: \$32,000 Actual  
VACANCY LOSS: \$12,000  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$6,000  
NOI: \$14,000  
DEBT SERVICE: \$17,550  
CASH FLOW: \$-3,550  
CAP RATE: 5.19%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$195,000	\$1,462	9%	06/01/2022	No

BENEFITS SOUGHT: Go on to a bigger deal.

MOTIVATION: moderate. we don't have the crew to do the work.

CAN ADD: \$1.7MM of mixed use commercial property in Indiana, notes, land, cash

REMARKS: We have deal fatigue on this one because we do not have the human resources to make this happen. We would be happy to include someone in the deal who could do the sweat equity. Make us an offer, we are pretty creative.

OWNER: Bloah LLC

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