## **Property Details**

CONTROL: Owner VALUE: \$220,000

LOAN: \$195,000 EQUITY: \$25,000

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 Some income, ability to upgrade and add trailers. Lots of upside.

OWNER:

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:
 6.36%

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

We have deal fatique on this one because we do not have the human resources to make

REMARKS: 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

COUNSELOR: Blake Allen Phone: 719-685-0707

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