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 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:	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
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	
COUNSELOR:	Blake Allen 108 Canon Ave Manitou Springs, Colorado, 80829	Phone: 719-685-0707 Cell: 719-684-4123 Email: blakeallenrealty@gmail.com