

Property Details

CONTROL: Exclusive VALUE: \$1,316,713
LOAN: \$20,000
EQUITY: \$1,296,713

TITLE: 13.75% Cap rate with upside
TYPE: Mobile Home/RV
HAVE: Corporate Mobile Housing deep in the heart of the Eagle Ford Shale. Fully leased with 5 acres of land to expand on. Turn key , extremely well kept property. Rare cash flow with upside to expand.
ADDRESS: 146 CR 329, Kenedy, Texas
BENEFITS TO NEW OWNER: Rare high cash flow, 100% leased- comes with 5 unused acres to build on . County no zoning, Has city water.

GROSS SCHEDULED INCOME: \$276,600 Actual
VACANCY LOSS: \$5,532
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$90,000
NOI: \$181,068
DEBT SERVICE: \$68,469
CASH FLOW: \$112,599
CAP RATE: 13.75%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$10,500	\$772	8%	12/31/1969	No
LOAN 2	\$10,100	\$399	8%	12/31/1969	No

BENEFITS SOUGHT: retirement, either cash or some cash and enough interest to make it worth doing. Take risk out of the coming back to bite high. Get as much money as he can off of this.

MOTIVATION: High if it doesn't put him at risk and accomplishes what he is seeking

REMARKS: will Seller finance for 35% down and more motivated to for a shorter term.

OWNER:

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