AFFORDABLE HOMES FOR VETERANS
INVESTMENT PROFILE

AffordableHomesforVeterans.com
916.217.7443

ID: Any Street
ANYWHERE

Opportunity

This 2 acre, 22 space, mobile home/RV park is a diamond in the rough. This is a great investment opportunity for a buy/hold or flip. The owner is a sick elderly man motivated to sell.

No Risk Terms:
1. Collaborate with buyer, Gigi Smith
2. Provide POF and earnest money
3. 60 day due diligence
4. Known Sewer/Septic Issues
5. Listed at $795K, offer $550k, $390K Hard Money Loan
6. Owner gets $60k initially, $4k Monthly for 25 months
7. Owner maintains occupancy in exchange for management.
8. We pay Hard Money Loan
9. We improve property and increase space rent from $500 to $900
10. Sell old units, replace with Park Models
11. Rent 1/2 as AirBnB and 1/2 as permanent rentals to Veterans.
12. Gain significant Tax Saving$

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Property Details

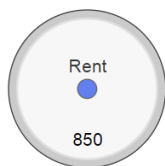22 Spaces | 2 acres | Hwy 65

Mobile Home/RV Park | Offer: $550,000

List Prices $795,000 | Est. Debt $390,000

Current Cash Flow: $10,000 mth | Rent: $500 mnth

Proposed Cash Flow: $20,000+ mth | Rent: $900 mnth

Rent Details

Rent trends in this area

Rent

850

Results based on **2**, 2-bedroom rentals seen within 12 months in a **10.00** mile radius

AVERAGE	MEDIAN	$850–$850	$850–$850
$850 ±0%	$850	80%	60%

Consider the Possibilities

The possibilities are endless.

- Great Investment
- 12-18% ROI
- Excellent Buy Hold
- Great Flip
- Help Veterans
- Stimulate Community
- Win/Win/Win Opportunity

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The Possibilities are Endless

- AirBNB
- Extended Stay Rentals
- Long Term Rentals
- Vacation Rental
- Space Rent