

For More Information: (720) MHP-4YOU  
(720) 647-4968



Investment Highlights

- Stabilized park in a good MSA
- Very desirable school district
- Value add through infill of 6 lots
- Paved roads in good condition



Known Issues

- New buyer will need to find a manager
- Park could use some landscaping improvements

Steel Creek MHC | Satsuma AL | Mobile AL MSA

\$720,000

Investment Information	
List Price	\$720,000
Gross Income	\$131,396
Lot Rent Income	\$66,000
Cap rate (lot rent only)	8.05%
Gross Cap Rate	10.20%
Cash on Cash - Levered	19.77%
Total Return - Levered	25.95%
Price Per Lot	\$24,828
Price Per Occupied Lot	\$32,727
Utility Income	\$13,309
Lot Rent Expense	40.92%
Gross POH Income	\$45,905
POH Expense Ratio	50.00%

Park information	
Property Address	6 W Bayou Ave Satsuma AL 36572
Occupancy Rate	75.86%
Total Rentable Units	29
MHP Lots	28
Vacant Lots	6
Total POH	10
Vacant POH	1
RV Lots	0
Vacant RV Lots	0.00%
Single Family Home(s)	1
Vacant SFH	0
Other Units	0
Vacant Other Units	0
Total Acres	3.41
Road Type	Paved

Additional Documents		CLICK HERE
Offering Memorandum		CLICK HERE
Brokers Excel Sheet		CLICK HERE
Brokers Summary Video		CLICK HERE
Letter of Intent		CLICK HERE

Executive Summary	
Total Tenants	22
Lot Renters	11
POH renters	9
RV Renters	0
Other Renters	1
Current Lot Rent	\$262
Current POH Rent	\$356
Market Lot Rent	\$272
Market POH Rent	\$367
RV Lot Rent	\$0
Other Rent	\$0

Utility Infrastructure	
Water	Public - Direct Billed
Sewer	Public-Tenants Pay (Submeters)
Garbage	Public-Tenants Pay (Submeters)
Gas	Landlord
Cable	Public - Direct Billed
Snow Removal	Direct Bill
Mowing Responsibilities	N/A

Additional Info	
Can this park be expanded?	No
Opportunity Zone	No
Flood Zone	No
Single-Wide Homes	N/A
Double-Wide Homes	N/A