

Property Information Sheet

Mobile Homes and RV Parks

Note: Bolded Questions Apply to “Quick Profitability Analyzers”

Submitter's Name: _____ Date: _____

Phone: _____ Cell Phone: _____

Fax: _____ Email: _____

Address/Location of Property: _____

City _____ County _____ State _____ Zip _____

If intersection, what quadrant: _____ Parcel Number: _____

Sellers Name: _____ Phone: _____

Cell Phone: _____ Fax: _____

Email: _____

Is Property Listed? ___Y___N How many days? _____

Realtor's Name: _____ Phone: _____

Cell Phone: _____ Email: _____

Brokerage Firm: _____ Fax: _____

City: _____ State: _____ Zip: _____

Asking Price: _____ # of Acres: _____ Cost/Acre: _____

Total Pads: _____ Asking Price/Pad: _____ **Cap Rate:** _____

Seller's Motivation: _____

How Asking Price Was Determined? _____

Number of Mobile Homes Included in Purchase? _____

Condition of Mobile Homes? ___Excellent___ ___Good___ ___Fair___ ___Poor___

Any Repairs Needed to the Park? ___Y___N **If Yes, Estimated Cost?** _____

Explain: _____

Number of Rentable Units: _____ Occupancy Percentage: _____

Average Length of Leases in Place: ___Annual___ ___Semi-Annual___ ___Quarterly___ ___Monthly___

Current Average Rent Charged? _____ Market Rents in the Area? _____

Current Gross Annual Income: _____ **Current Annual Expenses:** _____

Current Annual Net Operating Income: _____

Projected Gross Annual Income: _____

Projected Annual Expenses: _____ **Projected NOI (excluding mortgage):** _____

Utilities Owner Pays: ___ Gas ___ Electric ___ Water ___ Sewer ___ Phone ___ Internet ___ CAM

Separate Meters: ___ Gas ___ Electric ___ Water

Is There Additional Land Available? ___ Y ___ N If Yes, How Much? _____

Income Level of Area: ___ Low ___ Medium ___ High

Distance to nearest Wal-Mart? _____ Home Depot? _____ Lowes? _____

Is the property within the city limits? ___ Y ___ N If no, how far away? _____

What is the population of the city where the property is located? _____

What percentage was city's growth rate over the last two years? _____

What is the distance to the nearest city that has a population greater than 50,000? _____

Do you have photos of the property you can include? ___ Y ___ N

Is there Seller financing available? ___ Y ___ N All cash required? ___ Y ___ N

Is the Property owned "Free and Clear"? ___ Y ___ N

If debt is carried and financing is in place, really bear down on the Mortgage info:

Is the mortgage assumable? ___ Y ___ N What is the current interest rate? _____

What are the current terms? _____ Balloon? ___ Y ___ N When due? _____

<u>Mortgage Info</u>	<u>Mortgage</u>	<u>Monthly</u>	<u>Payment</u>	<u>Amount in Arrears?</u>
	<u>Balance?</u>	<u>Payment?</u>	<u>Current?</u>	
1st	_____	_____	___ Y ___ N	_____
2nd	_____	_____	___ Y ___ N	_____
3rd	_____	_____	___ Y ___ N	_____

In Foreclosure? ___ Auction/Sale Date: _____ Bankruptcy? ___ Type: ___ 7 ___ 11 ___ 13

****AFTER REPAIR VALUE, (ARV), TO BE CALCULATED AFTER OBTAINING INFORMATION FROM THE **BOLD** QUESTIONS ABOVE****

Note: All **Bold** items will be used in the "Quick Profitability Analyzer"

After Repair Value: _____ ****Use Quick Profitability Analyzer****

Exit Strategy: What Should be Done with the Property? _____

Additional Comments and Supporting Evidence: _____

Obtain at least (3) Sold “ARV” Comps and (3) Average Lease Rate Comps, (if any), in close proximity, of comparable size and function, so we can get a handle on determining the “ARV” value and the average lease rates of the subject property

“ARV” and Average Lease Rate Comp Summary Table

ARV Comps	Number of Acres	Total Pads	Average Lease Rate per Pad	Asking Price	Sold Price	Sold Price per Pad	Year Sold
(1)							
Complete Address:							
(2)							
Complete Address:							
(3)							
Complete Address:							
(4)							
Complete Address:							
(5)							
Complete Address:							
(6)							
Complete Address:							
Averages							