



DELWOOD
MOBILE HOME PARK
CARIBOU, MAINE



This well-maintained park is licensed for 36 pads & is situated on 10.31 acres in Caribou, ME next to Little Madawaska River with convenient travel to town. Private, paved roads easy to maintain situated in a quiet neighborhood setting. Private Water & Sewer. Great potential for profit growth by adding new homes!



"The Dot Fernald Team" Mobile Home Park Questionnaire

Park Name:	Delwood Park
Park Address:	590 Access Highway Caribou, Maine 04736
Acreage of the Park:	10.31
Is there additional land abutting this property that could supply potential park growth/expansion in the future?	None known
Age of the Park:	Unknown, possibly 1960's
How long have you owned the park?	2020
PADS:	Licensed for 36
How many pads?	23 existing
How many homes on concrete pads?	0
How many homes on gravel pads?	23
How many pads currently vacant?	12 lots, 6 homes
Water Type (Private or Public)	Private
Type and size of supply lines?	Unknown
Age of well?	Unknown
Have you ever run out of water or have a bad water test?	No
Sewer type: (Public or Private)	Private
Metal or Concrete Tanks?	Concrete
How many tanks throughout the park?	Unknown- Possibly 6
Any problems with the tanks?	None known
What is the location of the tanks?	See Map
How many leach fields in the park?	Unknown- Found design for 1
	Tested in 2021 & recommended to be replaced. New design has been created. Replacement quote attached.
Any problems with the leach field?	
Who maintains the private system?	Park
Who installed the system?	Unknown
Roads: (Private, town approved, paved, gravel)	Paved - Private
Are the roads in the park maintained by the park?	Yes
Are individual driveways maintained by the park?	Some
Is snow plowing and sanding of the driveways the responsibility of the park owner?	No, tenant responsibility
Electricity:	
Who pays for the street lights in the park?	Park Owner



"The Dot Fernald Team" Mobile Home Park Questionnaire

What type of electrical meters service each pad?	Unknown
How many are fuses?	Unknown- should be none
How many are circuit breakers?	Unknown- should be all
Is there an existing long-term contract with CMP?	Yes, but with Versant
Miscellaneous:	
Has the Maine Manufacturing Housing Board cited the MHP for any violations as a result of their annual inspection and/or complaints from park tenants?	No
Are there any buried oil tanks in the park?	None known
How many sites have oil tanks?	Unknown
Does the current owner provide trash removal for each site?	Yes
How many vehicles are allowed to park on each site?	2
Are dogs allowed in this park?	Yes
Are there rules and regulations for this park?	Yes
Can you provide a copy of the bylaws of the park?	Yes
Can you provide rent roll inclusive of the name of the tenant and length of occupancy?	Yes
Are there any litigations currently pending?	None
To your knowledge are there environmental issues factored into the relative value of the park?	None known
Are copies of the submitted IRS Schedule E statements available for the last 3 years?	Yes
Is there an age limit to the admission to the park?	No
Are older mobile homes allowed to enter this park?	Yes
How many of the mobile homes are owned by the Park owner?	9, but 3 are rent to own
Looking at trends, do you anticipate further increases in this rate?	Once the vacant homes are fixed up and new or used homes brought in on the vacant lots, park could be 100% full
Driving directions to the park:	
From I-95N to Route 1 N, follow to Route 1A N. Turn left onto Riverside Ave W / Route 161. Continue until right onto ME-89E / Access Highway. Park will be located on left. Look for the large sign.	



Del-Wood Mobile Home Park

Income & Expense Summary

The Dot Fernald Team

Effective Gross Income	Current - Annual	Potential
Pad Rental Income - 1 @ 475	\$5,700.00	\$6,120.00
Pad Rental Income - 16 @ \$510	\$97,920.00	\$97,920.00
Rent To Own Income	\$7,880.00	
Vacant Pad - 12 @ \$510 (Needs to be installed)		\$73,440.00
Vacant Home - 6 @ \$800 (Needs to be repaired)		\$57,600.00
Current/Rented Annual Gross Income	\$111,500.00	\$235,080.00
Expenses	Current - Annual	Potential
Property Taxes	\$8,084.03	\$8,084.03
Electricity	\$10,959.33	\$10,959.33
Water / Sewer	\$6,083.28	\$6,083.28
Trash Removal	\$1,440.00	\$1,440.00
Lawn Care	\$8,846.24	\$8,846.24
Heating	\$739.81	\$739.81
Insurance	\$5,436.00	\$5,436.00
Plowing	\$10,294.02	\$10,294.02
Management Fee	\$10,750.72	\$23,508.00
Routine Maintenance	\$15,569.94	\$15,569.94
License & Permit Fees	\$230.00	\$230.00
Gross Expenses	\$78,433.37	\$91,190.65
Net Operating Income	\$33,066.63	\$143,889.35

DELWOOD MHP RENT ROLL

Del-Wood MHP Rent Roll

Lot #		Rent	Loan	Tenant Owned	Rent to	Move in	Assessed
		Amount	Amount	Homes	Own Homes	Date	Value
1	Vacant Home	\$0		N	N	N/A	\$14,013
2	Tenant Owned	\$510		Y	N	7/1/2022	\$6,000
3	Tenant Owned	\$510		Y	N	5/1/2023	\$8,400
6	Vacant Home	\$0		N	N	N/A	\$5,800
11	Rent to Own	\$510	\$250	N	Y	6/1/2020	\$9,300
14	Tenant Owned	\$510		Y	N	6/1/2024	\$18,600
20	Tenant Owned	\$510		Y	N	8/5/2021	\$6,200
22	Tenant Owned	\$510		Y	N	6/1/2020	\$12,300
24	Tenant Owned	\$510		Y	N	6/1/2020	\$5,800
29	Tenant Owned	\$510		Y	N	6/1/2020	\$5,300
33	Vacant Home	\$0		N	N	N/A	\$5,700
36	Tenant Owned	\$510		Y	N	6/1/2020	\$14,300
38	Tenant Owned	\$510		Y	N	6/1/2020	\$9,600
40	Tenant Owned	\$510		Y	N	8/1/2021	\$11,400
42	Tenant Owned	\$510		Y	N	11/1/2022	\$4,700
44	Vacant Home	\$0		N	N	N/A	\$0
46	Vacant Home	\$0		N	N	N/A	\$17,100
48	Tenant Owned	\$510		Y	N	6/1/2020	\$6,800
49	Vacant Home	\$0		N	N	N/A	\$0
50	Rent to Own	\$475	\$200	N	Y	7/31/2025	\$12,100
51	Rent to Own	\$510	\$325	N	Y	8/31/2024	\$12,900
54	Tenant Owned	\$510		Y	N	7/31/2022	\$18,600
55	Tenant Owned	\$510		Y	N	12/31/2022	\$18,200

PARK OWNED & RENT TO OWN HOMES

Del-Wood Mobile Home Park Owned Homes

	Lot #	Make	Size	Age	Assess. Val.	Taxes
1	1	Ranch	Unk	1968	\$14,013	\$294.27
2	6	Liberty	12x56	Unk	\$5,800	\$127.60
3	11	Colony	14x56	Unk	\$9,300	\$204.60
4	33	Holiday	12x56	Unk	\$5,700	\$125.40
5	44	Unknown	Unk	Unk	Unk	Unk
6	46	Maple Leaf	16x67	Unk	\$17,100	\$376.20
7	49	Artcraft Centurian	14x66	1977	Unk	\$0.00
8	50	Skyline Hampshire	14x66	1969	\$12,100	\$266.20
9	51	Hallmark	14x66	Unk	\$12,900	\$283.80



PARK OWNED & RTO HOMES



Lot 1



Lot 6



Lot 11 (RTO)



Lot 33



Lot 44



Lot 46



Lot 49



Lot 50 (RTO)



Lot 51 (RTO)

PROPERTY DISCLOSURE
(Non-Residential Properties)

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

PROPERTY LOCATED AT: 590 Access Highway, Caribou, ME 04739**SECTION I. UNDERGROUND STORAGE TANKS**

To the best of Seller's knowledge (check one):

- ☒ No underground storage facility for the storage of oil or petroleum products exists on the premises.
- ☐ An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. _____. The underground facility ☐ has ☐ has not been abandoned in place.

SECTION II. HAZARDOUS MATERIALS

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

Seller is not aware of any underground storage tanks or hazardous materials on site.

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

SECTION III. MATERIAL DEFECTS

Material defects pertaining to the physical condition of the property:

No known material defects. Vacant homes will need repair prior to selling to new tenant or renting.

Septic system will need to be updated. Commercial quote attached. Could also do multiple Residential systems if desired.

(attach additional sheets as necessary)

PROPERTY LOCATED AT: 590 Access Highway, Caribou, ME 04739

SECTION IV. ACCESS TO THE PROPERTY

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass?..... ☐ Yes ☒ No ☐ Unknown

If No, who is responsible for maintenance? Park Owner

Road Association Name (if known): Maine Real Estate Management

Source of information: Seller

SECTION V. FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: _____

PROPERTY LOCATED AT: 590 Access Highway, Caribou, ME 04739

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ☐ Yes ☒ No ☐ Unknown

~~If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?~~

~~Relevant Panel Number: _____ Year: _____ (Attach a copy)~~

Comments: Seller is not aware of any flood claims.

Source of Section V information: Seller and FEMA

The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date.

Seller _____ Date _____
Wawaset Park Company

Seller _____ Date _____

Seller _____ Date _____

Seller _____ Date _____

The undersigned hereby acknowledge receipt of this Property Disclosure prior to the preparation of an offer to purchase the Real Estate.

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____



DEL-WOOD SEPTIC MAP



PLEASE INQUIRE FOR COMPLETE SEPTIC INFORMATION

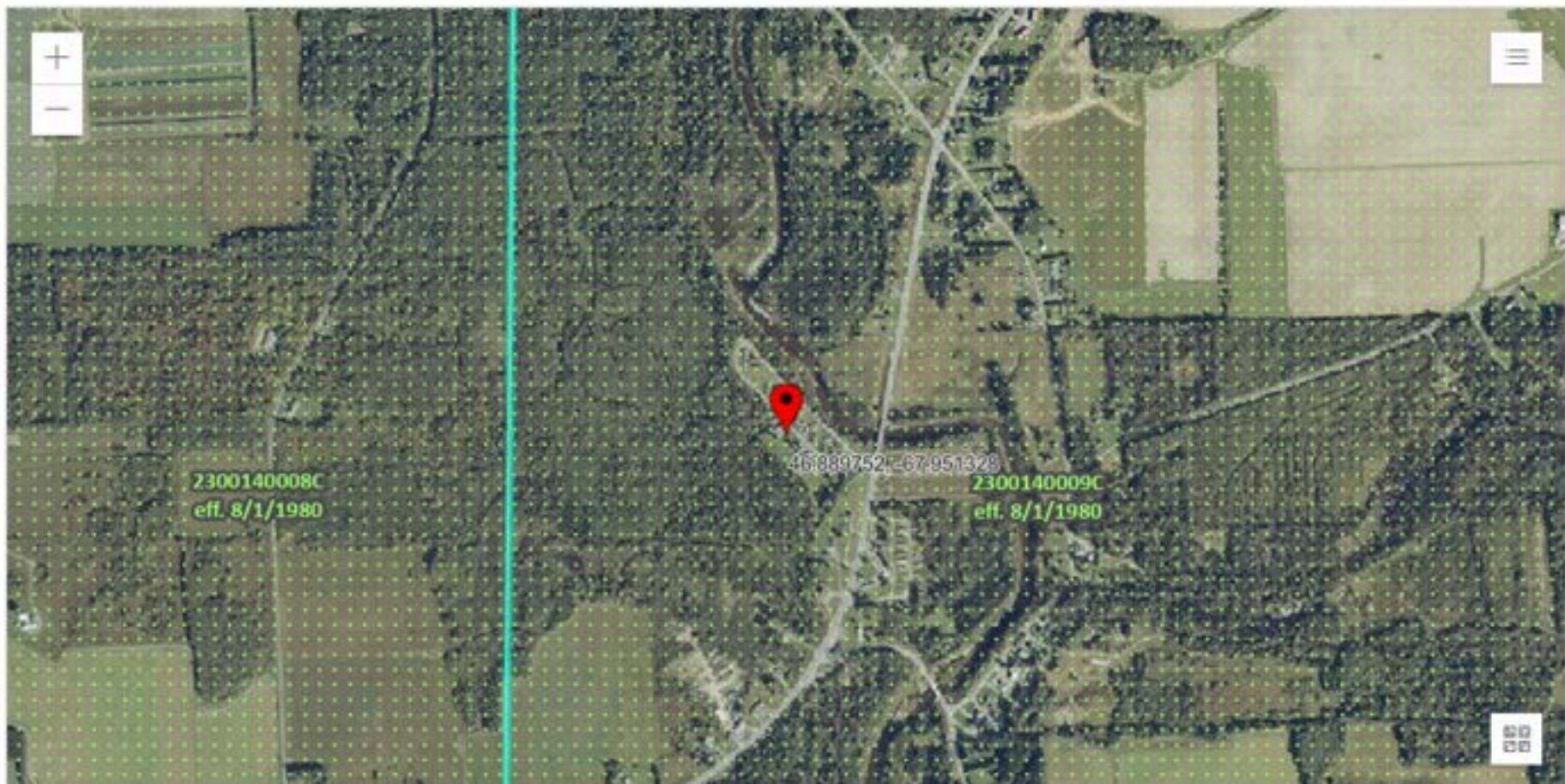
Date	Estimate #
12/21/2025	301

Delwood Mobile Home Park

Description	Qty	Rate	Total
590 Access Highway Caribou, ME 04736			
Clear wooded areas, as necessary			
Install new septic tanks			
Install new piping to lift station			
Install lift station with dual alternation pumps			
Install stone bed leach field			
Loam, seed, mulch disturbed areas			
System # 1		\$3,500.00	\$3,500.00
System # 2		\$3,500.00	\$3,500.00
System # 3		\$3,500.00	\$3,500.00
System # 4		\$9,400.00	\$9,400.00
		Subtotal	\$219,900.00
		Sales Tax (5.5%)	\$0.00
		Total	\$219,900.00

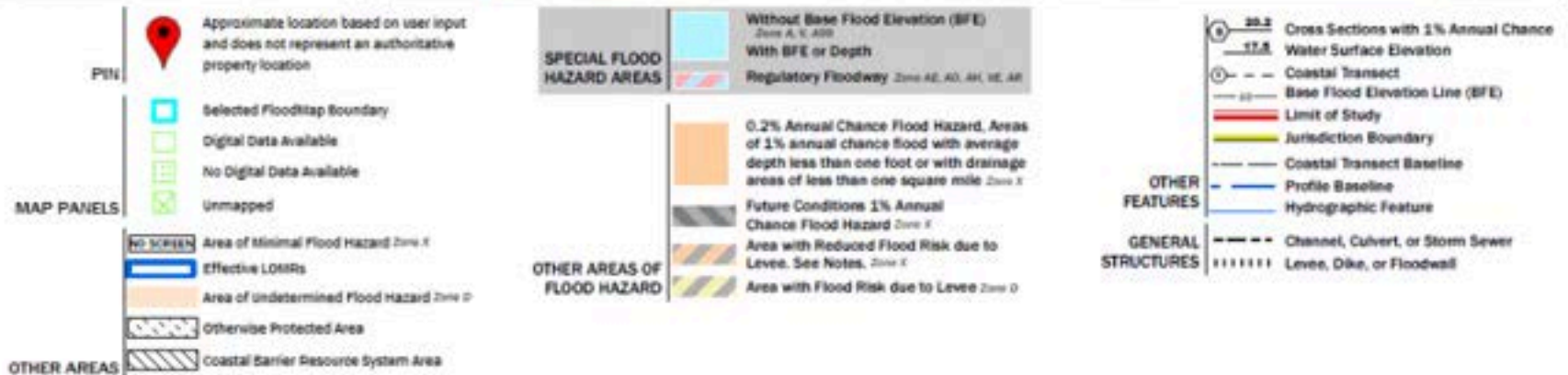
PLEASE INQUIRE FOR COMPLETE SEPTIC INFORMATION

DEL-WOOD FEMA MAP



USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

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State of Maine

DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
MANUFACTURED HOUSING BOARD

License Number MP2456

Be it known that

DELWOOD TRAILER PARK

owned or operated by **WAWASET PARK COMPANY**

has qualified as required by Title 10 MRS Chapter 951 and is licensed as:

MANUFACTURED HOUSING COMMUNITY

located in **CARIBOU** with 36 sites

Joan F. Cohen, Commissioner

ISSUE DATE
February 2, 2026

EXPIRATION DATE
March 31, 2027

Contact us today!



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