6831 & 6839 Wire Rd - Mobile Hm Park - Pasco County - Parcel ID# 02-26-21-0010-02100-0020 & 02-26-21-0010-02100-0030						
Ask price: 1,000,000	**Approximately $550k available for private owner financing at 7% interest rate**					
Utilities: **Well & Septic**						
Cap rate: **12.47%**						
No survey						
Property size: **2.36 acres & .14 Acres**						
ALL UNITS ARE SELLER OWNED - Terms M2M						
Unit # - Prop card	**RV or MH**	**Bed/Bath**	**Vacant**	**Monthly rent**	**Annual rent**	**Notes**
6831 Wire Rd. #1	SFR	3/1		$1,150.00	$13,800.00	Dep. $0
6839 Wire Rd. #2	SFR	2/1		$1,375.00	$16,500.00	Dep. **?**
38431 Neflin Rd. #3	SFR	2/1		$1,375.00	$16,500.00	
38425 Neflin Rd. - T1	Mobile Home	2/1		$1,000.00	$12,000.00	Dep. 1K
38421 Neflin Rd. - T2	Mobile Home	1/1		$1,100.00	$13,200.00	
38417 Neflin Rd. - T3	Mobile Home	2/1	x	$1,200.00	$14,400.00	potential tenant
38440 Neflin Rd. - R1	RV	1/1	x	$800.00	$9,600.00	move out
38440B Neflin Rd. - T4	Mobile Home	1/1		$900.00	$10,800.00	Dep. $0
38414 Neflin Rd. - T5	Mobile Home	2/1		$1,200.00	$14,400.00	
38408 Neflin Rd. - T6	Mobile Home	1/1		$1,000.00	$12,000.00	Dep. 1K
RV Slot	land rent		x	$700.00	$8,400.00	
Totals				*$11,800.00*	*$141,600.00*	
Annual Expenses						
Property Taxes	$8,052					
Electric	$1,884					
Maintenance	$4,000					
Waste Management	$1,105					
Well testing	$700					
Lawn maintenace	$1,200					
Total	*$16,941*		*NOI*	*$124,659.12*		
**Storge Units have potential rental income - larger unit $500-700 / smaller unit $300-500*						