

CCI Investments, LLC

Robert Merchant (209) 996-4075

Andy Tallone (925) 323-2134

Mike Nielsen (209) 321-3053

Vince Delisi (916) 799-9332

Anderson Grove MHP Columbus, MS

Price: \$300,000

Terms: \$75k down, seller financed, 6% interest-only for 5 yrs

13 Spaces

11 POHs paying rent

2 vacant spaces

INCOME & EXPENSES:

INCOME: (current P&L)

	<u>Monthly</u>	<u>Annualized</u>
POH Rent	5,021	60,247
Late fees	46	552
New Tenant Credit check	5	60
Total Income	5,072	60,859

EXPENSES:

Repairs & Maintenance	754	9,060
Property Insurance	210	2,519
MH & Property Taxes	111	1,332
Electric	111	1,335
Garbage	132	1,584
Water	757	9,083
Lagoon Operations - Sewer	222	2,667
Miscellaneous	178	2,131
Onsite Manager	1,339	16,068
<i>Additional expenses, est.</i>		
<i>Offsite Management</i>	<u>600</u>	<u>7,200</u>
Total Expenses	4,414	52,979

NET OPERATING INCOME (NOI): **658** **7,880**

CAP RATE **2.6%**

Continued on Page 2...

The above information has been obtained from sources believed to be reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

01k8

CCI Investments, LLC

Robert Merchant (209) 996-4075

Andy Tallone (925) 323-2134

Mike Nielsen (209) 321-3053

Vince Delisi (916) 799-9332

Anderson Grove MHP Columbus, MS

...Continued from Page 1

PROFORMA PLAN:

Buy 2 used POHs @ \$15K each (est) =	+\$ 30,000		
Rent 2 POHs @ \$450/mo (est)		+ 900	+ 10,800
- 5% Vacancy/Loss Factor		- 45	- 540
- Add'l Expenses @ \$1K/POH/year (est)		- 167	- 2,000
+ Current NOI (Page 1)		+ 658	+ 7,880
= Proforma NOI, est.		<u>1,346</u>	<u>16,140</u>
Total Proforma Investment, est.	\$ 330,000		
= Proforma Cap Rate, est.			4.9 %
- Loan Payment		- 1,125	- 13,500
Net Income		<u>221</u>	<u>2,640</u>
Total Cash Investment, est.	\$ 105,000		
CASH-ON-CASH RETURN			2.5 %

The above information has been obtained from sources believed to be reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.