

FOR SALE



MULTI-FAMILY TRAILER PARK

30263 EDEN CHURCH ROAD • DENHAM SPRINGS, LA 70726

SUMMARY

Purchase Price:	\$1,699,000
Total SF:	22,000
Lot Size:	2.0 Acres
Zoning:	Multi-Family



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Property Description

Mobile Home Park For Sale. Park consists of 18 park owned mobile homes. 13 mobile homes are 2016 models and 3 are older models. Of the 13 newer homes, 11 are leased at \$1,300 monthly each and 2 are leased as Air B&B generating approximately \$3,600 monthly income. The 3 older models are leased at \$600 monthly each. The park averages 100% occupancy. Landlord pays water & sewer. Tenants pay electric. Located in Flood Zone X. This is an outstanding opportunity at a 11.5% CAP rate. Contact agent for additional information.

- 11.5% CAP RATE
- 2 Acres
- 18 Units
- Well Maintained



IMAGES

30263 EDEN CHURCH ROAD



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8686 Bluebonnet Blvd
Baton Rouge, LA 70810

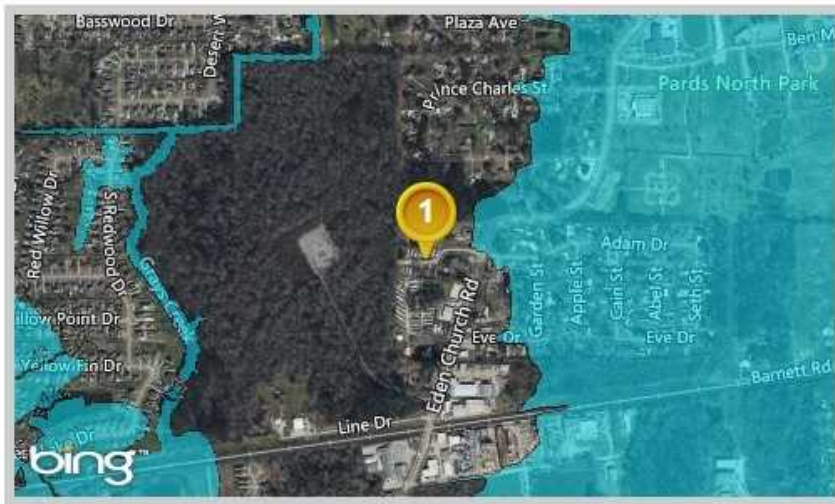


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FLOOD MAP

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Visible Layers

Effective FIRM

Bing Hybrid

Point Coordinates

Point #	Lat., Long.
1	30.4916, -90.9261

Flood information in this table is from the: Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	22063C0210E 4/3/2012	X-AREA OF MINIMAL FLOOD HAZARD	out	47.2	N/A

1. *Ground Elevation* is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

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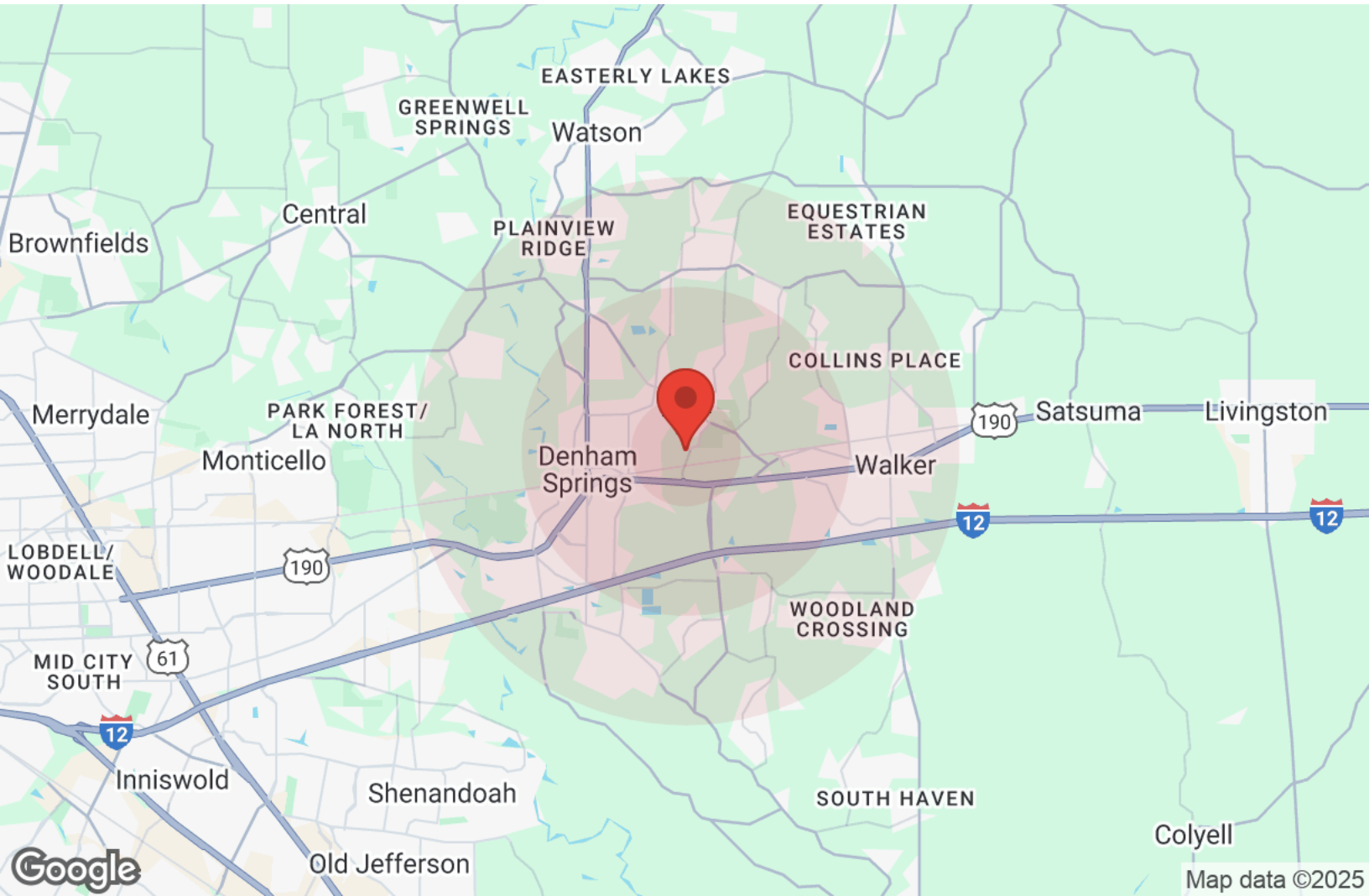
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,788	16,309	37,285
Female	2,952	16,963	39,090
Total Population	5,740	33,272	76,375

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,172	6,774	16,082
Ages 15-24	756	4,508	10,353
Ages 25-54	2,344	13,386	30,753
Ages 55-64	657	3,654	8,086
Ages 65+	812	4,950	11,101

Race	1 Mile	3 Miles	5 Miles
White	4,228	24,801	55,693
Black	822	4,711	11,441
Am In/AK Nat	4	37	84
Hawaiian	1	3	8
Hispanic	491	2,752	6,782
Asian	87	419	1,077
Multi-Racial	106	542	1,275
Other	1	7	15

Income	1 Mile	3 Miles	5 Miles
Median	\$58,041	\$76,335	\$79,928
< \$15,000	168	591	2,035
\$15,000-\$24,999	277	1,188	1,947
\$25,000-\$34,999	300	846	2,205
\$35,000-\$49,999	238	1,391	2,784
\$50,000-\$74,999	382	2,290	4,619
\$75,000-\$99,999	237	1,775	3,896
\$100,000-\$149,999	310	2,920	6,451
\$150,000-\$199,999	289	1,202	3,004
> \$200,000	118	599	1,775

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,472	13,923	31,288
Occupied	2,319	12,802	28,715
Owner Occupied	1,555	8,797	21,075
Renter Occupied	764	4,005	7,640
Vacant	153	1,121	2,572

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