

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							
Utilities: Well & Septic							
Cap rate:	10.81%						
No survey							
Property size: 2.36 acres & .14 Acres							
ALL UNITS ARE SELLER OWNED - Terms M2M							
Unit # - Prop card	RV or MH	Bed/Bath	Rehabbed	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	in process	x	\$1,000.00	\$12,000.00	pending tenant
38417 Neflin Rd. - T3	Mobile Home	2/1	no	x	\$1,000.00	\$12,000.00	
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
Totals					\$10,800.00	\$129,600.00	
Annual Expenses							
Property Taxes	\$6,800						
Electrical	\$2,925						
Maintenance	\$5,000						
Supplies & Materials	\$1,288						
Waste Management	\$1,105						
Well Maintenance	\$200						
Processing Fees	\$2,400						
Equipment (Rental/Lease)	\$1,800						
Total	\$21,518		NOI	\$108,082.00			