



MOBILE HOME PARK FOR SALE IN MARTINDALE, TX

KEY HIGHLIGHTS

- 3 Acres
- Cash Flow
- Turn-Key
- Low Maintenance
- No Restrictions/Zoning
- Outside City Limits

**Income
Producing
Mobile Home
Park!**

LIST PRICE: \$875,000



FINANCIAL ANALYSIS

Roots Road	Actual Monthly	Actual Yearly	Market Monthly	Market Yearly
Unit 81 (3B/2B) - exp 08/25	1,500	18,000	1,450	17,400
Unit 83 (2B/2B) - exp 04/25	1,400	16,800	1,150	13,800
Unit 99 (3B/2B) - exp 02/25	1,775	21,300	1,700	20,400
Unit 111 (3B/2B) - exp 05/25	1,250	15,000	1,395	16,740
Unit 120 (4B/2B) - exp 05/25	1,475	17,700	1,550	18,600
Unit 122 (3B/2B) - exp 09/25	1,500	18,000	1,450	17,400
Total Income	\$8,900	\$106,800	\$8,695	\$104,340
Utility/Other Income	130	1,560	N/A	N/A
Vacancy (3%)	267	3,204	261	3,130
Gross Income	\$8,763	\$105,156	\$8,434	\$101,210
Expenses	Actual Monthly	Actual Yearly	Market Monthly	Market Yearly
Management (6%)	534	6,408	522	6,260
Insurance	547	6,564	547	6,564
Maintenance (3%)	267	3,204	261	3,130
Lawn care	480	5,760	480	5,760
Taxes	808	9,696	808	9,696
Total Expenses	\$2,636	\$31,632	\$2,618	\$31,411
Net Income	\$6,127	\$73,524	\$5,817	\$69,799

PROPERTY FEATURES

- 100% Occupied
- Turn Key Investment
- 8.4% Cap Rate!
- Upside In Rents

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PARCEL INFORMATION



PARCEL 1:

83 Roots Rd

- Parcel ID: 28365
- TDHCA #
MH00879303

81 Roots Rd

- Parcel ID: 28365
- TDHCA #
MH00879302

PARCEL 2:

99 Roots Rd

- Parcel ID: 35863
- TDHCA #
MH00879300

111 Roots Rd

- Parcel ID: 35863
- TDHCA #
MH00879301

PARCEL 3:

120 Roots Rd

- Parcel ID: 38944
- TDHCA #
MH00879299

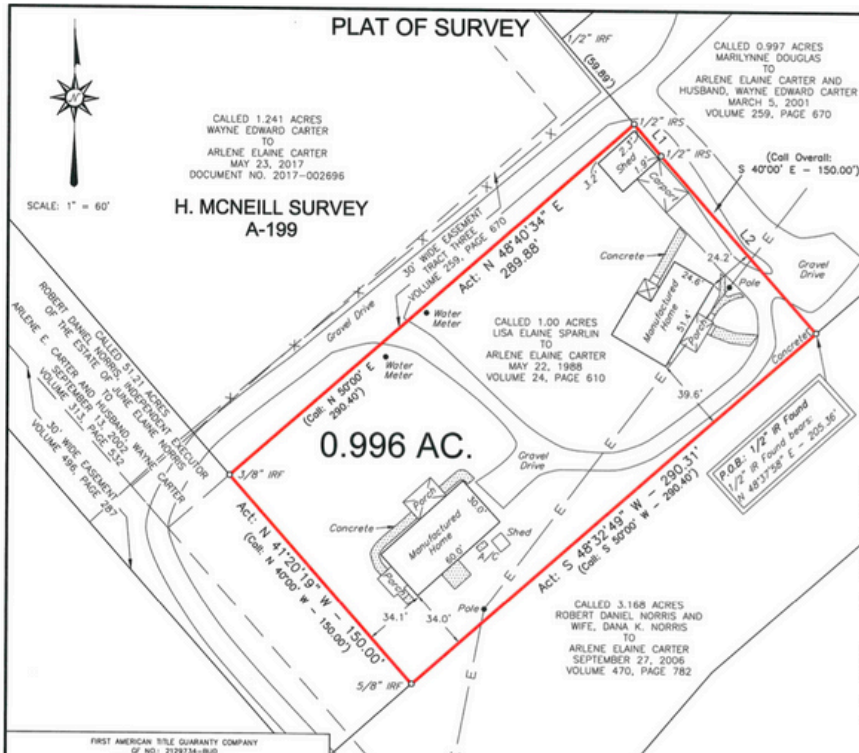
122 Roots Rd

- Parcel ID: 38944
- TDHCA #
MH00879298

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PARCEL 1: 81 ROOTS RD & 83 ROOTS RD

ADDRESS	81 Roots Road	83 Roots Road
MONTHLY RENT	\$1,500	\$1,400
PARCEL ID	28365	28365
LEASE EXPIRATION	08/2025	04/2025
YEAR BUILT	1991	1972
GROSS ACRES	Survey - 0.996 Acres	Survey - 0.996 Acres
SQFT	1,568	1,224
BED/BATH	3/2	2/2
MANUFACTURE	Palm Harbor Homes	N/A
MODEL	Palm Harbor	Twin Lakes

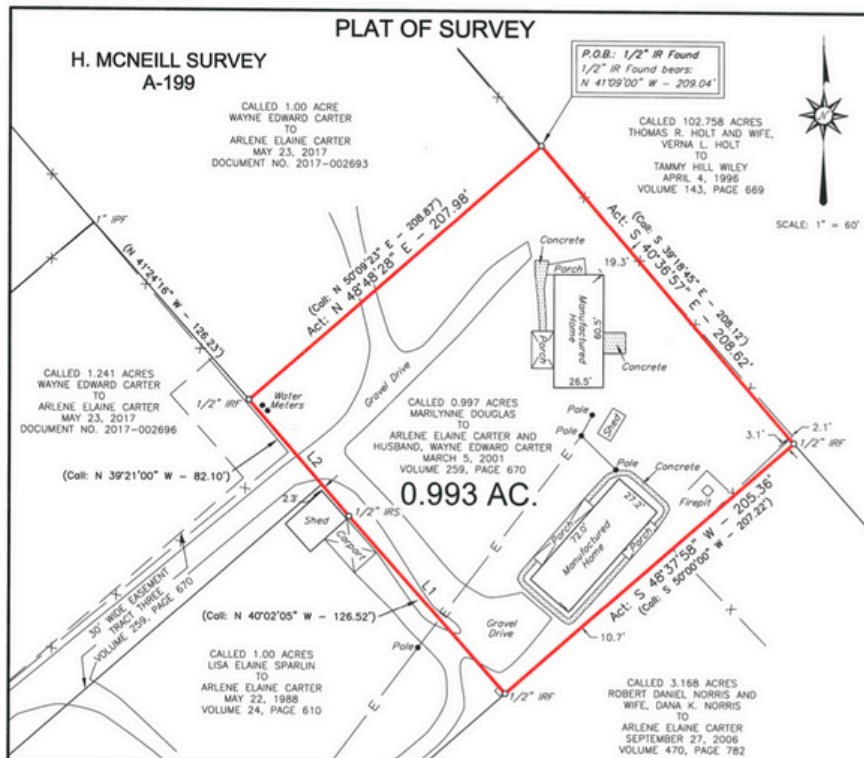


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PARCEL 2: 99 ROOTS RD & 111 ROOTS RD

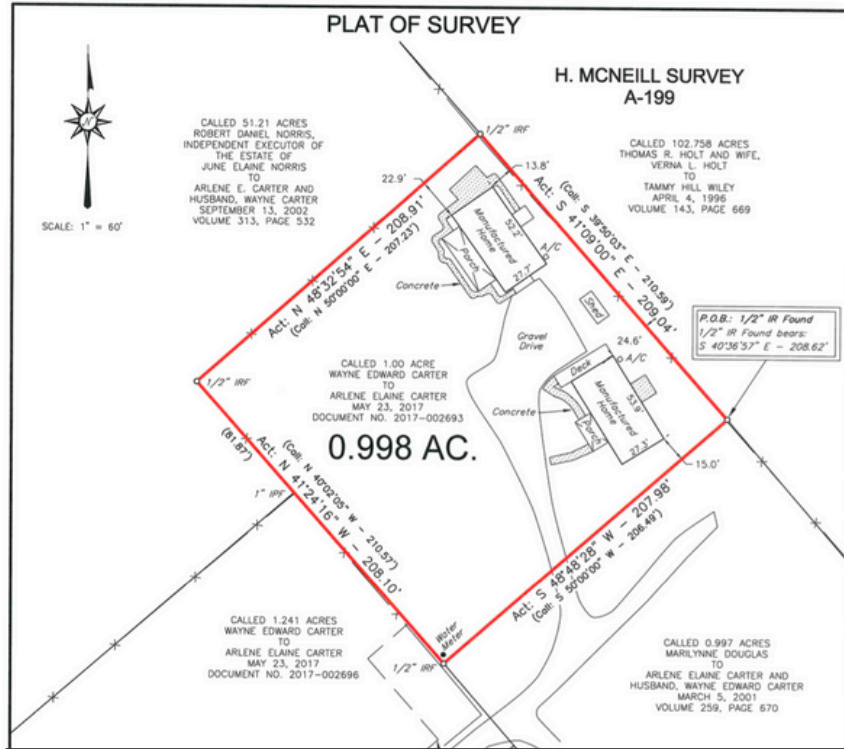
ADDRESS	99 Roots Road	111 Roots Road
MONTHLY RENT	\$1,775	\$1,250
PARCEL	35863	35863
LEASE EXPIRATION	02/2025	05/2025
YEAR BUILT	2000	1996
GROSS ACRES	Survey - 0.993	Survey - 0.993
SQFT	2,016	1,560
BED/BATH	3/2	3/2
MANUFACTURE	Redman Homes Inc.	Belmont Homes Inc.
MODEL	Worthington	Premier



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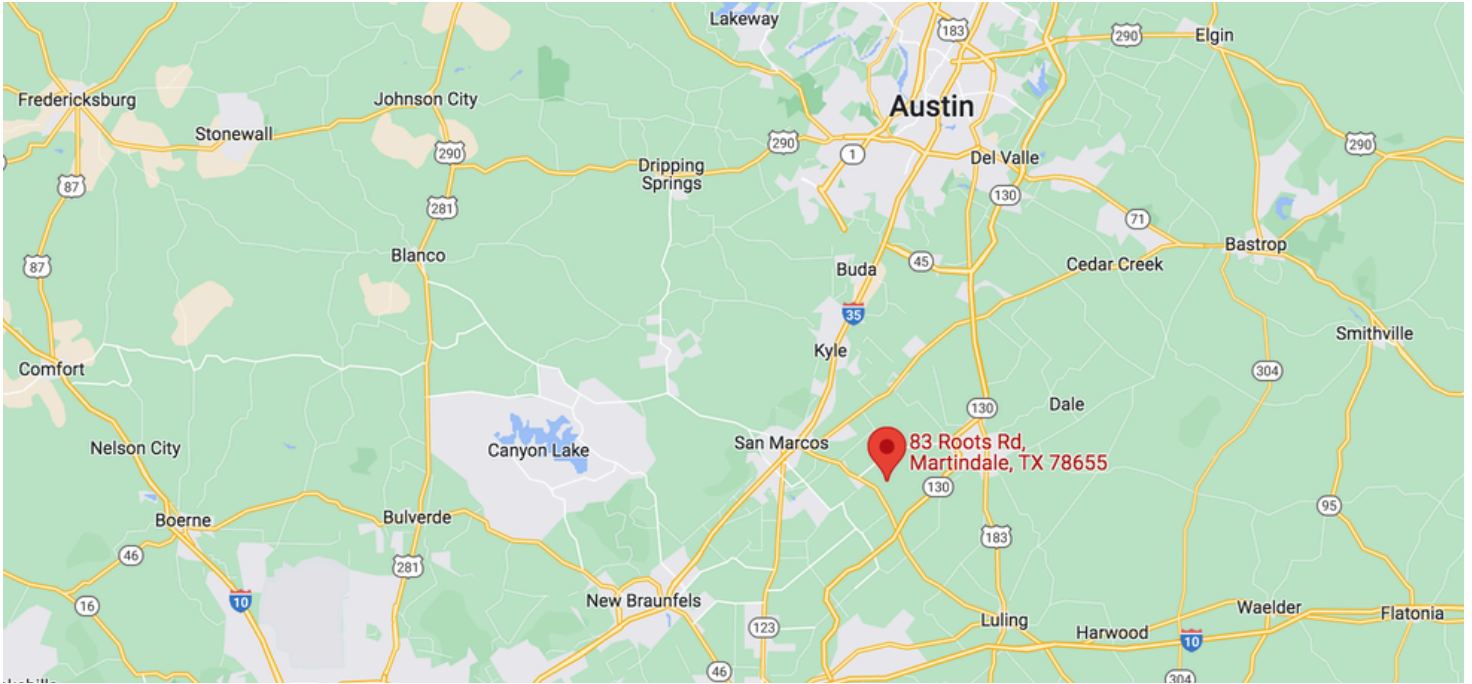
PARCEL 3: 120 ROOTS RD & 122 ROOTS RD

ADDRESS	120 Roots Road	122 Roots Road
MONTHLY RENT	\$1,475	\$1,500
PARCEL ID	38944	38944
LEASE EXPIRATION	05/2025	09/2024
YEAR BUILT	1996	1998
GROSS ACRES	Survey - 0.998	Survey - 0.998
SQFT	1,456	1,568
BED/BATH	4/2	3/2
MANUFACTURE	American Homestar of Lancaster	Redman Homes Inc.
MODEL	Galaxy	Riviera

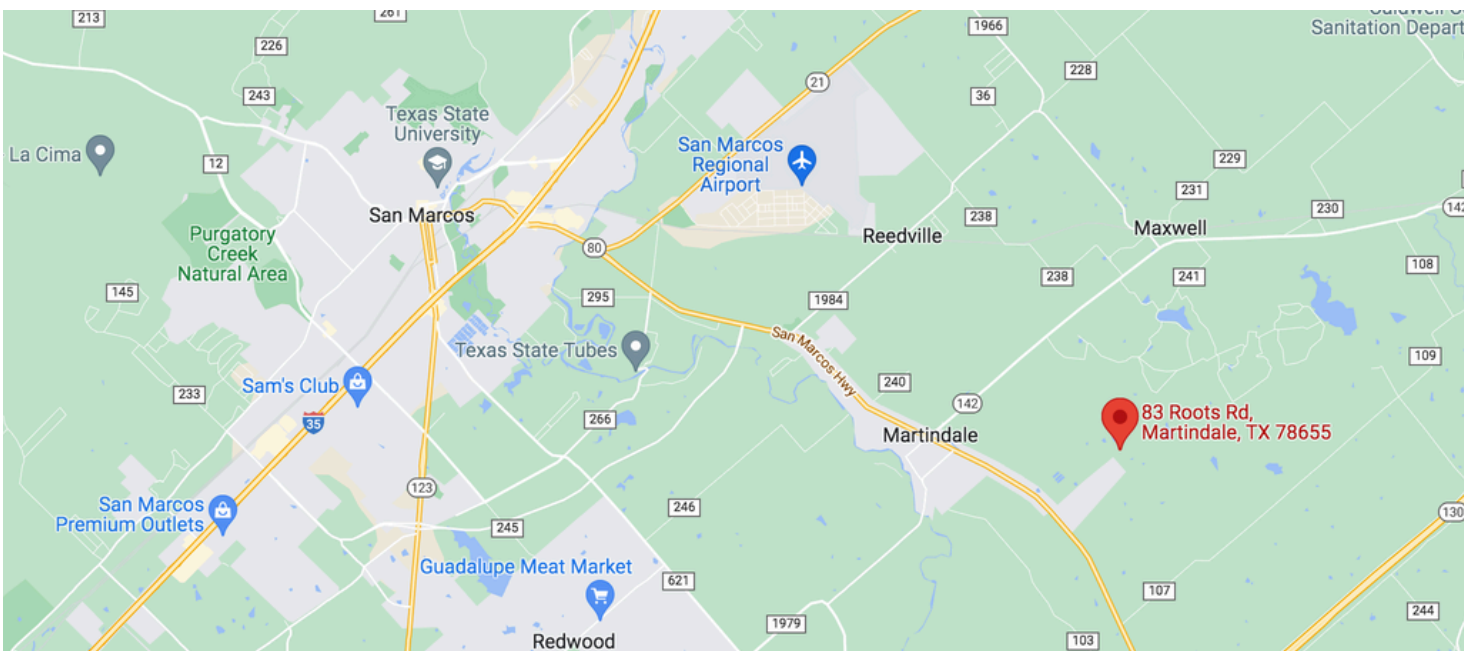


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PROPERTY LOCATION



- 7 minutes from San Marcos
- 30 minutes from Austin
- 45 minutes from San Antonio
- 6 minutes to IH-35
- 8 minutes to Toll 130
- 8 miles from Walmart
- 9 miles to H-E-B



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PROPERTY LOCATION



- 4 miles from public access to the San Marcos River
- 9.7 miles from Texas State University
- 11.3 miles from Wonder World Park
- 13 miles from the San Marcos Outlets

Click to view an
interactive map for
Roots Road



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PHOTOS



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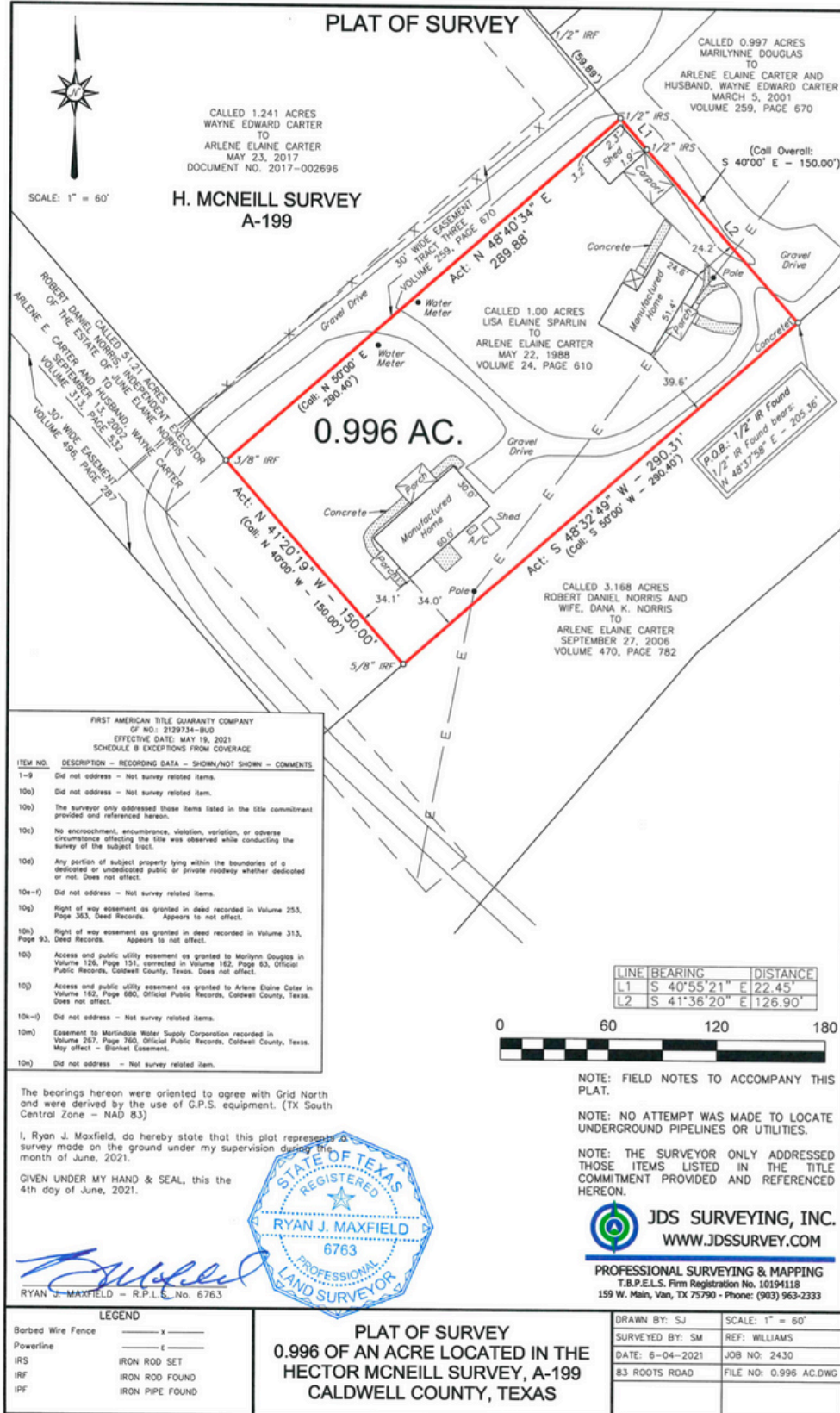
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OVERALL SITEPLAN



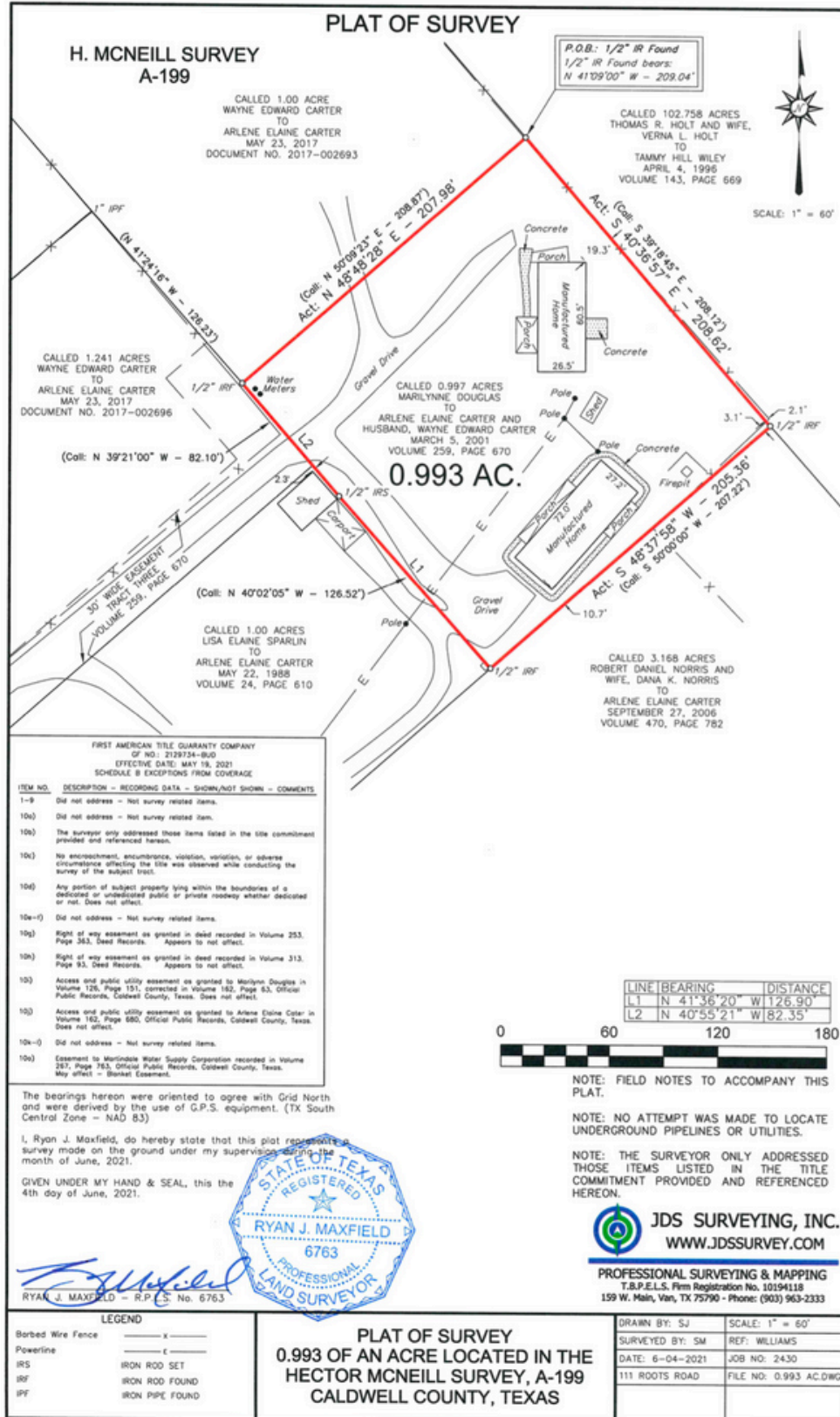
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PARCEL 1: 81 & 83 ROOTS RD SURVEY



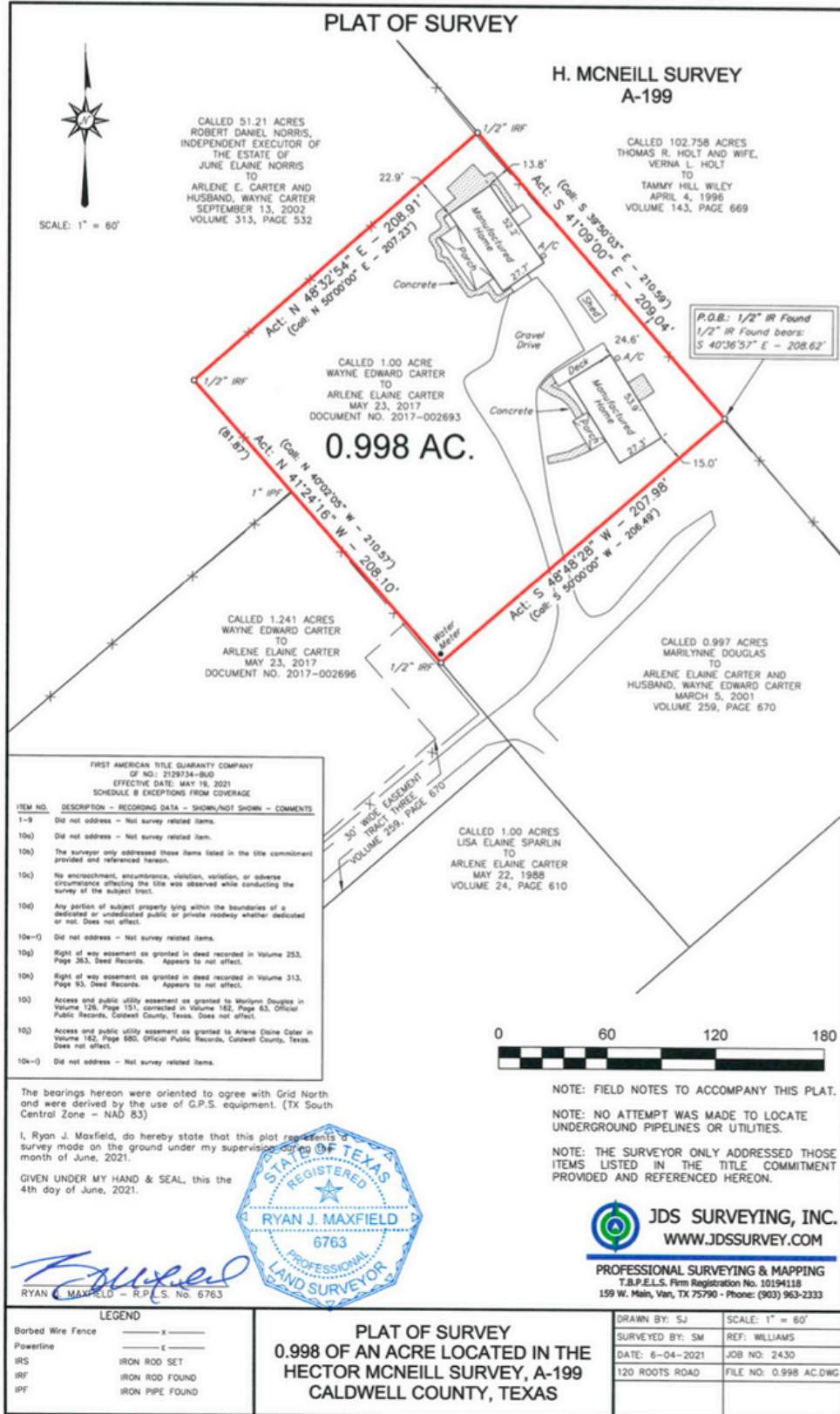
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PARCEL 2: 99 & 111 ROOTS RD SURVEY



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PARCEL 3: 120 & 122 ROOTS RD SURVEY



BROKERAGE INFORMATION



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