

MOBILE HOME PARK FOR SALE

# Profit Potential in Smithville Flats!

116 Pantry Drive,  
SMITHVLE FLTS, NY  
13841

OFFERING MEMORANDUM



**BILL LIDELL**

607.237.7471

blidell@yaman.com

 **YAMAN**  
COMMERCIAL



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Mobile Home Park For Sale

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Yaman Commercial Industrial in compliance with all applicable fair housing and equal opportunity laws.

# Property Information

116 Pantry Drive,  
SMITHVLE FLTS, NY  
13841





# PROPERTY SUMMARY

Mobile Home Park For Sale



## PROPERTY DESCRIPTION

Do miss the opportunity to own a real money maker in Smithville Flats! This property consists of 4 mobile home lots, 3 or which have mobile homes on them currently, and 1 vacant lot ready for someone to move on to! 2 of the Mobile homes are currently rented at \$900/month and are owned by the Seller. The other mobile home is tenant owned and currently pays lot rent of \$450. The total revenue and net income on this property are ideal, especially with the low maintenance and time and effort to maintain! This property also has phase 3 electric and could be the perfect spot for your next commercial business! Call today!

## PROPERTY HIGHLIGHTS

- -4 Mobile Home Lots
- -2 seller-owned mobile homes rented at \$900/month each
- -1 tenant-owned mobile home with lot rent of \$450/month
- -1 vacant lot ready for a new tenant
- -High revenue and low maintenance

## OFFERING SUMMARY

Sale Price:	\$120,000
Number of Units:	3
Lot Size:	2.48 Acres
NOI:	\$16,300.00
Cap Rate:	15.0%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	55	100	159
Total Population	119	217	347
Average HH Income	\$92,818	\$92,591	\$91,993

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# PROPERTY DESCRIPTION

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## LOCATION DESCRIPTION

Route 206 to County route 2. Property is on your right as you enter Smithville Flats.

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# COMPLETE HIGHLIGHTS

## Mobile Home Park For Sale



### PROPERTY HIGHLIGHTS

- -4 Mobile Home Lots
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- -1 vacant lot ready for a new tenant
- -High revenue and low maintenance



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# ADDITIONAL PHOTOS

Mobile Home Park For Sale



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# Location Information

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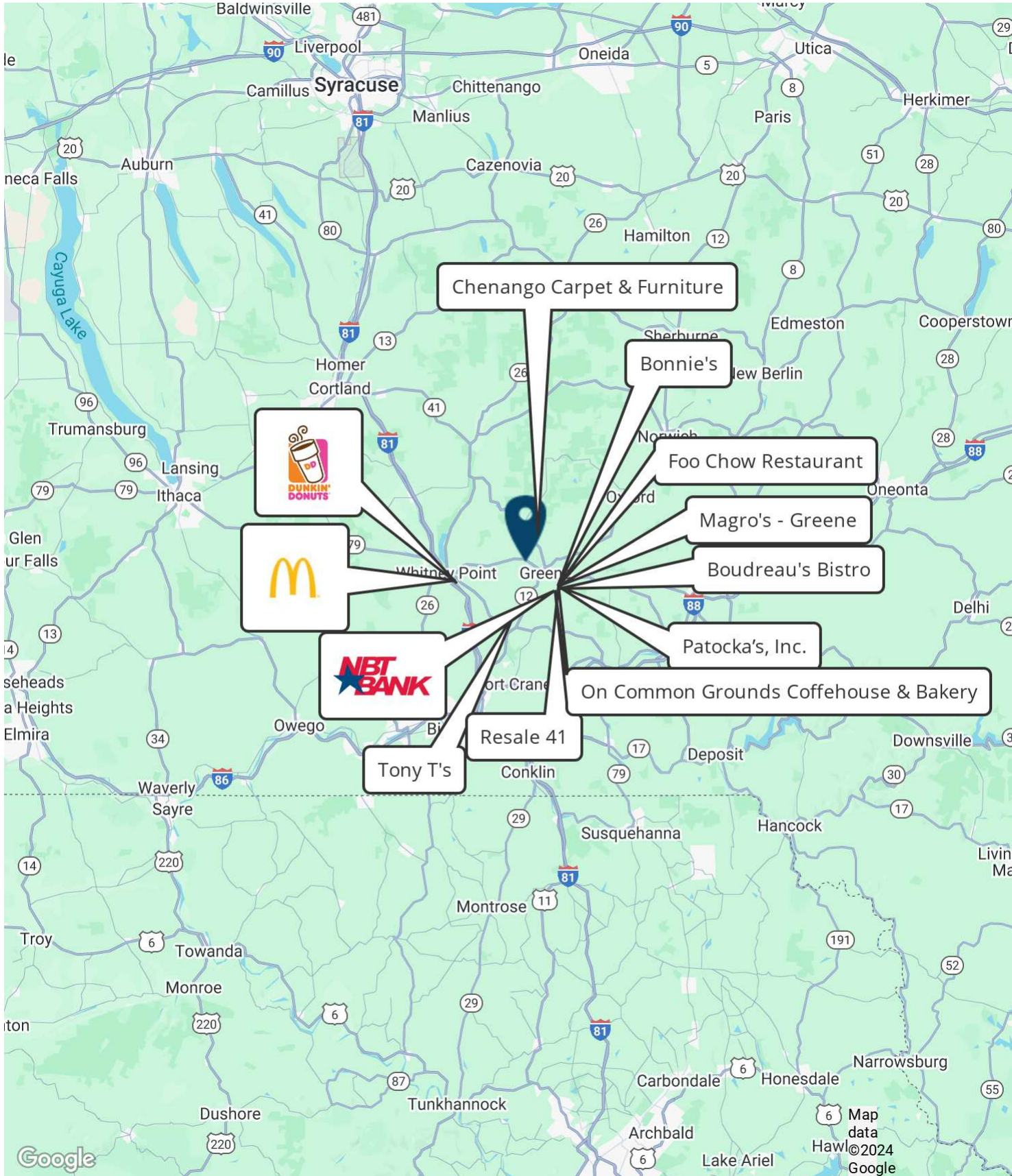
[blidell@yaman.com](mailto:blidell@yaman.com)





# LOCATION MAP

Mobile Home Park For Sale

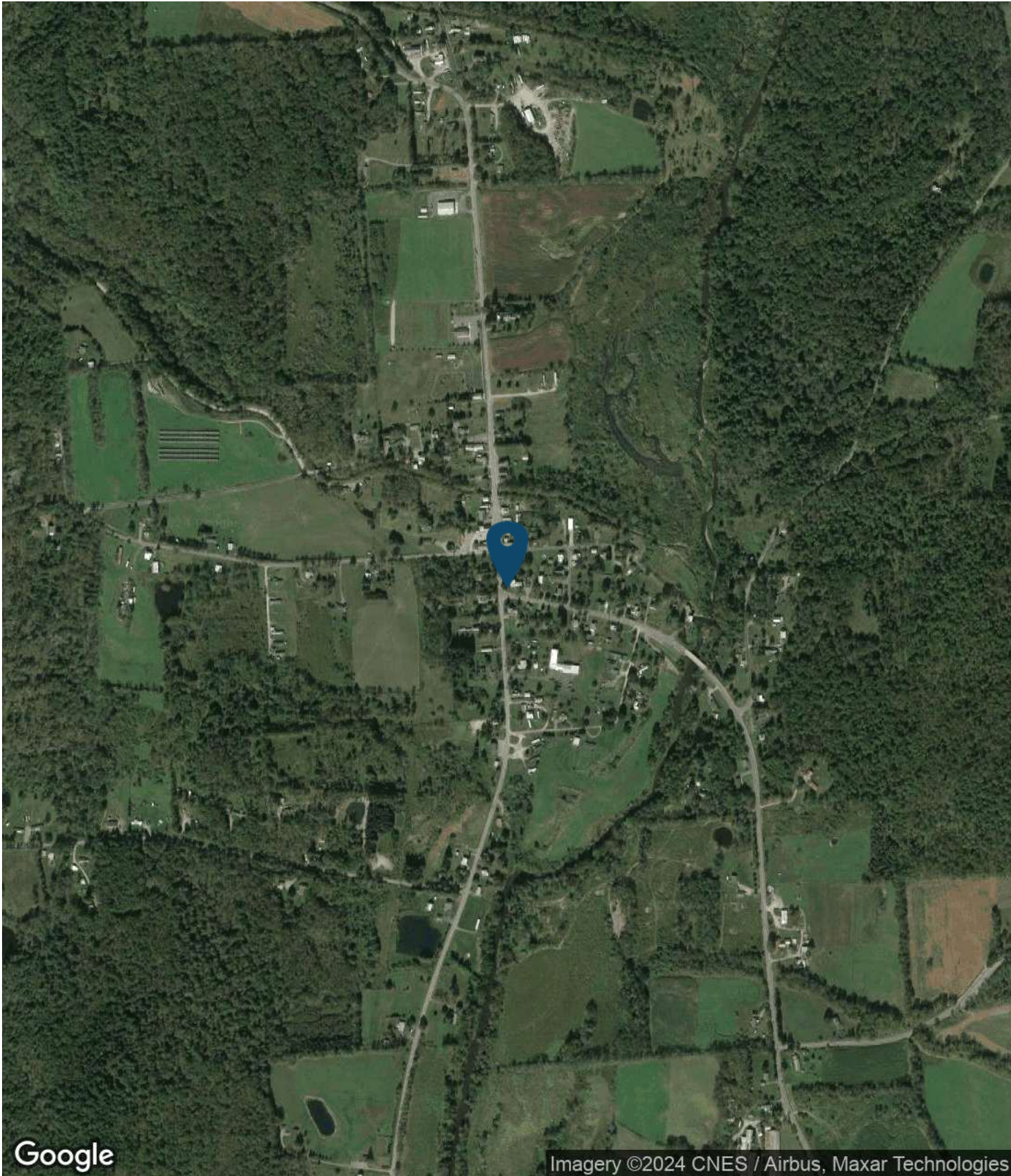


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# AERIAL MAP

Mobile Home Park For Sale



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# Financial Analysis

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116 Pantry Drive,  
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# FINANCIAL SUMMARY

Mobile Home Park For Sale

## INVESTMENT OVERVIEW

Price	\$120,000
Price per SF	\$1
Price per Unit	\$40,000
CAP Rate	15%

## OPERATING DATA

Net Operating Income	\$16,300
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## FINANCING DATA



# INCOME & EXPENSES

Mobile Home Park For Sale

## INCOME SUMMARY

<b>GROSS INCOME</b>	<b>\$0</b>
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## EXPENSES SUMMARY

<b>OPERATING EXPENSES</b>	<b>\$0</b>
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<b>NET OPERATING INCOME</b>	<b>\$16,300</b>
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# Demographics

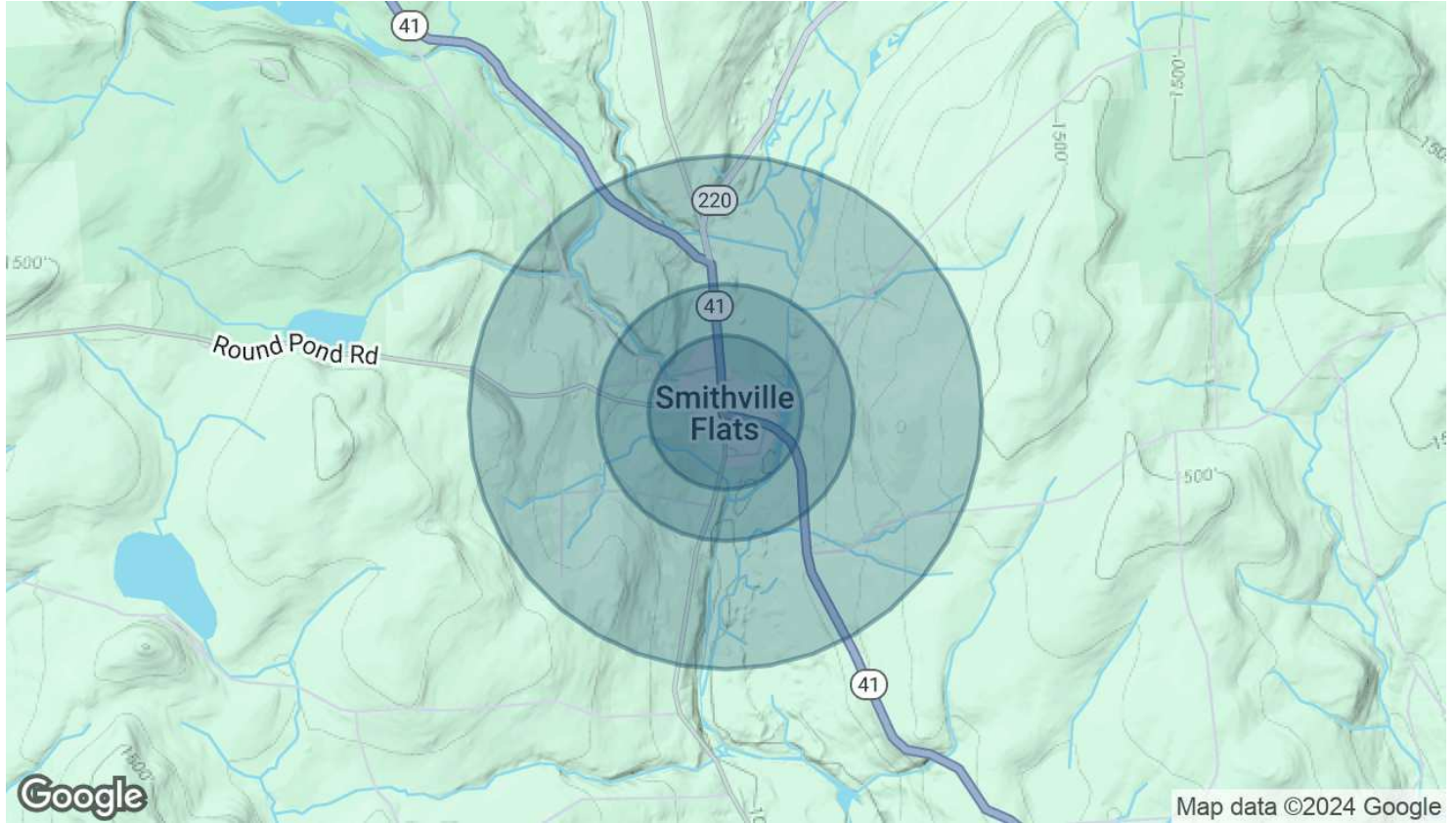
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# DEMOGRAPHICS MAP & REPORT

Mobile Home Park For Sale



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	119	217	347
Average Age	45	45	45
Average Age (Male)	44	43	43
Average Age (Female)	48	47	47
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	55	100	159
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$92,818	\$92,591	\$91,993
Average House Value	\$202,017	\$201,700	\$200,060

Demographics data derived from AlphaMap

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# Advisor Bios

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# ADVISOR BIO 1

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**PROFESSIONAL BACKGROUND**

My name is Bill Lidell. During my first 2 years in business as a Licensed Real Estate Salesperson I have covered a breadth of work with over 50 sales totaling over \$9 million! This includes residential, commercial, and land sales! As a lifelong member of the Whitney Point and Greater Binghamton Community. I am here to help people achieve their goals in Real Estate! My work ethic is backed by honesty and integrity! Looking to buy, sell, rent, lease, or invest? No matter the situation I am here to provide guidance throughout the real estate process.

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