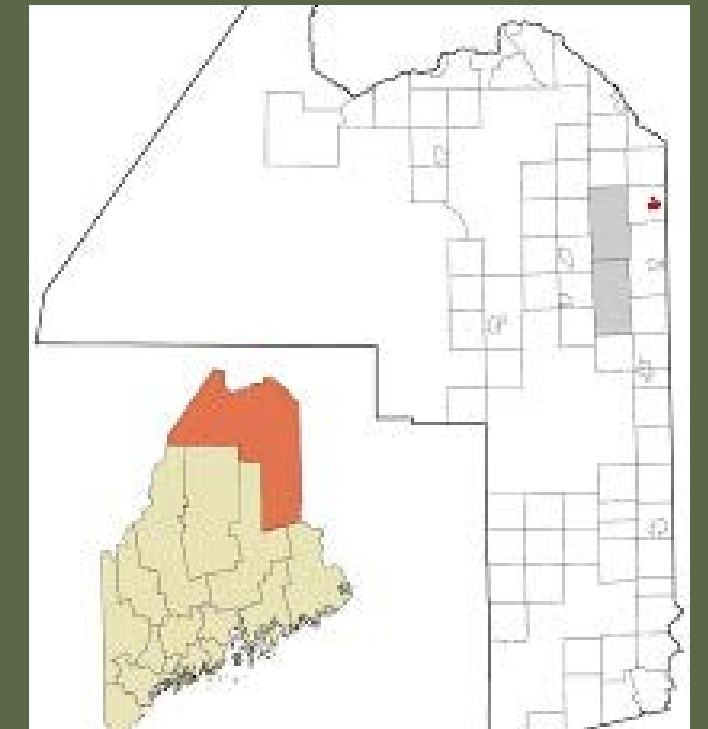


Loring Woods Mobile Home Park

\$345,000!

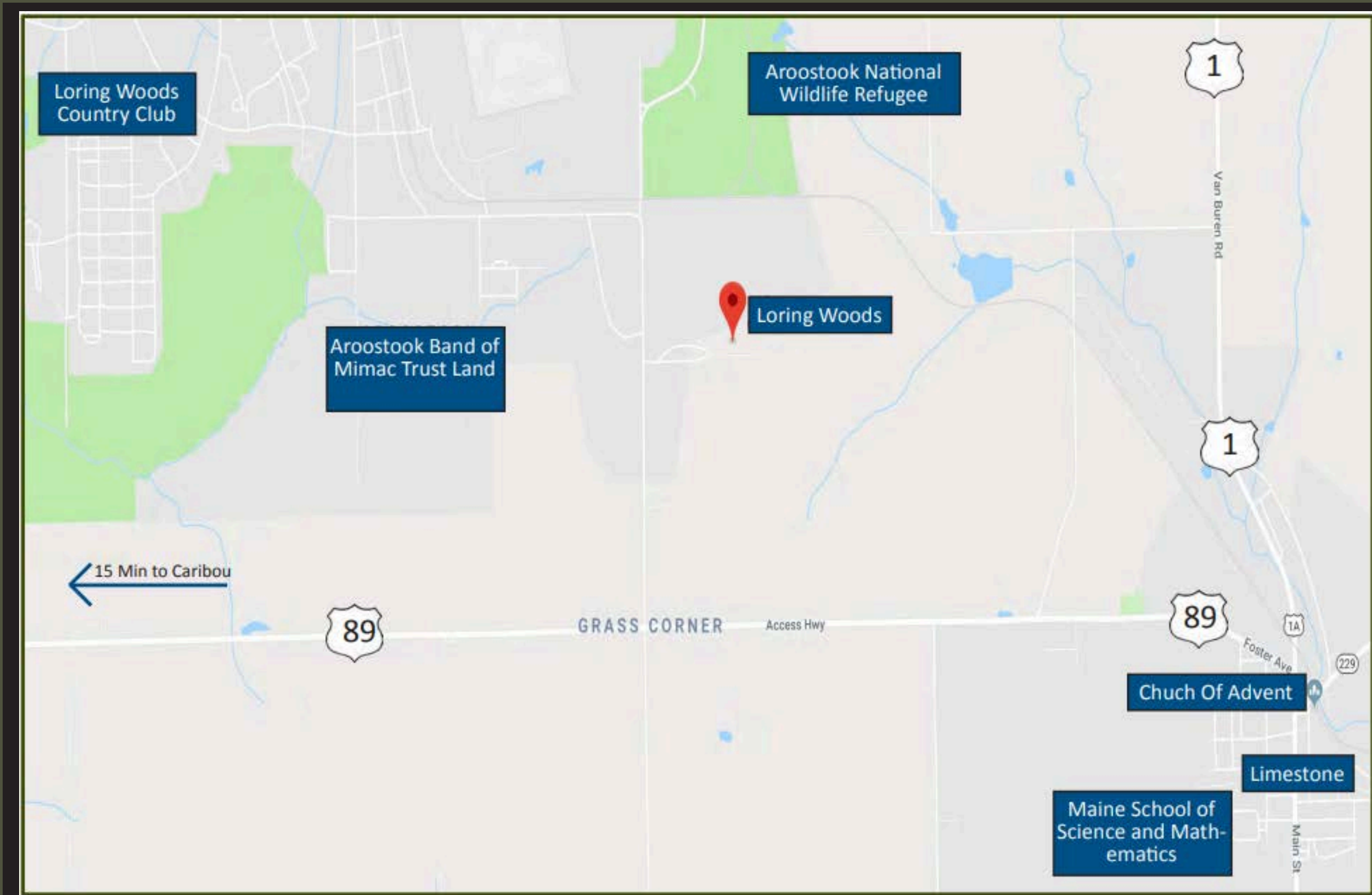
Loring Woods MHP is licensed for 54 Sites and is situated on 17+ acres in Limestone, Maine. The park is wooded with trees between the lots and is serviced with a drilled well and private septic system. The systems were upgraded in 2008. 4 occupied homes, 9 homes on site to renovate, and numerous possibilities to increase the revenue for this park!

Aroostook County, Maine



Loring Woods Mobile Home Park

149 Loring Commerce Road, Limestone, Maine



"The Dot Fernald Team" Mobile Home Park Questionnaire

Park Name:	Loring Woods Mobile Home Park
Park Address:	149 Loring Commerce Limestone, Me 04750
Acreage of the Park:	17+
Is there additional land abutting this property that could supply potential park growth/expansion in the future?	No
Age of the Park:	1960 +/-
How long have you owned the park?	2018
PADS:	
How many pads?	54
How many homes on concrete pads?	0, Hard Packed Dirt
How many pads currently vacant?	41
Water Type (Private or Public)	Private
Type?	Drilled
Size of supply lines?	1"
Age of well?	Unknown
Have you ever run out of water or have a bad water test?	No
Sewer type: (Public or Private)	Private
Metal or Concrete Tanks?	Concrete
How many tanks throughout the park?	2
Any problems with the tanks?	None Known
How many leach fields in the park?	1
Any problems with the leach field?	None Known
Who maintains the private system?	Park Owner
Who installed the system?	Unknown
Roads: (Private, town approved, paved, gravel)	Private, Gravel
Are the roads in the park maintained by the park?	Yes
Are individual driveways maintained by the park?	No
Is snow plowing and sanding of the driveways the responsibility of the park owner?	No, tenant responsibility
Electricity:	
Who pays for the street lights in the park?	Park Owner
What type of electrical meters service each pad?	100-amp



"The Dot Fernald Team" Mobile Home Park Questionnaire

How many are fuses?	0
How many are circuit breakers?	All
Is there an existing long-term contract with CMP?	No
Miscellaneous:	
Has the Maine Manufacturing Housing Board cited the MHP for any violations as a result of their annual inspection and/or complaints from park tenants?	Yes but have been corrected.
Are there any buried oil tanks in the park?	None known
How many sites have oil tanks?	Occupied Sites
Does the current owner provide trash removal for each site?	Yes - Dumpster
How many vehicles are allowed to park on each site?	2
Are dogs allowed in this park?	Yes
Are there rules and regulations for this park?	Yes
Can you provide a copy of the bylaws of the park?	Yes
Can you provide rent roll inclusive of the name of the tenant and length of occupancy?	Yes
Are there any litigations currently pending?	No
To your knowledge are there environmental issues factored into the relative value of the park?	No
Are copies of the submitted IRS Schedule E statements available for the last 3 years?	Yes
Is there an age limit to the admission to the park?	No
Are older mobile homes allowed to enter this park?	No, older units should be removed
How many of the mobile homes are owned by the Park owner?	13 - 9 Can be renovated, 4 will need to be removed
Driving directions to the park:	Follow I-95 N to US-1 N in Houlton. Take exit 302 for US-1 toward Houlton/Presque Isle/Visitor Info Center. Keep left at the fork & follow signs for Mars Hill/Presque Isle. Continue on US-1 N & continue onto Main St which slight right turns into Bridge St. Bridge St turns left and becomes US-1A N/Fort St. Turn left onto Riverside Ave W, continue onto N Caribou Rd. Turn right onto Strickland Rd & continue onto Commerce Center Rd / Cote Rd. Turn right onto E Gate Rd for park entrance





Loring Woods Mobile Home Park

Income & Expense Summary

The Dot Fernald Real Estate Team

Effective Gross Income	Projected
Pad Rental Income - 4 @ \$325	\$15,600.00
Vacant Home - 9 @ \$650	\$70,200.00
Vacant Pad - 41 @ \$325	\$159,900.00
Current/Rented Annual Gross Income	\$245,700.00
Expenses	Projected
Property Taxes	\$2,274.18
Electricity (Lights and Well)	\$2,385.00
Water Testing & Septic Maintenance	\$5,340.00
Trash Removal	\$540.00
Lawn Care	\$3,000.00
Insurance	\$584.00
Plowing & Road Maintenance	\$3,500.00
10% Management Fee	\$24,570.00
Routine Maintenance	\$9,000.00
Park License	\$320.00
Gross Expenses	\$51,513.18
Net Operating Income	\$194,186.82

Loring Woods Rent Roll

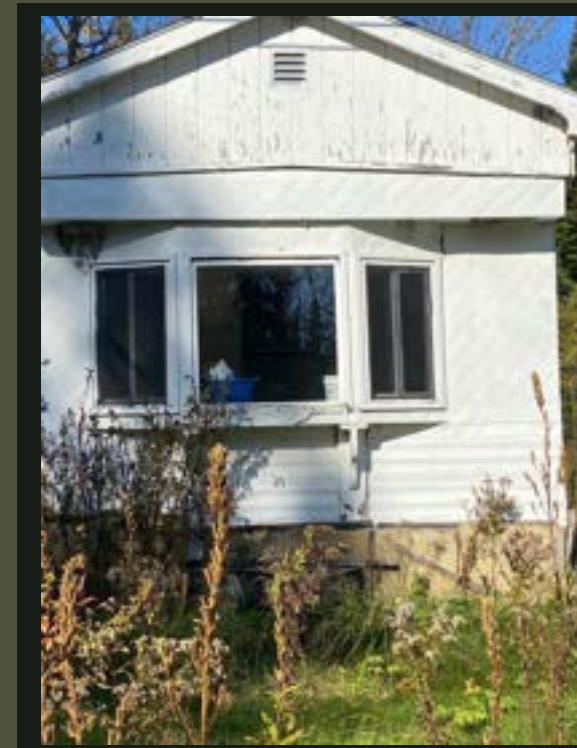
Lot #	Tenant Name	Rent	Tenant Owned	Move in	Current	Tenant	Assessed
		Amount	Homes	Date	on Rent	At Will	Value
1	Vacant Lot		NA			NA	
2	Vacant Lot		NA			NA	
3	Vacant Home		N			NA	\$0
4	Vacant Lot		NA			NA	
5	Vacant Lot		NA			NA	
6	Vacant Lot		NA			NA	
7	Vacant Lot		NA			NA	
8	Vacant Home		N			NA	\$0
9	Vacant Lot		NA			NA	
10	Vacant Home		N			NA	\$1,000
11	Vacant Lot		NA			NA	
12	Vacant Lot		NA			NA	
13	Tenant Owned	\$325.00	Y	11/1/2018	Y	Y	
14	Vacant Lot		NA			NA	
15	Vacant Lot		NA			NA	
16	Vacant Lot		NA			NA	
17	Vacant Lot		NA			NA	
18	Vacant Lot		NA			NA	
19	Vacant Lot		NA			NA	
20	Vacant Lot		NA			NA	
21	Vacant Lot		NA			NA	
22	Vacant Home		N			NA	\$2,500
23	Vacant Home		N			NA	\$2,000
24	Vacant Lot		NA			NA	
25	Tenant Owned	\$325.00	Y	11/1/2018	Y	Y	
26	Tenant Owned	\$325.00	Y	11/1/2018	Y	Y	
27	Vacant Lot		NA			NA	
28	Vacant Lot		NA			NA	
29	Vacant Lot		NA			NA	
30	Vacant Home		N			NA	\$2,500
31	Vacant Lot		NA			NA	

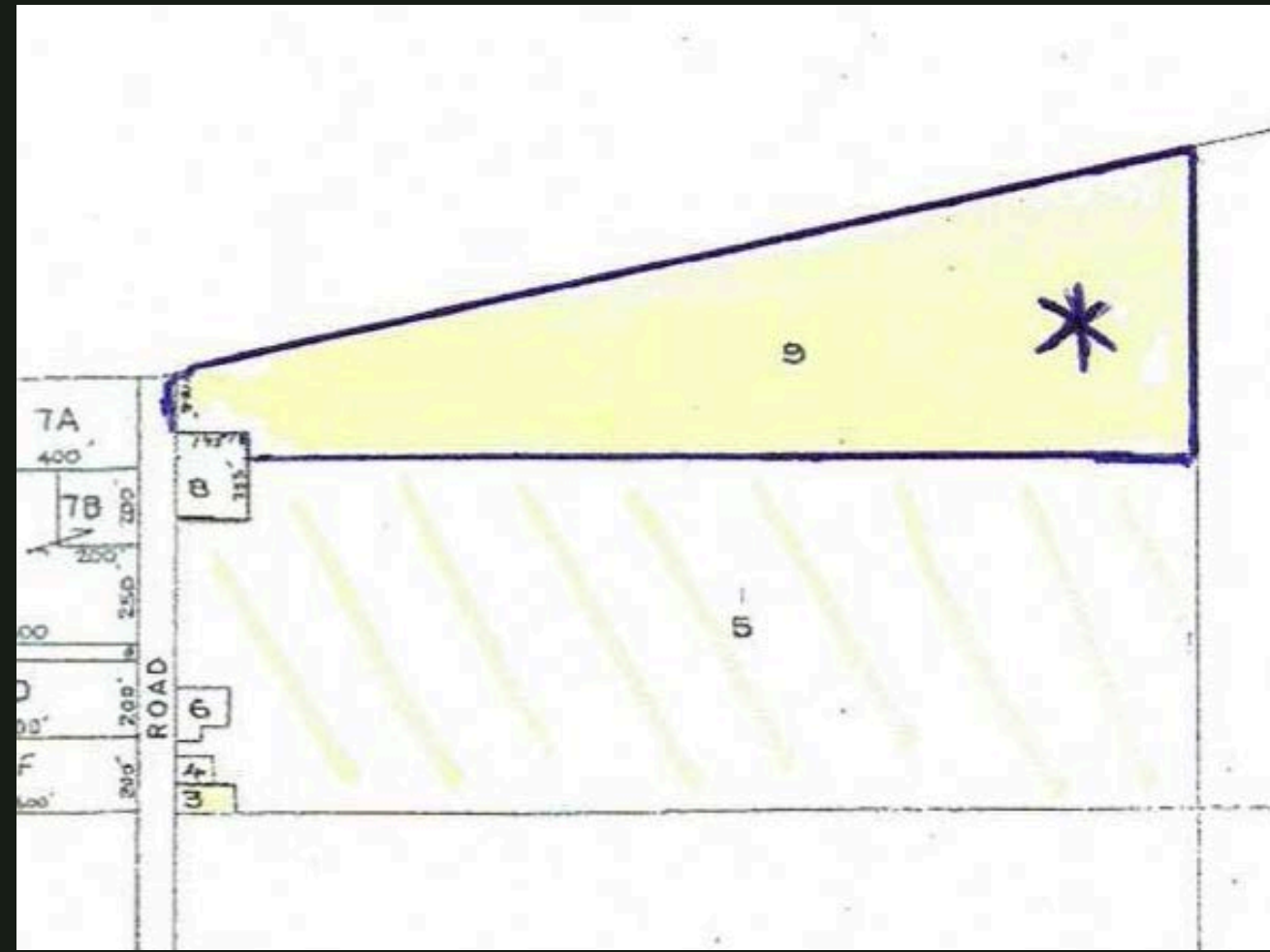
Rent Roll

Lot #	Tenant Name	Rent	Tenant Owned	Move in	Current	Tenant	Assessed
		Amount	Homes	Date	on Rent	At Will	Value
32	Vacant Lot		NA			NA	
33	Vacant Lot		NA			NA	
34	Vacant Lot		NA			NA	
35	Vacant Lot		NA			NA	
36	Vacant Lot		NA			NA	
37	Vacant Home		N			NA	\$2,000
38	Vacant Lot		NA			NA	
39	Vacant Lot		NA			NA	
40	Vacant Lot		NA			NA	
41	Vacant Lot		NA			NA	
42	Vacant Home		NA			NA	\$0
43	Vacant Lot		NA			NA	
44	Vacant Lot		NA			NA	
45	Vacant Lot		NA			NA	
46	Vacant Lot		NA			NA	
47	Vacant Lot		NA			NA	
48	Tenant Owned	\$325.00	Y	11/1/2018	Y	Y	
49	Vacant Lot		NA			NA	
50	Vacant Lot		NA			NA	
51	Vacant Lot		NA			NA	
52	Vacant Lot		NA			NA	
53	Vacant Home		N			NA	\$1,000
54	Vacant Lot		NA			NA	

Owned Homes

	Lot #	Make	Size	Age	Beds	Baths	Serial#	Assessed Value	Taxes
1	3	Unknown						\$0.00	\$0.00
2	8							\$0.00	\$0.00
3	10							\$1,000.00	\$22.69
4	22							\$2,500.00	\$56.72
5	23							\$2,000.00	\$45.38
6	30							\$2,500.00	\$56.72
7	37							\$2,000.00	\$45.38
8	42							\$0.00	\$0.00
9	53							\$1,000.00	\$22.69





Loring Woods Mobile Home Park

Under \$6,500 per site!! Price cannot be beat!

Licensed for 54 sites

Located in a woodsy and friendly community

9 FREE vacant homes on-site ready for renovation

Pads available for \$325 per month

Close to Rte 89, schools, downtown, restaurants, and hospital

Close to new jet fuel refinery which will employ 2,300 workers

Seller financing with reasonable offer & large down payment

Northern Maine Overview



Aroostook County is the 6th Largest County by Population (67,105) in Maine out of 16 Counties

Contains 2 cities, 55 towns, 11 plantations, and 110 unorganized townships

Limestone is best known for being the home of the Loring Commerce Centre and Maine School of Science and Mathematics (MSSM)

New jet fuel refinery will employ 2,300 workers

The former Loring Air Force Base in Aroostook County could soon be home to a plant producing sustainable jet fuel.

DG Fuels LLC has signed an agreement to lease more than 1,200 acres from the Loring Development Authority. The company plans to produce what it calls "sustainable aviation fuel." According to a press release, the low-carbon fuel will incorporate hydrogen from water electrolysis, and carbon derived from timber and agricultural waste.

Heather Johnson, commissioner of the Maine Department of Economic and Community Development, says this is just a first step for the project.

"The siting is usually an important milestone as they move forward and as a commitment to an area—which we're really excited that Maine is where they've chosen to site this project—so this is a really exciting development," Johnson says. "But it's one step in what is a long process."

The company hopes to break ground in the summer of 2024, and expects to create 2,300 jobs during construction, and 650 permanent jobs.





207-240-0052

DotFernaldTeam@gmail.com

Residential - Land - Commercial



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Contact Us Today for More Information!

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