



# 307 Front Street

## Mobile Home Park



Solid, low maintenance investment property now available with this excellent income-generating mobile home park in Hawkesbury. This 3.4 acre lot contains 24 mobile homes with land leases. Land tenants own their mobile homes. It is a nice and quiet community. This property backs onto the Ottawa River, which creates a fantastic park-like atmosphere on the north end of the lot and gives tenants the bonus of water access! The owner is responsible for road, water and septic maintenance. There is a drilled well to supply all mobile homes and pump station with water treatment. No vacancy loss with a 100% occupancy rate. Hawkesbury is a large town with all amenities including shopping, hospital and anything else you might need! Situated 40 min from Montreal and 1hr from Ottawa.

# Income

Address	Monthly Income	Annual Income	Projected income 2024
1	\$347.47		
2	\$381.04		
3	\$379.38		
4	\$387.91		
5	\$339.91		
6	\$350.46		
7	\$296.70		
8	\$346.95		
9	\$348.18		
10	\$436.07		
11	\$470.00		
12	\$354.43		
13	\$347.46		
14	\$347.48		
15	\$353.08		
16	\$390.56		
17	\$347.20		
18	\$347.48		
19	\$296.69		
20	\$309.5		
21	\$296.68		
22	\$296.70		
23	\$283.75		
24	\$371.59		
<b>TOTAL</b>	<b>\$8,426.67</b>	<b>\$101,120.04</b>	<b>\$105,000.00</b>
			estimated

# Expenses

Recurring Fixed Expenses	2023
Municipal Taxes	\$15,705.85
Pumping Station and water test contract	\$10,974.65
Hydro One	\$2,308.80
Emptying of septic tank	\$1,582.00
Snow removal and abrasive	\$4,811.60
Grass Cutting	\$1,017.00
<b>TOTAL</b>	<b>\$36,399.90</b>

**Income: \$101,120.04**

**Expenses: \$36,399.9**

**NOI: \$64,720.14**

Details:

- ✓ 100% Occupancy
- ✓ Land lease increase set for 2024 (currently being finalized)
- ✓ Pumping station/water treatment completed by Comfort Water Treatment Ltd.
- ✓ Storm sewer pipe replaced 2022
- ✓ Septic tanks emptied September 2023
- ✓ Engineers Evaluation Report and Ministry of Ontario Report for water treatment system available

