

0 Betty Belle Lane aka Beeler Court Information Sheet

Offers, Showings, and Contact Info

Do NOT disturb tenants or walk the property without an appointment! You may drive the park without exiting your vehicle only!

Showings of the inside of the mobile homes will only be allowed once an offer is accepted by seller. You may put “contingent on acceptable viewing within 5 days” in special stipulations. We will need to give the tenants at least 48 hours notice of entry.

Please email showing requests, proof of funds (or loan approval), and offers to gina@5pointsrealty.co NOT .com just .co

I am very diligent on email and will immediately get back to you.

Additional info & notes

I handled the previous purchase and sale of this park and the property management of this park. It is being sold due to a separation of an LLC, nothing at all to do with the park.

My clients have put a lot of money into the renovations of these units. 4 out of 6 are now fully renovated in neutral colors and vinyl flooring. The others have had maintenance done.

Units should all be renting \$975-1100. The only ones that are not were long term legacy tenants that the owner didn't want to surprise with a large increase so we have been gradually raising those, but all the turnover units are in the \$975+ range. Park fully rented and raised should be around \$6600 monthly.

Land

The land is at the very end of a dead end country lane. It is a pretty, clean, park-like setting in its own world. Very private location with quick access to the highway. There are almost 3 acres total - some cleared and some wooded.

3 acres have 6 mobile homes -all of which are included in the sale - land and trailers.

The driveway gravel was just refilled.

Condition

4 of the trailers have had an overhaul renovation meaning almost everything was addressed and is new - flooring, paint, etc.

The other 2 still had tenants inside so they handled the deferred maintenance and we have stayed on top of anything that comes up, but they have not been fully renovated like the others, but are in good and livable condition.

** We do know there is a master septic that will have to be replaced some day. Right now it is functioning and the company told us to leave it alone until it needs replacement. It should be pumped about every 1-3 years depending on usage. They had it pumped after they bought it.

Meters

They all have separate water and electric meters and the tenants pay the bills.

Items Included in the Sale

Trailers & Land

6 Trailers total on almost 3 acres.

Sale includes the trailers, the land, and all appliances except one fridge and the washer/dryers.

All 6 are 2 bedroom / 1 bathroom units with one having an extra half bath.

Appliances

Each unit comes with a stove & refrigerator except 1 fridge belongs to a tenant.

Laundry

Each unit has its own laundry hookups, but the washers/dryers belong to the tenants.

HVAC & Climate Control

Most have central heat & air except one has central heat, but window a/c. I think one may have a dual heat/air window unit.

MISC

Most trailers have either a covered porch or deck

One has a handicap ramp

There is one storage shed on site as well