



PARK BROKERAGE INC.



Graham View Mobile Home Park



- Listing Price - \$500,000
- 2056 US Highway 70, Safford, Arizona, 85546
- 48 Mobile Homes + 20 RV sites
- Only \$7,352 per site
- \$15,000 Made in Improvements in 2016
- Prime location in Central Safford
- Inexperienced Current Owner
- Big Upside for Experienced Buyer who knows how to Market to RV Market
- City Water



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Graham View Mobile Home Park

48 Mobile Home Spaces + 20 RV Sites

Central Safford Near Walmart Super Store, Home Depot, Shopping Centers

Price
\$500,000



Down Payment
\$250,000

Address/City 2056 US Highway 70, Safford,		County Graham County	State Arizona	
Historical Financials See Attached Excel Spread Sheet		Age 1960	Loan New Loan	
Capitalization Rate 9.8%		Cash Flow 12.9%	Total Return 14.8%	
Total Parcel Size 5 acres		No. Spaces 48 Mobile Home + 20 RV	Water City	Seer Septic

Listing Salesman: Taylor Grant (858) 663-0880 **Price Per Site: \$7,352**

Property Description

Graham View Mobile Home Park is located in Safford, Arizona home to 10,000 people and 3,400 households. With the median household income being \$29,899 affordable housing is a sought after commodity in the area. Graham View is located in a premier central location just a short distance away from a Walmart Super Store, Home Depot, and other popular shopping areas. Rates are \$300 monthly, \$100 weekly, \$25 Daily with park on city water. Located directly off of the Highway 191 the owner can rest assured there will always be potential business. See pages below for financial information and map of park and surrounding area. Current owner is located in Utah making it difficult to oversee park and has little to no experience owning a mobile home park and RV park. Big upside to a potential buyer who has experience in the industry and knows how to market and advertise to potential RV campers.

Name	Rent	Amenities	Location
Red Lamp Mobile Home Park	\$650 + utilities	laundry	Safford, AZ
Lexington Pines Resort	\$309 + utilities	laundry	Safford, AZ
Safford Ranch Mobile Home Park	\$280 + utilities	laundry, pool	Safford, AZ

LOAN INFORMATION: Local banks are offering 50% LTV loans on similar parks with a fixed interest rate of 5.5% over a ten year term based on an amortization of 25 years. Monthly payments are \$1,535 or \$18,420 annually	NET INCOME \$50,816 TOTAL ANNUAL PRINCIPAL PAYMENT \$18,420 ESTIMATED ANNUAL PRE-TAX INCOME \$32,396 PLUS PRINCIPAL REDUCTION YEAR 1 \$4,793 TOTAL RETURN \$37,189
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Graham View Mobile Home Park Financials

	2016	Pro Forma	
REVENUE			
Sales Returns and Allowances	131,795	131,995	
Electric	15,000	18,000	
TOTAL REVENUE	146,795	149,795	
EXPENSES			
Advertising	900	900	
Cable	966	966	
Bank Charges	171	171	
Dumpster	2,070	2	
Contract Labor	12,000	0	
Deposit Return	300	300	
Dues and Subscriptions	1,058	1,058	
Electricity	36,984	36,984	
Insurance	2,803	2,803	
Internet	513	513	
Accounting and Professional Fees	361	361	
Licenses and Fees	200	200	
Management	22,800	15,000	Management adjusted to standard rate of 10% total revenue
Office Supplies	765	765	
Postage	61	61	
Repairs and Maintenance	23,232	13,292	\$10,000 made in improvements. (Bathrooms tiled, exterior of buildings painted, electric meters updated, grass added, exterior lighting installed).
Property Taxes	3,885	3,885	
Water	19,650	19,650	
TOTAL EXPENSE	128,719	98,979	
NET OPERATING INCOME	21,076	50,816	

Graham View Mobile Home Park

Rent Roll

Unit	Type	Rent	RTO Contract				
1	Park Owned	\$525		40	TO Occupied	\$300	\$270
2	RTO Occupied	\$425	\$425	41	TO Occupied	\$300	\$270
3	PO Vacant	\$450		42	PO Occupied	\$525	\$500
4	Vacant Lot	\$300		43	PO Occupied	\$300	\$450
5	PO Vacant	\$450		44	Vacant Lot	\$300	
6	TO Occupied	\$270	\$270	45	TO Occupied	\$300	\$270
7	Vacant Lot	\$300		46	Vacant Lot	\$300	
8	TO Occupied	\$270	\$270	47	TO Occupied	\$300	\$250
9	PA Vacant	\$500		48	TO Occupied	\$300	\$260
10	Vacant Lot	\$300		49	RV Vacant	\$300	\$245
11	PO Occupied	\$350	\$350	50	RV Vacant	\$300	
12	TO Occupied	\$300	\$260	51	RV Vacant	\$300	\$275
13	TO Occupied	\$300	\$300	52	RV Vacant	\$300	
14	RV Occupied	\$300	\$0	53	RV Vacant	\$300	
15	RTO Occupied	\$300	\$550	54	RV Vacant	\$300	
16	Vacant Lot	\$300		55	RV Vacant	\$300	
17	PO Occupied	\$525	\$500	56	RV Vacant	\$300	
18	Vacant Lot	\$300		57	RV Vacant	\$300	\$250
19	PO Vacant	\$450		58	RV Vacant	\$300	
20	PO Vacant	\$500		59	RV Vacant	\$300	
21	PO Vacant	\$300		60	RV Vacant	\$300	\$300
22	Vacant Lot	\$300		61	RV Vacant	\$300	
23	RTO Occupied	\$300	\$525	62	TO Occupied	\$300	\$275
24	Vacant Lot	\$300		63	RV Vacant	\$300	
25	Vacant Lot	\$300		64	RV Vacant	\$300	
26	Vacant Lot	\$300	\$240	65	RV Vacant	\$300	
27	Vacant Lot	\$300		66	RV Vacant	\$300	
28	PO Vacant	\$300		67	RV Vacant	\$300	
29	PO Occupied	\$525	\$500	68	RV Vacant	\$300	
30	RTO Occupied	\$300	\$495	Office	House	\$525	\$525
31	PO Occupied	\$525	\$450	Total		\$23,665	\$11,825
32	RTO Occupied	\$250	\$525				
33	PO Vacant	\$550		17 Park Owned Occu Current Occupancy			
34	TO Occupied	\$300	\$650	10 Tenant Owned O 46%			
35	PO Occupied	\$525	\$550	17 Vacant Lot Total # of Owned Homes			
36	TO Occupied	\$300	\$300	19 RV 22			
37	Vacant Lot	\$300		5 Rent To Own Occupied			
38	PO Occupied	\$525	\$525	1 House			
39	Vacant Lot	\$300		69			





