

## Ko-Z Mobile Home Park FAQs

Ages & Sizes of Seller-Owned Trailers. They have NYS titles for all of them. One or two are on slabs, the rest are on prepared gravel.

1-1963 10x60  
3-1963 10x60  
9-1977 14x70  
10-10x60  
12-1976 12x60  
14-1967 14x60  
16- 12x55  
18- 1995 14x60  
19-1965 10x50  
23-1994 14x60  
25-1988 14x60  
27-1968 12x60  
29-1961 12x55  
31-1972 12x60  
34-1965 10x50

The septic is gravity fed. The seller believes the tank is 4,000 gallons. It has a secondary leach field already hooked up, if the first one ever failed.

The electrical infrastructure is good. There have been updates some as recent as this year, with a new service line, new power line and pole and whole new meter bank with breaker shut off all in one unit for five of the homes.

There are no buried oil tanks.

There are leases with all the tenants and no tenants are in arrears or under active eviction.

One of the long term tenants mows any vacant yards, as well as the Leach Fields with a park supplied ride on mower. Historically the park owner has done the plowing but a \$5000 allowance was accounted for in the operating expenses.

There is one water meter for the whole park.