



OFFERING MEMORANDUM

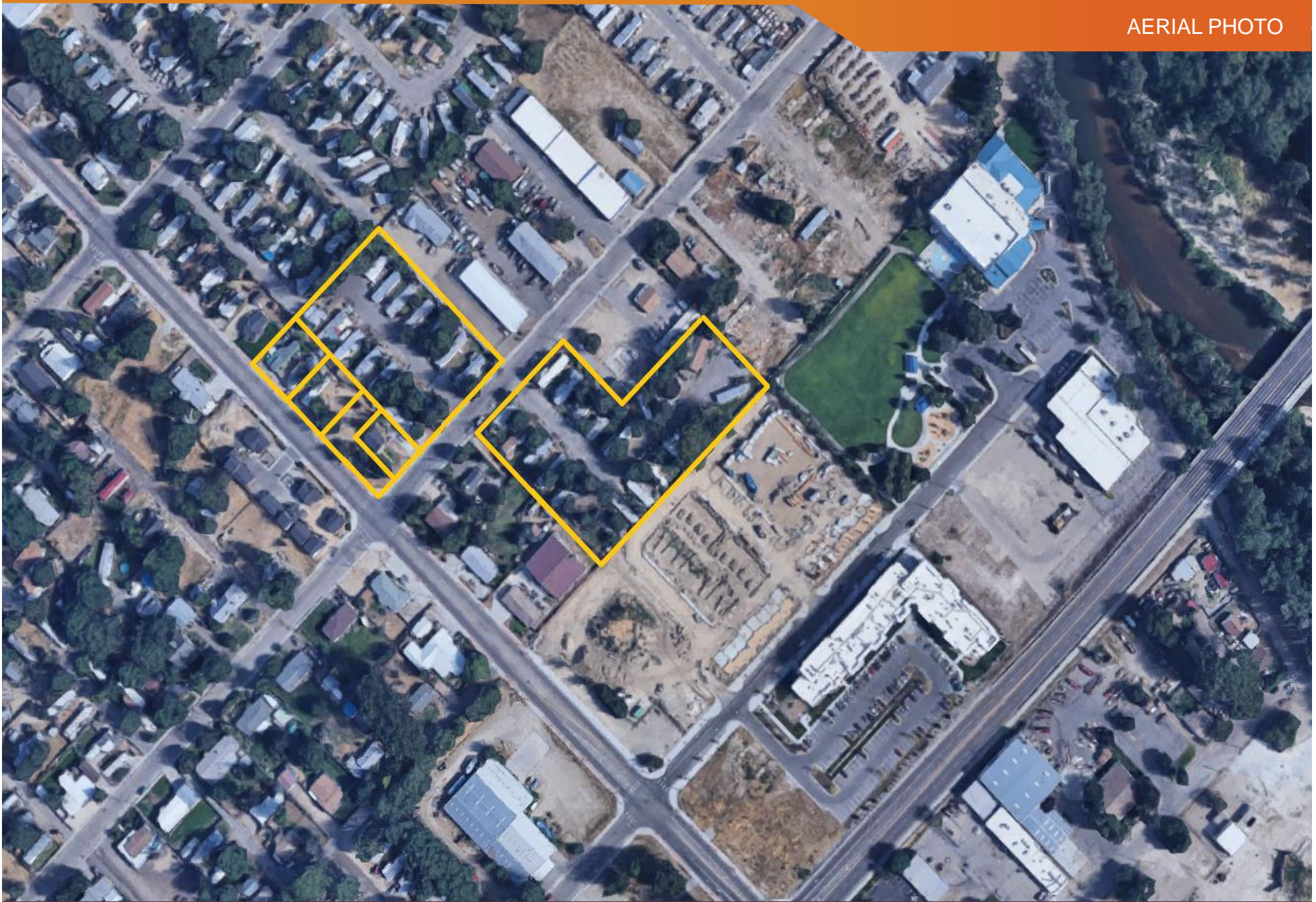
ELDON'S & DEE MAR MOBILE HOME PARKS

410 E 43rd St & 411 E 43rd St • Garden City, ID 83714

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INVESTMENT OVERVIEW





INVESTMENT OVERVIEW

Eldon's and Dee Mar Mobile Home Parks present investors with a unique opportunity to acquire stabilized cash-flowing assets on over 4 acres of real estate in the rapidly developing Boise sub-market of Garden City, Idaho. Eldon's and Dee Mar Parks neighbor one another on 43rd Street, one block from the Boise River Greenbelt. With a total of 40 spaces between them, Eldon's Park has 20 spaces and encompasses the northwest corner of 43rd St. and Adams St.. Dee Mar Park is directly across from Eldon's park on 43rd Street and also has a total of 20 spaces.

The 20 spaces of Eldon's Park on the corner of Adams St and 43rd St. consists of five separate city parcels all zoned R-3. The bulk of Eldon's Park is a large 1.38 acre parcel containing 14 spaces. All of the 14 spaces in this section of the park are occupied by single-wide homes, nine are tenant-owned and five homes are park-owned. The park-owned homes of Eldon's currently generate an additional \$6,900 of annual income not included in the NOI of this analysis. The remaining 6 spaces of Eldon's Park are contained within 4 separate city parcels of the park. One of those parcels is 402 E. 43rd St., a 5,184 s/f parcel home to Eldon's Park's only site-built house of two bedrooms and one bathroom. The next parcel included with Eldon's Park is the 8,015 s/f corner parcel that is currently vacant, clean and clear. Eldon's Park is completed with the addition of two remaining parcels to the west on Adams St., each about 8,000 s/f. These two parcels contribute four additional spaces to Eldon's Park with the addresses of 4302, 4304, 4306, and 4308 Adams St.. 4304 Adams St is also a vacant space that is clean and clear. The remaining three spaces of 4304-4308 Adams St. are occupied by tenant-owned homes.

Dee Mar Park is directly across the street from Eldon's at 411 E 43rd St. Unlike Eldon's Park, Dee Mar Park is a single city parcel of just over two acres zoned C-2. The park has a total of 20 spaces with one vacancy, space #16, which is currently clean and ready for a home installation. All of the 19 homes in Dee Mar Park are single-wide, tenant-owned homes. Tenant utility use in each park is limited to \$70/space per month, all utility expenses exceeding that are reimbursed to the park owner by the tenants. With predictable expenses and an established tenancy, these parks provide secure returns with strong real estate in a rapidly developing trade area.

INVESTMENT HIGHLIGHTS

- 6 City Parcels Totaling Over 4 Acres
- Less Than 1 Block From the Boise River Greenbelt
- City Water & Sewer Service
- Long Term Third Party Management In-Place
- Home Rents Not Included in NOI



EXECUTIVE SUMMARY

VITAL DATA				
			CURRENT	YEAR 1
Total Price	\$2,544,000	CAP Rate	6.11%	6.68%
Real Estate Price	\$2,544,000	GRM	10.06	9.14
Down Payment	40% / \$1,017,600	Net Operating Income	\$155,412	\$169,871
Home Inventory Price	\$0	Net Cash Flow After Debt Service	4.49% / \$45,649	5.91% / \$60,108
Loan Amount	\$1,526,400	Total Return	7.47% / \$76,000	0.00% / \$92,091
Loan Type	Proposed New			
Interest Rate / Amortization	5.25% / 25 Years			
Total Spaces	40			
Price/Space	\$63,600			
Spaces/Acre	10.00			
Vacant Spaces	2			
Year Built / Renovated	1970			
Lot Size	4.1 acre(s)			
Types of Ownership	Fee Simple			

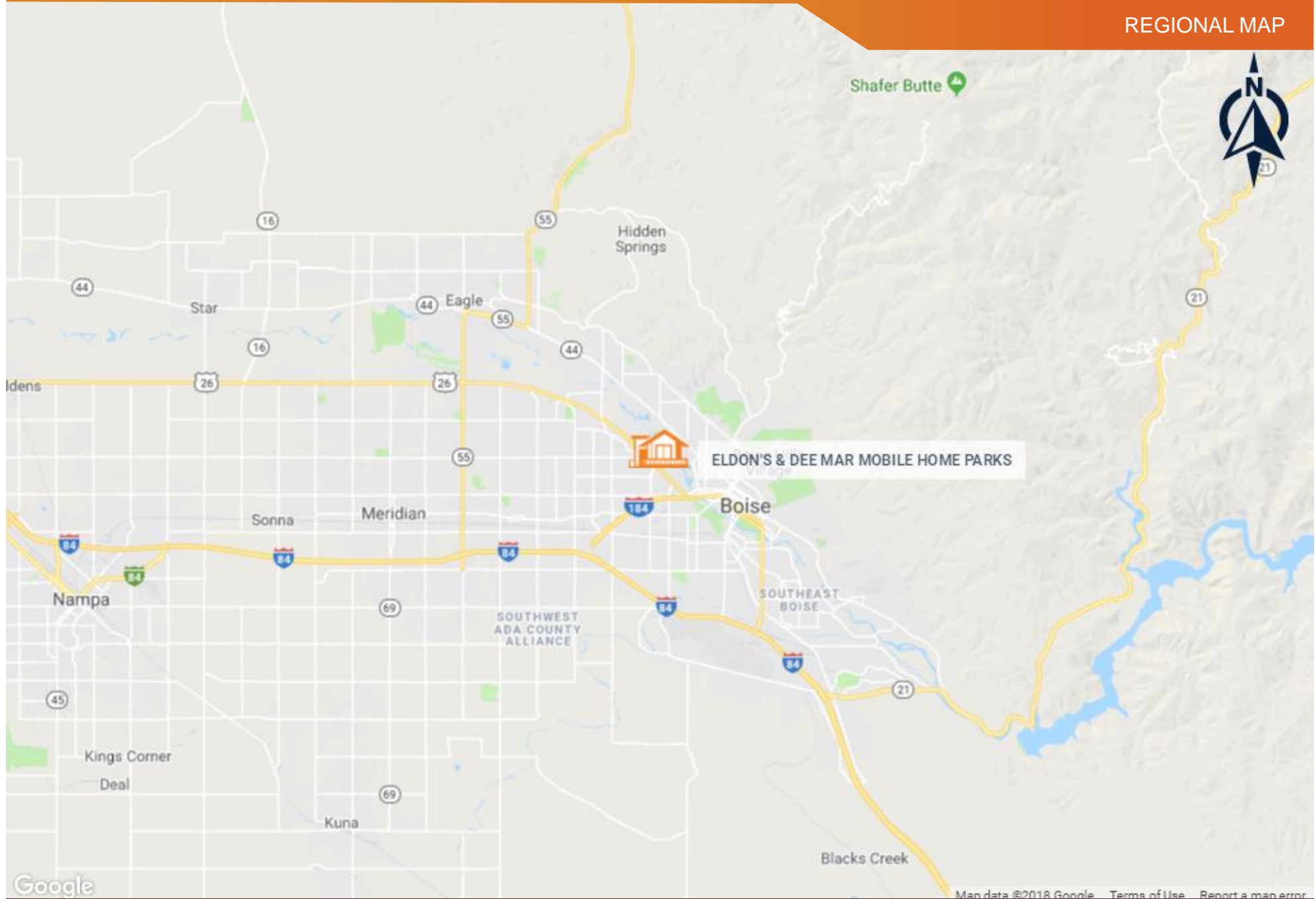
SPACE MIX			
NO. OF SPACES	SPACE TYPE	LOT RENT	POH RENT
38	Single Wide	\$525	\$115
1	Double Wide	\$525	\$0
1	Rental	\$600	\$0
40		\$21,075	\$4,370

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES
BMC Construction	6,000
Bmhc	4,808
St Luke's Regional Med Ctr Ltd	4,515
Idaho Dept Health and Welfare	3,057
St Alphonsus Regional Med Ctr	2,700
Boise State University	2,194
St Luke's Health System Ltd	1,524
Oscos Drug	1,500
Washington Closure Co LLC	1,050
Walmart	990
Albertsons	950
US Post Office	949

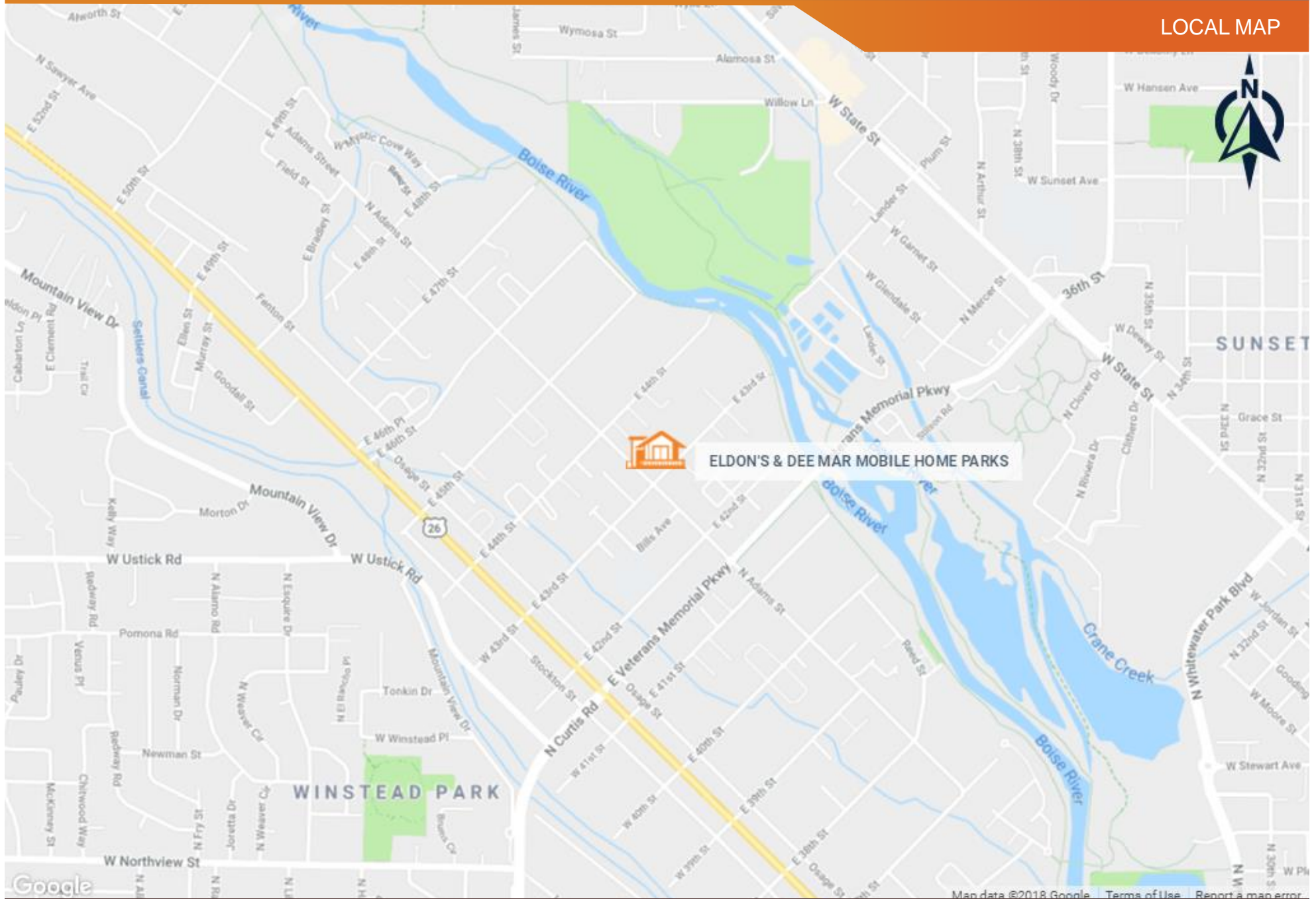
DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2017 Estimate Pop	10,470	100,062	202,090
2010 Census Pop	9,676	92,867	184,538
2017 Estimate HH	4,490	44,789	85,989
2010 Census HH	4,143	41,246	78,193
Median HH Income	\$40,128	\$44,484	\$49,063
Per Capita Income	\$24,851	\$30,562	\$30,675
Average HH Income	\$57,730	\$67,059	\$71,228



ELDON'S & DEE MAR MOBILE HOME PARKS

LOCAL MAP



PORTFOLIO FINANCIAL ANALYSIS



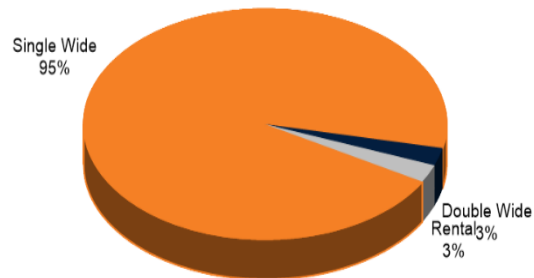
RENT ROLL SUMMARY

As of December, 2018

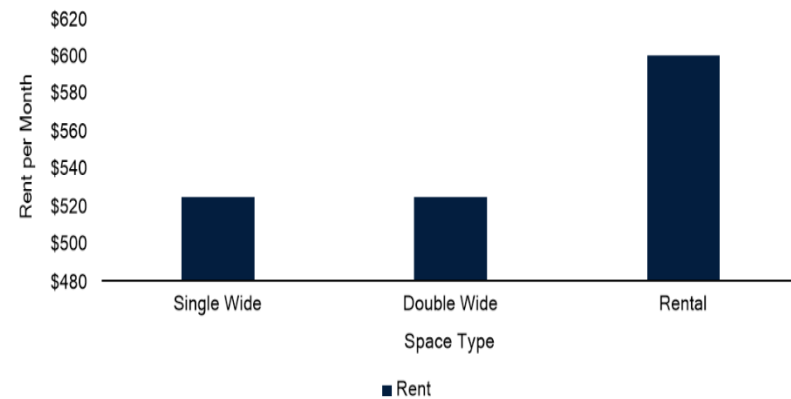
Space Type	# of Spaces	Rental Range	Current		Potential	
			Average Rent	Monthly Income	Average Rent	Monthly Income
Single Wide - Tenant Owned	30	\$525 - \$725	\$525	\$15,750	\$0	\$0
Single Wide - Park Owned	5	\$525 - \$700	\$525	\$2,625	\$0	\$0
Single Wide - Vacant	3	\$525 - \$525	\$525	\$1,575	\$0	\$0
Double Wide - Tenant Owned	1	\$525 - \$525	\$525	\$525	\$0	\$0
Rental - 2BD/1BA Stick-Built House	1	\$600 - \$600	\$600	\$600	\$0	\$0
Totals/Weighted Averages	40		\$527	\$21,075	\$0	\$0
Gross Annualized Rents			\$252,900		\$0	

Notes:

Space Distribution



Space Rent



OPERATING STATEMENT

Income	Current		Year 1		Per Space	Notes
Gross Current Site Rent	252,900		278,190		6,955	
Physical Vacancy	(18,990)	7.5%	(26,138)	9.4%	(653)	
Total Vacancy	(\$18,990)	7.5%	(\$26,138)	9.4%	(\$653)	
Effective Rental Income	233,910		252,052		6,301	
Other Income						
Trailer Sales	15,773				0	
Total Other Income	\$15,773		\$0		\$0	
Effective Gross Income	\$249,683		\$252,052		\$6,301	

Expenses	Current		Year 1		Per Space	Notes
Real Estate Taxes	11,064		11,712		293	[1]
Insurance	2,350		2,350		59	[2]
Property Tax	1,342		1,325		33	[3]
Utilities - Water/Sewer/Trash	32,160		32,160		804	[4]
Utilities - Gas & Electric	2,035		2,086		52	
Repairs & Maintenance	8,716		4,500		113	[5]
Landscaping	2,292		1,600		40	[6]
Marketing & Advertising	104		605		15	[7]
Accounting			550		14	[8]
Legal and Professional	13,327		4,500		113	[9]
General & Administrative	751		750		19	
Misc. Expenses	50		400		10	
Operating Reserves	2,000		2,000		50	[10]
Management Fee	18,079	7.2%	17,643	7.0%	441	[11]
Total Expenses	\$94,270		\$82,181		\$2,055	
Expenses as % of EGI	37.8%		32.6%			
Net Operating Income	\$155,412		\$169,871		\$4,247	

Notes and assumptions to the above analysis are on the following page.

NOTES

Notes to Operating Statement

- [1] Year 1 shows results from actual 2018 tax assessment.
- [2] Insurance expense is estimated; the properties are currently insured under an umbrella policy.
- [3] Property taxes are for the park-owned homes in Eldon's Park.
- [4] The Water/Sewer/Trash expense is fixed at \$70/space, any overage is reimbursed to the owner by the tenants.
- [5] Current expense is elevated due to the rehab and removal of trailers.
- [6] 2018 landscaping expense reflects the removal a large tree.
- [7] Current expense is actual; Year 1 is estimated.
- [8] 2018 reflects no accounting expense. Year 1 is estimated.
- [9] Legal and Professional expenses for 2018 include special circumstances, please inquire.
- [10] Operating reserves reflect a \$50/space allowance.
- [11] Outside third-party management has quoted a 7% management fee.

PRICING DETAIL

Summary		
Price	\$2,544,000	
Down Payment	\$1,017,600	40%
Number of Spaces	40	
Price Per Space	\$63,600	
Spaces/Acre	10	
Lot Size	4.10 Acres	
Approx. Year Built	1970	
Occupancy	92%	

Returns	Current	Year 1
CAP Rate	6.11%	6.68%
GRM	10.06	9.14
Cash-on-Cash	4.49%	5.91%
Debt Coverage Ratio	1.42	1.55

Financing	1st Loan
Loan Amount	\$1,526,400
Loan Type	New
Interest Rate	5.25%
Amortization	25 Years
Year Due	2029

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# of Spaces	Space Type	Current Rents	Market Rents
38	Single Wide	\$540	\$575
1	Double Wide	\$525	\$575
1	Rental	\$600	\$800

Operating Data				
Income		Current		Year 1
Gross Scheduled Rent		\$252,900		\$278,190
Less: Vacancy/Deductions (GPR)	7.5%	\$18,990	9.4%	\$26,138
Total Effective Rental Income		\$233,910		\$252,052
Other Income		\$15,773		\$0
Effective Gross Income		\$249,683		\$252,052
Less: Expenses	37.8%	\$94,270	32.6%	\$82,181
Net Operating Income		\$155,412		\$169,871
Cash Flow		\$155,412		\$169,871
Debt Service		\$109,763		\$109,763
Net Cash Flow After Debt Service	4.49%	\$45,649	5.91%	\$60,108
Principal Reduction		\$30,350		\$31,983
Total Return	7.47%	\$76,000	9.05%	\$92,091

Expenses		Current		Year 1
Real Estate Taxes		\$11,064		\$11,712
Insurance		\$2,350		\$2,350
Property Tax		\$1,342		\$1,325
Utilities - Water/Sewer/Trash		\$32,160		\$32,160
Utilities - Gas & Electric		\$2,035		\$2,086
Repairs & Maintenance		\$8,716		\$4,500
Landscaping		\$2,292		\$1,600
Marketing & Advertising		\$104		\$605
Accounting		\$0		\$550
Legal and Professional		\$13,327		\$4,500
General & Administrative		\$751		\$750
Misc. Expenses		\$50		\$400
Operating Reserves		\$2,000		\$2,000
Management Fee		\$18,079		\$17,643
Total Expenses	37.76%	\$94,270	32.60%	\$82,181
Expenses/Space		\$2,357		\$2,055

MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues to the benefit of our clients.



Closed 1,707 debt and equity financings in 2017



National platform operating within the firm's brokerage offices



\$5.63 billion total national volume in 2017



Access to more capital sources than any other firm in the industry

WHY MMCC?

Optimum financing solutions to enhance value

Our ability to enhance buyer pool by expanding finance options

Our ability to enhance seller control

- Through buyer qualification support
- Our ability to manage buyers finance expectations
- Ability to monitor and manage buyer/lender progress, insuring timely, predictable closings
- By relying on a world class set of debt/equity sources and presenting a tightly underwritten credit file



ELDON'S PARK
410 E 43rd St • Garden City, ID 83714

PROPERTY OVERVIEW





PROPERTY OVERVIEW

Eldon's Mobile Home Park is an all ages manufactured home community located on the corner of E 43rd Street and Adams Street in Garden City, Idaho. Eldon's Park consists of 20 total spaces covering just over two acres of total land. The park incorporates five city parcel, just one block from the Boise River Greenbelt. Eldon's Park is a mix of mostly single-wide homes, with one stick-built house of two bedrooms and one bathroom.

The park currently has two vacant home spaces, both clean and clear. These vacancies leave one of Eldon's five city parcels prepared and ready for a new home or a fresh development. Five of the trailers in Eldon's Park are park-owned and the remaining 12 homes are tenant-owned. The park-owned homes generate an additional \$6,900 of annual income not included in the underwriting.

The bulk of Eldon's park is accessed from a paved road on 43rd Street; the remaining houses fronting Adams Street all have dedicated parking spaces and are accessed from Adams Street. Eldon's Park operates on all Garden City utilities. The current park owner provides for up to \$70/space in monthly utility service. All utility expenses exceeding \$70/space are reimbursed to the park owner by the tenants. All of the homes in Eldon's Park are directly metered for power and gas.

The only site-built structure in the Eldon's park is a two bedroom, two bathroom house carrying the address of 402 E. 43rd St.. The home is constructed upon it's own legal parcel of .12 acres and currently rents under-market, for \$600/month. With the multitude of city parcels and dependable in-place returns, Eldon's Park offers buyer's a solid asset with considerable development potential.

INVESTMENT HIGHLIGHTS

- All City Services
- Third-Party Management In-Place
- 5 City Parcels Zoned R-3
- Corner Location of Over 2 Total Acres
- Home Rental Income NOT Included in NOI



EXECUTIVE SUMMARY

VITAL DATA				
			CURRENT	YEAR 1
Total Price	\$1,224,000	CAP Rate	5.78%	6.63%
Real Estate Price	\$1,224,000	GRM	9.65	8.97
Down Payment	40% / \$489,600	Net Operating Income	\$70,717	\$81,120
Home Inventory Price	\$0	Net Cash Flow After Debt Service	3.44% / \$16,861	5.57% / \$27,265
Loan Amount	\$734,400	Total Return	6.34% / \$31,043	0.00% / \$42,239
Loan Type	Proposed New			
Interest Rate / Amortization	5.45% / 25 Years			
Total Spaces	20			
Price/Space	\$61,200			
Spaces/Acre	10.00			
Vacant Spaces	2			
Year Built / Renovated	1972			
Lot Size	2.03 acre(s)			
Types of Ownership	Fee Simple			

SPACE MIX				
NO. OF SPACES	SPACE TYPE	LOT RENT	POH RENT	
19	Single Wide	\$525	\$115	
1	Rental	\$600	\$0	
0	Double Wide	\$0	\$0	
20		\$10,575	\$2,185	

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES
BMC Construction	6,000
Bmhc	4,808
St Luke's Regional Med Ctr Ltd	4,515
Idaho Dept Health and Welfare	3,057
St Alphonsus Regional Med Ctr	2,700
Boise State University	2,194
St Luke's Health System Ltd	1,524
Oscro Drug	1,500
Washington Closure Co LLC	1,050
Walmart	990
Albertsons	950
US Post Office	949

DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2017 Estimate Pop	10,470	100,062	202,090
2010 Census Pop	9,676	92,867	184,538
2017 Estimate HH	4,490	44,789	85,989
2010 Census HH	4,143	41,246	78,193
Median HH Income	\$40,128	\$44,484	\$49,063
Per Capita Income	\$24,851	\$30,562	\$30,675
Average HH Income	\$57,730	\$67,059	\$71,228

PROPERTY SUMMARY

THE OFFERING

Property	Eldon's Park
Price	\$1,224,000
Property Address	410 E 43rd St, Garden City, ID
Type of Park	All-Ages Mobile Home Park
Rental Agreement	Month to Month
Current Home Size Breakdown	Mostly Single-Wide
Rent Raise History	\$525 on July 1, 2018
Rent Control	No
Assessors Parcel Number	Multiple
Zoning	R-3

SITE DESCRIPTION

Number of Spaces	20
Vacant Spaces	2
Vacant Homes	0
Number of Occupied POH	6
Year Built/Renovated	1970
Lot Size	2.03
Type of Ownership	Fee Simple
Spaces/Acre	10
Parking	Paved Off-Street
Parking Ratio	Ample
Resident Off Street Parking	Available
Guest Parking	On-Street and Off-Street Available
RV Storage	No
Landscaping	Dryscape, Natural, Mature Trees

UTILITIES

	Paid By	Meter	Other
Water	Landlord	Master	
Electric	Tenant	Direct	
Gas	Tenant	Direct	
Sewer	Landlord	Master	
Trash	Landlord	Master	
Cable TV	Tenant	Tenant	

PROPOSED FINANCING

First Trust Deed	
Loan Amount	\$734,400
Loan Type	Proposed New
Interest Rate	5.65%
Amortization	25 Years
Loan Term	10 Years
Loan to Value	60%
Debt Coverage Ratio	1.27



FINANCIAL ANALYSIS



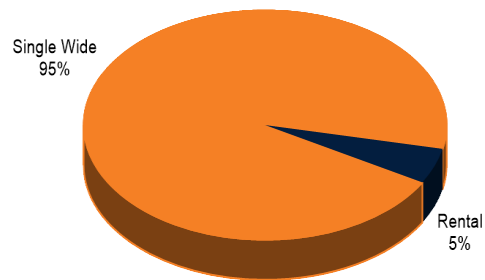
RENT ROLL SUMMARY

As of December, 2018

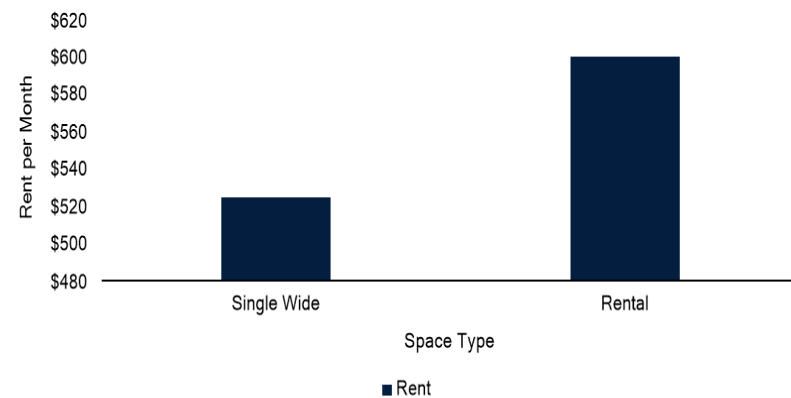
Space Type	# of Spaces	Rental Range	Current		Potential	
			Average Rent	Monthly Income	Average Rent	Monthly Income
Single Wide - Tenant Owned	11	\$525 - \$525	\$525	\$5,775	\$575	\$6,325
Single Wide - Park Owned	6	\$525 - \$725	\$525	\$3,150	\$575	\$3,450
Single Wide - Vacant	2	\$525 - \$525	\$525	\$1,050	\$575	\$1,150
Rental - 2Bd/1BA Stick Built House	1	\$600 - \$600	\$600	\$600	\$575	\$575
Totals/Weighted Averages	20		\$529	\$10,575	\$575	\$11,500
Gross Annualized Rents			\$126,900		\$138,000	

Notes:

Space Distribution



Space Rent



RENT ROLL DETAIL

As of December, 2018

Space	Space Type	Current Site Rent / Month	Current Home Rent / Month	Total Current Rent / Month	Scheduled Rent / Month	Potential Rent / Month
1	Single Wide - Park Owned	\$525	\$125	\$650	\$650	\$575
2	Single Wide - Park Owned	\$525	\$200	\$725	\$725	\$575
3	Single Wide - Park Owned	\$525	\$50	\$575	\$575	\$575
4	Single Wide - Park Owned	\$525	\$25	\$550	\$550	\$575
5	Single Wide - Tenant Owned	\$525	N/A	\$525	\$525	\$575
6	Single Wide - Tenant Owned	\$525	N/A	\$525	\$525	\$575
7	Single Wide - Tenant Owned	\$525	N/A	\$525	\$525	\$575
8	Single Wide - Tenant Owned	\$525	N/A	\$525	\$525	\$575
9	Single Wide - Tenant Owned	\$525	N/A	\$525	\$525	\$575
10	Single Wide - Tenant Owned	\$525	N/A	\$525	\$525	\$575
11	Single Wide - Tenant Owned	\$525	N/A	\$525	\$525	\$575
12	Single Wide - Park Owned	\$525	N/A	\$525	\$525	\$575
402 43rd St	Rental - 2Bd/1BA Stick Built House	\$600	N/A	\$600	\$600	\$575
404 43rd St.	Single Wide - Park Owned	\$525	\$175	\$700	\$700	\$575
406 43rd St.	Single Wide - Tenant Owned	\$525	N/A	\$525	\$525	\$575
4302 Adams St.	Single Wide - Vacant	\$525	N/A	\$525	\$525	\$575
4304 Adams St.	Single Wide - Vacant	\$525	N/A	\$525	\$525	\$575
4306 Adams St.	Single Wide - Tenant Owned	\$525	N/A	\$525	\$525	\$575
4308 Adams St.	Single Wide - Tenant Owned	\$525	N/A	\$525	\$525	\$575
Adams St.	Single Wide - Tenant Owned	\$525	N/A	\$525	\$525	\$575
Total		\$10,575	\$575	\$11,150	\$11,150	\$11,500

OPERATING STATEMENT

Income	Current		Year 1		Per Space	Notes
Gross Current Site Rent	126,900		136,418		6,821	
Physical Vacancy	(12,690)	10.0%	(13,642)	10.0%	(682)	
Total Vacancy	(\$12,690)	10.0%	(\$13,642)	10.0%	(\$682)	
Effective Rental Income	114,210		122,776		6,139	
Other Income						
Trailer Sales	6,138				0	
Total Other Income	\$6,138		\$0		\$0	
Effective Gross Income	\$120,348		\$122,776		\$6,139	

Expenses	Current		Year 1		Per Space	Notes
Real Estate Taxes	2,035		2,200		110	[1]
Insurance	1,500		1,500		75	[2]
Property Tax	629		625		31	[3]
Utilities - Gas & Electric	1,685		1,736		87	
Utilities - Water, Sewer & Trash	16,200		16,200		810	[4]
Repairs & Maintenance	5,303		4,000		200	
Landscaping	1,647		850		43	
Marketing & Advertising			500		25	
Accounting			300		15	
Legal and Professional	10,056		3,500		175	
General & Administrative	500		500		25	
Misc. Expenses	50		150		8	
Operating Reserves	1,000		1,000		50	[5]
Management Fee	9,026	7.5%	8,594	7.0%	430	
Total Expenses	\$49,631		\$41,655		\$2,083	
Expenses as % of EGI	41.2%		33.9%			
Net Operating Income	\$70,717		\$81,120		\$4,056	

Notes and assumptions to the above analysis are on the following page.

NOTES

Notes to Operating Statement

- [1] Year 1 shows results from the actual 2018 assessment.
- [2] Expense is estimated; the property is currently insured under an umbrella policy.
- [3] Property taxes are for the park owned homes.
- [4] Utility use is capped at \$70/space; any overage charges are reimbursed by the tenants.
- [5] Reserves reflect a \$50/space allowance.

PRICING DETAIL

Summary		
Price	\$1,224,000	
Down Payment	\$489,600	40%
Number of Spaces	20	
Price Per Space	\$61,200	
Spaces/Acre	10	
Lot Size	2.03 Acres	
Approx. Year Built	1972	
Occupancy	90%	

Returns	Current	Year 1
CAP Rate	5.78%	6.63%
GRM	9.65	8.97
Cash-on-Cash	3.44%	5.57%
Debt Coverage Ratio	1.31	1.51

Financing	1st Loan
Loan Amount	\$734,400
Loan Type	New
Interest Rate	5.45%
Amortization	25 Years
Year Due	2028

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# of Spaces	Space Type	Current Rents	Market Rents
19	Single Wide	\$555	\$575
1	Rental	\$600	\$575

Operating Data

Income		Current		Year 1
Gross Scheduled Rent		\$126,900		\$136,418
Less: Vacancy/Deductions (GPR)	10.0%	\$12,690	10.0%	\$13,642
Total Effective Rental Income		\$114,210		\$122,776
Other Income		\$6,138		\$0
Effective Gross Income		\$120,348		\$122,776
Less: Expenses	41.2%	\$49,631	33.9%	\$41,655
Net Operating Income		\$70,717		\$81,120
Cash Flow		\$70,717		\$81,120
Debt Service		\$53,855		\$53,855
Net Cash Flow After Debt Service	3.44%	\$16,861	5.57%	\$27,265
Principal Reduction		\$14,181		\$14,974
Total Return	6.34%	\$31,043	8.63%	\$42,239

Expenses		Current		Year 1
Real Estate Taxes		\$2,035		\$2,200
Insurance		\$1,500		\$1,500
Property Tax		\$629		\$625
Utilities - Gas & Electric		\$1,685		\$1,736
Utilities - Water, Sewer & Trash		\$16,200		\$16,200
Repairs & Maintenance		\$5,303		\$4,000
Landscaping		\$1,647		\$850
Marketing & Advertising		\$0		\$500
Accounting		\$0		\$300
Legal and Professional		\$10,056		\$3,500
General & Administrative		\$500		\$500
Misc. Expenses		\$50		\$150
Operating Reserves		\$1,000		\$1,000
Management Fee		\$9,026		\$8,594
Total Expenses	41.24%	\$49,631	33.93%	\$41,655
Expenses/Space		\$2,482		\$2,083



DEE MAR PARK
411 E 43rd St • Garden City, ID 83714

PROPERTY OVERVIEW





PROPERTY OVERVIEW

Dee Mar Park is an established all-ages mobile home park in the burgeoning Boise sub-market of Garden City, Idaho. The Park is located at 411 E 43rd St., less than one block from the Boise River Greenbelt and 2 miles from downtown Boise. Dee Mar Park was built in 1970 and consists of approximately 2.04 acres zoned C-2.

Dee Mar Park has 20 total spaces. There is currently one vacant space, #16, that is clean and ready to accommodate a single-wide home. All of the 19 occupied spaces have tenant-owned homes that are directly metered for power and gas. Water, sewer and trash services are provided by Garden City and the park owner currently pays for up to \$70/space in total utility expenses per month. Any tenant consumption over that is reimbursed to the park owner by the tenants.

Dee Mar Park currently has an outside third-party management company in-place, ready to accommodate new ownership. With an established tenancy surrounded by strong development, this offering allows investors the unique opportunity to acquire a large two acre parcel zoned C-2 that also provides strong in-place cash flow.

INVESTMENT HIGHLIGHTS

- All Tenant-Owned Homes
- Fully Serviced by City Utilities
- Third-Party Management In-Place
- Less Than One Block From the Boise River Greenbelt
- Large 2.04 Acre Lot Zoned C-2



EXECUTIVE SUMMARY

VITAL DATA				
			CURRENT	YEAR 1
Total Price	\$1,320,000	CAP Rate	6.42%	6.72%
Real Estate Price	\$1,320,000	GRM	10.48	9.70
Down Payment	40% / \$528,000	Net Operating Income	\$84,696	\$88,750
Home Inventory Price	\$0	Net Cash Flow After Debt Service	5.04% / \$26,616	5.81% / \$30,670
Loan Amount	\$792,000	Total Return	7.94% / \$41,910	0.00% / \$46,819
Loan Type	Proposed New			
Interest Rate / Amortization	5.45% / 25 Years			
Total Spaces	20			
Price/Space	\$66,000			
Spaces/Acre	10.00			
Vacant Spaces	1			
Year Built / Renovated	1970			
Lot Size	2.07 acre(s)			
Types of Ownership	Fee Simple			

SPACE MIX			
NO. OF SPACES	SPACE TYPE	LOT RENT	POH RENT
19	Single Wide	\$525	\$0
1	Double Wide	\$525	\$0
20		\$10,500	\$0

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES
BMC Construction	6,000
Bmhc	4,808
St Luke's Regional Med Ctr Ltd	4,515
Idaho Dept Health and Welfare	3,057
St Alphonsus Regional Med Ctr	2,700
Boise State University	2,194
St Luke's Health System Ltd	1,524
Oscro Drug	1,500
Washington Closure Co LLC	1,050
Albertsons	950
US Post Office	949
Wells Fargo	909

DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2017 Estimate Pop	10,530	98,864	201,046
2010 Census Pop	9,712	91,756	183,689
2017 Estimate HH	4,554	44,326	85,760
2010 Census HH	4,195	40,836	78,019
Median HH Income	\$39,337	\$44,347	\$48,954
Per Capita Income	\$24,746	\$30,623	\$30,715
Average HH Income	\$56,999	\$67,071	\$71,139

PROPERTY SUMMARY

THE OFFERING

Property	Dee Mar Park
Price	\$1,320,000
Property Address	411 E 43rd St, Garden City, ID
Type of Park	All-Ages Mobile Home Park
Rental Agreement	Month to Month
Current Home Size Breakdown	18 Single-Wide, 1 Double-Wide
Rent Raise History	\$525 on July 1, 2018
Rent Control	No
Assessors Parcel Number	R2734521516
Zoning	C-2

SITE DESCRIPTION

Number of Spaces	20
Vacant Spaces	1
Vacant Homes	0
Number of Occupied POH	0
Year Built/Renovated	1960
Lot Size	2.07 acre(s)
Type of Ownership	Fee Simple
Spaces/Acre	10.00
Parking	Paved Off-Street
Parking Ratio	Ample
Resident Off Street Parking	Available
Guest Parking	On-Street and Off-Street Available
RV Storage	No
Landscaping	Mature and Appealing

UTILITIES

	Paid By	Meter	Other
Water	Landlord	Master	
Electric	Tenant	Direct	
Gas	Tenant	Direct	
Sewer	Landlord	Master	
Trash	Landlord	Master	
Cable TV	Tenant	Direct	

PROPOSED FINANCING

First Trust Deed	
Loan Amount	\$792,000
Loan Type	Proposed New
Interest Rate	5.45%
Amortization	25 Years
Loan Term	10 Years
Loan to Value	60%
Debt Coverage Ratio	1.46



FINANCIAL ANALYSIS



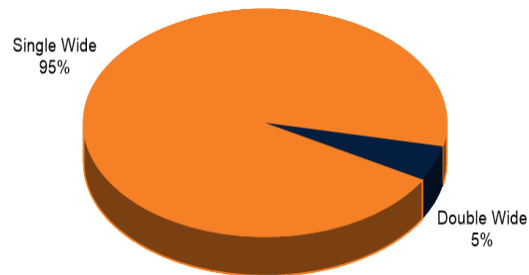
RENT ROLL SUMMARY

As of 10//4/2018

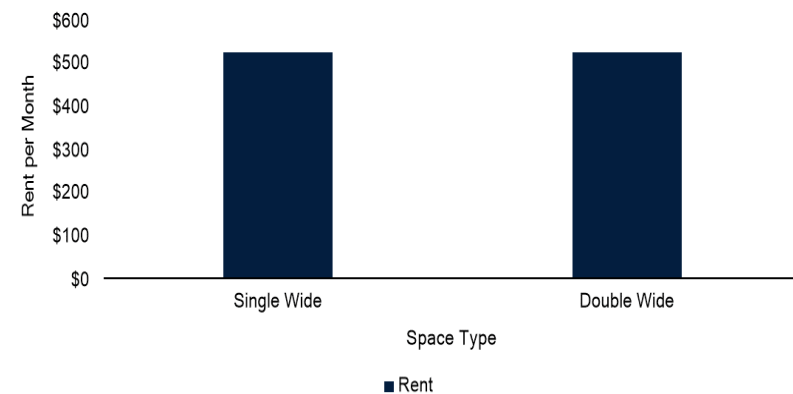
Space Type	# of Spaces	Rental Range	Current		Potential	
			Average Rent	Monthly Income	Average Rent	Monthly Income
Single Wide - Tenant Owned	18	\$525 - \$525	\$525	\$9,450	\$575	\$10,350
Single Wide - Vacant	1	\$525 - \$525	\$525	\$525	\$575	\$575
Double Wide - Tenant Owned	1	\$525 - \$525	\$525	\$525	\$575	\$575
Totals/Weighted Averages	20		\$525	\$10,500	\$575	\$11,500
Gross Annualized Rents			\$126,000		\$138,000	

Notes:

Space Distribution



Space Rent



RENT ROLL DETAIL

As of 10/4/2018

Space	Space Type	Current Site Rent / Month	Current Home Rent / Month	Total Current Rent / Month	Scheduled Rent / Month	Potential Rent / Month
1	Single Wide - Tenant Owned	\$525	N/A	\$525	\$525	\$575
2	Single Wide - Tenant Owned	\$525	N/A	\$525	\$525	\$575
3	Single Wide - Tenant Owned	\$525	N/A	\$525	\$525	\$575
4	Single Wide - Tenant Owned	\$525	N/A	\$525	\$525	\$575
5	Single Wide - Tenant Owned	\$525	N/A	\$525	\$525	\$575
6	Single Wide - Tenant Owned	\$525	N/A	\$525	\$525	\$575
7	Single Wide - Tenant Owned	\$525	N/A	\$525	\$525	\$575
8	Single Wide - Tenant Owned	\$525	N/A	\$525	\$525	\$575
9	Single Wide - Tenant Owned	\$525	N/A	\$525	\$525	\$575
10	Single Wide - Tenant Owned	\$525	N/A	\$525	\$525	\$575
11	Single Wide - Tenant Owned	\$525	N/A	\$525	\$525	\$575
12	Single Wide - Tenant Owned	\$525	N/A	\$525	\$525	\$575
13	Single Wide - Tenant Owned	\$525	N/A	\$525	\$525	\$575
14	Single Wide - Tenant Owned	\$525	N/A	\$525	\$525	\$575
15	Single Wide - Tenant Owned	\$525	N/A	\$525	\$525	\$575
16	Single Wide - Vacant	\$525	N/A	\$525	\$525	\$575
17	Single Wide - Tenant Owned	\$525	N/A	\$525	\$525	\$575
18	Single Wide - Tenant Owned	\$525	N/A	\$525	\$525	\$575
19	Single Wide - Tenant Owned	\$525	N/A	\$525	\$525	\$575
20	Double Wide - Tenant Owned	\$525	N/A	\$525	\$525	\$575
Total		\$10,500	\$0	\$10,500	\$10,500	\$11,500

OPERATING STATEMENT

Income	Current		Year 1		Per Space	Notes
Gross Current Site Rent	126,000		136,080		6,804	
Physical Vacancy	(6,300)	5.0%	(6,804)	5.0%	(340)	
Total Vacancy	(\$6,300)	5.0%	(\$6,804)	5.0%	(\$340)	
Effective Rental Income	119,700		129,276		6,464	
Other Income						
Trailer Sales	9,635				0	
Total Other Income	\$9,635		\$0		\$0	
Effective Gross Income	\$129,335		\$129,276		\$6,464	
Expenses	Current		Year 1		Per Space	Notes
Real Estate Taxes	9,029		9,512		476	[1]
Insurance	850		850		43	[2]
Property Tax	713		700		35	[3]
Utilities - Gas & Electric	350		350		18	
Utilities - Water, Sewer & Trash	15,960		15,960		798	[4]
Repairs & Maintenance	3,413		500		25	[5]
Landscaping	645		750		38	[6]
Marketing & Advertising	104		105		5	[7]
Accounting			250		13	[8]
Legal and Professional	3,271		1,000		50	
General & Administrative	251		250		13	[9]
Misc. Expenses			250		13	
Operating Reserves	1,000		1,000		50	[10]
Management Fee	9,053	7.0%	9,049	7.0%	452	
Total Expenses	\$44,639		\$40,526		\$2,026	
Expenses as % of EGI	34.5%		31.3%			
Net Operating Income	\$84,696		\$88,750		\$4,437	

Notes and assumptions to the above analysis are on the following page.

NOTES

Notes to Operating Statement

- [1] Year 1 shows results from 2018 assessment.
- [2] Insurance expense is estimated; property currently covered under an umbrella policy.
- [3] Property tax was for the single park-owned home.
- [4] Water/Sewer/Trash is limited to \$70/space. All charges surpassing this benchmark are reimbursed to the owner by the tenants.
- [5] The property reflects additional repair costs recovered through home sales .
- [6] This expense reflects the 2017/2018 average.
- [7] The property has required minimal marketing. This expense is actual.
- [8] The property currently reflects no accounting expenses. Year 1 is estimated.
- [9] Expense reflects the 2017/2018 average. The bulk of this expense was posting notices for 2018 eviction.
- [10] Reserves reflect a \$50/space allowance.

PRICING DETAIL

Summary		
Price	\$1,320,000	
Down Payment	\$528,000	40%
Number of Spaces	20	
Price Per Space	\$66,000	
Spaces/Acre	10	
Lot Size	2.07 Acres	
Approx. Year Built	1970	
Occupancy	95%	

Returns	Current	Year 1
CAP Rate	6.42%	6.72%
GRM	10.48	9.70
Cash-on-Cash	5.04%	5.81%
Debt Coverage Ratio	1.46	1.53

Financing	1st Loan
Loan Amount	\$792,000
Loan Type	New
Interest Rate	5.45%
Amortization	25 Years
Year Due	2028

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# of Spaces	Space Type	Current Rents	Market Rents
19	Single Wide	\$525	\$575
1	Double Wide	\$525	\$575

Operating Data				
Income		Current		Year 1
Gross Scheduled Rent		\$126,000		\$136,080
Less: Vacancy/Deductions (GPR)	5.0%	\$6,300	5.0%	\$6,804
Total Effective Rental Income		\$119,700		\$129,276
Other Income		\$9,635		\$0
Effective Gross Income		\$129,335		\$129,276
Less: Expenses	34.5%	\$44,639	31.3%	\$40,526
Net Operating Income		\$84,696		\$88,750
Cash Flow		\$84,696		\$88,750
Debt Service		\$58,079		\$58,079
Net Cash Flow After Debt Service	5.04%	\$26,616	5.81%	\$30,670
Principal Reduction		\$15,294		\$16,148
Total Return	7.94%	\$41,910	8.87%	\$46,819

Expenses		Current		Year 1
Real Estate Taxes		\$9,029		\$9,512
Insurance		\$850		\$850
Property Tax		\$713		\$700
Utilities - Gas & Electric		\$350		\$350
Utilities - Water, Sewer & Trash		\$15,960		\$15,960
Repairs & Maintenance		\$3,413		\$500
Landscaping		\$645		\$750
Marketing & Advertising		\$104		\$105
Accounting		\$0		\$250
Legal and Professional		\$3,271		\$1,000
General & Administrative		\$251		\$250
Misc. Expenses		\$0		\$250
Operating Reserves		\$1,000		\$1,000
Management Fee		\$9,053		\$9,049
Total Expenses	34.51%	\$44,639	31.35%	\$40,526
Expenses/Space		\$2,232		\$2,026

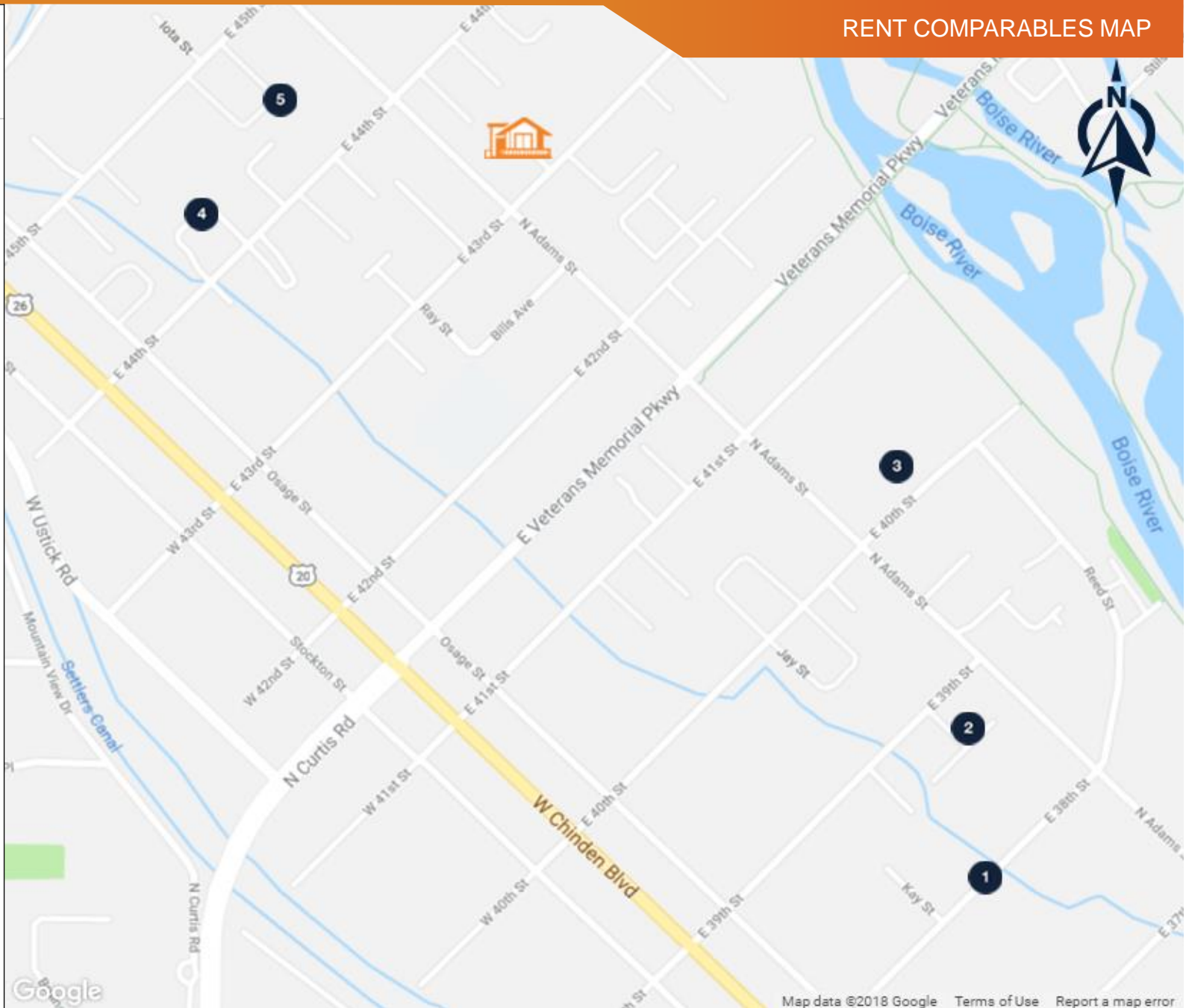
MARKET COMPARABLES





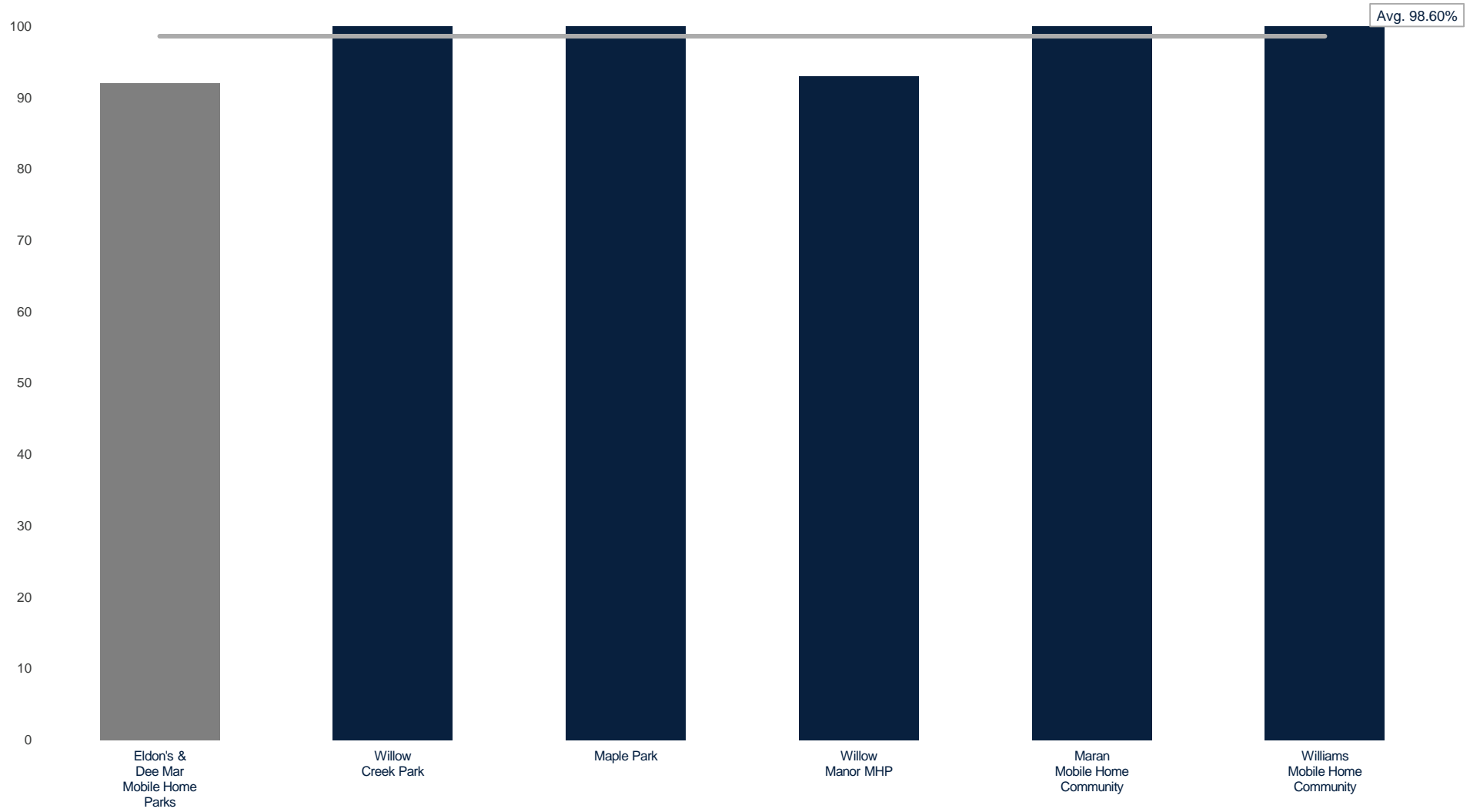
ELDON'S & DEE MAR MOBILE HOME PARKS (SUBJECT)

- 1 Willow Creek Park
- 2 Maple Park
- 3 Willow Manor MHP
- 4 Maran Mobile Home Community
- 5 Williams Mobile Home Community



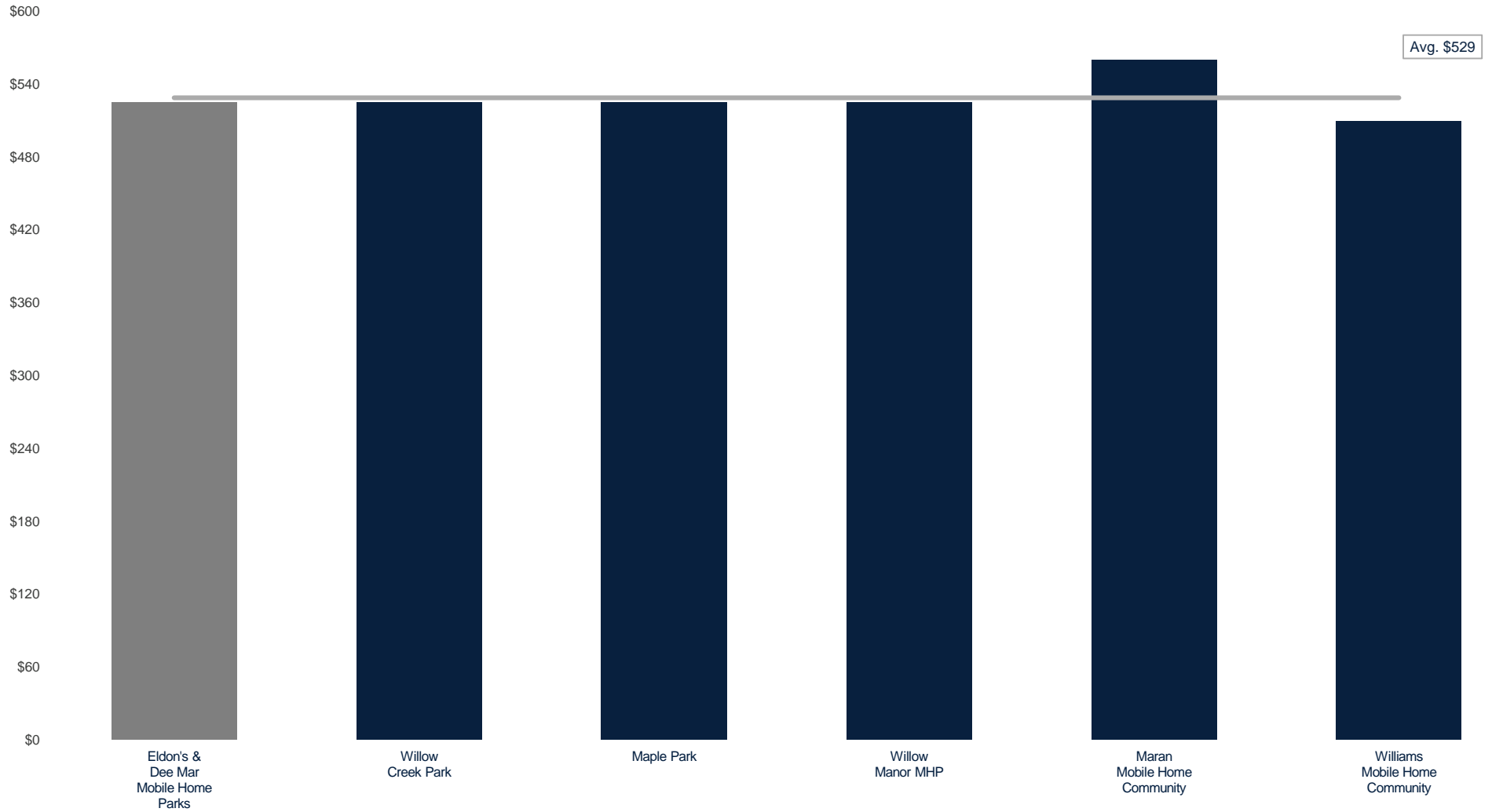
Map data ©2018 Google Terms of Use Report a map error

AVERAGE OCCUPANCY



AVERAGE RENT

Single Wide



ELDON'S & DEE MAR MOBILE HOME PARKS
410 E 43rd St & 411 E 43rd St, Garden City, ID, 83714



Space Type	# Spaces	Rent	Monthly Income
Single Wide	38	\$525	\$19,950
Double Wide	1	\$525	\$525
Rental	1	\$600	\$600
Total/Wtd. Avg.	40	\$527	\$21,075

WILLOW CREEK PARK
215 E 38th St, Garden City, ID, 83714



Space Type	# Spaces	Rent	Monthly Income
Single-Wide	8	\$525-\$525	\$4,200
Total/Wtd. Avg.	8	\$525	\$4,200

NOTES

Willow Creek Mobile Home Park is a fair comparable to the subject property. The homes are of similar condition and age to the subject properties, and the parks have equally appealing landscaping and layout. The location of the subject properties is superior to this comparable however. Willow Creek MHP has a dirt road, presenting an inferior aspect in comparison to our subject properties. Our subject properties share the same lot rent of \$525.

MAPLE PARK
309 E 39th St, Garden City, ID, 83714



Space Type	# Spaces	Rent	Monthly Income
Single-Wide	19	\$525-\$525	\$9,975
Total/Wtd. Avg.	19	\$525	\$9,975

NOTES

Maple park is a well-kept community mobile home park. Maple represents a good or slightly superior comparable to the subject property. The park is 100% occupied and collecting \$525 per space. The Park pays for up to \$70/space in utility expenses; matching our subject properties. Maple Park has a paved road and is nicely tucked off of 39th street.

WILLOW MANOR MHP
406 E 40th St, Garden City, ID, 83714



Space Type	# Spaces	Rent	Monthly Income
Single-Wide	13	\$525-\$525	\$6,825
Double-Wide	4	\$525-\$525	\$2,100
Total/Wtd. Avg.	17	\$525	\$8,925

NOTES

Willow Manor is a good comparable to the subject properties. The park has had the recent addition of some newer homes, improving its appearance. It's location one block from the river is a bit superior to our subject properties; but the homes are well kept inline with the rest of the property. Rents are equal to that of our subject properties at \$525.00 per space.

MARAN MOBILE HOME COMMUNITY
200 E 44th St, Garden City, ID, 83714



Space Type	# Spaces	Rent	Monthly Income
Single-Wide	23	\$535-\$585	\$12,880
Double-Wide	3	\$585-\$585	\$1,755
Total/Wtd. Avg.	26	\$563	\$14,635

NOTES

Maran Mobile Home Community is a good comparable to the subject properties. The park has a mix of homes, with mostly single-wide units and many park-owned homes. The age and condition of the homes in Maran is equal to that of the subject properties. The location is inferior but Maran has mature landscaping, paved roads and city services like the subject properties. Maran MHC is getting about 10% more in rent than Dee Mar and Eldon's.

WILLIAMS MOBILE HOME COMMUNITY
301 E 45th St, Garden City, ID, 83714



Space Type	# Spaces	Rent	Monthly Income
Single-Wide	29	\$437-\$582	\$14,776
Double-Wide	4	\$582-\$582	\$2,328
Total/Wtd. Avg.	33	\$518	\$17,104

NOTES

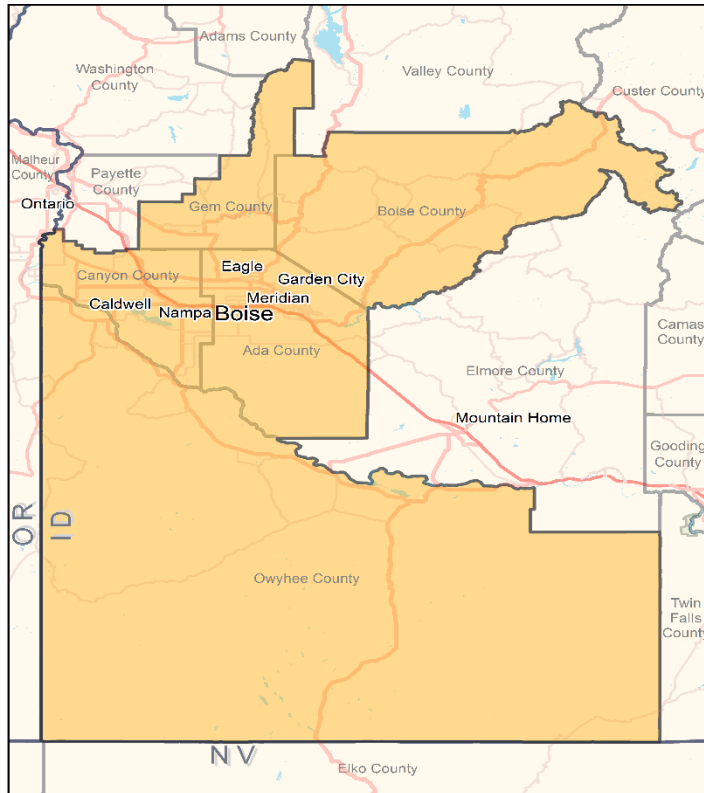
Williams Mobile Home Community is a good comparable to the subject property. The age and condition of the homes is equal to the subject property and the parks compare in their mature landscaping and presentation to Buyers. Most tenants in the Park are at \$437/month, but all tenants to move in to Williams MHC in last 18 months are at \$582/month.

MARKET OVERVIEW



BOISE OVERVIEW

Boise is the Pacific Northwest's third most populous region behind Seattle and Portland and is the capital city of Idaho. The metro contains five counties in southwestern portion of the state: Gem, Boise, Ada, Canyon and Owyhee. The market is home to 697,300 residents, nearly a third of which live in the city of Boise, the largest city, followed by Nampa, which has 90,500 people. Employment growth above the national rate is forecast to boost the population gains over the next five years.



METRO HIGHLIGHTS



ROBUST POPULATION GROWTH

The Boise metro is growing more than twice as fast as the U.S. as a whole. Over the next five years the area is forecast to gain more than 73,200 people.



HIGH-TECH OPPORTUNITIES

The Boise technology sector is an important component of the local economy, employing thousands of workers.



AFFORDABILITY

Home prices in the metro at a median of \$232,900 fall well below the U.S. home price, affording 67 percent of households to own their home.



ECONOMY

- Jobs in the trade, transportation and utilities segment account for the largest share of employment in the metro, followed by the education and health services and business services sectors. As home to the state capitol, government agencies also plays a major role in hiring.
- With a diversified economy and a business-friendly tax structure, the Boise metro has a healthy array of companies, from local small businesses to large transnational corporations. High-tech employers include the locally based Micron Technologies, Clickbank, Hewlett-Packard and Microsoft.
- The telecommunications sector is expanding. WDSGlobal, Teleperformance, DIRECTV and T-Mobile are a few of the firms that operate more than 20 call centers in the metro and employ thousands of workers.

DEMOGRAPHICS



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

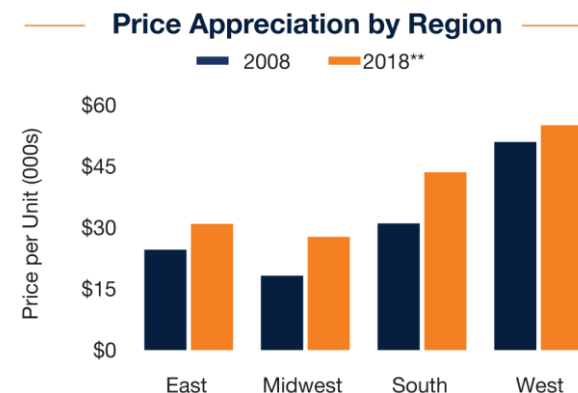
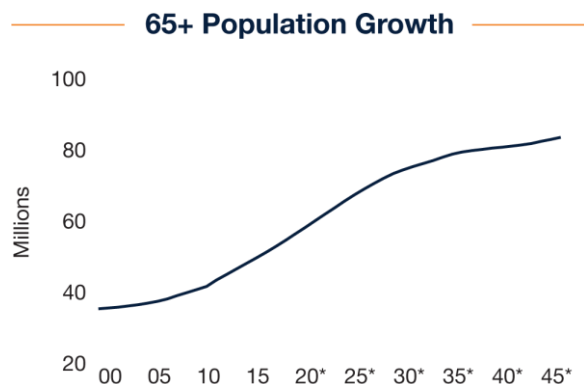
Vacancy Continues to Tighten, Pushing Rent Gains; Investors' Appetite For Communities Remains Robust

Need for affordable housing and an aging population generate strong demand in manufactured home communities. Vacancy in all regions remains at a 10-year low, with the West maintaining the tightest rate at 5.1 percent. Within the regions, however, the rate varies widely by metro. In cities where housing prices are beyond the means of many potential homeowners, such as Long Island or Seattle, vacancy has stayed persistently beneath 3 percent. A number of communities in Sunbelt metros including Tampa and Fort Worth have posted large drops in vacancy over the past four quarters due to steady employment gains, which are drawing workers as well as retirees to warmer climates. Age-restricted parks nationwide should benefit from a growing senior population over the next few decades. Meanwhile, vacancy remains in double digits, especially in many Midwest cities with slower household formation and more affordable home prices.

Rents climbing as demand improves. As manufactured home parks fill and many are refurbished with amenities added or upgraded, rents are rising. Among regions, the West also holds the highest rents at an average of \$557 per month, with the South registering the biggest year-over-year advance of 3.9 percent. During the past 12 months, Fort Meyers, Florida, posted one of the largest rent gains at 8.5 percent to an average of \$628 per month, well above the national average.

Investment Highlights

- Capital-flush investors from other asset classes are seeking to capitalize on higher yields in manufactured home communities. However, the supply of available listings remains well below demand throughout most areas of the nation, making it more difficult to find quality parks. In addition, increased competition for properties is keeping cap rates compressed.
- In mainly Western states, some buyers are hesitating on the added risk of manufactured home communities in or near forested areas that are susceptible to wildfires. This could result in some parks taking longer to transact.
- A number of private investors are interested in smaller communities that can be upgraded and have amenities added for value-add opportunities. Parks with city services and fewer rental homes are especially desired, although recently banks have been looking more favorably on rental or RV income.
- Rising interest rates may motivate some investors to sell rather than refinance, which may provide more listings during the quarters ahead.



* Forecast ** Trailing 12 months through 2Q18 Sources: CoStar Group, Inc.; U.S. Census Bureau

West Region

Mountain Trends

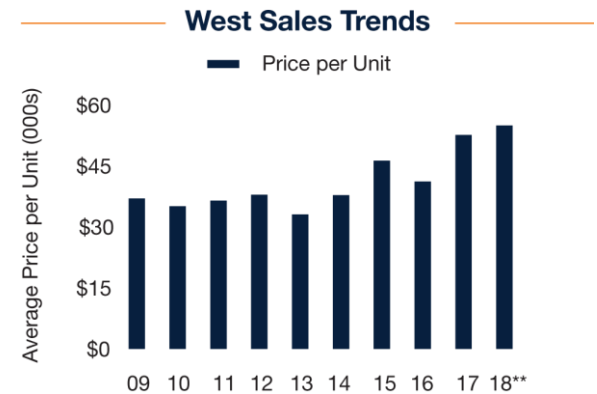
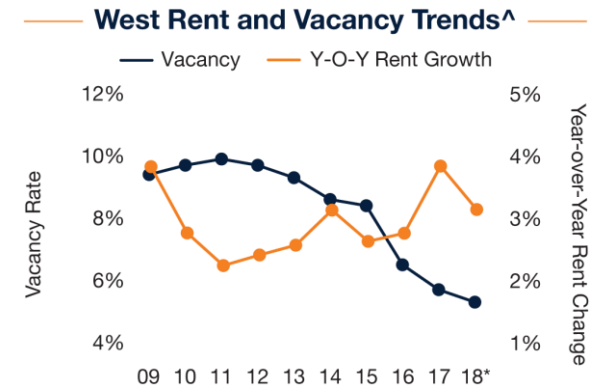
- **Vacancy:** The vacancy rate continues to decline as affordable housing is harder to find. The rate is down 40 basis points to 6.0 percent so far in 2018. Last year, a drop of 100 basis points was registered.
- **Rents:** Tightening vacancy is producing rent gains. The average monthly rent rose 4.3 percent so far in 2018 to \$560 and is up 18 percent over the past five years.

Pacific Trends^

- **Vacancy:** Rising housing prices have contributed to the tightest vacancy among subregions at 3.2 percent. The rate has remained below 5 percent over the past 10 years.
- **Rents:** During the past four quarters, the average rent jumped 4.2 percent to \$549 per month, the highest rent by subregion. Rents may be double the average in many coastal California communities.

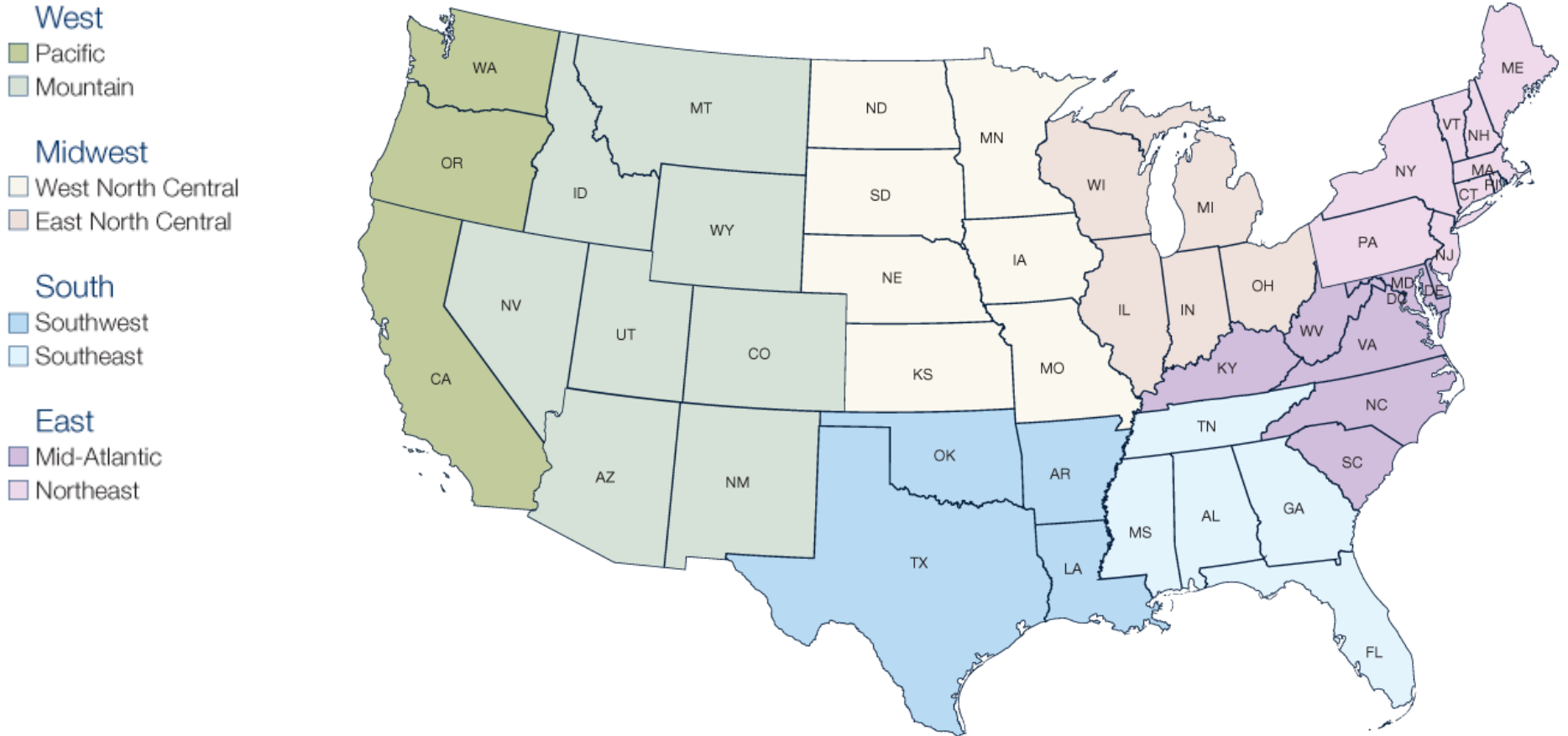
West Sales Trends

- **Cap Rates:** At midyear, cap rates averaged in the low-7 percent range, although initial yields can dip below 5 percent for well-located assets with some upside potential.
- **Prices:** A lack of available inventory slowed transaction volume and pushed the average price up 14 percent to \$55,000 per unit during the past four quarters. Parks in prime locations can trade above \$150,000 per unit.



* Through 3Q 2018
 ** Year over year through 2Q 2018
 Sources: Marcus & Millichap Research Services; CoStar Group, Inc.; Datacomp-JLT

Manufactured Housing Regions and Subregions



Created on December 2018

POPULATION	1 Miles	3 Miles	5 Miles
■ 2022 Projection			
Total Population	10,572	102,482	209,599
■ 2017 Estimate			
Total Population	10,470	100,062	202,090
■ 2010 Census			
Total Population	9,676	92,867	184,538
■ 2000 Census			
Total Population	10,167	92,593	178,424
■ Daytime Population			
2017 Estimate	12,421	135,298	267,873
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2022 Projection			
Total Households	4,610	46,533	90,183
■ 2017 Estimate			
Total Households	4,490	44,789	85,989
Average (Mean) Household Size	2.26	2.19	2.30
■ 2010 Census			
Total Households	4,143	41,246	78,193
■ 2000 Census			
Total Households	3,992	38,852	71,784

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2017 Estimate			
\$250,000 or More	1.05%	2.24%	2.34%
\$200,000 - \$249,999	1.54%	1.64%	1.75%
\$150,000 - \$199,999	2.45%	2.57%	3.42%
\$125,000 - \$149,999	4.13%	4.36%	4.57%
\$100,000 - \$124,999	6.22%	7.14%	7.83%
\$75,000 - \$99,999	8.48%	11.03%	12.02%
\$50,000 - \$74,999	14.32%	16.48%	17.34%
\$35,000 - \$49,999	17.23%	14.44%	13.89%
\$25,000 - \$34,999	13.25%	12.17%	11.64%
\$15,000 - \$24,999	14.84%	13.15%	12.25%
Under \$15,000	16.51%	14.78%	12.93%
Average Household Income	\$57,730	\$67,059	\$71,228
Median Household Income	\$40,128	\$44,484	\$49,063
Per Capita Income	\$24,851	\$30,562	\$30,675

Source: © 2017 Experian

Created on December 2018

POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population by Age			
0 to 4 Years	7.21%	5.87%	5.80%
5 to 14 Years	11.13%	10.67%	11.26%
15 to 17 Years	2.86%	3.03%	3.29%
18 to 19 Years	1.75%	2.18%	2.63%
20 to 24 Years	7.03%	7.42%	7.50%
25 to 29 Years	9.83%	9.63%	9.09%
30 to 34 Years	8.78%	8.49%	8.04%
35 to 39 Years	6.75%	6.80%	6.61%
40 to 49 Years	11.92%	12.04%	11.97%
50 to 59 Years	13.94%	13.63%	13.45%
60 to 64 Years	5.43%	5.75%	5.88%
65 to 69 Years	4.59%	4.72%	4.92%
70 to 74 Years	3.03%	3.22%	3.36%
75 to 79 Years	2.14%	2.29%	2.26%
80 to 84 Years	1.84%	1.82%	1.73%
Age 85+	1.78%	2.44%	2.21%
Median Age	35.95	36.87	36.70

POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population 25+ by Education Level			
2017 Estimate Population Age 25+	7,331	70,871	140,467
Elementary (0-8)	2.95%	1.41%	1.50%
Some High School (9-11)	9.26%	5.01%	4.63%
High School Graduate (12)	28.45%	23.82%	22.48%
Some College (13-15)	25.12%	26.08%	26.26%
Associate Degree Only	5.34%	7.18%	7.59%
Bachelors Degree Only	17.38%	21.95%	23.51%
Graduate Degree	8.68%	13.45%	13.19%

Source: © 2017 Experian



Population

In 2017, the population in your selected geography is 100,062. The population has changed by 8.07% since 2000. It is estimated that the population in your area will be 102,482.00 five years from now, which represents a change of 2.42% from the current year. The current population is 49.83% male and 50.17% female. The median age of the population in your area is 36.87, compare this to the US average which is 37.83. The population density in your area is 3,530.74 people per square mile.



Households

There are currently 44,789 households in your selected geography. The number of households has changed by 15.28% since 2000. It is estimated that the number of households in your area will be 46,533 five years from now, which represents a change of 3.89% from the current year. The average household size in your area is 2.19 persons.



Income

In 2017, the median household income for your selected geography is \$44,484, compare this to the US average which is currently \$56,286. The median household income for your area has changed by 17.94% since 2000. It is estimated that the median household income in your area will be \$48,997 five years from now, which represents a change of 10.15% from the current year.

The current year per capita income in your area is \$30,562, compare this to the US average, which is \$30,982. The current year average household income in your area is \$67,059, compare this to the US average which is \$81,217.



Race and Ethnicity

The current year racial makeup of your selected area is as follows: 86.60% White, 2.21% Black, 0.15% Native American and 2.67% Asian/Pacific Islander. Compare these to US averages which are: 70.42% White, 12.85% Black, 0.19% Native American and 5.53% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 9.99% of the current year population in your selected area. Compare this to the US average of 17.88%.



Housing

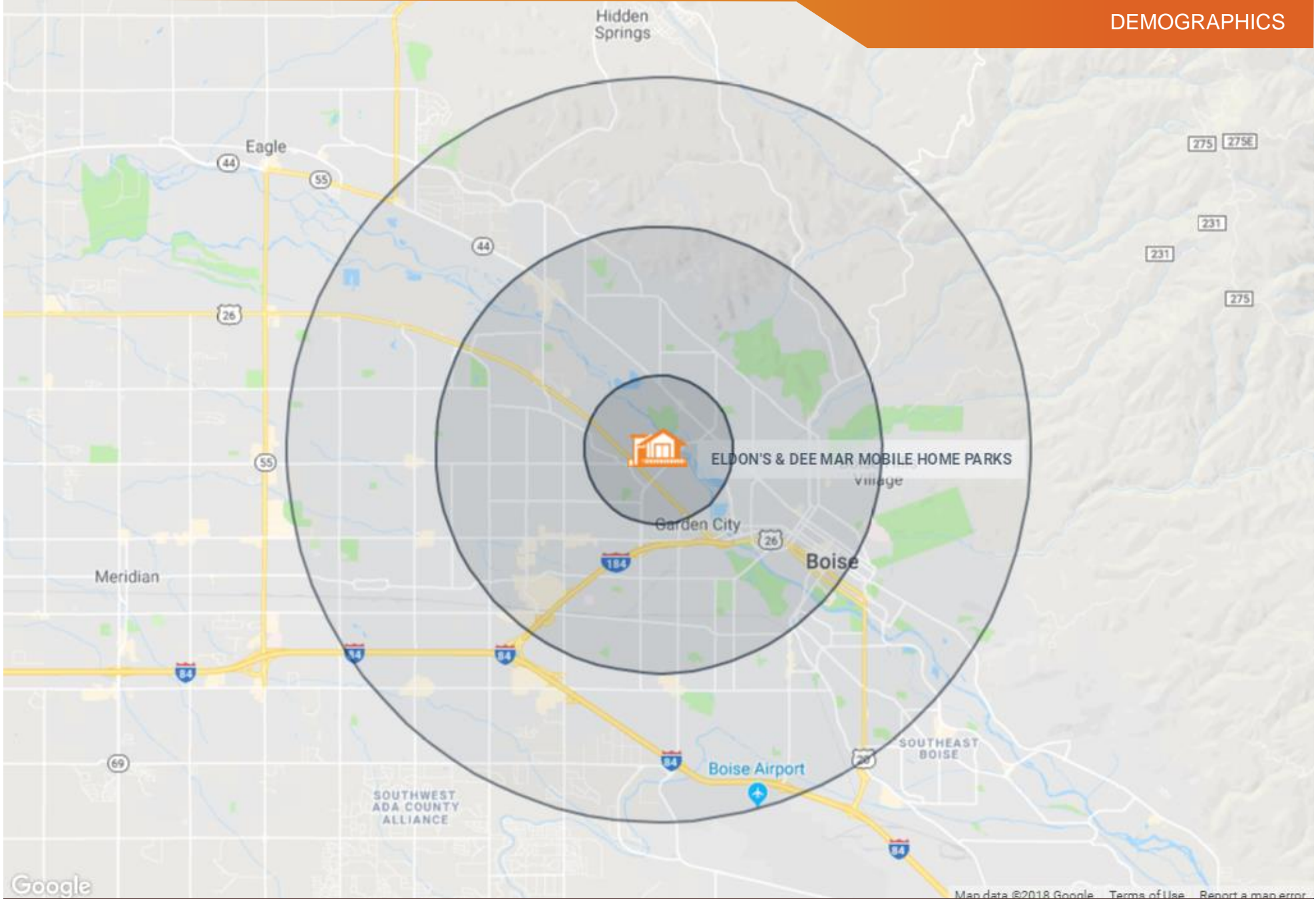
The median housing value in your area was \$185,057 in 2017, compare this to the US average of \$193,953. In 2000, there were 22,476 owner occupied housing units in your area and there were 16,376 renter occupied housing units in your area. The median rent at the time was \$538.



Employment

In 2017, there are 68,015 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 63.25% of employees are employed in white-collar occupations in this geography, and 36.78% are employed in blue-collar occupations. In 2017, unemployment in this area is 3.51%. In 2000, the average time traveled to work was 19.00 minutes.

Source: © 2017 Experian



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