



**KEITH WILSON CO. MOBILE HOME PARK
BROKERAGE**

2608 RISING STAR
EDMOND, OK 73034

FEBRUARY 2017

CELL: (405) 414- 9803
EMAIL: kwilsonco@aol.com

FOR SALE

**CEDAR RIDGE MOBILE HOME PARK
2210 East Industrial Boulevard
Guthrie, OK (OKC)**

155 lots/40 high quality homes

\$2,250,000

12.96% CAP



The information contained herein, while gathered from sources deemed reliable, cannot be guaranteed

PROPERTY INFORMATION

Keith Wilson co. is pleased to offer for sale the 155 lot Cedar Ridge Mobile Home Park, located in Guthrie, OK, a N. Oklahoma City, OK city suburb, north of Edmond, OK. The current owners bought the park 3 years ago and have just finished removing both large lagoons and have installed 35 septic systems for 70 homes/lots. Density is 2.5 lots/acre, 60 acres of land. There are 40 park owned high quality homes (13 DW, 27 SW), valued at \$875,000, 37 rented at an avg. rent of \$750, 33 -3 bed /2 bath, 2-3 bed/3 bath, 2-2 bed/2 bath, 3-2 bed/1 bath. 31 lot rents at \$215 so Feb. 2017 occupancy is currently 44%. Owner also will sell a 2016 built adjacent 59-unit steel self-storage facility with a mobile home for \$395,000. This facility has 2.87 acres with land for 120 additional units.

The 155 lots are:	vacant lots.....84	
	lot rental.....31	@ \$215
	home rentals.....40	37 rented avg. of \$750 (2/15/2017)
	lots not owned.....9	these lots interspersed in the park
	164	total lots at park
	155	lots owned by the park

The city water is submetered and paid by the tenants. 11 lots pay only water.

The park is located ½ mile west of Interstate 35 and 1 mile east of the Guthrie/Edmond Regional Airport, in S/SE Guthrie, 3 miles from the city center. Guthrie, pop. 11,000, is part of the Oklahoma City metroplex, 5 miles N. of Edmond, pop. 90,000, an Oklahoma City upscale suburb. The residential subdivision abutting the park to the N. is acreages from \$300,000. Oklahoma City pop. is 1,400,000.

The park is essentially a home operation deriving 78% of its income from home rentals. The quality of the homes at Cedar Ridge is at the top for Oklahoma. The ages of the 40 park owned homes are 15- 2010-2016, 17-2000-2010, 6-1990's, 2-1980's.

There are approx. 35 septic systems servicing 70 lots (40 homes, 30 lot rent). They do not install septic until the lot is rented.

The owners are residential home developers. Their focus is not a mobile home park.

70 sites are fully developed (40 homes, 30 pad renters). There are 85 undeveloped sites.

Cost to develop a site is:

\$500-750.....hook up water meter (includes labor/materials)
850.....electric pedestal
3,500.....sewer (aerobic septic is \$7,000-services 2 lots)
600.....gravel drive
\$5,450-\$5,700 total per pad - \$463,250-\$484,500 total for remaining 85 lots

The water is a separate park owned company that resells water. This company is a part of the sale. Each year, the park is allowed to "true up" the new water charges to equal the water costs of the previous year, so the water should not be a loss to the park.

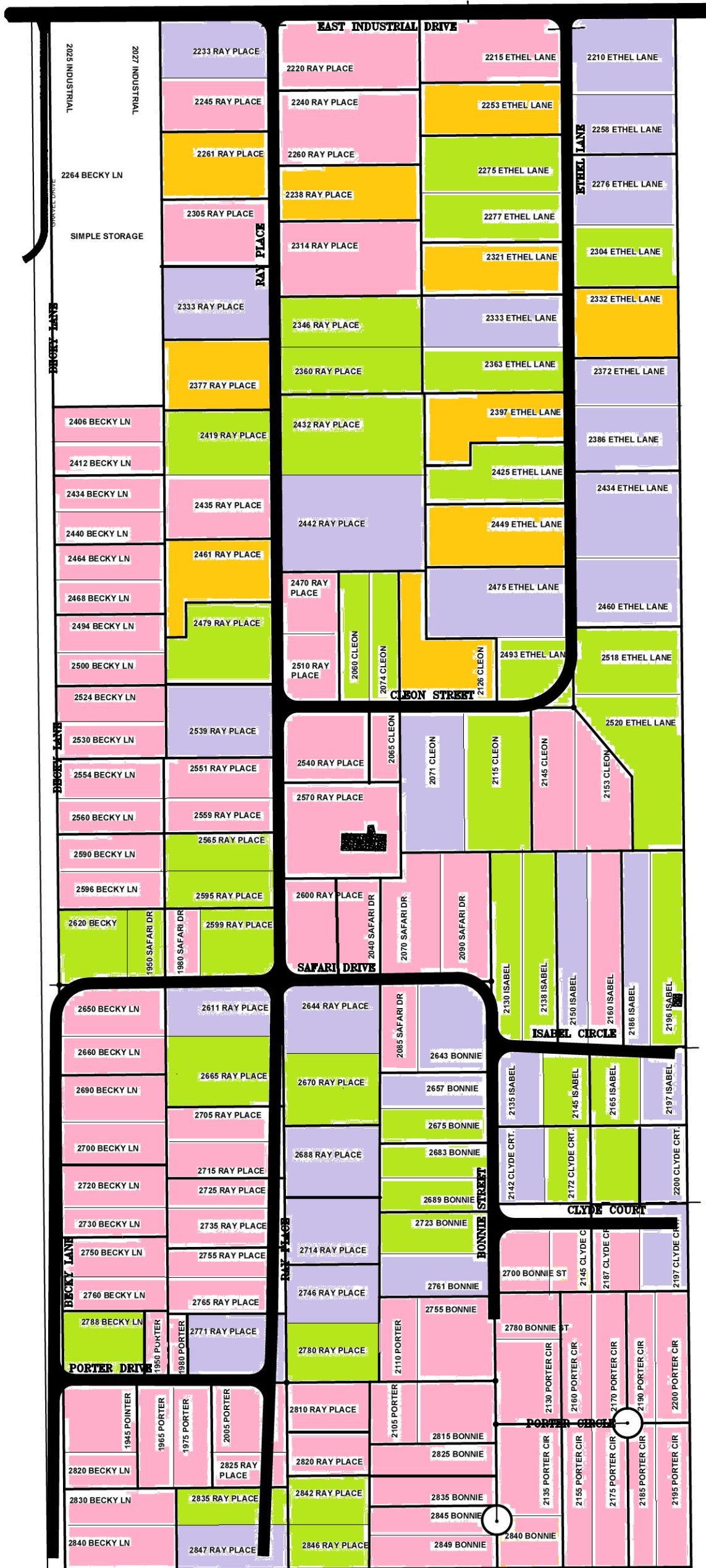
SELF STORAGE FACILITY

The owner of Cedar Ridge MHP also owns a self-storage facility adjacent to the park to the west fronting on Industrial Road which they will sell. You could combine the purchase of both but they are being sold separately.

Salient data is:

- **\$390,000**
- **59 units plus 1 leased mobile home**
- **Built in 2016 by Mid America Steel in Tulsa, OK, one of the top storage unit builders in the US**
- **Steel exterior/steel roofs**
- **2.87 acres**
- **Can add an additional 120 units**
- **20 rented-39 vacant**
- **Sizes are: 10x5 \$35/mo. / 10x10 \$60/mo. / 10x15 %\$85/mo. / 10x20 \$90/mo.**
- **Collecting \$1,600-1,700/mo.**

COLOR CODED LOT DESCRIPTION ON FOLLOWING PAGE...



**PINK = VACANT LOTS
OWNED BY PARK
RENTALS**

**PURPLE = LOTS OWNED
BY PARK RENTALS
THAT HAVE HOMES ON
THEM**

**GREEN = HOMES AND
LOTS OWNED BY PARK
RENTALS**

**ORANGE = NOT OWNED
BY PARK RENTALS**

INCOME/EXPENSE

INCOME

2016.....	\$284,873	
2/15/2017 37 home rentals @ \$750.....	\$333,000	(93% occupancy) (1)
30 lot rent @\$215.....	77,400	
2/9/2017 rent roll.....	394,500	
Other income 2016	<u>13,060</u>	
Total.....	\$ 407,560	

2016 EXPENSES

Auto, bank, computer.....	\$2,928	
Contract labor.....	25,418	(newer homes)
Dues/subscriptions.....	4,066	
Insurance.....	13,506	(most is home insurance)
R/M.....	25,713	(deduct \$5K for home move in costs)
Office salaries/payroll taxes.....	13,192	(2)
Postage.....	622	
Professional fees.....	11,312	(deduct \$2,400 for owner charge)
Supplies.....	1,112	
Property/MH taxes.....	15,404	(\$6,600-park, \$8,804-mobile homes) (3)
Utilities.....	<u>8,636</u>	
Total.....	<u>\$115,873</u>	
NOI.....	\$291,687	

- (1) Owner purchased 12 mobile homes in 2016.
- (2) Manager receives \$11,220 office salary, \$9,180 water salary-on water acct., free lot rent of \$2,580 (12 mo x \$215) and free utilities-est. \$100/mo x 12 = \$1,200
- (3) On a sale, the taxes will be on approx. \$1,400,000 (sales price minus home value), with property taxes of approx. \$16,000 or an increase of approx. \$10,000 from current.

2016 FINANCIALS (page 1 of 2)

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02/09/17

Accrual Basis

PARK RENTALS, LLC

Profit & Loss

January through December 2016

PARK

	Jan - Dec 16
Ordinary Income/Expense	
Income	
500 · INCOME	2,598.41
503 · FEE INCOME	180.00
505 · LATE FEE INCOME	5,332.02
510 · RENTAL INCOME	271,813.27
524 · NON REFUNDABLE DEPOSITS	4,950.00
Total Income	284,873.70
Gross Profit	284,873.70
Expense	
Unapplied Reimbursements	0.00
801 · ADVERTISING	600.55
807 · AUTOMOBILE	1,067.78
811 · BANK CHARGES	1,529.80
813 · COMPUTER SERVICES	332.50
816 · CONTRACT LABOR	25,418.56
823 · DEPRECIATION	24,974.30
825 · DUES AND SUBSCRIPTIONS	4,066.14
827 · ENTERTAINMENT	82.88
831 · INTEREST	63,701.68
833 · INSURANCE	
833.1 · OFFICE WORKER'S COMP	303.14
833 · INSURANCE - Other	13,203.78
Total 833 · INSURANCE	13,506.92
843 · MAINTENANCE AND REPAIRS	25,713.07
845 · MISCELLANEOUS	-348.02
849 · OFFICE SALARIES	11,220.00
853 · POSTAGE	622.86
855 · PROFESSIONAL FEES	11,312.26
864 · SUPPLIES	1,112.96
871 · TAXES - PROPERTY	14,998.38
873 · TAXES - OTHER	406.00
879 · UTILITIES	8,638.01
880 · OFFICE ACCORD FEE	505.22
881 · OFFICE PAYROLL TAXES	1,972.34
Total Expense	211,434.19
Net Ordinary Income	73,439.51
Other Income/Expense	
Other Income	
920 · WATER INCOME	
LATE FEE-WATER	315.84
920 · WATER INCOME - Other	50,473.41
Total 920 · WATER INCOME	50,789.25
Total Other Income	50,789.25
Other Expense	
940 · WATER EXPENSES	
CONTRACT LABOR-WATER	1,504.69
Employee Leasing - Water	7,500.00
INTEREST PAID ON WATER DEPOSI...	57.52
MAINT & REPAIRS-WATER	727.00
PARK WATER BILL	3,811.09
WATER ACCORD FEE	404.16
WATER BILL	40,874.47
WATER PAYROLL TAXES	1,613.76
WATER SALARIES	9,180.00
WATER TESTING	924.20
WATER WORKER'S COMP	252.48
940 · WATER EXPENSES - Other	993.55

(1) * 407,560 = 2/9/17
rent roll of \$394,500
plus 2016 other income
of \$13,060.

delete

delete

delete

delete * SK home move in

delete * 2.4k owner charge
increase \$10.5k

delete-owner charge

* 115,873

* 291,687

WATER

(1) seller bought 12 homes in 2016 & moved onto the park.

2016 FINANCIALS (page 2 of 2)

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02/09/17
Accrual Basis

PARK RENTALS, LLC
Profit & Loss
January through December 2016

	Jan - Dec 16
Total 940 - WATER EXPENSES	67,842.92
Total Other Expense	67,842.92
Net Other Income	-17,053.67
Net Income	56,385.84

Note: Water expenses are a "true up" process whereby the park owned water co. can increase water cost for the new year to recoup the previous years costs.

SALES INFORMATION

Sales price.....\$2,250,000

Value of park owned homes.....\$850,000

Park price.....\$1,400,000

Price/pad.....\$14,516

Cap rate.....12.96%

GRM.....5.52x

2/9/17 RENT ROLL (page 1 of 6)



Park Rentals, LLC
P.O. Box 30057
Edmond, OK 73003

Phone: 405-509-6795

Property (173 Shown)	Unit	Primary Tenant	Lease Status	Balance	>Status	Rent Amount	Lease Start Date	Lease End Date	Balance Tenant
PR 56B Home 2675 Bonnie St		Knowlton, Donald Michael	Current Lease	\$0.00		\$650.00	7/1/2016	6/30/2017	\$0.00
PR 55B Home 2689 Bonnie St		Gosnell, Montresa	Current Lease	(\$3.19)		\$650.00	5/2/2016	5/1/2017	(\$3.19)
PR 47A Lot 2746 Ray Place		Glover, Catherine r Rochelle	Current Lease	\$0.00		\$215.00	6/9/2014	6/9/2099	\$0.00
PR 61A Lot 2475 Ethel Lane		McClure, Jr., Tommie h	Month-to-Month Lease	\$0.00		\$215.00	6/3/2015	6/2/2016	\$0.00
PR 56A Lot 2657 Bonnie St		Holzbaugh, Eric	Current Lease	\$0.00		\$215.00	12/1/2016	11/30/2017	\$0.00
PR 72 Water 2332 Ethel Lane		Stephenson, Trina	Current Lease	\$406.00		\$0.00	8/26/2015	8/1/2018	\$406.00
PR 32B Lot 2333 Ray Place		Hedgecock, Mike	Month-to-Month Lease	\$0.00		\$215.00	6/14/2014	6/14/2015	\$0.00
PR 64 Water 2397 Ethel Lane		Westbrook, James	Current Lease	\$0.00		\$0.00	1/1/2016	1/1/2099	\$0.00
PR 62 Water 2449 Ethel Lane		McLeod, Freddie	Current Lease	\$0.96		\$0.00	1/1/2016	1/1/2099	\$0.96
PR 90B Lot 2197 Isabel Circle		Sundquist, Dean	Month-to-Month Lease	\$0.00		\$205.00	6/9/2014	6/9/2015	\$0.00
PR 27 Lot 2539 Ray Place		Downs, Robert	Current Lease	\$0.00		\$215.00	6/17/2014	1/1/2099	\$0.00
PR 37 Water 2238 Ray Place		Small, Bryan	Current Lease	\$243.42		\$0.00	1/1/2016	1/1/2099	\$243.42
PR 66 Water 2321 Ethel Lane		Fulton, Sherri	Current Lease	\$0.00		\$0.00	1/1/2016	1/1/2099	\$0.00
PR 71B Home 2304 Ethel Lane		Hedge, Darren J	Current Lease	\$0.00		\$825.00	8/14/2016	8/13/2017	\$0.00
PR 73A Lot 2372 Ethel Lane		Savory, Linda	Current Lease	\$5.00		\$215.00	6/18/2014	6/18/2019	\$5.00
PR 91A Lot 2186 Isabel Circle		Koscher, Kaycee Kaylyn	Month-to-Month Lease	\$0.00		\$205.00	6/5/2014	6/5/2015	\$0.00
PR 17A Home 2835 Ray Place		Hornsby, Exzandria	Current Lease	\$44.48		\$750.00	11/1/2016	10/31/2017	\$44.48
PR 74A Lot 2434 Ethel Lane		Squires, Vickie	Current Lease	\$0.00		\$215.00	6/12/2014	1/1/2099	\$0.00
PR 68 Water 2253 Ethel Lane		Morgan, Thomas	Current Lease	\$0.00		\$0.00	1/1/2016	1/1/2099	\$0.00
PR 70A Lot 2210 Ethel Lane		Oliver, MaCayla	Current Lease	\$0.08		\$215.00	12/1/2016	11/30/2017	\$0.08
PR 19B Home 2771 Ray Place		Butler, Daniel Allen	Current Lease	\$0.00		\$875.00	2/1/2017	1/31/2018	\$0.00
PR 08A Home 2620 Becky Ln		Underwood, Darren L	Current Lease	\$299.11		\$800.00	11/3/2016	11/2/2017	\$299.11
PR 49A Home 2842 Ray Place		Freeman, Cody A	Current Lease	\$0.00		\$645.00	2/1/2017	1/31/2018	\$0.00
PR 31 Water 2377 Ray Place		Rieker, Tony	Current Lease	\$76.32		\$0.00	1/1/2016	1/1/2099	\$76.32
PR 60 Water 2126 Cleon		Wyatt, Thomas	Current Lease	\$73.91		\$0.00	1/1/2016	1/1/2099	\$73.91
PR 23B Home 2665 Ray Place		Scott, Casey Mane	Current Lease	(\$107.29)		\$750.00	7/1/2016	6/30/2017	(\$107.29)

2/9/17 RENT ROLL (page 2 of 6)



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PR 47B Home 2780 Ray Place		Ashpaugh, Nicole	Current Lease	\$0.00		\$690.00	2/1/2017	1/31/2018	\$0.00
PR 46A Lot 2688 Ray Place		Huerta, Adali	Month-to-Month Lease	\$0.00		\$205.00	6/9/2014	6/9/2015	\$0.00
PR 67B Home 2277 Ethel Lane		Galbraith, Rosetta	Current Lease	\$0.00		\$600.00	2/1/2017	1/30/2018	\$0.00
PR 70B Lot 2258 Ethel Lane		Campbell, Charles	Current Lease	\$0.00		\$215.00	6/16/2014	1/1/2099	\$0.00
PR 28 Home 2479 Ray Place		Cowans, James David	Current Lease	\$0.00		\$975.00	10/4/2016	10/4/2017	\$0.00
PR 08B Home 1950 Safari Dr.		Brown, III, Alfonso Martez	Current Lease	\$51.69		\$690.00	12/1/2016	11/30/2017	\$51.69
PR 89B Lot 2200 Clyde Ct		Wilson, Allen	Month-to-Month Lease	(\$5.00)		\$205.00	6/9/2014	6/9/2015	(\$5.00)
PR 42A Home 2060 Cleon		Hennessey, Thomas J	Current Lease	\$0.00		\$690.00	11/11/2016	11/10/2017	\$0.00
PR 39B Home 2360 Ray Place		Kelly, John T	Current Lease	\$48.74		\$700.00	11/1/2016	10/31/2017	\$48.74
PR 91B Home 2196 Isabel Circle		Pritchard, Timothy L	Current Lease	(\$5.63)		\$690.00	12/9/2016	11/30/2017	(\$5.63)
PR 89A Home 2192 Clyde Ct		Thompson, Christopher D	Current Lease	\$719.87		\$690.00	12/1/2016	11/30/2017	\$719.87
PR 74B Lot 2460 Ethel Lane		Champ, Kay	Current Lease	\$0.00		\$0.00	1/1/2016	1/1/2099	\$0.00
PR 71A Lot 2276 Ethel Lane		Kesler, Tim	Current Lease	(\$2.92)		\$215.00	1/1/2016	1/1/2099	(\$2.92)
PR 00 Water 2025 E. Industrial		Colvin, Don	Current Lease	\$0.00		\$0.00	1/1/2016	1/1/2099	\$0.00
PR 65A Lot 2333 Ethel Lane		Long, Howard	Month-to-Month Lease	\$0.00		\$215.00	11/12/2014	11/13/2015	\$0.00
PR Water 2264 Becky Lane		Storage, Simple	Current Lease	\$0.00		\$0.00	1/1/2016	1/1/2099	\$0.00
PR 61B Home 2493 Ethel Lane		Haynes, Lance	Current Lease	\$0.00		\$850.00	2/1/2017	1/31/2018	\$0.00
PR 59A Lot 2071 Cleon		Westbrook, Jimmie	Month-to-Month Lease	\$0.00		\$215.00	6/18/2014	6/18/2015	\$0.00
PR 29 Water 2461 Ray Place		Emmons, Robert	Current Lease	\$53.66		\$0.00	11/1/2016	1/1/2099	\$53.66
PR 29 Water 2461 Ray Place		Shephard, Bill	On Notice to Move-Out	\$0.00		\$0.00	1/1/2016	10/31/2016	\$0.00
PR 54B Lot 2761 Bonnie St		Allen, Joyce	Current Lease	(\$6.57)		\$205.00	6/9/2014	6/9/2099	(\$6.57)
PR 55A Home 2683 Bonnie St		Cruz, Richard Adam	Current Lease	(\$0.25)		\$700.00	6/8/2016	6/7/2017	(\$0.25)
PR 67A Home 2275 Ethel Lane		Knight, Megan Lusina	Current Lease	\$0.00		\$750.00	6/4/2016	6/3/2017	\$0.00
PR 25B Home 2595 Ray Place		Dale, James O	Current Lease	\$0.00		\$690.00	1/1/2017	12/31/2017	\$0.00
PR 25A Home 2565 Ray Place		Cantrel, Shane T	Current Lease	\$925.00	9 days late	\$875.00	11/1/2016	10/31/2017	\$925.00
PR 54A Home 2723 Bonnie St		Adams, Sr., Ruben L	Current Lease	\$353.86	9 days late	\$625.00	5/1/2016	4/30/2017	\$353.86

2/9/17 RENT ROLL (page 3 of 6)



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Edmond, OK 73003

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Property (173 Shown)	Unit	Primary Tenant	Lease Status	Balance	> Status	Rent Amount	Lease Start Date	Lease End Date	Balance Tenant
PR 57B Lot 2643 Bonnie St		Allen, Donzella	Current Lease	\$295.47	9 days late	\$205.00	6/9/2014	1/1/2099	\$295.47
PR 45B Home 2670 Ray Place		Leonard, Bryon Keith	Current Lease	\$732.15	9 days late	\$690.00	12/1/2016	11/30/2017	\$732.15
PR 45A Lot 2644 Ray Place		Williams, Larry Paul	Month-to-Month Lease	\$259.25	9 days late	\$215.00	6/7/2014	6/7/2015	\$259.25
PR 88C Lot 2197 Clyde Ct		Squires, Clint	Month-to-Month Lease	(\$14.47)	9 days late	\$215.00	6/10/2014	6/10/2015	(\$14.47)
PR 42B Home 2074 Cleon		Caldwell, Whitney D	Current Lease	\$650.00	9 days late	\$600.00	1/1/2017	12/31/2017	\$650.00
PR 73B Lot 2386 Ethel Lane		Rodgers, Tim	Month-to-Month Lease	\$177.38	9 days late	\$215.00	6/19/2014	6/19/2015	\$177.38
PR 13A Home 2788 Becky Ln		Porter, Chiara	Month-to-Month Lease	\$747.61	40 days late	\$625.00	6/1/2014	5/31/2015	\$747.61
PR 24B Home 2599 Ray Place		Rose, Timothy D	Current Lease	\$1,099.52	40 days late	\$925.00	10/15/2016	11/30/2017	\$1,099.52
PR 49B Home 2846 Ray Place		Hulsey, Jason Alan	Month-to-Month Lease	\$1,310.51	40 days late	\$900.00	11/23/2015	11/22/2016	\$1,310.51
PR 63 Home 2425 Ethel Lane		Smith, Rodney James	Month-to-Month Lease	\$2,010.23	40 days late	\$1,000.00	2/1/2016	1/31/2017	\$2,010.23
PR 65B Home 2363 Ethel Lane		Wheeler, Johnny C	Month-to-Month Lease	\$1,588.97	40 days late	\$750.00	3/11/2015	3/11/2016	\$1,588.97
PR 78B Home 2138 Isabel Circle		Kaschmitler, David P	Current Lease	\$1,577.66	40 days late	\$625.00	3/5/2016	3/4/2017	\$1,577.66
PR 80A Lot 2142 Clyde Ct		Beauchamp, Gary	Current Lease	\$245.00	40 days late	\$205.00	7/11/2016	8/1/2017	\$245.00
PR 17B Lot 2847 Ray Place		Ingle, Patrick	Month-to-Month Lease	\$394.59	40 days late	\$205.00	6/7/2014	6/7/2015	\$394.59
PR 75B Home 2520 Ethel Lane		Boyanton, Richard L	Current Lease	\$1,691.85	40 days late	\$825.00	8/2/2016	8/1/2017	\$1,691.85
PR 79A Lot 2135 Isabel Circle		Hall, Mark Alan	Month-to-Month Lease	\$1,074.26	71 days late	\$205.00	6/7/2014	6/7/2015	\$1,074.26
PR 78A Home 2130 Isabel Circle		Klimkowski, Monty D	Current Lease	\$2,433.67	71 days late	\$750.00	11/1/2016	10/31/2017	\$2,433.67
PR 79B Home 2145 Isabel Circle		Smith, Jessica Lynn	Current Lease	\$1,785.44	71 days late	\$750.00	2/11/2016	2/10/2017	\$1,785.44
PR 90A Home 2165 Isabel Circle		Nichols, Sarah E	Current Lease	\$2,144.32	71 days late	\$750.00	3/5/2016	3/4/2017	\$2,144.32
PR 34A Lot 2233 Ray Place		Shock, Michael	Month-to-Month Lease	\$992.62	71 days late	\$215.00	6/14/2014	6/14/2015	\$992.62
PR 23A Lot 2611 Ray Place		Durbin, Brad	Month-to-Month Lease	\$1,222.31	101 days late	\$215.00	6/9/2014	6/9/2015	\$1,222.31
PR 46B Lot 2714 Ray Place		Jensen, Nikki	Current Lease	\$1,230.66	132 days late	\$205.00	6/10/2014	1/1/2099	\$1,230.66

2/9/17 RENT ROLL (page 4 of 6)



Park Rentals, LLC
P.O. Box 30057
Edmond, OK 73003

Phone: 405-509-6795

<i>Property</i> (173 Shown)	<i>Unit</i>	<i>Primary Tenant</i>	<i>Lease Status</i>	<i>Balance</i>	<i>>Status</i>	<i>Rent Amount</i>	<i>Lease Start Date</i>	<i>Lease End Date</i>	<i>Balance Tenant</i>
PR 40B Lot 2442 Ray Place		Robinson, Darlene Ella	Current Lease	\$1,808.28	163 days late	\$205.00	6/16/2014	1/1/2099	\$1,808.28
PR 39A Home 2346 Ray Place		King, Michelle M	Past Lease	\$1,573.30	Closed for 32 days	\$650.00	3/1/2016	2/28/2017	\$1,573.30
PR 70A Lot 2210 Ethel Lane		Oliver, Pat	Past Lease	(\$0.08)	Closed for 71 days	\$215.00	6/19/2014	1/1/2099	(\$0.08)
PR 33 Water 2261 Ray Place					Vacant				
PR 15B Lot 2840 Becky Ln					Vacant				
PR 32A Lot 2305 Ray Place					Vacant				
PR 15A Lot 2830 Becky Ln					Vacant				
PR 07B Lot 2596 Becky Ln					Vacant				
PR 30B Lot 2435 Ray Place					Vacant				
PR 30A Home 2419 Ray Place					Vacant				
PR 14B Lot 2820 Becky Ln					Vacant				
PR 59B Home 2115 Cleon					Vacant				
PR 58B Lot 2090 Safari Dr					Vacant				
PR 14A Lot 1945 Porter Dr					Vacant				
PR 07A Lot 2590 Becky Ln					Vacant				
PR 03B Lot 2468 Becky Ln					Vacant				
PR 58A Lot 2070 Safari Dr					Vacant				
PR 57A Lot 2085 Safari Dr					Vacant				
PR 13B Lot 1950 Porter Dr					Vacant				
PR 26B Lot 2559 Ray Place					Vacant				
PR 26A Lot 2551 Ray Place					Vacant				
PR 06B Lot 2560 Becky Ln					Vacant				
PR 53B Lot 2755 Bonnie St					Vacant				
PR 53A Lot 2110 Porter Dr					Vacant				
PR 52B Lot 2815 Bonnie St					Vacant				
PR 12B Lot 2760 Becky Ln					Vacant				
PR 52A Lot 2105 Porter Dr					Vacant				
PR 51B Lot 2835 Bonnie St					Vacant				
PR 51A Lot 2825 Bonnie St					Vacant				
PR 50B Lot 2849 Bonnie St					Vacant				
PR 24A Lot 1980 Safari Dr					Vacant				
PR 12A Lot 2750 Becky Ln					Vacant				
PR 06A Lot 2554 Becky Ln					Vacant				
PR 03A Lot 2464 Becky Ln					Vacant				

2/9/17 RENT ROLL (page 5 of 6)



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<i>Property</i> (173 Shown)	<i>Unit</i>	<i>Primary Tenant</i>	<i>Lease Status</i>	<i>Balance</i>	<i>>Status</i>	<i>Rent Amount</i>	<i>Lease Start Date</i>	<i>Lease End Date</i>	<i>Balance Tenant</i>
PR 01B Lot 2412 Becky Ln					Vacant				
PR 50A Lot 2845 Bonnie St					Vacant				
PR 48B Lot 2820 Ray Place					Vacant				
PR 11B Lot 2730 Becky Ln					Vacant				
PR 48A Lot 2810 Ray Place					Vacant				
PR 22B Lot 2715 Ray Place					Vacant				
PR 22A Lot 2705 Ray Place					Vacant				
PR 11A Lot 2720 Becky Ln					Vacant				
PR 05B Lot 2530 Becky Ln					Vacant				
PR 21B Lot 2735 Ray Place					Vacant				
PR 44B Lot 2040 Safari Dr					Vacant				
PR 21A Lot 2725 Ray Place					Vacant				
PR 10B Lot 2700 Becky Ln					Vacant				
PR 44A Lot 2600 Ray Place					Vacant				
PR 43C Lot 2570 Ray Place					Vacant				
PR 20B Lot 2765 Ray Place					Vacant				
PR 43B Lot 2065 Cleon					Vacant				
PR 69 Lot 2215 Ethel Lane					Vacant				
PR 43A Lot 2540 Ray Place					Vacant				
PR 20A Lot 2755 Ray Place					Vacant				
PR 10A Lot 2690 Becky Ln					Vacant				
PR 05A Lot 2524 Becky Ln					Vacant				
PR 02B Lot 2440 Becky Ln					Vacant				
PR 85A Lot 2155 Porter Circle					Vacant				
PR 84B Lot 2840 Bonnie St					Vacant				
PR 84A Lot 2135 Porter Circle					Vacant				
PR 41B Lot 2510 Ray Place					Vacant				
PR 41A Lot 2470 Ray Place					Vacant				
PR 19A Lot 1980 Porter Dr					Vacant				
PR 09B Lot 2660 Becky Ln					Vacant				
PR 81A Lot 2700 Bonnie St					Vacant				
PR 40A Home 2432 Ray Place					Vacant				
PR 18B Lot 2825 Ray Place					Vacant				
PR 39A Home 2346 Ray Place					Vacant				

2/9/17 RENT ROLL (page 6 of 6)



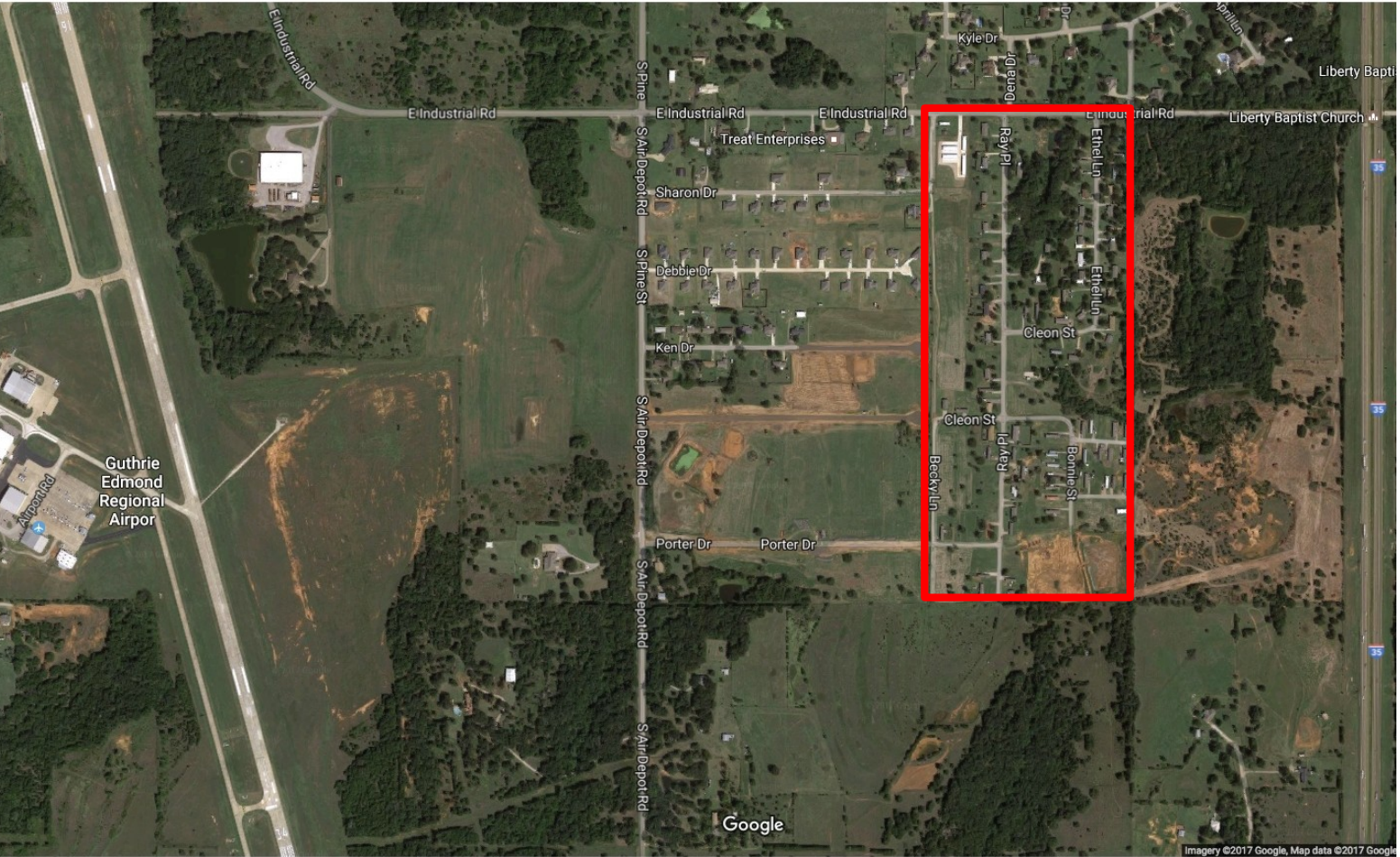
Park Rentals, LLC
P.O. Box 30057
Edmond, OK 73003

Phone: 405-509-6795

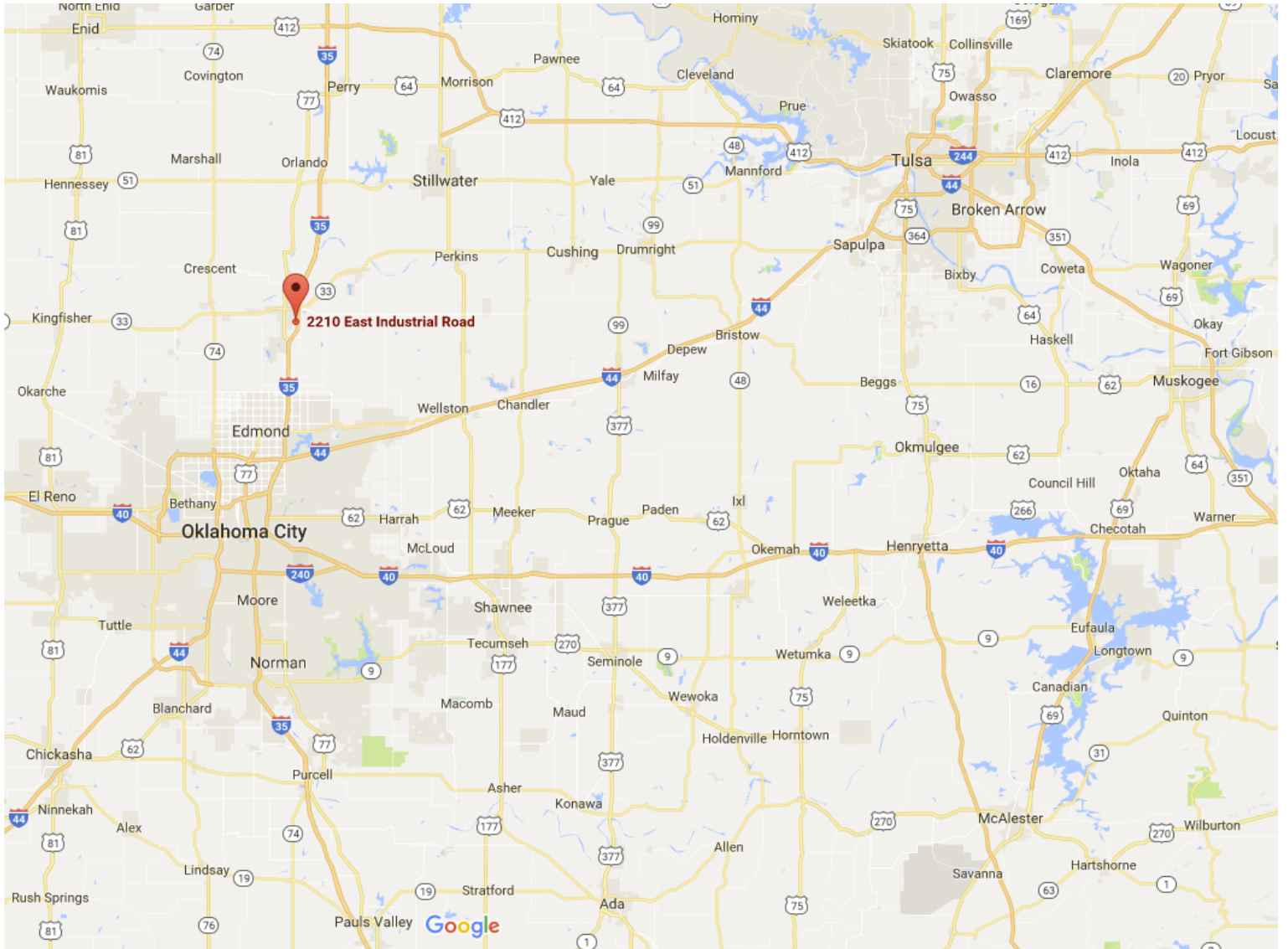


Property (173 Shown)	Unit	Primary Tenant	Lease Status	Balance	>Status	Rent Amount	Lease Start Date	Lease End Date	Balance Tenant
PR 18A Lot 2005 Porter Dr					Vacant				
PR 09A Lot 2650 Becky Ln					Vacant				
PR 04B Lot 2500 Becky Ln					Vacant				
PR 77B Lot 2160 Isabel Circle					Vacant				
PR 77A Lot 2150 Isabel Circle					Vacant				
PR 80B Home 2172 Clyde Ct					Vacant				
PR 76B Lot 2153 Cleon					Vacant				
PR 81B Lot 2145 Clyde Ct					Vacant				
PR 82A Lot 2160 Porter Circle					Vacant				
PR 82B Lot 2170 Porter Circle					Vacant				
PR 83A Lot 2780 Bonnie St					Vacant				
PR 83B Lot 2130 Porter Circle					Vacant				
PR 76A Lot 2145 Cleon					Vacant				
PR 38 Lot 2314 Ray Place					Vacant				
PR 75A Home 2518 Ethel Lane					Vacant				
PR 85B Lot 2175 Porter Circle					Vacant				
PR 86A Lot 2185 Porter Circle					Vacant				
PR 86B Lot 2195 Porter Circle					Vacant				
PR 87A Lot 2190 Porter Circle					Vacant				
PR 87B Lot 2200 Porter Circle					Vacant				
PR 88A Lot 2187 Clyde Ct					Vacant				
PR 88B Lot 2191 Clyde Ct					Vacant				
PR 36B Lot 2260 Ray Place					Vacant				
PR 36A Lot 2240 Ray Place					Vacant				
PR 35 Lot 2220 Ray Place					Vacant				
PR 16B Lot 1975 Porter Dr					Vacant				
PR 34B Lot 2245 Ray Place					Vacant				
PR 16A Lot 1965 Porter Dr					Vacant				
PR 04A Lot 2494 Becky Ln					Vacant				
PR 02A Lot 2434 Becky Ln					Vacant				
PR 01A Lot 2406 Becky Ln					Vacant				
				\$30,201.75					

AERIAL MAP



MAP



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PICTURES (page 3 of 4)



PICTURES (page 4 of 4)

