

1112 E 142 Ave Mobile Home Park – Highlights and Sales Points

Purchase price \$ 519,500

Last sale 2008 \$ 1,83 million

Financed with \$ 1.5 million

3.6 acre 10 miles North of Downtown Tampa

Tampa Bay Area with total of 2.9 million inhabitants

37 lots with water/sewer and electric hug up

25 Mobile Homes of which 21 are rented

On site 3BR home with double garage – previous managers home, ready to be rented

\$13,200 present total monthly rents

When fully rented \$ 280,000 per year total income

With 50% for cost and expense including financing = \$ 140,000 Net

Refinance within 2 years of purchase with new mortgage of \$ 1 million

Repayment of investment plus 100% profit to investors on capital invested

Sell of Mobile Homes to tenants between \$ 15,000 to \$ 20,000

Fill up park (12 lots vacant) with purchase of Mobile Homes purchased at Auction for \$ 3-5000

Limited Partnership with total of 10 units @ \$ 25,000

Ownership interest with 33% to Limited Partners , Dividend payment out of cash flow \$ 140,000 = \$ 47,000 for investment of \$ 250,000 = 18%

Repayment of investment plus profit from refinancing = \$ 500,000

Remaining 66% to be shared between Alex, Anton, Chris = each 22%