

# **SILVERCREEK MANUF. HOUSING COMMUNITY**

## **1600 E. US Highway 70, Safford, AZ**



- \$2,850,000 Sales Price
- 86 MH Sites+17 Rental Mobile Homes
- 9.6% Cash Flow with Low Rents
- Low Density at 12 Acres, Large
- Doublewide Sites, Nice Shade Trees
- Good Condition, Exc Onsite Mgt
- Booming Real Estate Market

*For Further Information Contact:*

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Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it.





<b>MANUFACTURED HOUSING COMMUNITY</b>		<b>Price</b> <b>\$2,850,000</b>	
Silvercreek Manufactured Housing Community 86 Sites + 17 Rental Mobile Homes + 2 MH Notes for \$48k		<b>Down Payment</b> <b>\$855,00 (30%)</b>	
<b>Address/City</b> 1600 E. US Highway 70, Safford	<b>County</b> Graham	<b>State</b> Arizona	
<b>Est. Vac. &amp; Expense %</b> See Proforma Attached	<b>Age</b> Built in the 1970's	<b>Loan</b> Buyer to obtain	
<b>Capitalization Rate</b> 8.0%, 9.6% Stabilized	<b>Est. Spendable Return</b> 8.5%	<b>Total Return with MH Notes</b> 9.6%	
<b>Parcel Size</b> 12 Acres	<b>No. Spaces</b> 86	<b>Water</b> City	<b>Sewer</b> Septic
<b>Listing Salesman</b> John Grant (800) 987-3363		<b>Price per Space: \$33,140</b>	
<p><b>DESCRIPTION AND TENANT INFORMATION:</b> Silvercreek is a well maintained, all ages community with 86 sites on approximately 12 acres. The park has 30 foot wide asphalt streets with concrete sidewalks and nearly 150 mature pine, eucalyptus, and mulberry trees. All of the spaces will accommodate doublewide homes and the average space is 45-50 X 80-90 feet. Most of the site rents are below market at \$200-\$225 plus \$25 for water and \$5 tax and turnover rent is at \$275. Submetered 100 amp electrical service, submetered gas with polypropylene gas lines, septic sewer system with every 3 homes on its own leach field, and city water with pvc water lines. The manager's residence is an approximately 2,000 sf, 5 bedroom/3bath manufactured home with an attached 2 car garage. Silvercreek has a ±700 sf storage and maintenance shop. The marketing rental office is located at the west entrance and consists of a reception area, private office, copier room, and bathroom. The sale includes 17 rental homes and 2 mh installment notes of approximately \$48,000 at 12% interest with monthly payments of \$754. The rental homes rent for \$525-\$1,000.</p> <p>Safford is the county seat of Graham county with a population of 35,000 that is experiencing a population explosion due to copper mining, the opening of a four year collage, a medical central, and two penitentiaries. In 2006 Phelps Dodge began construction on two new mines with a deposit payload in excess of 100 years at five hundred million pounds of copper per year. Coupled with Phelps Dodge, the nearby Morenci operation harvests one billion pounds of copper per year. The Gila Valley region is recognized as one of the richest copper deposits in the entire world. The price of copper has nearly tripled in price in the last eighteen months. In the electronics age, all phones, high tech equipment, and appliances use copper. The demand for copper will continue to increase.</p> <p>Safford is an 1½ hour drive Tucson International Airport traveling east of I-10 for 60 miles to the 191 north for 25 miles to US Highway 70, turn right on Highway 70 and Silvercreek is approximately one mile to the east on the left</p>			
<b>TOTAL ESTIMATED NET INCOME BEFORE DEBT SERVICE</b>		<b>\$230,248</b>	
<b>LOAN INFORMATION</b>		<b>TOTAL ANNUAL PRIN. &amp; INTEREST PAYMENT</b>	
Buyer to obtain new bank financing. Broker estimates a new loan at a 70% loan to value or \$1,995,000 at 6.875% fixed interest rate for 10 years with monthly payments amortized over 30 years, monthly payment \$13,099.06		<b>EST. ANNUAL PRE-TAX CASH FLOW (SPENDABLE)</b>	
		<b>\$73,059</b>	
		<b>PLUS MH NOTE INCOME</b>	
		<b>9,048</b>	
		<b>TOTAL RETURN</b>	
		<b>\$82,107</b>	

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# SILVER CREEK MANUFACTURED HOUSING COMMUNITY

	ACTUAL Aug-Dec 2006	ACTUAL Jan-May 2007	Broker's Proforma	
<b>REVENUES</b>	<b>96,880</b>			Current rent roll annualized. Sites rents are below market mostly at \$200-\$250 in a \$275-\$300 market. At \$275 across the board, the monthly gross would be \$3,600 higher or \$43,200. At 8.0% cap rate the \$43,200 is \$540,000 in additional value. Last rent increase Feb/07.
Rent + Utilities				
Rent		163,651	371,520 ←	
Additional Fees		4,537		
Water		10,266	26,100	
Priv Tax		1,548	5,220	
Subtotal			402,840	
less 5% Vacancy			-20,142	
Electric		28,230	60,000	
Gas		15,295	40,000	
<b>TOTAL REVENUE</b>	<b>96,880</b>	<b>223,527</b>	<b>482,698</b>	
<b>EXPENSES</b>				
Advertising	296		1,000	
Commissions	270			
Insurance	4,387			
Professional Fees	18,592	13,562	3,000	
Repairs + Maintenance	37,357	57,394	19,350	
Property Taxes	6,018	4,073	5,000	
Utilities	55,622			
Wages and Salaries	52,819	50,560		
Other	49,193			
Liability and WC Insurance			6,000	
Maintenance Man			17,600	
Manager			33,600	
Payroll Taxes			3,500	
Gas		21,806	40,000	
Electric		24,393	70,000	
Water		7,898	30,000	
Trash		4,117	12,000	
Telephone		1,368	3,000	
Office		1,695	2,000	
Billing			2,400	
Dues and Subscriptions			1,000	
Credit Check		807	500	
Automobile		929	1,000	
Bank Service Charges		1,967	500	
Travel		2,935	1,000	
Returned Checks				
Mobile Home Sales				
Reimbursements				
Security Deposit Refund		672		
Computer and Internet		1,406		
Insurance-Health Care		1,628		
Petty Cash		595		

# SILVER CREEK MANUFACTURED HOUSING COMMUNITY

Postage and Delivery			810				
Billing Service			176				
Property Management			6,000				
Storage			360				
MH Sales Costs			4,187				
Meters			141				
<b>TOTAL EXPENSES</b>	<b>224,554</b>	<b>193,504</b>	<b>252,450</b>				
<b>NET INCOME</b>	<b>-127,674</b>	<b>30,023</b>	<b>230,248</b>				
Two MH Installment Notes are another \$9,048/year in income							

## Silvercreek - Yearly Property Income

Space	Available	Status	Rent	Rent Stabilized	Water Average	Priv Tax Average	Current Proceeds	Proceeds
Space # Office	Occupied		\$ -	\$ -	\$ 25.00	\$ 5.00	\$ 30.00	\$ 30.00
Space #001	Occupied		\$ 525.00	\$ 525.00	\$ 25.00	\$ 5.00	\$ 555.00	\$ 555.00
Space #002	Occupied		\$ 225.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 255.00	\$ 305.00
Space #003	Occupied		\$ 750.00	\$ 750.00	\$ 25.00	\$ 5.00	\$ 780.00	\$ 780.00
Space #004	Occupied		\$ 700.00	\$ 700.00	\$ 25.00	\$ 5.00	\$ 730.00	\$ 730.00
Space #005	Occupied		\$ 1,000.00	\$ 1,000.00	\$ 25.00	\$ 5.00	\$ 1,030.00	\$ 1,030.00
Space #006	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #007	Occupied		\$ 225.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 255.00	\$ 305.00
Space #008	Occupied		\$ 250.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 280.00	\$ 305.00
Space #009	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #010	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #011	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #012	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #013	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #014	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #015	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #016	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #017	Occupied		\$ 225.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 255.00	\$ 305.00
Space #017A	Occupied		\$ 225.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 255.00	\$ 305.00
Space #018	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #019	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #020	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #021	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #022	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #023	Occupied		\$ 900.00	\$ 900.00	\$ 25.00	\$ 5.00	\$ 930.00	\$ 930.00
Space #024	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #025	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #026	Occupied		\$ 500.00	\$ 500.00	\$ 25.00	\$ 5.00	\$ 530.00	\$ 530.00
Space #027	Occupied		\$ 275.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 305.00	\$ 305.00
Space #028	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #029	Occupied		\$ 225.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 255.00	\$ 305.00
Space #030	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #031	Occupied		\$ 225.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 255.00	\$ 305.00
Space #032	Occupied		\$ 500.00	\$ 500.00	\$ 25.00	\$ 5.00	\$ 530.00	\$ 530.00
Space #033	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #034A	Occupied		\$ 400.00	\$ 400.00	\$ 25.00	\$ 5.00	\$ 430.00	\$ 430.00
Space #034B	Occupied		\$ 400.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 430.00	\$ 305.00
Space #035	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #036	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #037	Occupied		\$ 250.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 280.00	\$ 305.00
Space #038	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #039	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #040	Occupied		\$ 250.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 280.00	\$ 305.00
Space #041	Occupied		\$ 250.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 280.00	\$ 305.00
Space #042	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #043	Occupied		\$ 1,000.00	\$ 1,000.00	\$ 25.00	\$ 5.00	\$ 1,030.00	\$ 1,030.00
Space #044	Occupied		\$ 250.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 280.00	\$ 305.00
Space #045	Occupied		\$ 250.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 280.00	\$ 305.00
Space #046	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #047	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #048	Occupied		\$ 550.00	\$ 550.00	\$ 25.00	\$ 5.00	\$ 580.00	\$ 580.00
Space #049	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #050	Occupied		\$ 900.00	\$ 900.00	\$ 25.00	\$ 5.00	\$ 930.00	\$ 930.00
Space #051	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #052	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #053	Occupied		\$ 250.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 280.00	\$ 305.00
Space #054	Occupied		\$ 225.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 255.00	\$ 305.00

## Yearly Property Income:

Space	Available	Status	Rent	Rent Stabilized	Water	Priv Tax Average	Current Proceeds	Future Proceeds
Space #055	Available		\$ 900.00	\$ 900.00	\$ 25.00	\$ 5.00	\$ 930.00	\$ 930.00
Space #056	Occupied		\$ 250.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 280.00	\$ 305.00
Space #057	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #058	Occupied		\$ 225.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 255.00	\$ 305.00
Space #059	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #060	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #061	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #062	Occupied		\$ 900.00	\$ 900.00	\$ 25.00	\$ 5.00	\$ 930.00	\$ 930.00
Space #063	Occupied		\$ 700.00	\$ 700.00	\$ 25.00	\$ 5.00	\$ 730.00	\$ 730.00
Space #064	Dealer		\$ 275.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 305.00	\$ 305.00
Space #065	Occupied		\$ 250.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 280.00	\$ 305.00
Space #066	Occupied		\$ 575.00	\$ 575.00	\$ 25.00	\$ 5.00	\$ 605.00	\$ 605.00
Space #067	Occupied		\$ 250.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 280.00	\$ 305.00
Space #068	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #069	Occupied		\$ 225.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 255.00	\$ 305.00
Space #070	Occupied		\$ 275.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 305.00	\$ 305.00
Space #071	Occupied		\$ 250.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 280.00	\$ 305.00
Space #072	Occupied		\$ 250.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 280.00	\$ 305.00
Space #073	Occupied		\$ 250.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 280.00	\$ 305.00
Space #074	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #075	Occupied		\$ 900.00	\$ 900.00	\$ 25.00	\$ 5.00	\$ 930.00	\$ 930.00
Space #076	Occupied		\$ 275.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 305.00	\$ 305.00
Space #077	Occupied		\$ 275.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 305.00	\$ 305.00
Space #078	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #079	Occupied		\$ 250.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 280.00	\$ 305.00
Space #080	Occupied		\$ 550.00	\$ 550.00	\$ 25.00	\$ 5.00	\$ 580.00	\$ 580.00
Space #081	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #082	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #083	Occupied		\$ 200.00	\$ 275.00	\$ 25.00	\$ 5.00	\$ 230.00	\$ 305.00
Space #100	Occupied		\$ 1,000.00	\$ 1,000.00	\$ 25.00	\$ 5.00	\$ 1,030.00	\$ 1,030.00
			<b>\$ 28,350.00</b>	<b>\$ 31,950.00</b>	<b>\$ 2,175.00</b>	<b>\$ 435.00</b>	<b>\$ 30,960.00</b>	<b>\$ 34,560.00</b>

<b>Space</b>	<b>Size</b>	<b>Manufacturer</b>	<b>Age</b>	<b>Bedrooms</b>	<b>Baths</b>
1	15X56	Schultz	1991	2	1
3	24X60	Cavco	1980	3	2
4	24X52	Trinity	1975	3	2
5	24X60	Silvercrest	1980	2	2
23	24X60	Viking	1978	2	2
26	16X52	Schultz	1986	2	2
32	24X56	Bainebridge	1990	3	2
34A/B	14X70	Schultz	1991	1	1
43	26X52	Clayton	2005	3	2
48	16X80	Schultz	1991	3	2
50	24X60	Viking	1977	2	2
55	24X60	Paramount	1972	2	2
62	24X60	Balboa	1973	2	2
63	24X60	Schultz	1998	3	2
66	16X70	Redman	1994	3	2
76	28X44		1999	3	2
80	14X56	Schultz	1991	2	1
86	24X76	Schultz	1989	5	3
	with 2 Car Garage				





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# Copper boom creates housing crunch in Arizona

## Copper boom creates housing crunch in eastern Arizona

Dennis Wagner

The Arizona Republic

Jul. 12, 2007 12:00 AM

Phelps Dodge copper mine

CLIFTON - Imagine leaving home and traveling hundreds of miles to a new job, only to discover there is barely any place to stay.

The motels have "no vacancy" signs. Rental homes and apartments are taken. Even RV spaces are full.

That's pretty much the story in eastern Arizona as thousands of miners and contractors migrate to join a copper boom that has transformed bucolic towns such as Clifton and Globe into industrial juggernauts teeming with heavy equipment.

One copper company, Phelps Dodge, has been forced to buy up hundreds of so-called Katrina trailers from the Federal Emergency Management Agency to house workers for its mines in Morenci and Safford.

New apartment complexes, RV parks and housing tracts are sprouting like weeds in two of the state's least-populated counties, Greenlee and Graham.

Rents have soared, in some cases doubling. Old houses in Miami that were vacant for years are being refurbished for use as rentals. New homes are bought up before the footings have been dug.

For anyone who has driven through these once-sleepy towns, the change is glaring. And it can be explained in one word: money.

<http://www.azcentral.com/news/articles/0712clifton0712.html>

7/12/2007

About four years ago, copper was marginally profitable at 70 cents per pound on the world market. Some Arizona mines closed. But this year, with burgeoning markets in China and India and elsewhere, copper prices skyrocketed to more than \$3.65 per pound.

Old mines are opening and new ones are planned. As companies scramble for manpower, a housing crunch that began last year is verging on critical.

#### **Cramped conditions**

Nowhere is the lack of empty beds more glaring than in Clifton. Two years ago, the population was 2,495; the actual number today is unknown.

Randy Stewart, 52, a Phelps Dodge mechanic, said he lives with two other miners in a one-bedroom trailer at an RV park. "We put one guy in the kitchen on a cot, and I take the folding bed," he added. "When I first got here, I found an apartment for \$300 a month. I didn't like it. Too small. I went back to recheck, and they had raised the price to \$600."

"It's very difficult to find housing for anyone, even our own employees," said Kay Gale, Greenlee County manager. "I have one (staffer) living in a camp trailer at a friend's place. All the RV parks are full. We have seen a couple (of miners) . . . living in tents."

Bill Tredway, who runs Clifton's Rode Inn Motel, said all 33 rooms are booked weeks in advance. "Until the boom started," Tredway said, "there were nights when my wife and I would go to bed and be the only ones here."

Up the hill, Morenci is among the last company towns in the nation, wholly owned by Phelps Dodge, now part of Freeport-McMoRan Copper & Gold Inc. That includes everything from the Morenci Motel to the 1,200 single-family homes rented to miners for \$200 a month. Forty-seven houses are under construction, according to John Shock, the town's housing/security boss. But it's not enough.

So the company has transformed an unused Clifton park into a makeshift village of about 60 surplus FEMA trailers where employees can live for free. More trailers have been moved into nearly every vacant RV space from Clifton to York Valley to Safford.

Still not enough. So Phelps Dodge is planning to build a "man camp" in Morenci, where about 600 workers will live in dorms and eat in a cafeteria free of charge. Those miners will work seven-day schedules, with 12-hour shifts, taking every other week off to return to homes in metro areas.

Descending into Morenci, the largest open-pit copper mine in the Northern Hemisphere, Ken Vaughn of Phelps Dodge notes there were just 1,700 workers five years ago. Now, there are 3,000 and growing.

"We're making copper as fast as we can," Vaughn said. "Historically, this is a very strong and long-lasting cycle."

The digging, smelting, leaching and hauling require drivers, mechanics, electricians, chemists, security guards, road crews and myriad contractors.

Builders knew a housing shortage was imminent because of the buzz over copper prices. "(But) nobody wanted to pull the trigger on development until they saw we were absolutely, positively going to build the mine," said Kimball

Hansen of Phelps Dodge. "They're all kind of in a catch-up mode now."

The company's Morenci and Safford operations are part of a much larger picture, with mining companies also developing operations near Miami, Superior and Hayden.

The combined projects, requiring a workforce of more than 10,000, have tapped the labor pool in Greenlee, Graham, Gila and Pinal counties, and are luring a workforce from around the nation. The companies also are wrestling over workers willing to commute from the Valley, using bonuses and other perks.

#### Housing hassles

Some miners take the spartan accommodations in stride.

Dan Layman, 48, a mechanic, moved from Sault Ste. Marie, Mich., in February to work at the Morenci mine. Layman lives in York, about 20 miles away, in an RV park full of miners. Rent is free, and Layman, working 12-hour days, said he doesn't much worry about austere conditions.

"Phelps Dodge has treated me very well," he said. "My only complaint is they don't have a good restaurant around here."

Some other miners are sick of housing hassles.

Tim Boardman, 29, of Phoenix, said he has spent two months in FEMA trailers lined up at the end of a dirt road.

Boardman, a Cat skinner who cuts roadways along steep mine slopes, shares a dwelling of less than 300 square feet with his wife, Stacie, their three kids and three dogs. There is no shade, just gravel. Trucks deliver potable water. Septic tanks are pumped every few days. Referring to the sewer stench, Stacie said, "It's like living in a giant Porta-Potti."

Her husband said he has been on a list for regular housing in Morenci since early last year, but Phelps Dodge won't say when the wait will end. "They bring all these people out here, and they are trying," Tim said, "but all they care about up at the mine is production. . . . I'm looking for another job because of this situation."

Jake Lusk, 24, who works in a copper-leaching plant, shares a nearby trailer with girlfriend Danielle Pressler and their two kids. They shove fabric softener into vents to fight the odor.

Lusk said families were promised priority on the housing list, but it doesn't seem to work that way. "It's hard," he added. "Just such a small space . . . nothing to really do. There's no place for a 2½-year-old to play."

Rachel Hartsock of Payette, Idaho, a dump-truck driver since April, lived in a company trailer with her fiance and two kids until last week. Hartsock, 26, said she was given an eviction notice in late June for violating curfew at the RV park. After a fruitless eight days searching for housing, she heaved a despondent sigh. "I've got to find a place by tomorrow or move back to Idaho."

'Nothing here'

The story isn't much different in Graham and Gila counties.

Roger Shastri, a co-owner of Safford's Best Western Desert Inn, said he has nearly doubled occupancy in two years, even after a 25 percent rate hike. Nearly 350 new motel rooms are going up in the area, he added.

Ray Pacioni, a developer, said he is planning 141 RV spaces in Safford. Phase I is nearly completed, but Phelps Dodge pre-booked all 98 spots and has begun moving in trailers.

Even on rare occasions when affordable houses go on the market here, buyers line up. A small tract with a dozen unfinished homes already has "sold" signs posted for each dwelling.

"It's frustrating," said Gary Curtis, owner of Colwell Banker Curtis Real Estate. "People come in here in a real bad plight, and there's nothing we can do about it. We try to assist them . . . But all we can say is, 'There's nothing here.' "