

VALLEY VIEW MH + RV PARK

50 Corral Road, Duncan, AZ



- \$3,500,000 Sales Price
- 150 MH + RV Sites + 8 Rental Mobile Homes, 100% Occupancy
- 12.8% Cap Rate, 20.9% Cash Flow
- 34 Acres, New Asphalt Streets
- Tremendous Rental Demand from Booming Nearby Copper Mines

For Further Information Contact:

John Grant

Park Brokerage Inc.

11580 Petenwell Road

San Diego, CA 92131

(800) 987-3363, fax (858) 430-3401

Email: john.grant@earthlink.net

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.





MH + RV PARK		Price \$3,500,000	
Valley View Mobile Home & RV Park 150 Sites + MH 4-Plex + 8 Mobile Homes		Down Payment \$1,225,000 (35%)	
Address/City 50 Corral Road, Duncan	County Graham	State Arizona	
Est. Vac. & Expense % See Proforma Attached	Age 1970's	Loan Buyer to obtain	
Capitalization Rate 12.8%	Est. Spendable Return 20.9%	Total Return 23.8%	
Parcel Size 34 Acres	No. Spaces 150	Water Well	Sewer Septic
Listing Salesman John Grant (800) 987-3363		Price per Space: \$23,333	
<p>DESCRIPTION AND TENANT INFORMATION: Very well maintained, 146 spaces + 4plex, country park located two hours from Tucson near Safford, Arizona. Area and park are booming from a new major copper vein discovered in the Morenci copper mine just eight miles from the park. The vein has been identified another 80-100 years of mining at the Morenci location. Morenci is one of the last company owned towns in America owned by the Phelps Dodge Company with on-site housing stock of 1,300 units, which falls significantly short for the 4,000 plus employees at this time. The cities of Safford and Thatcher are 36 miles to the South, yet Valley View is only 8 miles away. The park has a 30 spaces RV section and a 120 spaces mobile home park section with average lot sizes at 40-50 X 70-90 feet. The park has 25 mobile homes and the balance of the tenancy is recreational vehicles. The Phelps Dodge company has purchased recreational vehicles for its employees and leases 56 sites at Valley View for its employees on minimum six month rental agreements. The park has brand new asphalt streets and are shouldered with concrete sidewalks. The gas is direct billed, the electric is submetered, and the park is on well water and septic sewer system. The park has a very quiet, rural feeling with excellent shade provided by the several hundred mature mulberry trees throughout the grounds. Amenities include a 1,800 sf building that houses the office, rec room with full service kitchen, laundry room, bathrooms, and showers. Directly behind the rec room is a fenced maintenance shop area that also houses the water facility. The manager's home is located 200 feet from the office and is a 2,100 sf, 4 bedroom on a very large and nicely landscaped lot. THE SITE RENTS ARE UNDER MARKET AND THE PARK IS 100% OCCUPIED. Most of the site rents are \$300 as of December 1st plus \$10 water and \$10 trash there is a waiting list. The sale includes 7 rental mobile homes and the 1 manager residence. The current septic system has a daily capacity approved by ADEQ at 20,000 gallons per day. Mobile homes are rated at 250 gallons per day and RV's at 100 gallons per day. The current proportion of mobile homes to RV's at 100% occupancy is very close to the maximum 20,000 gallons per day. Additional leach fields would have to be built to replace RV tenancy with mobile homes. The park has a vacant acre of land that is available for leach fields and the seller estimates it would be approximately \$100,000 to add more capacity.</p>			
TOTAL ESTIMATED NET INCOME BEFORE DEBT SERVICE		\$447,160	
LOAN INFORMATION		TOTAL ANNUAL PRIN. & INTEREST PAYMENT	
Buyer to obtain new bank financing. Broker estimates a new loan at a 65% loan to value or \$2,275,000 at 6.875% fixed interest rate for 10 years with monthly payments amortized over 25 years, monthly payment \$15,891.05		\$190,693	
		EST. ANNUAL PRE-TAX CASH FLOW (SPENDABLE)	
		\$256,467	
		PLUS PRINCIPAL REDUCTION YEAR ONE	
		\$35,520	
		TOTAL RETURN	
		\$291,987	

VALLEY VIEW MH + RV PARK

	ACTUAL Aug-Dec 2006	ACTUAL Jan-June 19, 2007	Broker's Proforma	
REVENUES	106,661			Rent roll annualized as of December 1st. Park is 100% occupied with a waiting list. A year ago ago the property had only 75 rentable spaces and the 4-plex was not in service. Owner added 60 new electrical pedestals and underground electrical wire and many other improvements and now 146 spaces and the 4-plex are in service and rented.
Rent and Utilities				
Rent		159,539	558,660	
Add'l Person Charge		180		
Credit Check		865		
Late Charge		475		
Miscellaneous		490		
NSF Fee		75		
Pet Charge		710		
Storage		350		
Water		4,882	19,080	
Trash		4,232	19,080	
Subtotal			596,820	
less 3% Vacancy			-16,760	
Electric		29,893	85,000	
Laundry			15,000	
Uncategorized		85		
Additional Fees		440		
TOTAL REVENUE	106,661	202,216	680,060	
EXPENSES				
Advertising	208		2,000	
Professional Fees	11,680	2,600	4,000	
Repairs + Maintenance	160,317	52,851	30,000	
Property Taxes	1,738	1,631	4,000	
Utilities	31,941			
Wages and Salaries	13,888	27,789		
Other	41,420			
Electric		35,911	100,000	
Gas		2,457		
Surcharge		150		
Trash		3,749	6,600	
Water		715		
Liability and WC Insurance		657	8,000	
Septic Sewer			6,000	
Maintenance Man			26,400	
Manager			26,400	
Telephone		1,565	3,000	
Payroll Taxes		3,362	4,000	
Office		3,199	2,000	
Cleaning			4,000	
Dues and Subscriptions			2,000	
Credit Check		3,146	1,000	
Automobile		1,909	1,000	
Bank Service Charges		282	500	
Travel		3,527	2,000	
Licenses + Permits		170		
Management Fees				
Property Management Costs		7,500		
Reimbursements				

New asphalt streets in 2006. Reroof and retruss of the clubhouse roof, clubhouse painted, 4-plex gutted and made new with roof, appliances, flooring, paint, etc, tree trimming, and other improvements

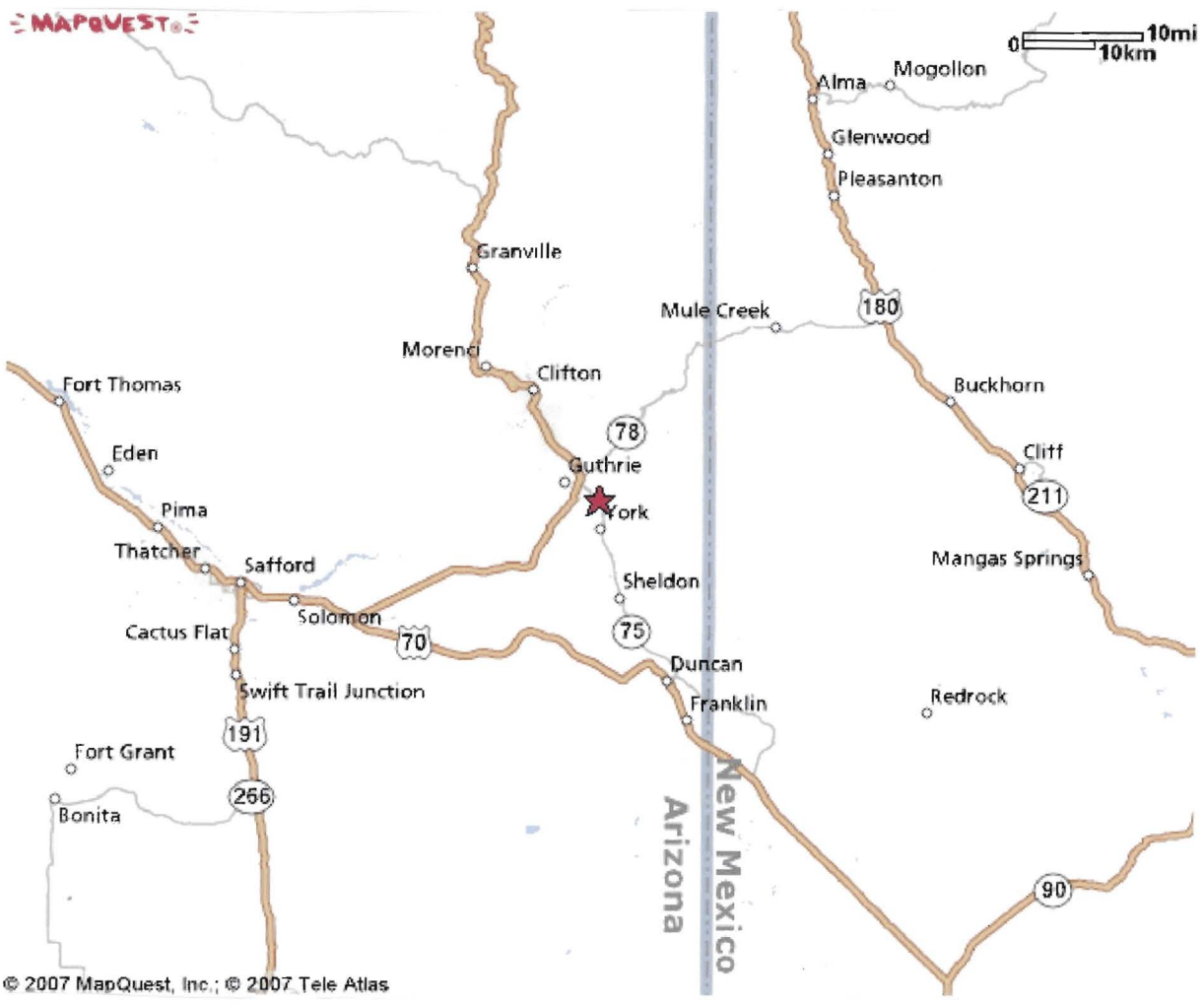
VALLEY VIEW MH + RV PARK

Security Deposit Refunds			2,856					
Uncategorized			1,000					
Computer and Internet			1,156					
Landscaping			469					
Meals and Entertainment			474					
Postage and Delivery			1,146					
Chemical Testing			855					
Petty Cash Reimbursements			5,028					
TOTAL EXPENSES	261,192		157,026		232,900			
NET INCOME	-154,531		45,190		447,160			

PROFORMA REPORT - VALLEY VIEW MHP

Space	Existing Rent	August Increase	September	October	November	December Proceeds
Space #001	\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00
Space #002	\$ 200.00					
Space #003	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00
Space #004	\$ 300.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00
PD/Space #005	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #006	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #007	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00
Space #008	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00
Space #009	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00
Space #010	\$ 250.00	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
PD/Space #011	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #012	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00
Space #013	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00
Space #014	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #015	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #016	\$ -	\$ -				\$ -
Space #017	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #018	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
PD/Space #019	\$ 250.00	\$ 250.00	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #020	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #021	\$ 550.00	\$ 550.00	\$ 550.00	\$ 550.00	\$ 550.00	\$ 550.00
Space #022	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #023	\$ 250.00	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
PD/Space #024	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #025	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
PD/Space #026	\$ 250.00	\$ 250.00	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00
PD/Space #027	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
PD/Space #028	\$ 250.00	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #029	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #030	\$ 550.00	\$ 550.00	\$ 550.00	\$ 550.00	\$ 550.00	\$ 550.00
Space #031	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #032	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #033	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00
Space #034	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #035	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #036	\$ 300.00	\$ 250.00	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #037	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #038	\$ 300.00	\$ 200.00	\$ 200.00	\$ 250.00	\$ 250.00	\$ 300.00
Space #039	\$ 200.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
PD/Space #040	\$ 250.00	\$ 250.00	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #041	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #042	\$ -	\$ -				\$ -
Space #043	\$ -	\$ -				\$ -
Space #044	\$ 200.00	\$ 200.00	\$ 200.00	\$ 250.00	\$ 250.00	\$ 300.00
Space #045	\$ -	\$ -				\$ -
Space #046	\$ 250.00	\$ 200.00	\$ 200.00	\$ 250.00	\$ 250.00	\$ 300.00
Space #047	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00
PD/Space #048	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
PD/Space #049	\$ 250.00	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
PD/Space #050	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
PD/Space #051	\$ 250.00	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
PD/Space #052	\$ 250.00	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #053	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00
PD/Space #054	\$ 250.00	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00

Space #110	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #111	\$ 200.00	\$ 200.00	\$ 200.00	\$ 250.00	\$ 250.00	\$ 300.00
Space #112	\$ 200.00	\$ 200.00	\$ 200.00	\$ 250.00	\$ 250.00	\$ 300.00
Space #113	\$ 250.00	\$ 250.00	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #114	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #115	\$ 225.00	\$ 225.00	\$ 225.00	\$ 275.00	\$ 275.00	\$ 300.00
Space #116	\$ 250.00	\$ 250.00	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #117	\$ 250.00	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #118	\$ 200.00	\$ 200.00	\$ 200.00	\$ 250.00	\$ 250.00	\$ 300.00
Space #119	\$ 200.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #120	\$ 200.00	\$ 200.00	\$ 200.00	\$ 250.00	\$ 250.00	\$ 300.00
Space #121	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #122	\$ -	\$ -				\$ -
Space #123	\$ 200.00	\$ 200.00	\$ 200.00	\$ 250.00	\$ 250.00	\$ 300.00
Space #124	\$ 200.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #125	\$ 200.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #126	\$ -	\$ -				\$ -
Space #127	\$ 200.00	\$ 200.00	\$ 200.00	\$ 250.00	\$ 250.00	\$ 300.00
Space #128	\$ -	\$ -				\$ -
PD/Space #129	\$ 250.00	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #130	\$ 200.00	\$ -				\$ -
Space #131	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00
Space #201	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #202	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #203	\$ 200.00	\$ -				\$ -
Space #204	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00
Space #205	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #206	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #207	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #208	\$ 300.00	\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00
PD/Space #209	\$ 250.00	\$ 250.00	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #210	\$ 250.00	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #211	\$ 200.00	\$ 200.00	\$ 200.00	\$ 250.00	\$ 250.00	\$ 300.00
Space #212	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #213	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #214	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
PD/Space #215	\$ 250.00	\$ 250.00	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00
PD/Space #216	\$ 250.00	\$ 250.00	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #217	\$ 325.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #218	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #219	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #220	\$ 200.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #221	\$ 250.00	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #222	\$ -	\$ -				\$ -
Space #223	\$ 200.00	\$ 200.00	\$ 200.00	\$ 250.00	\$ 250.00	\$ 300.00
Space #224	\$ 200.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #225	\$ 250.00	\$ 250.00	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #226	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Space #227	\$ 225.00	\$ 225.00	\$ 225.00	\$ 275.00	\$ 275.00	\$ 300.00
PD/Space #228	\$ 250.00	\$ 250.00	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00
Manager Home	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00
	\$ 41,605.00	\$ 42,805.00	\$ 43,655.00	\$ 45,580.00	\$ 45,580.00	\$ 46,555.00



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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.' "