

MAGNOLIA TRAILER PARK

11949 Magnolia Street, El Monte, CA



- **\$1,520,000 Sales Price**
- **33 Spaces + 33 Rental MH/Trailers**
- **Infill Los Angeles Location**
- **City Sewer and Water**
- **8.2% Total Return with Low Rents**
- **6% Seller Financing**

For Further Information Contact:

John Grant

Park Brokerage Inc.

11580 Petenwell Road

San Diego, CA 92131

(800) 987-3363, fax (858) 530-2368

Email: john.grant@earthlink.net



PARK BROKERAGE INC.

RENTAL TRAILER PARK		Price \$1,520,000	
Magnolia Trailer Park 33 Spaces with 33 Rental Mobile Homes + Travel Trailers		Down Payment Cash to New Loan or \$532,000 Down to Seller 1st TD	
Address/City 11949 Magnolia St., El Monte, CA	County Los Angeles	State California	
Est. Vac. & Expense % See Proforma Attached	Age Older	Loan New 1 st TD or Seller 1 st TD	
Capitalization Rate 6.75%	Est. Spendable Return 5.9%	Total Return 8.2%	
Parcel Size 40,071 Square Feet	No. Spaces 33	Water City	Sewer City
Listing Salesman John Grant (800) 987-3363		Cost per Site: \$46,060	
<p>DESCRIPTION AND TENANT INFORMATION: High cash flow rental trailer park located in infill Los Angeles location in a nice residential neighborhood near all services in the City of El Monte. 33 spaces with 33 rental mobile homes and trailers. Rents are low at \$395-\$625 with a \$520 average plus submetered electric. The gas, water, sewer, and trash utilities are included in the rent. City water and sewer utilities. No apartment or mobile home space rent control in the City of El Monte. Land is zoned R3-one unit per 4,840 square feet for a total of 8 units. New PUD developments are encouraged by the City of El Monte and recent PUD developments are nearby. Nice tree shaded park in good condition.</p>			
TOTAL ESTIMATED NET INCOME BEFORE DEBT SERVICE		\$102,645	
<p>LOAN INFORMATION: Seller will accept all cash deal or take a 35% cash down payment and carry a \$988,000 1st trust deed at 6% interest with monthly payments amortized over 30 years with a 10 year term. Seller note and deed of trust to contain a prepayment penalty. Monthly payment \$5,923.56</p>		Annual Principal and Interest Payments	
		\$71,083	
		Cash Flow	
		\$31,562	
		Plus Principal Reduction Year One	
		\$12,000	
		TOTAL RETURN	
		\$43,562	

The information contained herein has either been given to us by the owner or the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket and other factors which your tax advisor and/or legal counsel should evaluate. **THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, EXPENSE, AND ALL OTHER INFORMATION CONTAINED HEREIN.**

MAGNOLIA TRAILER PARK

	ACTUAL Year End 2003	ACTUAL Year End 2004	Broker's Proforma	
REVENUES				
Rent	166,687	167,361	199,800	Annualized rent roll effective June 1, 2005. 18 spaces received mostly \$20-\$30 rent increase. Rents still below market.
less 5% Vacancy			-9,990	
Security Deposit	1,800	4,100	2,000	
Electric	9,576	9,511	9,511	
Laundry	2,619	2,137	2,400	
Return Check	25	25	25	
Credit Check	125	496	350	
Late Fee	1,005	1,008	1,008	
Cleaning	0	280	100	
Damage	185	13	100	
Other	1,000	0	0	
TOTAL REVENUE	183,022	184,931	205,304	
EXPENSES				
Accounting/Computer	280	390	390	
Advertising	153	1,349	750	
Auto	237	532	0	
Auto-Employees	767	1,795	1,000	
Bank Charges	5	10	10	
Cleaning	0	32	32	
Credit Check	258	938	500	
Dues, Publ. + Seminars	0	78	78	
Electricity	9,597	8,586	8,586	
Entertainment	536	34	34	
Gardening	6,700	0	0	
Gas	4,517	5,276	5,276	
Health Insurance	2,404	0	0	
Insurance	11,642	9,560	9,560	
Insurance-Workman's Comp	4,824	3,326	5,100	Owner currently has outside management and maintenance employees service park. Broker Proforma anticipates management cost at \$20,000 plus manager mobile home (currently vacant and not in income)
Childcare	360	0	0	
Legal and Professional	2,256	6,034	2,256	
Licenses and Permits	2,651	2,559	2,559	
Maintenance Payroll	14,072	23,931	10,000	
Maintenance	45	30	30	
Management Payroll	12,688	10,680	10,000	
Office	451	643	643	
Office Payroll	11,313	0	0	
Payroll Taxes	3,295	3,178	3,120	
Refunds and Bad Debt	553	1,225	1,225	
Repairs, Appliances	1,220	0	0	
Repairs, Plumbing	695	1,456	1,000	
Repairs, Misc.	2,673	173	1,000	
Replacement	3,526	6,287	4,000	
Services-Outside	1,655	250	250	
Supplies-Maintenance	3,146	6,647	4,000	
Supplies-Manager	4,482	3,181	3,500	
Supplies-Owner	708	1,321	1,321	New property tax per Prop. 13
Taxes	3,712	3,829	18,515	
Telephone	990	830	830	
Trash	3,639	3,221	3,221	
Water	295	3,873	3,873	Net income used for valuation.
TOTAL EXPENSES	116,345	111,254	102,659	
NET INCOME	66,677	73,677	102,645	

