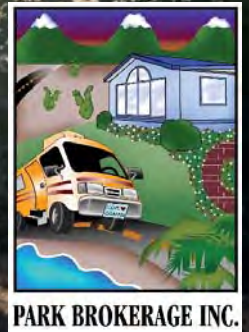


Beautiful Foothills MH & RV Park



SAFARI MOBILE HOME & RV PARK
4482 Moran Road, Avery, CA
40 MH & 32 RV on 6.74 Acres
Pool, Laundry, Storage Facility
Very Reasonable Rents, No Rent Control
Beautiful Setting in Calaveras County
Four Park Models Included in Sale
Sales Price \$1,750,000



John Grant
858-586-9400
Email: john@parkbrokerage.com
11510 Caminito Garcia
San Diego, CA 92131





Sarafı Mobile Home Park	
	Annual P&L
Rent Income	\$ 170,187.72
Electric fee collect from tenant	\$ 70,511.16
Total Income	\$ 240,698.88
Professional fee	\$ -768.00
Water & Sewage	\$ -41,853.42
PG&E	\$ -70,511.16
Waste service	\$ -5,004.00
management fee	\$ -13,615.02
repair & maintenance	\$ -4,800.00
Property tax	\$ -14,205.88
Insurance	\$ -1,749.35
Total expense	\$ -152,506.83
Net Operating Income	\$ 88,192.05

Bill	Monthly Rent
#4	\$ 435.00
#5	\$ 435.00
#6	\$ 435.00
#7	\$ 435.00
#8	\$ 435.00
#9	\$ 435.00
#10	\$ -
#11	\$ 435.00
#12	\$ 435.00
#13	\$ 435.00
#14	\$ 435.00
#15	\$ 425.00
#16	\$ 435.00
#17	\$ 285.00
#18	\$ -
#19	\$ 535.00
#20	\$ -
#21	\$ 435.00
#22	\$ 385.00
#23	\$ 435.00
#24	\$ -
#25	\$ 385.00
#26	\$ -
#27	\$ 425.00
#28	\$ 425.00
#29	\$ 918.56
#31	\$ -
#32	\$ 420.00
#33	\$ 425.00
#34	\$ 425.00
#35	\$ 425.00
#36	\$ 425.00
#37	\$ 318.75
#38	\$ -
#39	\$ 610.00
#40	\$ -
#41	\$ 425.00
#42	\$ 550.00
#43	\$ -
Hwy4Tra	\$ 360.00
Hwy4Tra	\$ 360.00
Total	\$ 14,182.31

