

# **WindBreak Mobile Home Park**

**Sale price \$ 289.500.**

**Reduced Price \$269.000**

**Selling due to ill health.**

**All serious offers considered.**

**Serious buyers inquire for 2006 & 2007 P/L and some basic information about the park. Lassen County information has specified what can be done with the property. The profit potential could be as much as \$ 4,000 + per month income for an owner that could live on the property and manage the day to day activity.**

**Park is 40 miles north of Reno, Nv. and 35 miles south of Susanville, Ca.**

**The property consists of 4 separate parcels, 2.75 acres. The north parcel is vacant. An owner could build their own home on this parcel. Or this parcel could be used for a video store or whatever the community needs.**

**All parcels front Hwy 395. Looking at the map attached the far left parcel is vacant, the next parcel has 11 hook-ups.**

**Riverview Drive divides the park. First right parcel has 10 pull thrus and the laundromat and office. The south parcel has con-ex-storage containers for rent.**

**The out building has bathroom and showers plus storage.**

**A great source of income could be a cell phone tower placed on the property, or bring in more con-ex-containers.**

**Never ending potential.**

**There is a 2 bedroom 1 bath home on the property with a separate building that houses a full commercial laundromat that serves the whole community of Doyle. Attached to the laundromat is an office which could be rented out.**

**There is one park owned 1 bedroom 1 bath mobile.**

**When you purchase a mobile home/RV park you are able to purchase manufactured homes and R.Vs from factory direct.**

**The park consists of 11 full hook-ups that rent at \$250. per month. Electric read and billed with rent per month.**

**10 pull thrus space that rent for \$290. per month which includes electricity.**

**2 bed 1 bath home rents for \$ 500. per month. Electric read and billed per month.**

**1 bed 1 bath mobile rents for \$ 500. per month. Electric read and billed per month.**

**Storage container and out building rent for \$ 75. per month.**

**Storage for vehicles or boat etc. \$ 85. per month.**

**Laundromat brings in \$ 500.00 + per month income. 9 washer 6 dryers.**

**Pull thru overnigher charged \$20. per night**

**Septic dump fees \$10.**

**Showers \$5.**

**These would be the expense and income WindBreak at full potential.**

**There is so much more up-side potential for this property where you could make so much more money per month than we have.**

**It will take an owner or a good manager to be hands on (live on the property) to achieve the full potential income.**

**To make more income you could contact cell phone companies to place a cell tower on the property.**

**Cell phone companies pay \$50.000 for a permanent install or lease the location per month which would be also increase the income.**

**You could rent or buy more con-ex containers and rent them for \$ 75.00 per month or RV/Boats storage.**

## **Performa**

### **Expenses:**

**Power \$ 850.00**  
**Gas \$ 400.00**  
**Waste \$ 110.00**  
**Phone \$ 40.00**  
**Water Test\$ 42.00**  
**Advertise \$ 50.00**  
**Taxes \$ 560.00**  
**Misc \$ 300.00**  
**Ins. \$ 350.00**

**Total \$2,702.00 per month**

**Potential Income: Without changing or adding anything to the park.**

**10 Full Hook-ups w/elect. @ \$ 330. 00 \$ 3,300,00**  
**11 Plus thrus with elect useage@ \$290.00 \$ 3,190.00**  
**2 Bedroom home @ 580.00 \$ 580.00**  
**1 park owned mobile home \$ 500.00**  
**2 Storage conex @ \$75.00 = \$ 150.00**  
**1 Storage building (outbuilding) \$ 75.00**  
**Laundry mat income \$ 600.00**

**Total Income: \$ 8,395.00**

**Income \$ 8,395.00**  
**Expenses \$ 2,702.00**  
**Net Profit \$ 5,693.00**

***On the property there are 2 wells and 2 septic. The park currently is only using 1 well.  
Propane is prepaid by tenants if used.***

***We have engineered plans for 6 more full hook-ups on the south parcel which could make  
16 full hook-ups added.***

***Lassen County does not have rent control and is easy to work with when building new  
construction.***

***Please do not hesitate to ask questions.***

***Sincerely,  
Claudia Wright  
530-343-8840***