

MANUFACTURED HOUSING COMMUNITY FOR SALE

SPRINGWOOD MHC

136 JACKSON STREET, HOPE, IN 47246



OFFERING SUMMARY

Community List Price: \$1,010,000

Home List Price: \$56,000

Total List Price: \$1,066,000

Year 1 NOI: \$80,735

Cap Rate: 8.0%

Number of Spaces: 46

Occupancy: 93% (43)

Lot Rent: \$235/250

Price Per Site: \$21,957

Land Size: 11.5 Acres

PROPERTY OVERVIEW

Wisely Commercial Realty is pleased to offer for sale Springwood MHC located in Hope, Indiana. Springwood consists of 46 approved home spaces situated on 11.5 acres of land. The property is serviced by city water and a city sewer which is sub metered and charged back to the residents. This community provides a new operator the opportunity to take over a quality community in a quaint town that is well located between Shelbyville and Columbus.

INVESTMENT HIGHLIGHTS

- City Water & Sewer
- Primarily Resident Owned Homes in the Community
- Quality Community With a Stable Resident Base
- Located between Shelbyville and Columbus

INVESTMENT OVERVIEW	
Community List Price	\$1,010,000
Home List Price	\$56,000
Total List Price	\$1,066,000
Total Sites	46
Occupied Sites	43
Percent Occupied	93%
Price Per Site	\$21,957
Price Per Occupied Site	\$23,488
List Cap Rate	8.0%
Community Owned Homes- Occupied	6
Community Owned Homes- Vacant	1
Total Community Owned Homes	7

OPERATING DATA	Year 1
Gross Income	\$143,300
Operating Expenses	\$62,565
Net Operating Income	\$80,735



Mark Wisely - Office (317) 758-5032 - Cell: (317) 590-4522 - mbwisely@wiselycr.com
 Adam McNeil - Office (317) 564-8339 - Cell: (303) 919-7637 - armcneil@wiselycr.com

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WWW.WISELYCR.COM

PO BOX 1034, WESTFIELD, IN 46074