

For More Information: (720) MHP-4YOU  
(720) 647-4968



### Investment Highlights

- MHP friendly municipality
- Direct bill on Gas & Electric
- Priced to Sell
- Public Water
- Legacy Asset

### Known Issues

- Park could use some landscaping improvements
- Treatment Plant
- Gas Rights

## High Meadows MHC | New Kensington, PA

\$1,650,000

Investment Information	
List Price	\$1,650,000
Gross Income	\$262,256
Lot Rent Income	\$183,300
Cap rate (lot rent only)	6.49%
Gross Cap Rate	7.29%
Cash on Cash - Levered	8.45%
Total Return - Levered	
Price Per Lot	\$22,917
Price Per Occupied Lot	\$31,132
Utility Income	\$24,353
Lot Rent Expense	51.05%
Gross POH Income	\$58,268
POH Expense Ratio	65.00%

Park information	
Property Address	4751 Kendor Dr
Occupancy Rate	75.00%
Total Rentable Units	72
MHP Lots	71
Vacant Lots	13
Total POH	15
Vacant POH	1
RV Lots	0
Vacant RV Lots	0
Single Family Home(s)	1
Vacant SFH	1
Other Units	0
Vacant Other Units	0
Total Acres	Landlord
Road Type	Paved

Additional Documents	
Offering Memorandum	<a href="#">CLICK HERE</a>
Brokers Excel Sheet	<a href="#">CLICK HERE</a>
Letter of Intent	<a href="#">CLICK HERE</a>

Executive Summary	
Total Tenants	53
Lot Renters	36
POH renters	14
RV Renters	3
Other Renters	1 (Owner lives in SFH)
Current Lot Rent	\$288
Current POH Rent	\$286
Market Lot Rent	\$350
Market POH Rent	\$300
RV Lot Rent	\$0.00
Other Rent	\$0.00

Utility Infrastructure	
Water	Public, Billed Back
Sewer	Private, WWTP, Billed Back
Garbage	Dumpster, Landlord Pays
Gas	Direct Bill
Cable	Direct Bill
Snow Removal	Landlord
Mowing Responsibilities	Landlord

Additional Info	
Can this park be expanded?	No
Opportunity Zone	No
Flood Zone	No
Single-Wide Homes	56
Double-Wide Homes	2