

HILLSIDE MOBILE HOME COMMUNITY

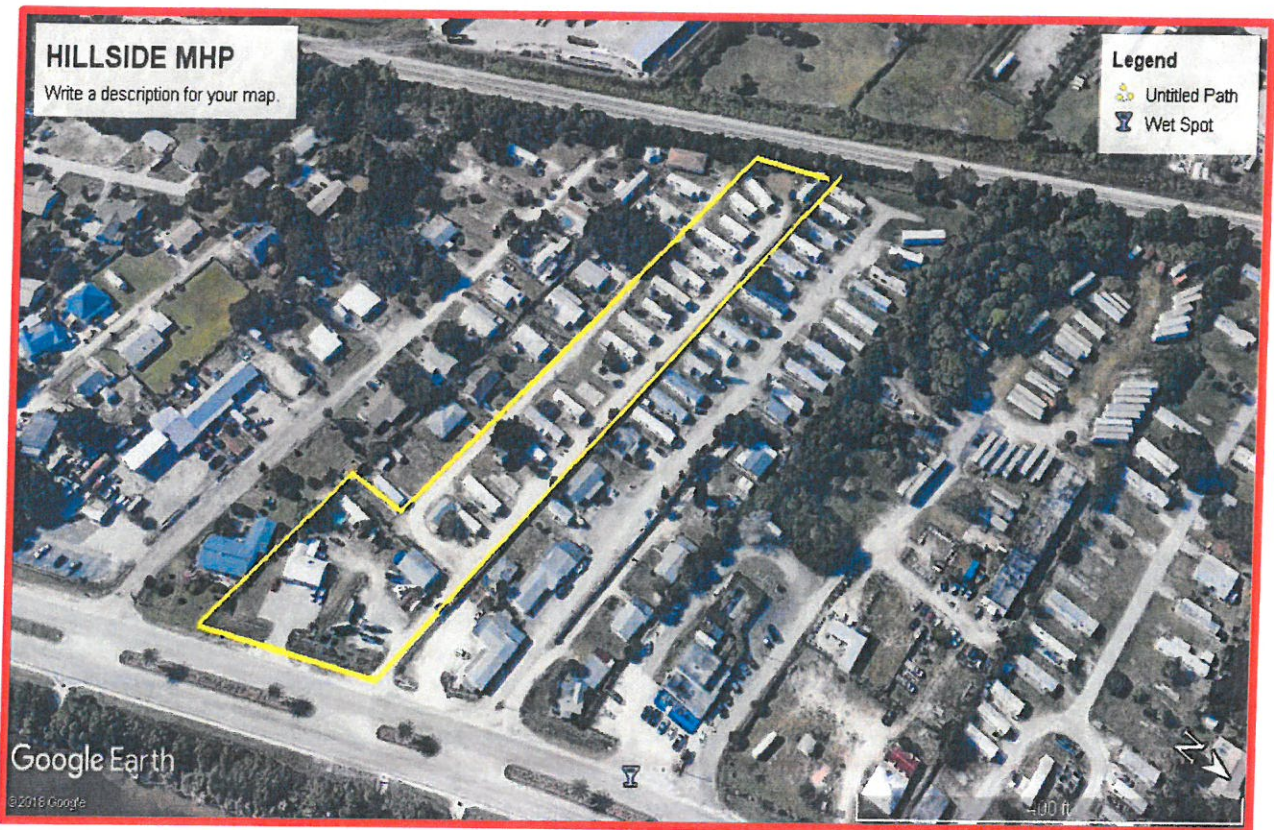


AMERICAN NETWORK COMMERCIAL, INC

"The leader in Mobile Home Community Sales Nationwide"

HILLSIDE MOBILE HOME COMMUNITY

3690 Dixie Hwy. N.E.
Palm Bay, Florida 32905



OWNER FINANCING AVAILABLE

Asking: \$900,000

For More Details
Contact

Peter J. Milisci
V/P Acquisitions

Direct: (954) 776-9900
Cell: (954) 562-4527

6499 N. Powerline Road - Fort Lauderdale, Florida 33309



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Introduction

Hillside mobile home community is in the historic area of Palm Bay, Florida. Palm Bay is the largest city in Brevard County and the second largest city in the state of Florida, (100 square miles) with Jacksonville being the largest.

The park sits directly across from the Indian River, which stretches 55 miles to the North and South of Palm Bay. The Indian River is approximately 2 miles wide with beaches all along the east and west banks. The river is the perfect habitat for fresh water springs, fish, oysters and wildlife.

This is a city that is growing exponentially with new developments up and down the treasure coast.

The size of the park is 2.6 acres and accommodates twenty (20) mobile home sites plus three (3) commercial buildings. Seventeen (17) mobile homes that occupy the park are park owned units. The income is generated from sixteen (16) mobile homes and one (1) commercial building that's leased to a Pool Installation Company. The seller/manager occupies one (1) mobile home, and there are three (3) vacant sites.

Of the three (3) commercial buildings, they vary in size: 1,200' / 1,000' / 800'. The 1,000' building is leased out to a pool construction company and they pay an annual rent of \$9,000.00. The other two (2) buildings are vacant. One was used for a car dealership and the other is currently used as a storage facility for the park. These two (2) vacant buildings should absolutely be used for additional future rental income.

The park is serviced by public utilities: city water and sewer. Each site is separately metered for electric, water and sewer. All tenants are responsible for paying their own utilities. The park pays for the trash and garbage pick-up.

Utility and street easements are present with smooth flowing ingress and egress. No adverse easements or encroachments are known.

Palm Bay is the host to several major golf and country clubs such as Bay Tree National Country Club, Majors Golf Club at Bayside Lakes and Habitate Country Club.

NOTE: The park owns Indian River frontage with RIPARIAN RIGHTS equal to 216 ft. All of the land 10 ft. east of Dixie Hwy. down to the edge of the Indian River belong to the park.



HILLSIDE MOBILE HOME PARK

3690 Dixie Hwy. N.E.
Palm Bay, Florida 32905

OPERATING SUMMARY 2018

Ask Price: \$900,000.00

Acres: 2.5

M.H. Sites: 20

Occupied: 16

Manager: 1

Vacant Sites: 3

Commercial Buildings: 3

Gross Income 2018: \$104,087.58

Operating Expenses:

R.E. Taxes: \$10,980.00
Insurance: 2,500.00
Electric: 720.00
Trash/Garbage: 2,160.00
Repairs/Maintenance 6,000.00
License/Permits: 400.00
Pest Control: 300.00
Mgmt. Fee's: 20,000.00

Total: <\$43,060.00>

Net Operating Income: (N.O.I.) \$61,027.00

Cap Rate: 6.78%

CURRENT TWELVE-MONTH INCOME

January/December 2018

Occupied Mobile Home Units: Sixteen (16)	\$100,800.00
Building # 3684 - Midwest Pools:	8,400.00
Gross Income 2018.....	\$109,200.00

TWELVE MONTH PROJECTED VALUE ADD REVENUE FORECAST

Building # 3690 - 1,416 sq. ft. / .66acres @\$1,100/mo.	13,200.00
Building # 3680 – 800 sq. ft. @\$400/mo. x 12mos.	4,800.00
Vacant Sites: Three (3) Modular Homes @\$700/mo.	25,200.00
** #3690-B: Managers M.H. Unit. @\$600/mo.	7,200.00
Total.....	\$50,400.00

** Considering if the park is purchased by an absentee owner, the managers current mobile home (#3690) can be rented out for \$600.00 per month.

HILLSIDE MHP RENT ROLL
January 2018 thru January 2019

UNIT #	TENANT	MONTHLY RENT	LEASE EXPIRATION
#1:	Managers Unit – S/W: 2bd./1ba.	\$0.00	
#2:	John D. Oals- S/W- 1/1	\$475.00 ✓	10/02/20
#3:	Lee /Panscal- S/W- 2/1	\$550.00 ✓	04/02/20
#4:	Vacant Site: (Potential Rent)	\$550.00	
#5:	David Nightingale-S/W- 2/1	\$550.00 ✓	09/03/20
#6:	Patricia Burten- S/W- 2/1	\$550.00 ✓	02/27/20
#7:	Dennis Smith- S/W- 2/1	\$550.00 ✓	05/31/20
#8:	Vacant Site (Potential Rent)	\$550.00	
#9:	Vacant Site (Potential Rent)	\$550.00	
#10:	Darrin & Doug Dixon-S/W- 2/1	\$550.00 ✓	06/30/20
#11:	Marylou Durso- S/W- 2/1	\$550.00 ✓	12/18/19
#12:	Elizabeth Turnberg- S/W- 2/1	\$525.00 ✓	08/30/20
#13:	Mike Myers- S/W - 2/1	\$650.00 ✓	07/20/20
#14:	Cullman /Heller- S/W-2/1	\$530.00 ✓	03/23/20
#15:	Rick Willaby- S/W- 1/1	\$480.00 ✓	11/16/19
#16:	Edward Jouberts- S/W- 2/1	\$550.00 ✓	09/16/20
#17:	Lawrence Myers Jr.-S/W- 2/1	\$500.00 ✓	02/05/20
#18:	Susan Mackinnon- S/W- 1/1	\$500.00 ✓	06/27/20
#19:	Santiago Dejesus- D/W- 3/2half	\$575.00 ✓	09/01/20
#21:	Vickram Narine- S/W- 2/1	\$550.00 ✓	03/01/20
Bldg. #3684:	950 Sq. Ft. (Midwest Pools)	\$700.00 ✓	None

Bldg. #3690: 1,200 Sq. Ft.

Bldg. #3680: 800 Sq. Ft.



SIDE MHP

, Florida

Legend

Unit



e Earth



Exit Street View



650

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Google Earth

28°02'50.20" N 80°25'21.82" W elev 21 ft eye alt 24 ft



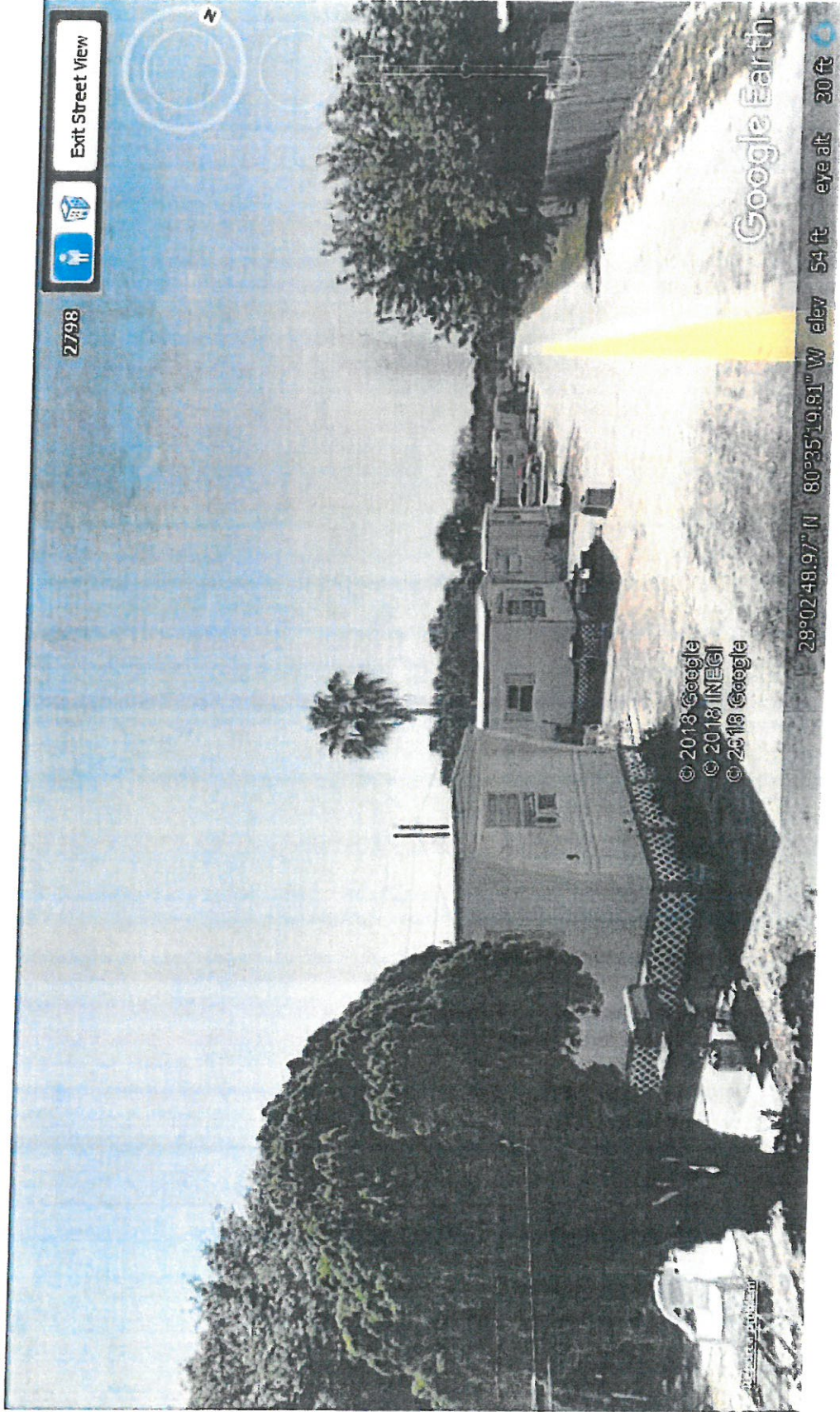
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Exit Street View

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28°02'49.90"N 80°25'14.55"W elev 20 ft eye alt 29 ft



2798



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28°02'48.97" N 80°35'19.91" W elev 54 ft eye alt 30 ft



3071



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28°02'49.65" N 80°35'15.23" W elev 20 ft eye alt 29 ft



2791



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28°02'49.69" N 80°35'15.36" W elev 26 ft eye alt 30 ft



648



Exit Street View

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29°02'50.01" N 80°35'15.71" W elev 20 ft eye alt 30 ft



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Palm Bay, FL Demographics

Livability Real Estate

Livability

65

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7

Cost of Living

C+

Crime

D+

Education

C-

Employment

D+

Housing

D

Weather

A

Palm Bay Demographics Profile

Statistic	Palm Bay	Florida	National
Population	106,573	19,934,451	318,558,162
Population density (sq mi)	1,622	294	91
Median age	40.8	41.6	37.7
Male/Female ratio	0.9:1	1.0:1	1.0:1
Married (15yrs & older)	55%	54%	55%
Speak English	87%	72%	79%
Speak Spanish	9%	21%	13%

Palm Bay, FL has a population of 106,573 and is the 282nd largest city in the United States. The population density is 1,622 per sq mi which is 453% higher than the Florida average and 1691% higher than the national average. The median age in Palm Bay is 41 which is approximately 2% lower than the Florida average of 42. In Palm Bay, 55% of the population over 15 years of age are married, 87% speak English and 9% speak Spanish. 35% of Palm Bay residents were born in Florida, 49% were born out of state, 5% were born outside of the United States and 11% were foreign born.



Did You Know?

- o The population density in Palm Bay is 453% higher than Florida.

Compare Palm Bay, FL Demographics To Other Cities

Palm Bay, FL

Enter a City, State

COMPARISON

Palm Bay Population Breakdown By Race

Race	Palm Bay	Florida	National
Caucasian	74.53%	75.90%	73.35%
African American	18.89%	16.14%	12.63%
Asian	1.71%	2.61%	5.22%
American Indian	0.47%	0.27%	0.82%
Native Hawaiian	0.00%	0.06%	0.18%
Mixed race	2.61%	2.48%	3.06%
Other race	1.78%	2.54%	4.75%

In Palm Bay, 15.0% of people are of Hispanic or Latino origin.

Please note: Hispanics may be of any race, so also are included in any/all of the applicable race categories above.

1 Free Prenuptial Agreement

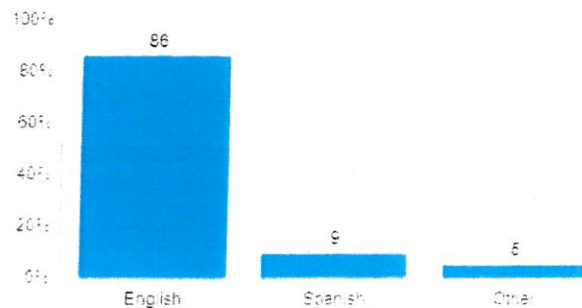
Make A Prenuptial Agreement Now. Free to Print, Save & Download. [Free Prenuptial Agreement](#)

2 HUD Foreclosed Homes - as Low as \$10,000

Foreclosed Homes Don't Last Long. Find Affordable Homes In Your Area! [Find Affordable Homes](#)

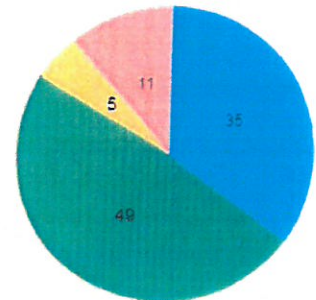


Languages Spoken

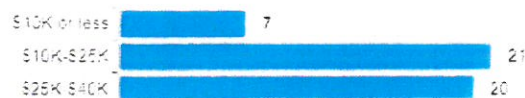


Place Of Birth By Citizenship

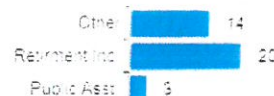
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■ Out of state
■ Out of US
■ Foreign

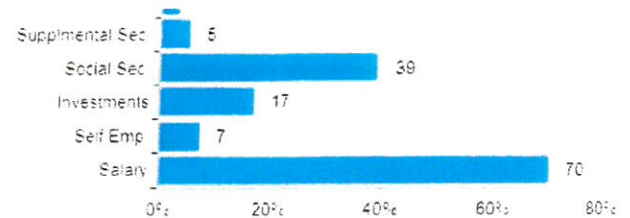
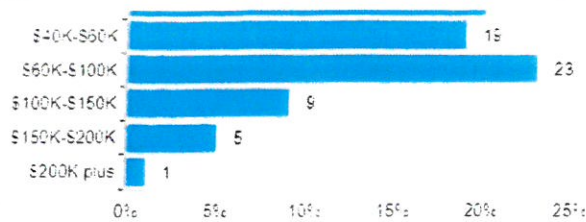


Household Income Distribution

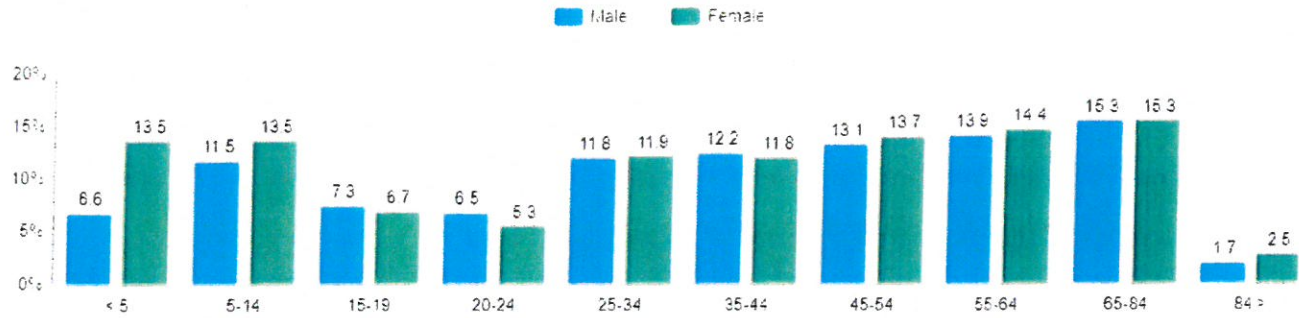


Source Of Income

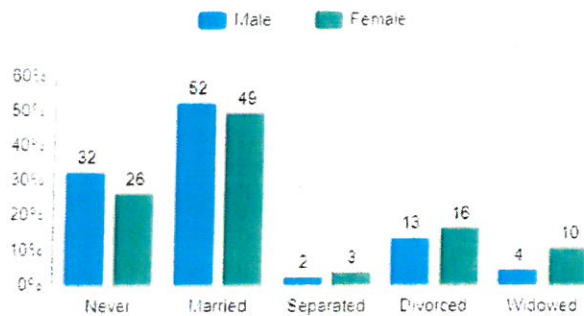




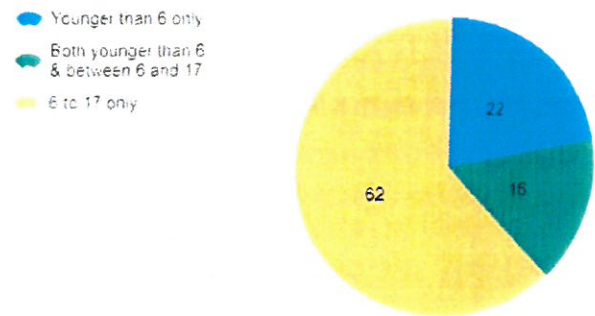
Palm Bay Age Breakdown



Marital Status



Age Of Children In Married Couples



Source: The Palm Bay, FL demographics data displayed above is derived from the 2016 United States Census Bureau American Community Survey (ACS).

Property Owner Lookup

1) Search Any Property By Address. 2) Find Out Owners, Taxes, & Sales. arearecords.com/



Goals

- Increase website traffic
- Increase website conversions
- Increase website engagement
- Increase website retention

General

- Website design
- Website development
- Website maintenance
- Website optimization

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