



OFFERING MEMORANDUM

Office: 512-886-2423
Mobile: 281-706-7324
Email: BraniganRE@gmail.com

Country Side Lane

MHP 1705 FM 1670, Belton Tx 76513

BRANIGAN
Commercial Real Estate

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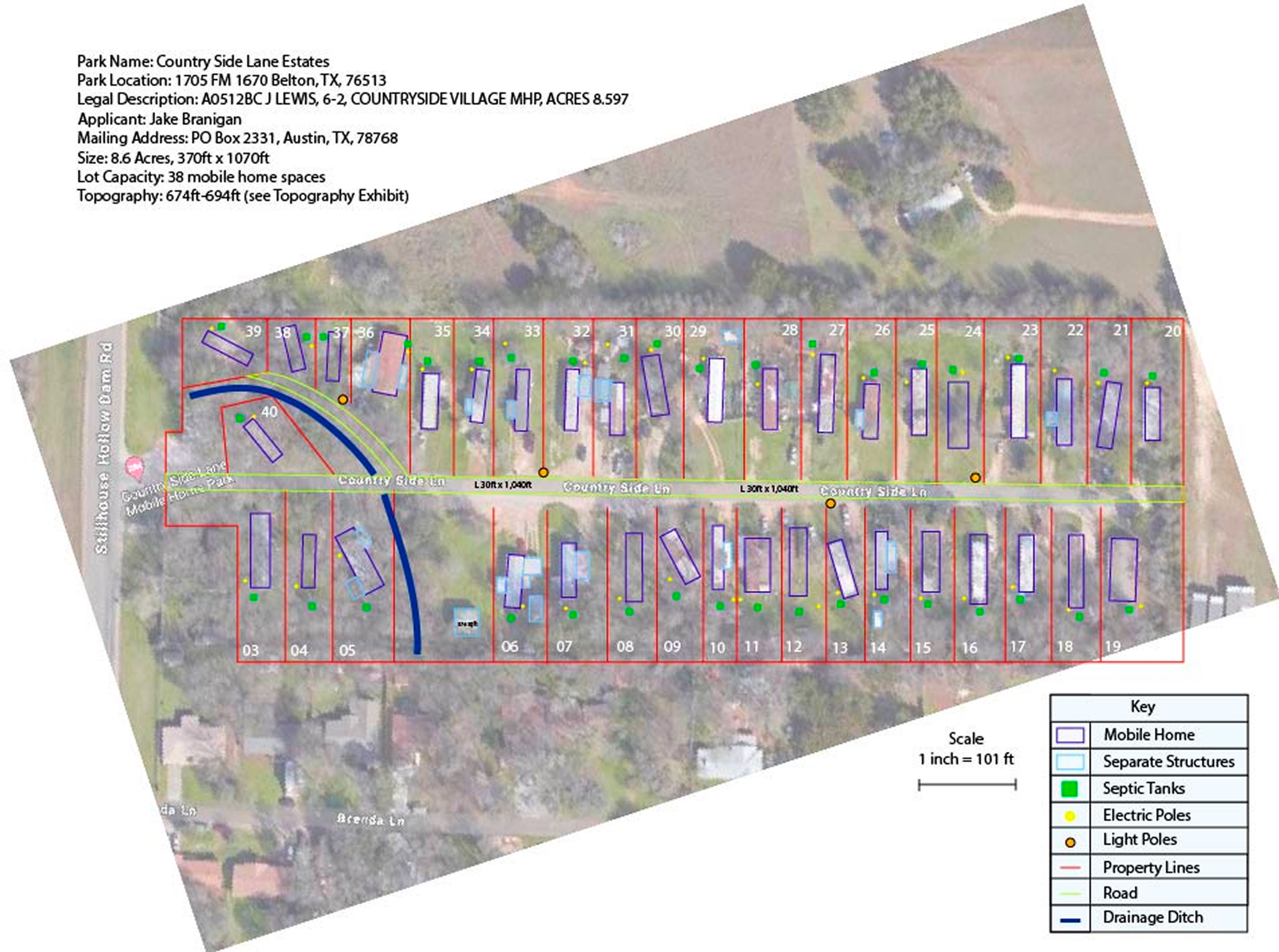


03

MAP OVERVIEW

COUNTRY SIDE LANE | OFFERING MEMORANDUM

Park Name: Country Side Lane Estates
 Park Location: 1705 FM 1670 Belton, TX, 76513
 Legal Description: A0512BC J LEWIS, 6-2, COUNTRYSIDE VILLAGE MHP, ACRES 8.597
 Applicant: Jake Branigan
 Mailing Address: PO Box 2331, Austin, TX, 78768
 Size: 8.6 Acres, 370ft x 1070ft
 Lot Capacity: 38 mobile home spaces
 Topography: 674ft-694ft (see Topography Exhibit)



Scale
 1 inch = 101 ft

Key	
	Mobile Home
	Separate Structures
	Septic Tanks
	Electric Poles
	Light Poles
	Property Lines
	Road
	Drainage Ditch



05

PROPERTY HIGHLIGHTS

COUNTRY SIDE LANE | OFFERING MEMORANDUM

PROPERTY HIGHLIGHTS



TENANT OWNED
HOMES



8.6 ACRES
PROPERTY SIZE



38
LOTS



4.4 LOTS
PER ACRE



100%
OCCUPIED

Why Our
Lots are
Better



BELTON
ISD



LARGER
LOTS



SHADED
LOTS

Utilities

- Water is paid directly by the tenants to the water service provider (Dog Ridge Water Supply)
- Electricity is paid directly by the tenants to their preferred provider
- Each lot has their own septic systems
- Street lights are solar powered
- Trash is included in lot rent

Other Information

- Mobile home park is currently self managed - there is a tenant that is qualified and ready to manage at \$6,000/year
- Fixed expenses include annual property taxes, monthly trash pick up (\$1,281), annual Mobile Home Park License (\$306), monthly drainage fee (\$20)
- Variable expenses include tree maintenance, lawn maintenance (2-3 times a year), and septic tank pumping
- Lot Rent: 22 tenants pay \$435/month + 16 tenants pay \$480/month



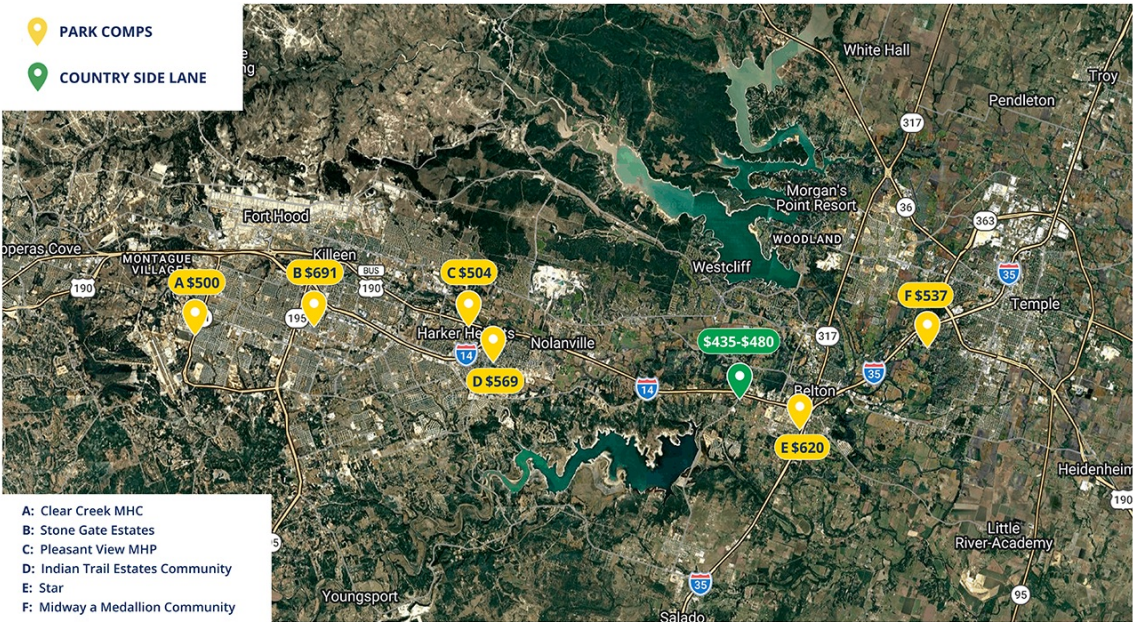
08

Rental Comps

COUNTRY SIDE LANE | OFFERING MEMORANDUM

 PARK COMPS

 COUNTRY SIDE LANE



- A:** Clear Creek MHC
- B:** Stone Gate Estates
- C:** Pleasant View MHP
- D:** Indian Trail Estates Community
- E:** Star
- F:** Midway a Medallion Community