

MANUFACTURED HOUSING COMMUNITY FOR SALE

MAPLEWOOD VILLAGE

900 W. HARRISON, PLYMOUTH, IN 46563



OFFERING SUMMARY

List Price: \$2,000,000

IN-Place NOI: \$162,468

In-Place Cap Rate: 8.1%

Price Per Site: \$50,000

Price Per Occ Site: \$51,282

Total Sites: 40

Occupied Sites: 39

Occupancy: 97.5%

Total Park Owned Homes: 4

Land Size: 4.6 Acres

PROPERTY OVERVIEW

Wisely Commercial Realty is pleased to offer for sale Maplewood Village manufactured housing community located in Plymouth, Indiana. Maplewood Village consists of 40 home spaces situated on 4.6 acres of land. The property is currently 97.5% occupied. The property is serviced by city water and city sewer. The property is located in a good market; demand for housing is very strong in the Plymouth area.

INVESTMENT HIGHLIGHTS

- City Water & City Sewer
- Located near a Super Wal-Mart
- Strong Housing Demand
- Primarily Tenant-Owned Community

INVESTMENT OVERVIEW	
List Price	\$2,000,000
Total Sites	40
Occupied Sites	39
Occupancy	97.5%
Price Per Site	\$50,000
Price Per Occupied Site	\$51,282
List Cap Rate	8.1%
Community Owned Homes- Occupied	4
Community Owned Homes- Vacant	0
Total Community Owned Homes	4
OPERATING DATA	IN-PLACE
Gross Income	\$229,250
Operating Expenses	\$66,782
Net Operating Income	\$162,468

