$1,755,000

124 Dr Mann Rd (MRI Drive)
Skowhegan, Maine

Milburn Heights

Mobile Home Park

Licensed for 30 lots in a convenient location. Easy to maintain park situated on 4.82 acres. Private & newly paved road, public water and public sewer.

207-240-0052
DotFernaldTeam@gmail.com
Residential - Land - Commercial

Dot FERNALD Team
Real Estate
"Doing Business with the TEAM that cares"

Location

Milburn Heights MHP

124 Dr Mann Rd (MRI Drive)
Skowhegan, Maine 04976

GPS Compatible

Close to All Amenities

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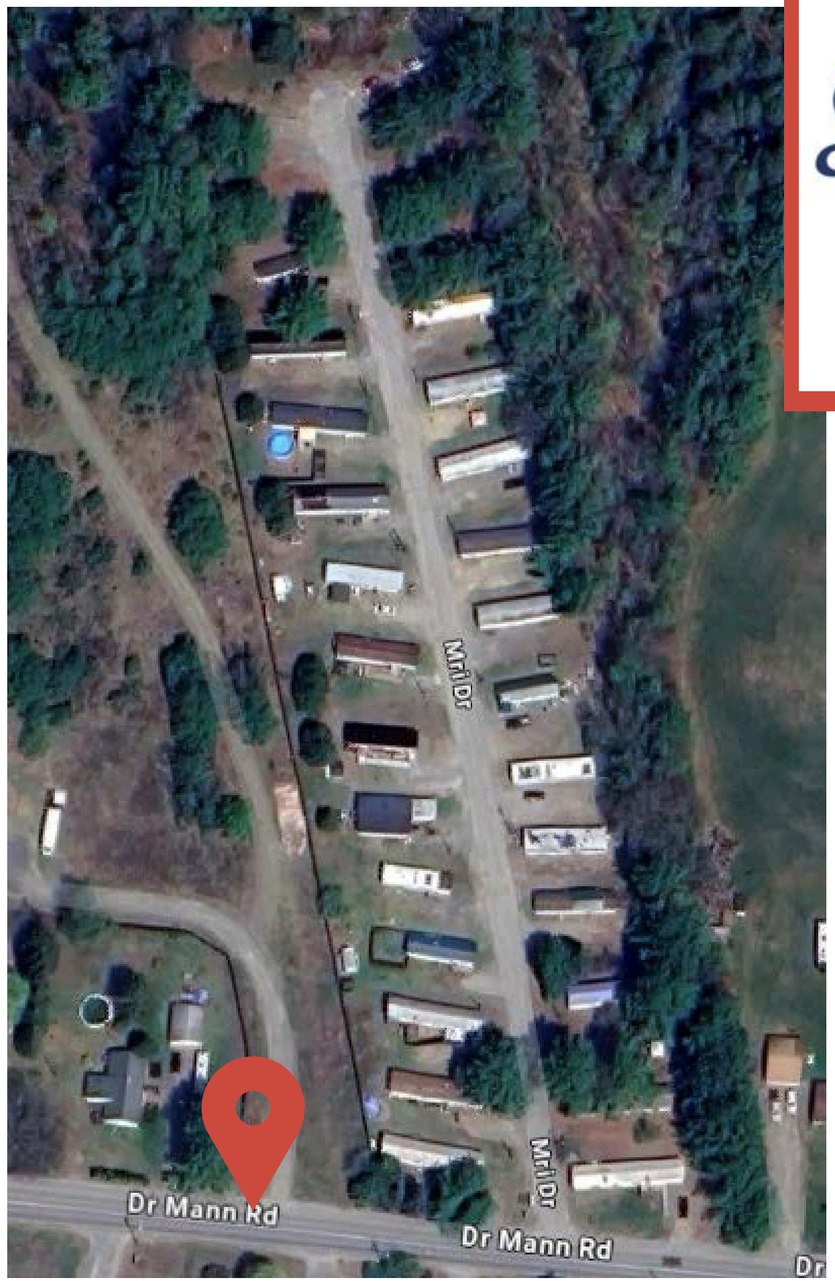
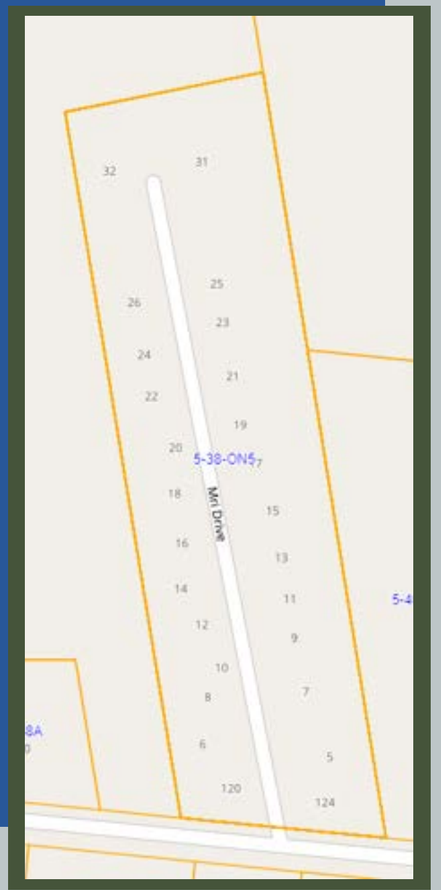




Summary Of Property

207-240-0052
DotFernaldTeam@gmail.com
Residential - Land - Commercial
Dot FERNALD Real Estate Team
" Doing Business with the TEAM that cares"

Sales Price: $1,755,000

Deed: Bk 4494, Pg 115-117

Acreage: 4.82 Acres

Map: 5 Lot: 38

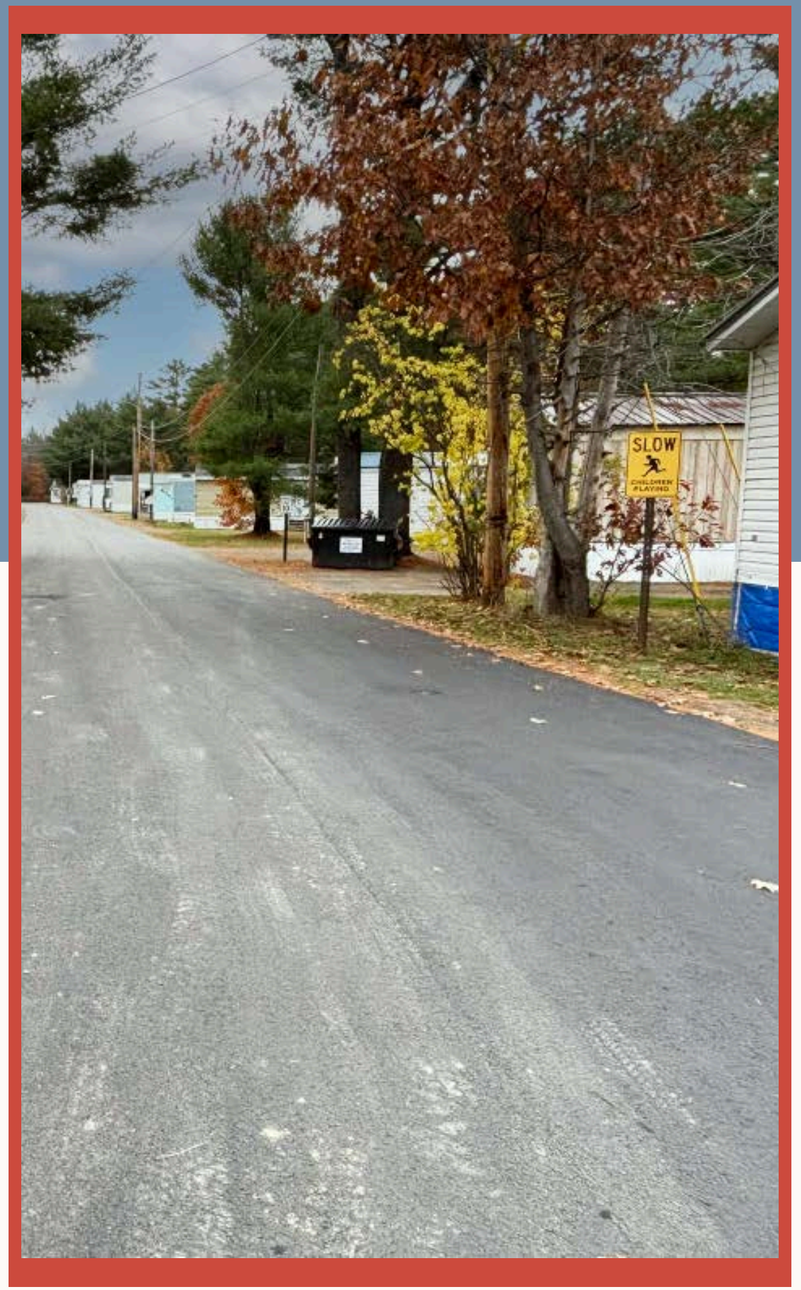
Property Taxes: $9,760.99

Homes on Site: 30

Road: Private, Paved

Rent to Own Homes: 18

Public Water & Sewer



About the Park

Acreage of the Park:	4.82
Is there additional land abutting this property that could supply potential park growth/expansion in the future?	Yes
Age of the Park:	Unknown
How long have you owned the park?	2012
PADS:	
How many pads?	30
How many homes on concrete pads?	1
How many homes on gravel pads?	29
How many pads currently vacant?	6
Water Type (Private or Public)	Public
Sewer type: (Public or Private)	Public
Roads: (Private, town approved, paved, gravel)	Private, Paved 2025
Are the roads in the park maintained by the park?	Yes
Are individual driveways maintained by the park?	No
Is snow plowing and sanding of the driveways the responsibility of the park owner?	No
Electricity:	
Who pays for the street lights in the park?	Park Owner
What type of electrical meters service each pad?	100-amp
Is there an existing long-term contract with CMP?	No
Miscellaneous:	
Has the Maine Manufacturing Housing Board cited the MHP for any violations as a result of their annual inspection and/or complaints from park tenants?	Violation found, then corrected
Are there any buried oil tanks in the park?	None known
Does the current owner provide trash removal for each site?	No
How many vehicles are allowed to park on each site?	Not Specified
Are dogs allowed in this park?	Yes

Are there rules and regulations for this park?	Yes
Can you provide rent roll inclusive of the name of the tenant and length of occupancy?	Yes
Are there any litigations currently pending?	No
To your knowledge are there environmental issues factored into the relative value of the park?	None known
Are copies of the submitted IRS Schedule E statements available for the last 3 years?	Yes
Is there an age limit to the admission to the park?	No
Are older mobile homes allowed to enter this park?	Park Approval Needed
How many of the mobile homes are owned by the Park owner?	18 - Rent to Own
Driving directions to the park:	US-201 North to Skowhegan. Follow US-201 and turn onto US-2/US-201/Island Ave. Take Malbons Mill Road, then left onto Dr. Mann Road. Park is on MRI Drive.

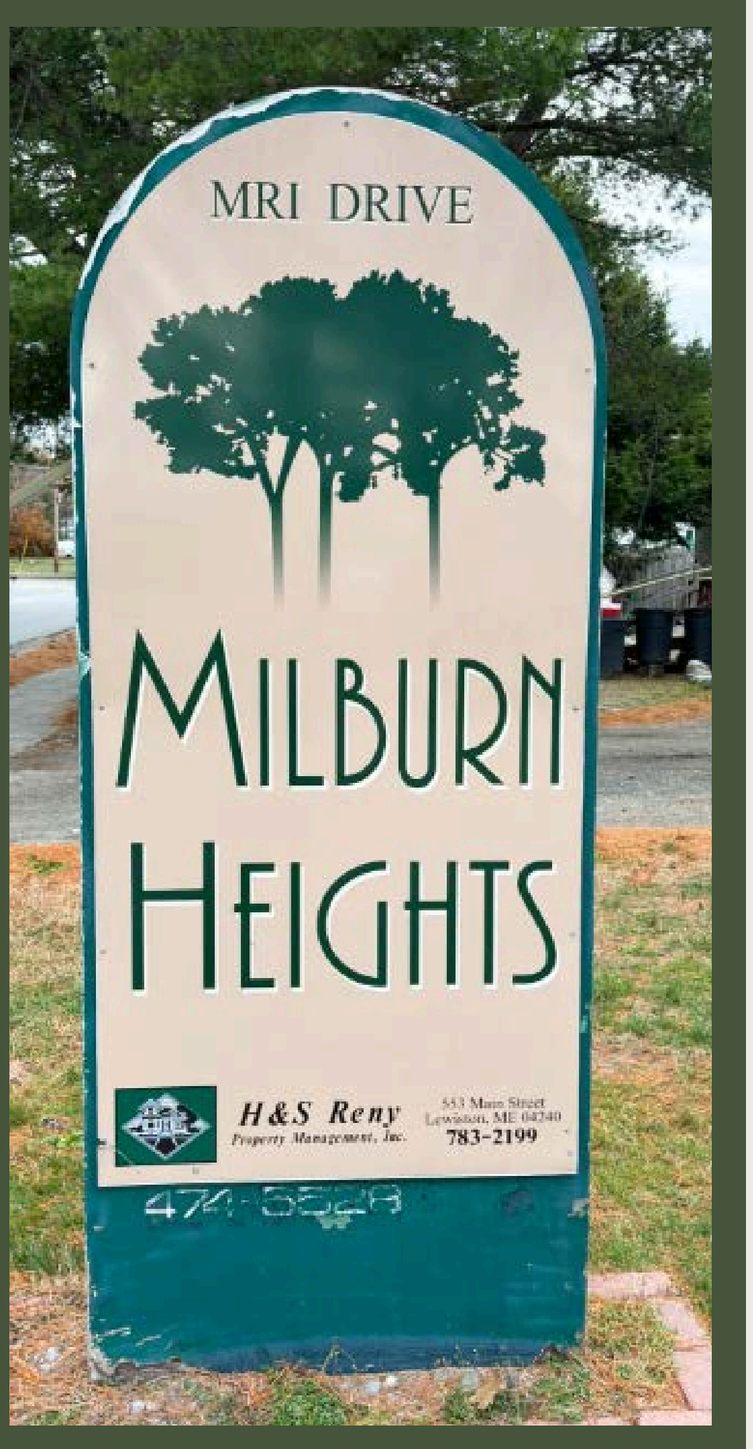
Income & Expenses

Effective Gross Revenue	Annual
Lot Rents - Current	$120,408.00
Tax & Insurance Payments - Current	$24,274.44
Pet - Current	$3,840.00
Note Payments - Current	$42,798.00
Lot Rents - Potential	$24,192.00
Tax & Insurance Payments - Potential	$8,112.00
Note Payments - Potential	$16,056.00
Annual Gross Revenue	**$239,680.44**

Expenses	Annual
Taxes	$9,760.99
Electricity / Water / Sewer	$1,941.13
Trash Removal	$0.00
Lawn Care & Tree Work	$2,625.00
Park Insurance	$3,120.00
Plowing	$2,975.00
5% Management Fee	$11,984.02
Routine Maintenance	$6,275.00
Park License & Water Testing	$200.00
Gross Expenses	**$38,881.14**

Net Cash Flow	**$200,799.30**

Note: 20% downpayment from existing vacant units = $23,900



RENT ROLL

Lot #	Address	Move in Date	Current on Rent	Lot Rent	Pet Fee	Tax & Ins Pymt	Note Pymt	Rent to Own Home	Assessed Value	Principal Balance
N/A	120 Dr Mann Rd	2/22/12	Y	$336	$0	$0		N	$22,900	N/A
N/A	124 Dr Mann Rd	3/29/12	Y	$336	$0	$0		N	$24,700	N/A
5	5 MRI Dr	9/9/23	Y	$336	$25	$161	$330	Y	$15,700	$22,523.04
6	6 MRI Dr							Y	$19,600	$35,000.00
7	7 MRI Dr	3/29/03	Y	$336	$0	$0		N	$24,700	N/A
8	8 MRI Dr	4/27/17	Y	$336	$25	$43	$231	Y	$7,800	$4,611.59
9	9 MRI Dr	10/27/21	Y	$336	$5	$100	$313	Y	$4,700	$16,760.28
10	10 MRI Dr	8/29/12	Y	$336	$30	$0		N	$12,200	N/A
11	11 MRI Dr	5/29/25	Y	$336	$25	$0		N	$7,100	$0.00
12	12 MRI Dr	8/21/24	Y	$336	$20	$113	$181	Y	$6,200	$10,670.48
13	13 MRI Dr							N	$1,100	N/A
14	14 MRI Dr	4/1/25	Y	$336	$5	$121	$224	Y	$8,600	$15,799.47
15	15 MRI Dr	12/1/23	Y	$336	$25	$161	$258	Y	$17,500	$14,539.16
16	16 MRI Dr	12/11/20	Y	$336	$50	$0		N	$6,500	N/A
17	17 MRI Dr							N	$11,400	$10,000.00
18	18 MRI Dr	12/12/23	Y	$336	$0	$0		N	$17,100	N/A
19	19 MRI Dr	7/1/13	Y	$336	$25	$96	$203	Y	$19,300	$16,098.13
20	20 MRI Dr	11/1/24	Y	$336	$0	$121	$154	Y	$10,200	$10,809.01
21	21 MRI Dr	9/1/17	Y	$336	$0	$61	$245	Y	$15,500	$5,137.39
22	22 MRI Dr	2/19/25	Y	$336	$25	$172	$392	Y	$12,300	$27,649.86
23	23 MRI Dr	12/11/20	Y	$336	$0	$0		N	$8,400	N/A
24	24 MRI Dr	4/1/21	Y	$336	$0	$131	$252	Y	$10,700	$11,430.72
25	25 MRI Dr	2/25/12	Y	$336	$0	$0		N	$7,200	N/A
26	26 MRI Dr	8/9/24	Y	$336	$50	$162	$392	Y	$17,700	$27,405.61
27	27 MRI Dr							N/A	$0	N/A
28	28 MRI Dr	12/30/21	Y	$336	$0	$0		N	$8,300	N/A
29	29 MRI Dr							Y		$39,500.00
30	30 MRI Dr							Y		$35,000.00
31	31 MRI Dr	9/19/12	Y	$336	$50	$0		N	$24,900	N/A
32	32 MRI Dr	11/15/24	Y	$336	$50	$161	$392	Y	$18,800	$27,509.31
			Totals:	$8,064	$410	$1,603	$3,567			$330,444.05
	Annualized Totals (Current Actual):			$96,768	$4,920	$19,234	$42,798			
	Annualized Totals (Vacancies):			$24,192		$8,112	$16,056	20% Downpymt on sales		$23,900
		Total Potential:		$120,960	$4,920	$27,346	$58,854			

Rent To Own Homes

	Lot #	Make	Size	Age	Beds	Baths	Serial#	Assessed Value	Taxes	Monthly Payment	Principal Balance
1	5	DeRosa	14 x 70	1990	3	1		$15,700.00	$283.70	$330.31	$22,523.04
2	6	Oxford	14 x 76	1983	3	1.5	7859	$19,600.00	$354.17		$35,000.00
3	8				2	2		$7,800.00	$140.95	$230.89	$4,611.59
4	9							$4,700.00	$84.93	$312.99	$16,760.28
5	12	Detroiter	12 x 52	1973	2	1	DP9934	$6,200.00	$112.03	$180.70	$10,670.48
6	13	Storage						$1,100.00	$19.88		$0.00
7	14							$8,600.00	$155.40	$223.94	$15,799.47
8	15	Superior Beachside	11 x 41	2006	1	1	1688	$17,500.00	$316.22	$258.14	$14,539.16
9	17		14 x 70		2	1.5		$11,400.00	$206.00		$10,000.00
10	19							$19,300.00	$348.75	$202.95	$16,098.13
11	20	Nashua	12 x 60	1983	2	1		$10,200.00	$184.31	$153.96	$10,809.01
12	21							$15,500.00	$280.08	$245.40	$5,137.39
13	22	Skyline		1983	2	1	14160470S	$14,500.00	$0.00	$391.89	$27,649.86
14	24	Burlington Presidential	14 x 70	1977	3	1	1215	$10,700.00	$193.35	$251.69	$11,430.72
15	26		14 x 72	1994	3	1		$17,700.00	$319.84	$391.88	$27,405.61
16	29	Titan	14 x 76	1994	2	2	19-95-909-0208	$0.00	$0.00		$39,500.00
17	30	Fortress	14 x 80	1997	3	2	300067	$0.00	$0.00		$35,000.00
18	32	Burlington Presidential	14 x 70	1988	3	1	M4130HH	$0.00	$0.00	$391.89	$27,509.31

TRANSFER TAX PAID

WARRANTY DEED

Double Eagle Properties, LLC, a Maine Limited Liability Company with a mailing address at P.O. Box 737, Auburn, Maine 04212, for consideration paid, grants to **CJK Realty Holdings, LLC**, a Maine Limited Liability Company with a mailing address at 553 Main Street, Lewiston, Maine 04240, with **Warranty Covenants**, a certain lot or parcel of land, with any buildings thereon, situated in **Skowhegan**, County of **Somerset**, and State of **Maine**, as more fully described in Exhibit "A" attached hereto and made a part hereof.

In Witness Whereof, the undersigned has hereunto set its hand this 15th day of February, 2012.

Witness:

Double Eagle Properties, LLC

By: _____
Richard F. Breton, Member

STATE OF MAINE
ANDROSCOGGIN, SS. February 15, 2011

Then personally appeared the above-named **Richard F. Breton,** in his capacity as Member of **Double Eagle Properties, LLC**, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said Company.

Before me,

_____
~~Notary Public~~/Attorney at Law
Print Name: Shane T. Wright
My Commission Expires _____

Deed

EXHBIT A

A certain lot or parcel of land located in Skowhegan, Somerset County, Maine, being situated northerly or northeasterly of the Dr. Mann Road, so-called, and being more particularly described as follows:

Beginning at a point in the northerly or northeasterly sideline of said Dr. Mann Road, so-called, at a point marked by a five-eighth (5/8) inch iron rebar, said point also marking the southwest corner of land now or formerly of Edwin Calder; thence on a compass bearing of north four degrees forty-seven minutes nineteen seconds east (N 04° 47' 19" E), along land now or formerly of Edwin Calder, with reference to a deed recorded in the Somerset County Registry of Deeds in Book 693, Page 253, a distance of nine hundred sixteen and thirty-eight hundredths (916.38) feet, partly following a wire fence, to a point marked by a five-eighth (5/8) inch iron rebar; thence on a compass bearing of north eighty-four degrees thirty-four minutes thirty seconds west (N 84° 34' 30" W), along land being retained by Albert J. Bonneau and Methel Bonneau, a distance of two hundred twelve (212) feet, to a point marked by a five-eighth (5/8) inch iron rebar; thence on a compass bearing of south six degrees ten minutes twenty-eight seconds west (S 06° 10' 28" W), along land being retained by Albert J. Bonneau and Methel E. Bonneau, a distance of eight hundred forty-two and fourteen hundredths (842.14) feet, to a point marked by a five-eighths (5/8) inch iron rebar in the northerly or northeasterly sideline of said Dr. Mann Road; thence on a compass bearing of south sixty-six degrees fifty-four minutes forty-three seconds east (S 66° 54' 43" E), along the northerly or northeasterly sideline of said Dr. Mann Road, to the point of beginning.

Reference is made to a Plan entitled, "Standard Boundary Survey on Land of Albert J. Bonneau to be conveyed to Milburn Realty Investments, Inc.", prepared by Sackett & Brake Survey, Inc., Michael R. Sackett, Registered Land Surveyor, dated December 16, 1987 and recorded in the Somerset County Registry of Deeds in Plan Book 87, Page 164.

The above-described premises is conveyed subject to:

1. Tenants in possession;
2. Easement from Albert and Methyl a/k/a Methel Bonneau to Central Maine Power Company dated September 9, 1973 recorded in the Somerset County Registry of Deeds at Book 835, Page 614;
3. Easement from Albert and Methyl a/k/a Methel Bonneau to New England Telephone and Telegraph Company dated December 5, 1973 recorded in the Somerset County Registry of Deeds at Book 836, Page 1178;
4. Easement from Albert and Methyl a/k/a Methel Bonneau to Central Maine Power Company dated April 29, 1971 recorded in the Somerset County Registry of Deeds at Book 806, Page 112;
5. Easement from Albert and Methyl a/k/a Methel Bonneau to Central Maine Power Company dated July 21, 1969 recorded in the Somerset County Registry of Deeds

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at Book 789, Page 1072;

6. Restriction that appears in a Deed from Royal Park, LLC to Double Eagle Properties, LLC dated July 24, 2009 recorded in the Somerset County Registry of Deeds at Book 4168, Page 26.

This property is currently used as a mobile home park. Pursuant to 10 M.R.S.A. §9094-A, it is an express condition of this conveyance that the use of the property as a mobile home park may not be changed for a period of Two (2) years from the date of recording this Deed. This covenant may be enforced by the Tenants of the mobile home park.

Received
Recorded Resister of Deeds
Feb 16,2012 10:54A
Somerset County
Diane M Godin

UNOFFICIAL COPY

Deed Cont.

Tax Info

Skowhegan **Real Estate Tax C**
2:35 PM **2026 T**

Account	Name & Address	Land
333	CJK REALTY HOLDINGS LLC	362,300
	553 MAIN ST	Acres 4.82
	LEWISTON ME 04240	
	DR MANN RD	
	0005-0038	
	B4494P0115	

Commitment Book - 14.400 09/29/2025
TAX COMMITMENT Page 133

Building	Exemption	Assessment	Tax
0	0	362,300	5,217.12

2,608.56 (1)
2,608.56 (2)

PROPERTY DISCLOSURE
(Non-Residential Properties)

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

PROPERTY LOCATED AT: **124 Dr Mann Dr, Skowhegan, ME 04976**

SECTION I. UNDERGROUND STORAGE TANKS

To the best of Seller's knowledge (check one):

[X] No underground storage facility for the storage of oil or petroleum products exists on the premises.

[ ] An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. _____ . The underground facility [ ] has [ ] has not been abandoned in place.

SECTION II. HAZARDOUS MATERIALS

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

None

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

SECTION III. MATERIAL DEFECTS

Material defects pertaining to the physical condition of the property:

None

(attach additional sheets as necessary)

The Dot Fernald Team, Inc., 89 West Shore Dr Greene ME 04236 Phone: 2073305290 Fax
Erika Robert

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SECTION IV. ACCESS TO THE PROPERTY

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ..... [ ] Yes [X] No [ ] Unknown

If No, who is responsible for maintenance? **Park Owner**

Road Association Name (if known): **Milburn Heights Mobile Home Park**

Source of information: **Seller**

SECTION V. FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

(1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or

(2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ..... [ ] Yes [X] No [ ] Unknown

~~If Yes, explain:~~

Have any flood events affected a structure on the property? ..... [ ] Yes [X] No [ ] Unknown

~~If Yes, explain:~~

Has any flood-related damage to a structure occurred on the property? ..... [ ] Yes [X] No [ ] Unknown

~~If Yes, explain:~~

Has there been any flood insurance claims filed for a structure on the property? ..... [ ] Yes [X] No [ ] Unknown

~~If Yes, indicate the dates of each claim:~~

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ..... [ ] Yes [X] No [ ] Unknown

~~If Yes, indicate the date of each payment:~~

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Authentisign ID: F3997C2F-B6C5-F011-8195-000D3A1E5303

PROPERTY LOCATED AT: **124 Dr Mann Dr, Skowhegan, ME 04976**

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ..... ☐ Yes ☒ No ☐ Unknown

~~If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?~~

~~Relevant Panel Number: _____ Year: _____ (Attach a copy)~~

Comments: **Seller is not aware of any flood claims. Area of minimal flood hazard.**

Source of Section V information: _____

The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date.

Christopher Sirois 11/20/2025

Seller Date Seller Date

CJK REALTY HOLDINGS, LLC

Seller Date Seller Date

The undersigned hereby acknowledge receipt of this Property Disclosure prior to the preparation of an offer to purchase the Real Estate.

Buyer Date Buyer Date

Buyer Date Buyer Date

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Milburn Heights

FEMA Map

207-240-0052
DotFernaldTeam@gmail.com
Residential - Land - Commercial
Dot FERNALD Real Estate Team
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Looking for More Information?

Contact Us!

Scott Robert
207-576-3361
scottdrobert@gmail.com

Designated Broker

207-240-0052
DotFernaldTeam@gmail.com
Residential - Land - Commercial

Dot FERNALD Team
Real Estate

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Erika Robert
207-330-5290
erikadrobert@gmail.com

Broker