

Rochester Commercial Real Estate Co., Inc.

40 Humboldt St. Rochester, NY 14609

www.rochcomrealestate.com



Name of Park: Cold Brook Mobile Home Park

Park Address: 6166 Cold Brook Rd.

City: Homer, NY 13077 (Town of Scott) State: NY Zip: 13077

Nearest cross roads Long Rd

Acres: 6 Expansion acres: available Expansion Approvals: Engineering

Public Sewer No

Septic Yes Septic type Number of systems 9

Public Water no

Well Water Yes--2 wells Well Capacity:

Electric Service to Lots new 100 Amps

Dedicated Roads: Paved: yes 2006 Sidewalks:

Off street Parking

Lights: 2

Clubhouse

Pool:

Storage: large storage building

Age of Park 1968 Owned how long 1

Recent Improvements well tanks & chlorinator 2014; new leach fields 2008; new electric upgrades 2006

Condition of Park Excellent. Owner has improved a good park

Current Assessment(s) New Assessment coming \$125,000 Date of Assessment 2016

Equipment Included:

INCOME

EXPENSES

Total Number of Pads Sgl 20 Dbl _____

Occupied Sgl Pads 15 Pad Rent \$ \$295

Occupied Dbl Pads _____ Dbl Rent \$ _____

Total Monthly Single Pad Rent \$ _____

Total Monthly Double Pad Rent \$ _____

Park Owned Homes

Single owned _____

Sgl owned Rent \$ _____

#Double owned _____

Dbl owned Rent \$ _____

Apartments # _____ Rent _____ Total/yr \$ _____

Yearly Park Owned Homes Rent Income \$ _____

Yearly Rental Income Single lots \$ _____

Yearly Rental Income Double lots \$ _____

Other Income 2 rent to own \$575/mo \$ _____

Total Yearly Income \$ 52,000

Rent Concessions \$ \$30 pd by 5th

Adjusted Income \$ 52,000

Taxes \$ 7361**

Insurance \$ 425

Payroll \$ _____

Administrative \$ _____

Advertising \$ _____

Electric \$ 1400

Gas \$ _____

Water \$ 9567**

Sewer \$ _____

Sewer & Water(if combined)\$ _____

Maintenance \$ 5471**

Refuse \$ 4629

Lawn \$ _____

Snow \$ _____

Phone \$ _____

Legal \$ _____

Accounting \$ _____

Permits \$ 110

Miscellaneous \$ _____

Management (__%) \$ 6,000

Reserves (__%) \$ _____

Total Expense \$ 34,963

Net Operating Income	\$ _____	Contact: Timothy Golan 585-224-0100 x 205 Licensed Real Estate Salesperson Tim@rochcomrealestate.com
Asking Price	\$ <u>Make Offer</u>	
Desires Cash:	_____ Assume Existing Loan _____	

Comments: **taxes based on old assessment (209k). New assessment is \$125k. Mgmt is paid and very high. Water service is a contractor for testing and all maintenance and repairs. Very high. Owner has improved the property.

Additional land available. Expenses are too high. Two rent to owns with balances \$9418 and \$3345 10%

Over 42 years brokering & appraising mobile home parks
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