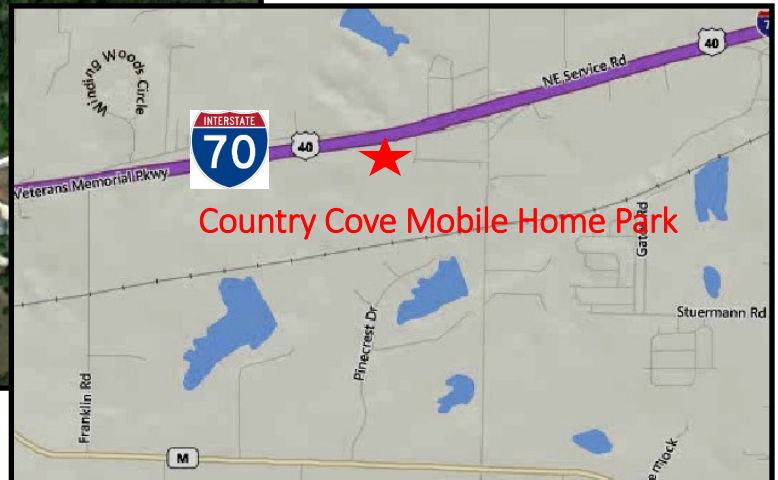
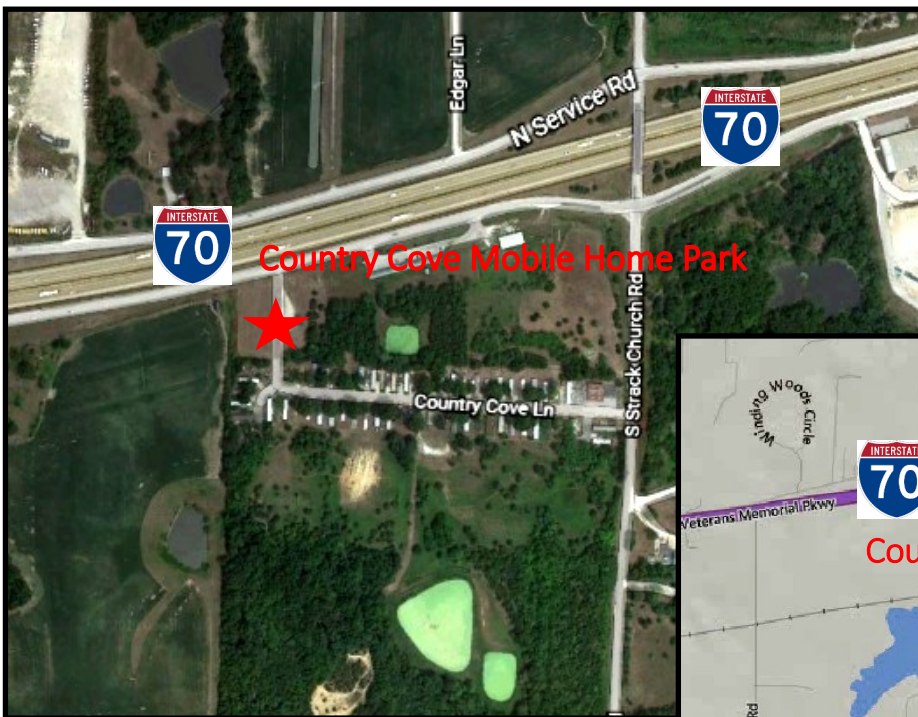


**Country Cove Mobile
Home Park**

58 Rental Pads + 1 Office

28761 Country Side Dr. • Wright City, MO 63390

**OFFERED AT
\$1,595,000**



For more information contact:

Constantine (Dino) Benos

Cell: 314-504-9043

Direct: 314-446-7552

cbenos@stlmultifamily.com

Rent Roll

#	Lot Number	Address	Current Rent
1	1	16337 Country Cove	\$250
2	2	16329 Country Cove	\$250
3	3	16319 Country Cove Ln	\$250
4	4	16285 County Cove Dr	\$250
5	5	16277 Country Cove	\$250
6	6	16269 Country Cove	\$250
7	7	16263 Country Cove Ln	\$235
8	8	16257 Country Cove Ln	\$235
9	9	16251 Country Cove Ln.	\$250
10	10	16231 Country Cove Ln	\$250
11	11	16227 Country Cove Ln	\$250
12	12	16221 Country Cove	\$250
13	13	16213 Country Cove	\$250
14	14	16173 Country Cove Ln	\$235
15	15	16169 Country Cove Ln	\$250
16	16	16163 Country Cove Ln	\$250
17	17	16263 Country Cove Ln	\$235
18	18	16153 Country Cove Ln	\$250
19	19	16263 Country Cove Ln	\$235
20	20	16147 Country Cove Ln	\$250
21	21	16137 Country Cove Ln	\$250
22	22	16127 Country Cove Ln	\$250
23	23	16125 Country Cove Ln	\$250
24	24	16119 Country Cove	\$250
25	24A	16115 Country Cove Ln	\$250
26	24B	16113 Country Cove	\$250
27	25	16102 Country Cove Ln	\$250
28	26	27396 Country Cove Ct.	\$250
29	88	28757 Country Side Dr.	\$250
30	89	28761 Country Side Dr.	\$250

#	Lot Number	Address	Current Rent
31	B1	28773 Country Side Dr.	\$250
32	B2	28781 Country Side Dr.	\$250
33	B3	28799 Country Side Dr.	\$250
34	90	16342 Country Cove Ln	\$250
35	91	16334 Country Cove	\$250
36	92	16332 Country Cove	\$250
37	93	16314 Country Cove Ln	\$250
38	94	16282 Country Cove Ln	\$250
39	95	16274 Country Cove Ln	\$250
40	96	16266 Country Cove Ln	\$235
41	97	16262 Country Cove Ln	\$250
42	98	16254 Country Cove Ln	\$250
43	99	16266 Country Cove Ln	\$235
44	100	16228 Country Cove Ln	\$250
45	101	16224 Country Cove Ln	\$275
46	102	16218 Country Cove	\$250
47	103	16202 Country Cove Ln	\$250
48	104	16172 Country Cove Ln	\$250
49	105	16168 Country Cove Ln	\$235
50	106	16162 Country Cove Ln	\$250
51	107	16154 Country Cove Ln	\$250
52	108	16152 Country Cove Ln	\$250
53	109	16148 Country Cove Ln	\$250
54	110	16142 Country Cove Ln	\$250
55	111	16132 Country Cove Ln	\$250
56	112	16126 Country Cove Ln	\$250
57	113	16218 Country Cove	\$250
58	114	27401 Country Cove Ct	\$250
59	Ware House	16111 Country Cove Ln	\$0
Totals			\$14,405

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2203 South Big Bend Blvd St. Louis, MO 63117 314-647-2220 1-800-592-4502 www.stlmultifamily.com

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2018 Income and Expense Statement

2018 Income	
Lot Rentals	\$166,860
Total Income	\$166,860
2018 Expense	
Management / Rental Agent	\$4,695
Real Estate Tax	\$4,332
Insurance	\$3,380
Park Repairs/Maintenance	\$18,231
Professional Fees	\$732
Park Utilities	\$9,707
Total Expenses	\$41,076
Net Operating Income	\$125,784

2019 Income and Expense Statement

January 1, 2019 - March 31, 2019

2019 Income (1/1/2019 - 3/31/2019)	
Lot Rentals	\$41,715
Total Income	\$41,715
2019 Expense (1/1/2019 - 3/31/2019)	
Management / Rental Agent	\$1,156
Real Estate Tax	\$1,083
Insurance	\$845
Park Repairs/Maintenance	\$1,459
Professional Fees	\$615
Park Utilities	\$2,452
Total Expenses	\$7,609
Net Operating Income (1/1/2019 - 3/31/2019)	\$34,106

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Pro Forma

Number of Units	Area	Market Rent	Total Monthly
58	Lots	\$275	\$15,950
Total Pro Forma Annual Rents			\$191,400

PRO FORMA	
Gross Potential Income	\$191,400
5% Vacancy	(\$9,570)
Effective Gross Income	\$181,830
25% Expenses	(\$45,458)
Net Operating Income	\$136,373



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