

# For Sale

**NAI** 1st Valley

## Whiskey Creek Mobile Home Estates & Airport



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Whiskey Creek Mobile Estates has gone through nearly a complete infrastructure overhaul by the current owner over the past 12 months. There has been an electrical renovation, upgraded water infrastructure to all sites, and road improvements, in addition to two new sites that have been prepared for new mobile homes. The sites include septic, electrical, and water hookups.

[Click here for link to drone footage.](#)



This property is a unique, large lot mobile home park. The park is also available for RVs and qualified Camper Trailers. What sets Whiskey Creek Mobile Estates apart from other parks are the breathtaking mountain views, and large premium lots ranging in size from 1/2 acre, 3/4 acre, or full acre lots. The location and uniqueness of this park compared to other parks in the region sets it apart and allows for increased rents. This investment portfolio also comes with an additional 70 acres for future development of new lots or other types of housing. With so much additional land for development, there is a huge potential to increase the Net Operating Income.

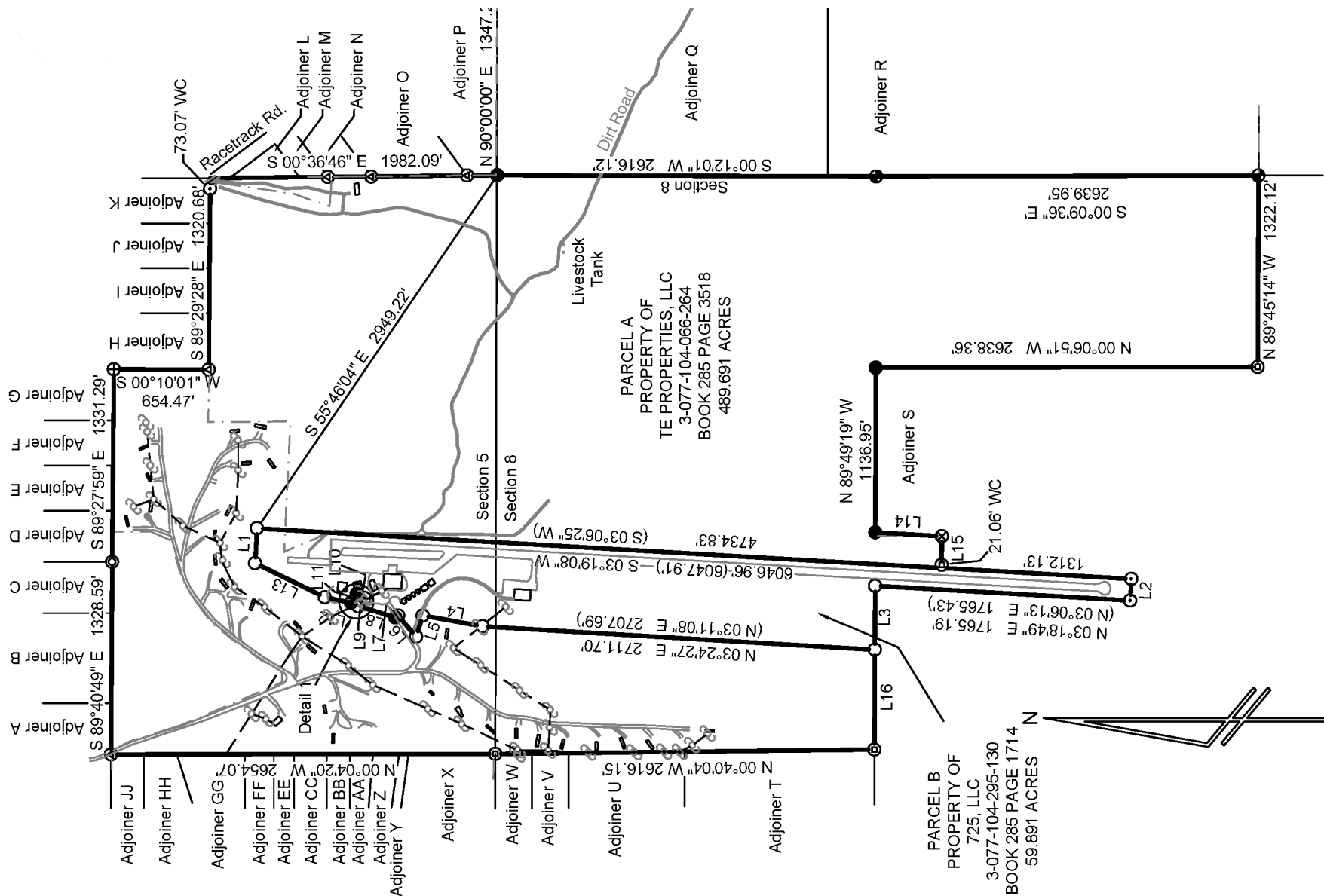


## Additional Notes

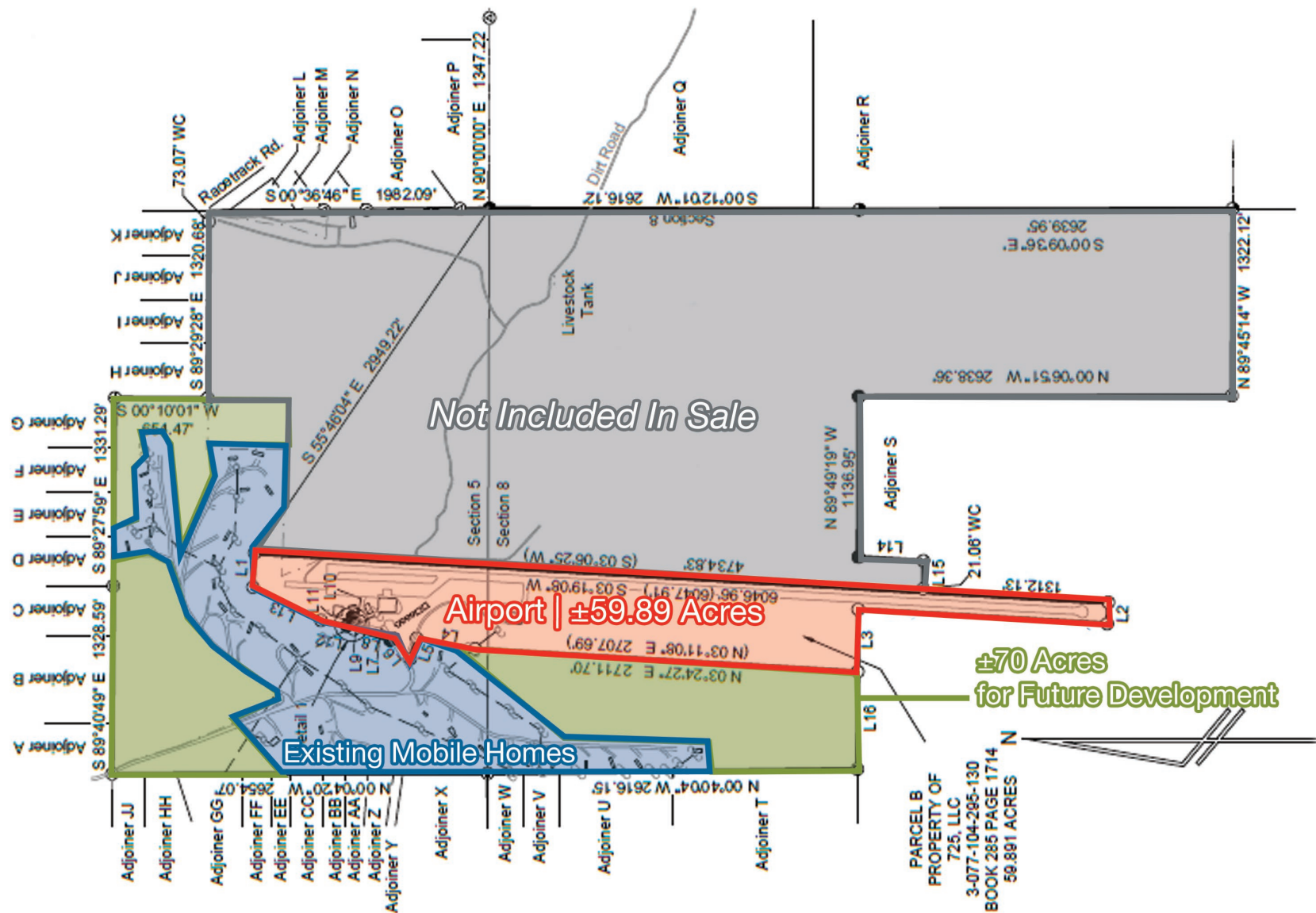
- Park Upgrade: The current owner is in the process of installing new post office boxes (Bolt Boxes/Package Boxes) for better security.
- Two (2) Park Owned Site Built Duplexes  
32 Whiskey Creek #1  
32 Whiskey Creek #2
- One (1) Park Owned Mobile Home  
96 Whiskey Creek

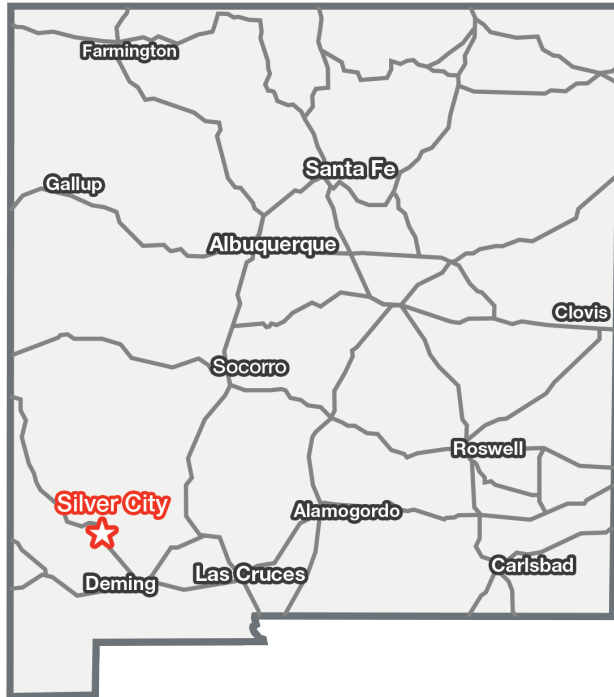
Year of home	2021
Make	TRU Mobile Home
Model	97TRS14602AH21
Body	SW
Size	14 x 60
Rooms	2 Bed / 2 Bath

- The airport runway is 5,393 ± linear feet









## Grant County Demographics

Population	28,185
Total Households	14,584
Average HH Income	\$44,895

*Source: US Census Bureau, 2022*

## Silver City, New Mexico

Silver City, located in Grant County, is known for its beautiful scenery and vast, unspoiled wilderness playgrounds in southwestern New Mexico. Stretching from the crest of the Black Range in the east to the Arizona border in the west, and from deep in the Gila Mountain Ranges in the north to within approximately 90 miles of the Mexican border in the south, Silver City is surrounded by Bayard, Santa Clara, Pinos Altos and Cliff communities all within about 15 miles of each other.

Silver City has traditionally been a mining and ranching community and today is one of the largest mining operations in New Mexico. Silver City is also home to Western New Mexico University, a public university offering more than 70 areas of studies, including master degrees, baccalaureate degrees and associate degrees. Fort Bayard Medical Center, within the area, is a \$49 million medical facility including a long-term nursing facility.

### Major employers in Grant County:

- Chino Mines Co.
- Coordinated Care Corp
- Fort Bayard Medical Ctr.
- Gila Regional Medical Ctr.
- Phelps Dodge Tyrone Inc.
- Silver City Care Ctr.
- Silver High School
- US Forestry Dept.
- Wal-Mart Supercenter
- Western New Mexico University

## Mobile Home Estates

Net Operating Income	\$ 120,73.65
Value at 10% Cap Rate	\$ 1,207,366.48

## Whiskey Creek Airport Hangars

Net Operating Income	\$ 16,273.55
Value at 10% Cap Rate	\$ 162,735.50

Excess land for future development or other uses - 70 Acres at \$5,077 per acre	\$ 355,390.00
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<b>Total Value</b>	<b>\$ 1,725,492</b>
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Year	Year End 2024
Gross Possible Income (See Rent Roll)	\$ 221,400.00
Gross Operating Income	
Vacancy (Actual Vacancy 2024)	\$ 30,153.78
<b>Gross Operating Income</b>	<b>\$ 191,246.22</b>
<b>Direct Expenses</b>	
Advertising	\$ 100.55
Bank Fees	\$ ---
Dues and Subscriptions	\$ 488.03
Auto and Travel	6,207.89 <i>Personal added back</i>
Cleaning	\$ 834.81
Equipment	\$ 1,030.26
General Supplies	\$ 533.98
Insurance	\$ 4,307.09
Legal and Professional Fees	\$ 5,401.59 <i>Add back \$4,401 due to extraordinary one time costs</i>
Lot Development and Ground Repairs	\$ 34,457.84 <i>\$33,451 Add back; spent on separate property</i>
Maintenance	\$ 1,050.48 <i>\$450 spent on personal home</i>
Merchant Platform Fees	\$ 2,000.00

Year

Year End 2024

### Direct Expenses (Cont.)

Office Supplies	\$ 7,760.70	<i>\$7.076 Personal added back</i>
Permits	\$ 14.40	
Postage and Delivery	\$ 111.85	
Rent Transfer	\$ 4,350.00	
Other Repairs	\$ 100.00	
Electrical Repairs	\$ 16,823.00	<i>\$8,421 was spent on separate property</i>
Security Cameras	\$ 1,872.65	
Solid Waste Disposal	\$ 197.05	
Property Taxes	\$ 5,226.00	
Telephone	\$ 3,022.05	<i>Add back \$1,870; personal phone bill</i>
Titling & Transfer Fees	\$ 25.00	
Tools & Parts	\$ 2,039.81	
Trash	\$ 1,283.40	
Management (10% of Gross Income (Pro-Forma))	\$ 19,124.62	



Year	Year End 2024
<b>Direct Expenses (Cont.)</b>	
<b>Utilities</b>	
Cable & Internet	\$ 2,639.76
Electric	\$ 1,527.09
Gas	\$ 2,567.36
<b>Water</b>	<b>\$ 541.61</b> <i>Add back; personal water bill</i>
Water Rights	\$ ---
Water System	\$ 7,290.60
<b>Total Expenses</b>	<b>\$ 132,929.46</b>
<b>Total Addbacks (see above notes)</b>	<b>\$ 62,419.89</b>
<b>Net Operating Income (NOI)</b>	<b>\$ 120,736.65</b>
<b>Value at 10% Cap Rate</b>	<b>\$ 1,207,366.48</b>

Space	Monthly	Annually
3 Cottontail	400.00	4,800.00
5 Cottontail	400.00	4,800.00
10 Jack Rabbit	400.00	4,800.00
11 Cottontail <i>[New Septic Recently Installed]</i>	400.00	4,800.00
12 Jack Rabbit	400.00	4,800.00
15 Cottontail	400.00	4,800.00
16 Jack Rabbit	400.00	4,800.00
19 Cottontail	400.00	4,800.00
22 Jack Rabbit	400.00	4,800.00
26 Jack Rabbit	400.00	4,800.00
32 Jack Rabbit	400.00	4,800.00
32 Whiskey Creek #1 <i>[Site Built Duplex]</i>	900.00	10,800.00
32 Whiskey Creek #2 <i>[Site Built Duplex]</i>	900.00	10,800.00
36 Jack Rabbit	400.00	4,800.00
37 Whiskey Creek	400.00	4,800.00
39 Whiskey Creek <i>[Vacant; Ready to Lease]</i>	400.00	4,800.00
39 Jack Rabbit	400.00	4,800.00
40 Whiskey Creek A	400.00	4,800.00
40 Whiskey Creek B	400.00	4,800.00
40 Whiskey Creek C	400.00	4,800.00
41 Jack Rabbit	400.00	4,800.00
42 Whiskey Creek	400.00	4,800.00
44 Jack Rabbit	400.00	4,800.00



# Rent Roll (Cont.)

## Whiskey Creek Mobile Home Estates

Space	Monthly	Annually
51 Whiskey Creek	400.00	4,800.00
55 Whiskey Creek	400.00	4,800.00
56 Whiskey Creek	400.00	4,800.00
59 Whiskey Creek	400.00	4,800.00
60 Whiskey Creek	400.00	4,800.00
61 Whiskey Creek <i>[Vacant, Septic &amp; Electric Pole Required]</i>	400.00	4,800.00
64 Whiskey Creek	400.00	4,800.00
65 Whiskey Creek <i>[Vacant; Ready to Lease]</i>	400.00	4,800.00
67 Whiskey Creek <i>[Vacant; New Septic Required]</i>	400.00	4,800.00
68 Whiskey Creek	400.00	4,800.00
72 Whiskey Creek	400.00	4,800.00
73 Whiskey Creek <i>[Vacant; New Septic Required]</i>	400.00	4,800.00
76 Whiskey Creek	400.00	4,800.00
80 Whiskey Creek	400.00	4,800.00
84 Whiskey Creek	400.00	4,800.00
88 Racetrack	400.00	4,800.00
88 Whiskey Creek	400.00	4,800.00
92 Whiskey Creek <i>[Vacant; Ready to Lease]</i>	400.00	4,800.00
96 Whiskey Creek <i>[Park Owned]</i>	1,050.00	12,600.00
Gross Potential Income (Mobile Estates)		\$221,400.00

Year	Year End 2024
<b>Gross Possible Income (See Rent Roll)</b>	\$ 63,494.64
Gross Operating Income	\$ 43,494.80
Airport Maintenance Fee	\$ 4,800.00
Actual Vacancy 2024	\$ 15,199.84
<b>Gross Operating Income</b>	<b>\$ 48,294.80</b>
<b>Direct Expenses</b>	
Advertising	\$ 930.55
<b>Auto &amp; Travel</b>	<b>\$ 5,200.30</b> <i>Personal Expense</i>
Credit Card	\$ --
Dues & Subscriptions	\$ 25.00
Equipment	\$ --
General Supplies	\$ --
Insurance	\$ 9,927.61
Landscaping	\$ 2,491.03
<b>Legal &amp; Professional Fees</b>	<b>\$ 2,474.22</b> <i>Adding back all but \$1,000</i>
Maintenance	\$ 1,913.63
Management Fee (5% of Gross Income (Pro-Forma))	\$ 2,414.74



Year	Year End 2024
<b>Expenses (Cont.)</b>	
Electrical	\$ 4,500.29
Other Repairs	\$ --
Taxes	\$ 3,548.64
Electric	\$ 268.86
Verification Fee	\$ 0.68
Water System	\$ 5,000.00
<b>Total Expenses</b>	<b>\$ 38,695.55</b>
<b>Total Addbacks (see above notes)</b>	<b>\$ 6,674.30</b>
<b>Net Operating Income (NOI)</b>	<b>\$ 16,273.55</b>
<b>Value at 10% Cap Rate</b>	<b>\$ 162,735.50</b>



Space	Monthly	Annually
Hangar 1	\$ 481.22	\$ 5,774.64
Hangar 2	\$ 300.00	\$ 3,600.00
Hangar 3	\$ 300.00	\$ 3,600.00
Hangar 4	\$ 2,400.00	\$ 28,800.00
Hangar 5	\$ 300.00	\$ 3,600.00
Hangar 6	\$ 400.00	\$ 4,800.00
Hangar 7	\$ 200.00	\$ 2,400.00
Hangar 8	\$ 200.00	\$ 2,400.00
Hangar 9	\$ 200.00	\$ 2,400.00
Hangar 10	\$ 200.00	\$ 2,400.00
Hangar 11	\$ 10.00	\$ 120.00
WNM Communications	\$ 300.00	\$ 3,600.00

Gross Possible Income	\$ 63,494.64
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\* The airport runway is 5,393 ± linear feet



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