

For Sale

NAI 1st Valley

Whiskey Creek Mobile Home Estates & Airport

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Table of Contents

1	Investment Highlights
2	Survey
3	Valuation
	Mobile Home Estates
4	Income & Expenses
7	Rent Roll
	Airport
9	Income & Expenses
11	Rent Roll



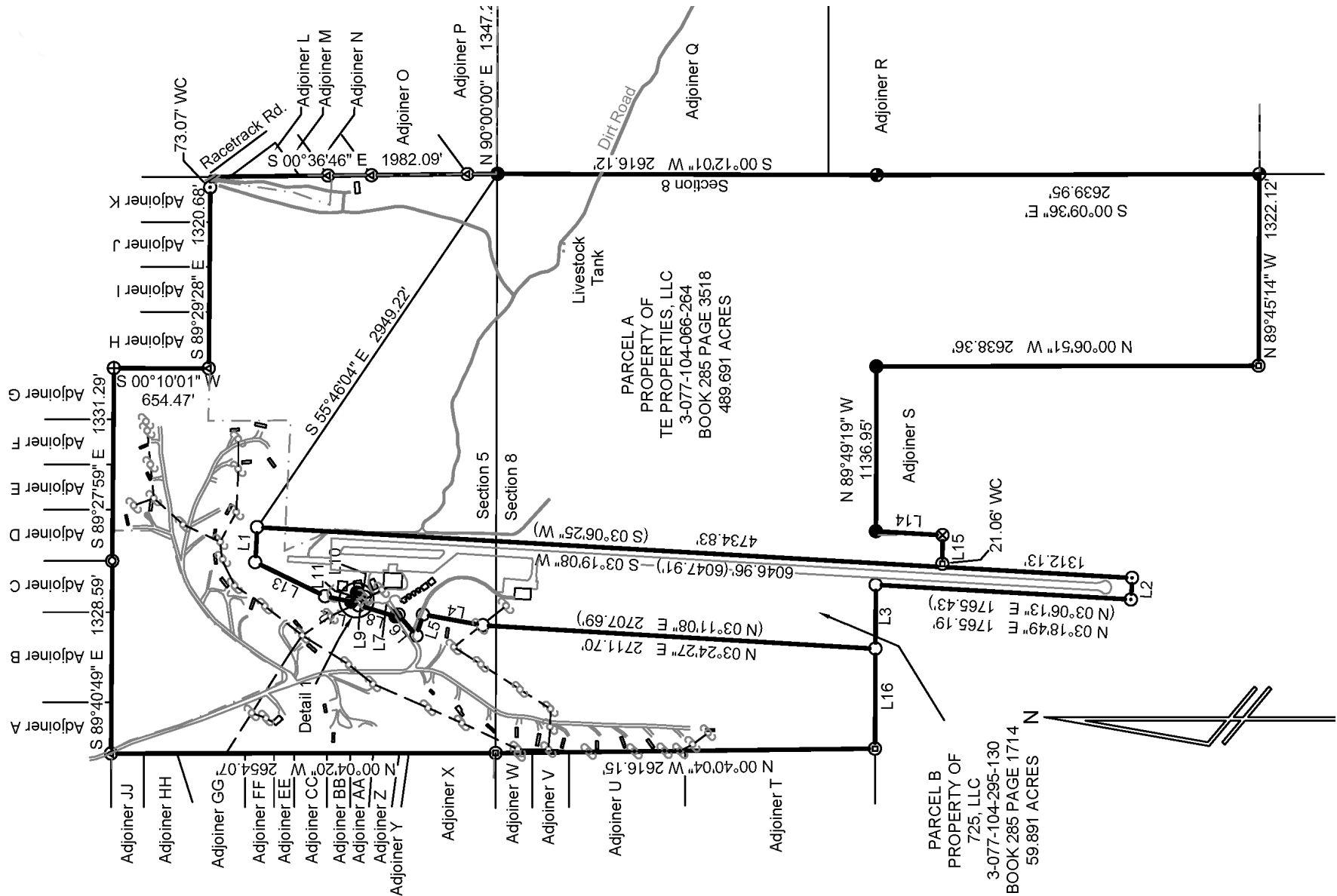


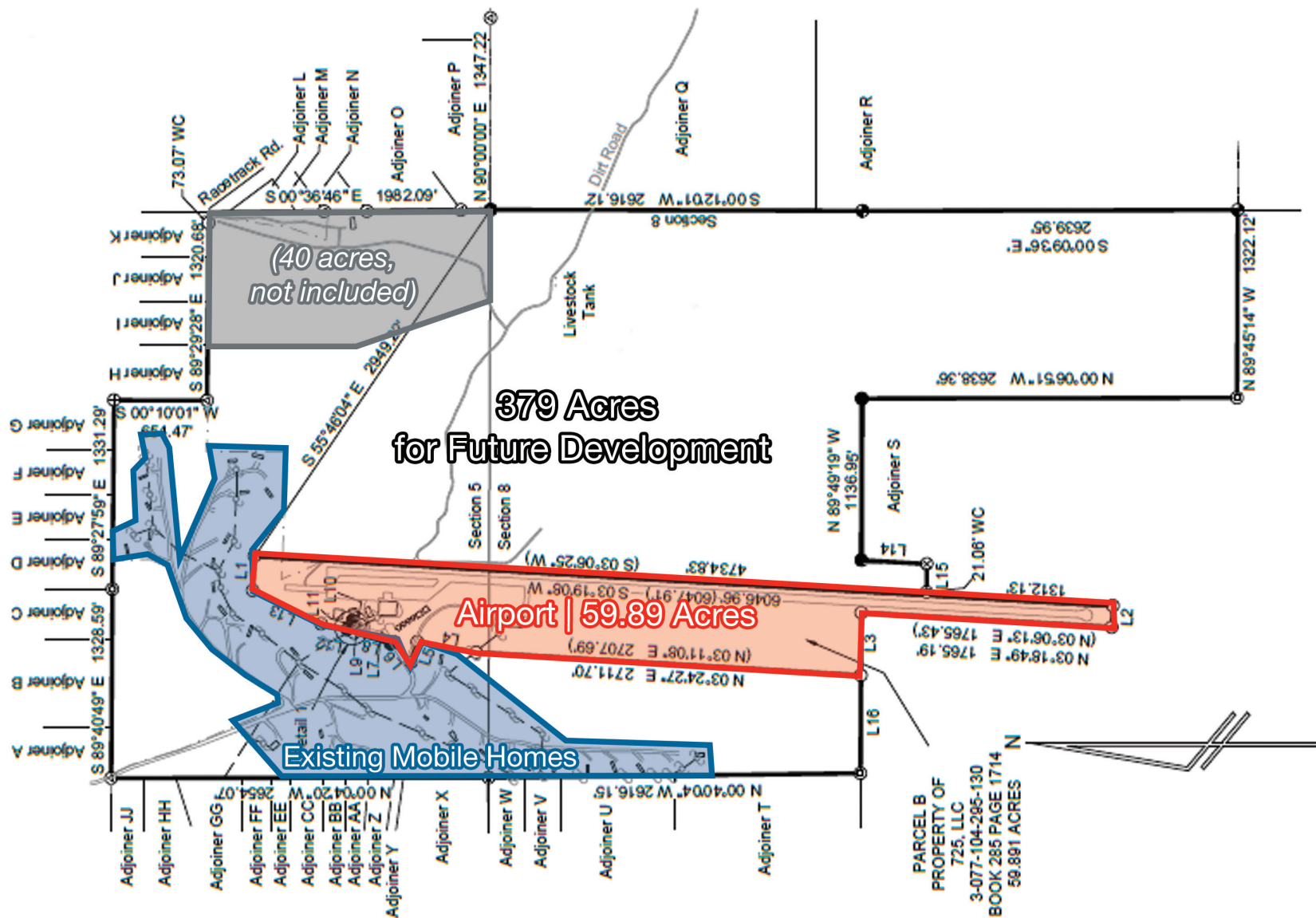
Whiskey Creek Mobile Estates has gone through nearly a complete infrastructure overhaul by the current owner over the past 12 months. There has been an electrical renovation, upgraded water infrastructure to all sites, and road improvements, in addition to two new sites that have been prepared for new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



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 229 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.

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





Mobile Home Estates

Net Operating Income	\$ 114,051.11
Value at 8% Cap Rate	\$ 1,425,638.88

Whiskey Creek Airport Hangars

Net Operating Income	\$ 20,723.21
Value at 9% Cap Rate	\$ 230,257.91

Total Land - 549.58 Acres

Excess land for future development or other uses - 379 Acres at \$1,800 per acre	\$ 682,200.00
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Total Value	\$ 2,338,096.79
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Year	Trailing 12 July 2023 - July 2024	Pro Forma (2024)
Gross Possible Income (See Rent Roll)		\$ 223,200.00
Gross Operating Income	\$ 203,117.03	
Vacancy (10% for pro-forma)		\$ 22,320.00
Total Operating Income	\$ 203,117.03	\$ 200,880.00
Direct Expenses		
Advertising	\$ 693.00	\$ 693.00
Bank Fees	\$ 7.50	\$ 7.50
Dues and Subscriptions	\$ 289.03	\$ 289.03
Equipment	\$ 3,300.84	\$ 3,300.84
Insurance	\$ 4,408.78	\$ 4,408.78
Legal and Professional Fees	\$ 7,220.39	\$ 7,220.39
Lot Development and Group Repairs	\$ 24,687.65	\$ ---
Maintenance	\$ 11,406.90	\$ 11,406.90
Merchant Platform Fees	\$ 2,836.00	\$ 2,836.00

Year	Trailing 12 July 2023 - July 2024	Pro Forma (2024)
Direct Expenses (Cont.)		
Office Supplies	\$ 464.22	\$ 464.22
Postage and Delivery	\$ 400.51	\$ 400.51
Electrical Repairs	\$ 1,196.02	\$ 1,196.02
Security Cameras	\$ 1,495.74	\$ 1,495.74
Solid Waste Disposal	\$ 204.35	\$ 204.35
Property Taxes	\$ 2,985.80	\$ 2,985.80
Telephone	\$ 3,092.55	\$ 3,092.55
Titling & Transfer Fees	\$ 61.88	\$ 61.88
Tools & Parts	\$ 6,017.23	\$ 3,550.00
Trash	\$ 3,647.65	\$ 3,647.65
Management (10% of Gross Income)	\$ 0.00	\$ 20,088.00
Utilities		
Cable & Internet	\$ 2,690.12	\$ 2,690.12
Electric	\$ 2,086.00	\$ 2,086.00
Water	\$ 5,606.47	\$ 5,606.47
Total Utilities	\$ 10,382.59	\$ 10,382.59

Year	Trailing 12 July 2023 - July 2024	Pro Forma (2024)
Direct Expenses (Cont.)		
Water Rights	\$ 3.00	\$ 3.00
Water System		
Total Expenses	\$ 95,184.22	\$ 86,828.89
(Capital Item) Lot Development & Ground Repairs	\$ (24,687.65)	\$ ---
Total Expenses	\$ 70,496.57	\$ 86,828.89
Net Operating Income (NOI)	\$ 132,620.46	\$ 114,051.11
Value at 8% Cap Rate	\$ 1,657,755.75	\$ 1,425,638.88

Notes to Pro Forma:

- The income was based on the current rent roll attached, with an estimated 10% future vacancy
- Legal & Professional Fees were estimated to be \$7,220.39
- Property Tax and Insurance are based on current actuals
- All of the expense line items were projected to be the same as the Trailing 12 Months Annualized, except for:
 - Seller manages property himself, therefore we have added a 10% management fee to the pro-forma.
 - Tools & Parts expense was higher in the Trailing 12 Months Annualized based on initial investments

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	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 <i>[Vacant; Septic Maintenance]</i>	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>[Park Owned]</i>	900.00	10,800.00
32 Whiskey Creek #2 <i>[Park Owned]</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	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 <i>[Vacant; Ready to Lease]</i>	400.00	4,800.00
44 Jack Rabbit	400.00	4,800.00

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, Needs Septic & Electrical]</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; Ready to Lease]</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; Needs Septic Work]</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>	1,200.00	14,400.00
Gross Potential Income (Mobile Estates)		\$223,200.00

Year	Trailing 12 July 2023 - July 2024	Pro Forma (2024)
Gross Possible Income (See Rent Roll)		\$ 63,384.64
Vacancy (10% for Pro Forma)		\$ 6,338.46
Gross Operating Income	\$ 64,736.80	\$ 57,046.18
Direct Expenses		
Advertising	\$ 7.43	\$ 7.43
Credit Card	\$ 40.00	\$ 40.00
Dues & Subscriptions	\$ 25.00	\$ 25.00
Equipment	\$ 1,053.85	\$ 1,053.85
General Supplies	\$ 24.60	\$ 24.60
Insurance	\$ 10,242.47	\$ 10,242.47
Landscaping	\$ 2,491.03	\$ 2,491.03
Legal & Professional Fees	\$ 2,658.22	\$ 2,658.22
Maintenance	\$ 6,249.46	\$ 6,249.46
Management Fee (10% of Gross Income)	\$ 0.00	\$ 6,349.46

Year	Trailing 12 July 2023 - July 2024	Pro Forma (2024)
Expenses (Cont.)		
Electrical	\$ 1,105.65	\$ 1,105.65
Other Repairs	\$ 1,100.00	\$ 1,100.00
Total Repairs	\$ 2,205.65	\$ 2,205.65
Taxes	\$ 2,270.72	\$ 2,270.72
Electric	\$ 255.04	\$ 255.04
Verification Fee	\$ 0.34	\$ 0.34
Total Expenses	\$ 29,984.50	\$ 36,322.96
Net Operating Income (NOI)	\$ 34,752.30	\$ 20,723.21
Value at 9% Cap Rate	\$ 386,136.67	\$ 230,257.91

Notes to Pro Forma:

- Seller manages property himself, therefore we have added a 10% management fee to the pro-forma.



Space	Monthly	Annually
Hangar 1	\$ 481.22	\$ 5,774.64
Hangar 2 <i>[Vacant]</i>	\$ 300.00	\$ 3,600.00
Hangar 3 <i>[Vacant]</i>	\$ 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
WNM Communications	\$ 300.00	\$ 3,600.00
Gross Possible Income		\$ 63,384.64

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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