

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 379 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.

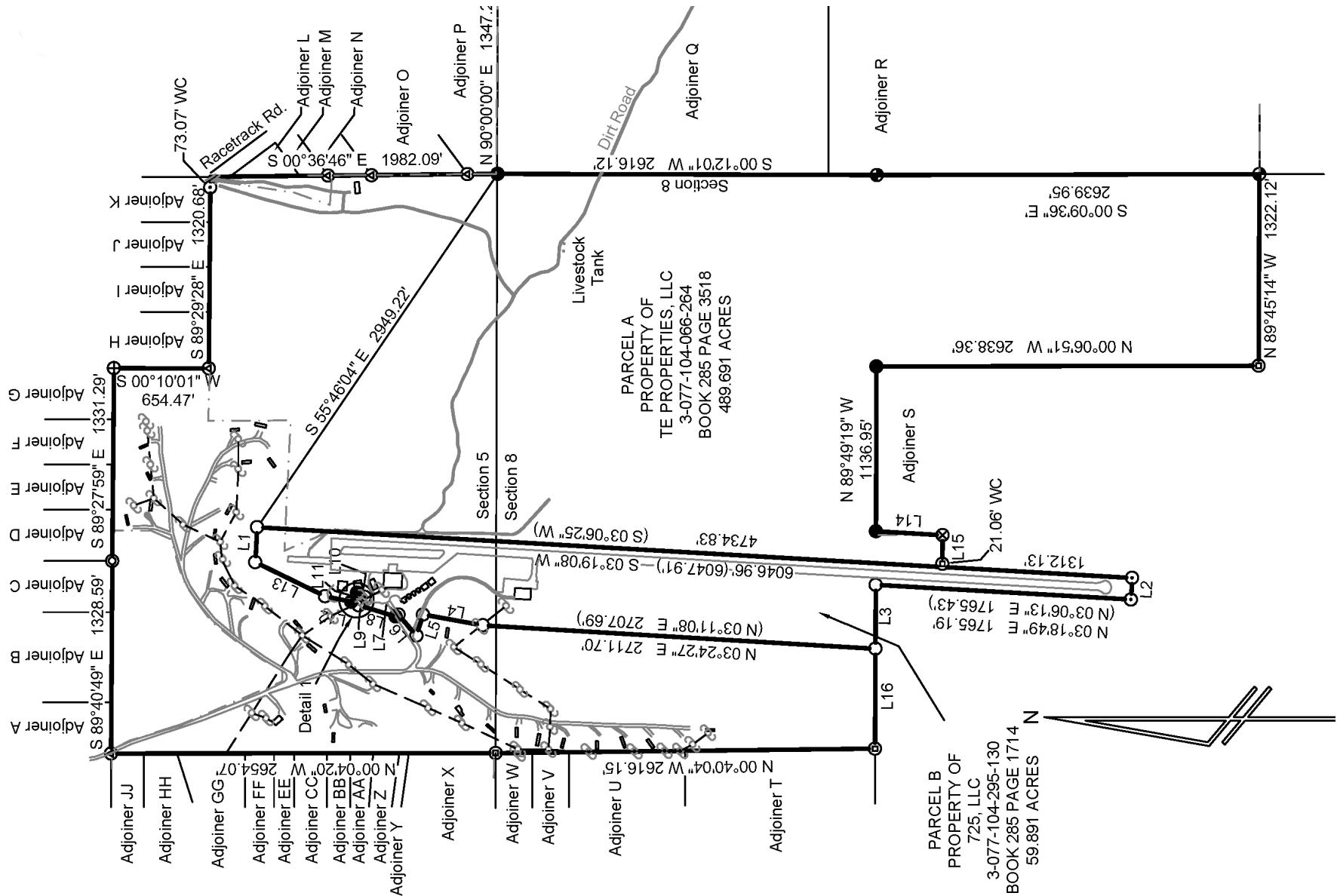


Additional Notes

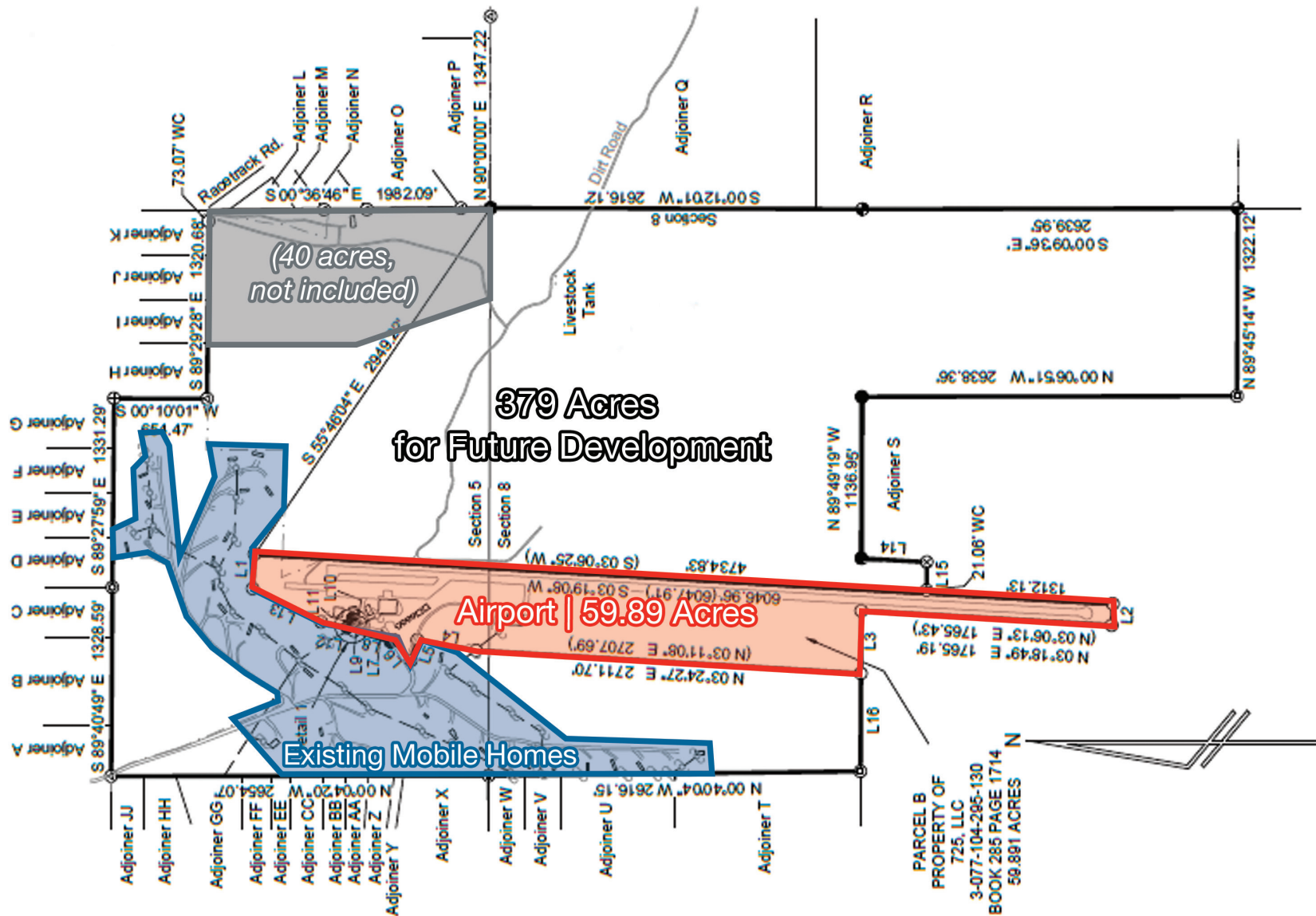
- Park Upgrade: The current owner is in the process of installing new post office boxes (Bolt Boxes/Package Boxes) for better security.
- Two (2) Park Owned Site Built Duplexes
 - 32 Whiskey Creek #1
 - 32 Whiskey Creek #2
- One (1) Park Owned Mobile Home
 - 96 Whiskey Creek

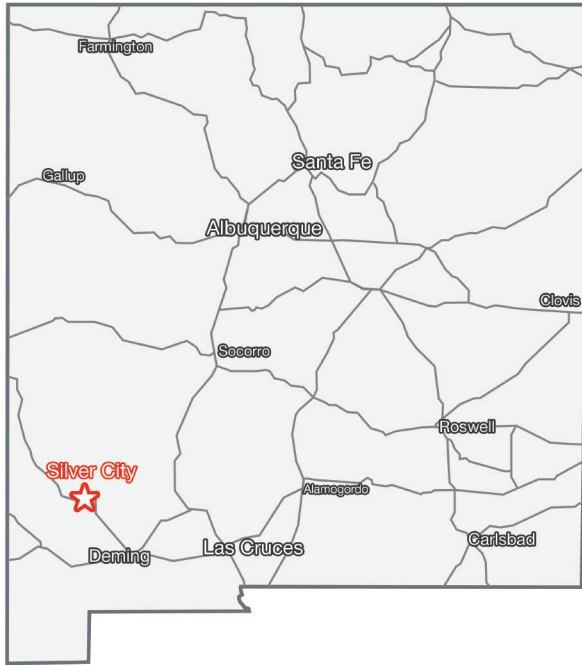
Year of home	2021
Make	TRU Mobile Home
Model	97TRS14602AH21
Body	SW
Size	14 x 60
Rooms	2 Bed / 2 Bath

- The airport runway is 5,393 ± linear feet



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.





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.

Grant County Demographics

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

Source: US Census Bureau, 2022

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	\$ 112,593.11
Value at 8% Cap Rate	\$ 1,347,413.88

Whiskey Creek Airport Hangars

Net Operating Income	\$ 20,811.21
Value at 9% Cap Rate	\$ 231,235.69

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	\$ 2,260,849.56
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Year	Trailing 12 July 2023 - July 2024	Pro Forma (2024)
Gross Possible Income (See Rent Roll)		\$ 221,400.00
Gross Operating Income	\$ 203,117.03	
Vacancy (10% for pro-forma)		\$ 22,140.00
Total Operating Income	\$ 203,117.03	\$ 199,260.00
Direct Expenses		
Advertising	\$ 693.00	\$ 693.00
Bank Fees	\$ 7.50	\$ 7.50
Dues and Subscriptions	\$ 289.03	\$ 289.03
Equipment	\$ 3,300.84	\$ 2,012.39
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	\$ 19,926.00
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	\$ 86,666.89
(Capital Item) Lot Development & Ground Repairs	\$ (24,687.65)	\$ ---
Total Expenses	\$ 70,496.57	\$ 86,666.89
Net Operating Income (NOI)	\$ 132,620.46	\$ 112,598.11
Value at 8% Cap Rate	\$ 1,657,755.75	\$ 1,407,413.88
Cost to add new septic and electrical for vacant lots - \$20,000 per lot		\$ 60,000.00
Value		\$ 1,347,413.88

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 <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

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 & 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	Trailing 12 July 2023 - July 2024	Pro Forma (2024)
Gross Possible Income (See Rent Roll)	\$64,736.80	\$ 63,494.64
Vacancy (10% for Pro Forma)		\$ 6,349.46
Gross Operating Income	\$ 64,736.80	\$ 57,145.18
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	\$ 36,333.96
Net Operating Income (NOI)	\$ 34,752.30	\$ 20,811.21
Value at 9% Cap Rate	\$ 386,136.67	\$ 231,235.69

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	\$ 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

* The airport runway is 5,393 ± linear feet

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