

Marcus & Millichap

39 SPACES
CADILLAC MOBILE HOME & RV
ESTATES
 11030 South Nogales
 Tucson, AZ 85756



INVESTMENT HIGHLIGHTS

- ◆ Two Star, All Age, Mobile Home Park
- ◆ City Water, Direct Metered Gas and Electric Service
- ◆ Individual Water Meters with Pass-through to the Residents
- ◆ 34 Mobile-Home Sites, 1 SFR and 5 Non-Permitted RV Sites
- ◆ Located in Sahuarita, Arizona
- ◆ Community is Near the Tucson International Airport
- ◆ Twenty Minutes from Green Valley
- ◆ Quiet Rural Setting

OFFERING SUMMARY

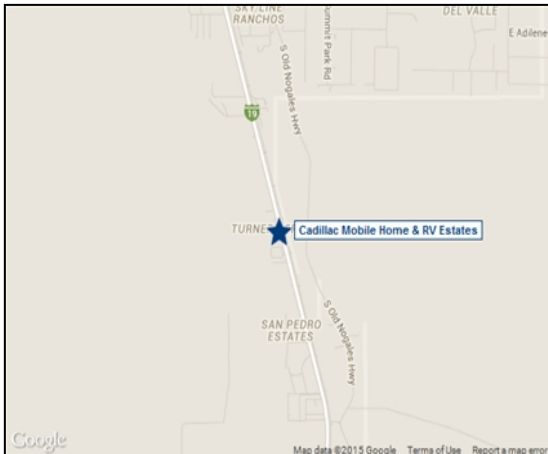
Price	\$995,000
Down Payment	(35%) \$350,000
Loan Amount	\$645,000
Loan Type	Proposed New
Interest Rate/Amortization	5.500%/20 Years
Spaces	39
Price Per Space	\$25,513
Year Built	1961
Lot Size	4.45
Cap Rate - Current	8.23%
GRM - Current	6.69
Net Cash Flow After Debt Service - Current	8.19%
Total Return - Current	13.39%



Offices Nationwide

9255 Towne Centre Drive, Suite 700
 San Diego, CA 92121 • Tel: (858) 373-3100 Fax: (858) 373-3110

www.marcusmillichap.com



INVESTMENT OVERVIEW

Cadillac Mobile Estates is a two-star all-ages manufactured home community located approximately 5 miles south of Tucson, Arizona. The community is comprised of 34 mobile home spaces, a single family residence, and 5 non-permitted RV hookups.

SPACE MIX

No. of Spaces	Space Type	Current Rents	Monthly Income
33	MobileHome	\$168-\$355	\$10,315
1	SingleFamilyResidenc	\$800	\$800
5	Non-PermittedRVSites	\$255	\$1,275
39	Total		\$12,390

OPERATING DATA

Income	Current
Gross Potential Rent	\$148,680
Other Income	\$23,820
Gross Potential Income	\$172,500
Less: Vacancy/Deductions	20.0% / \$29,700
Effective Gross Income	\$142,800
Less: Expenses	\$60,900
Net Operating Income	\$81,900
Net Cash Flow Before Debt Service	\$81,900
Debt Service	\$53,242
Debt Coverage Ratio	1.54
Net Cash Flow After Debt Service	8.2% / \$28,658
Principal Reduction	\$18,222
Total Return	13.4% / \$46,880

EXPENSES

Real Estate Taxes	\$6,700
Insurance	2,600
Manager's Wages	5,400
Off Site Management	6,000
Trash	5,700
Electric	7,200
Gas	300
Water	7,200
Total Utilities	20,400
Advertising	500
Bank Charges	150
Fees	1,200
Legal	750
Maintenance	1,500
Paoroll Fees	1,600
Total Other Expenses	14,100
Total Expenses	\$60,900
Expenses per Space	\$1,562
% of EGI	42.6%



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