



# Houlton Mobile Home Park

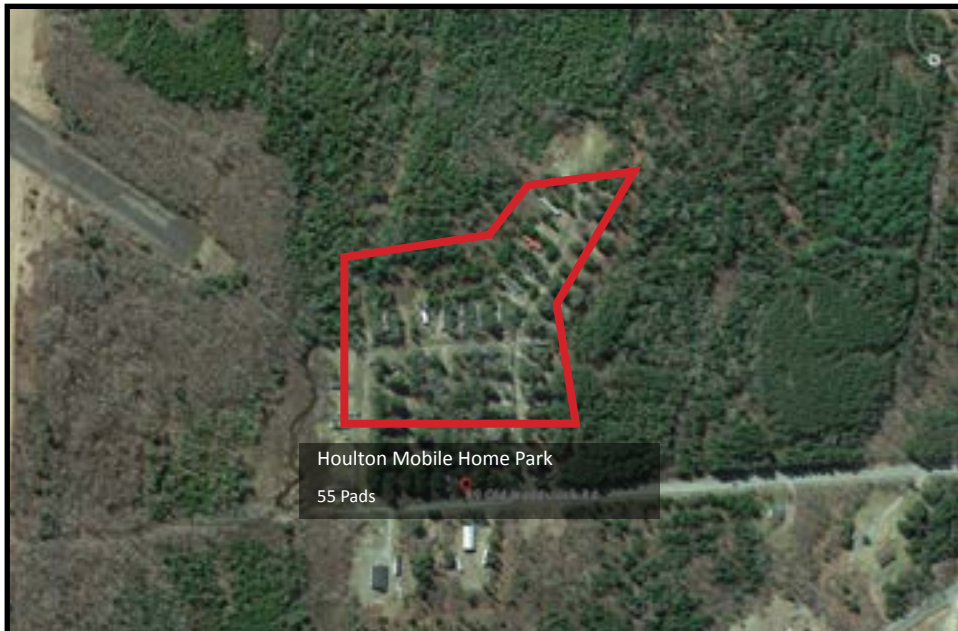
Spectacular Property in Northern Maine

## Aroostook County



**Valuation Range at  
\$3,200,000 - \$3,500,000**

- 55 Pads
- \$2,400,000 New water and sewer systems
- 19 Acres



### Contact:

Tony BrettKelly

+1 (650) 218-1995

Tony@MyHomeMaine.com

# Table of Contents

1. Overview
2. Houlton MHP - Park Details
3. Location Map
4. Financials
5. Capital Improvement/Assets
6. Northern Maine Overview
7. Rent Rolls Provided in separate attachment



# Houlton Mobile Home Parks



## Overview:

- Beautiful Northern Maine park in forest setting
- Tremendous upside - value add opportunity
- \$2,400,000 spent on new infrastructure including new water and sewer systems
- 40 homes onsite rented
- 5 homes onsite ready to be renovated
- Enormous supply constraint of affordable housing in Northern Maine
- Captured market with clustered properties and economies of scale
- Very convenient to downtown Houlton
- Opportunity zone
- Out of state owner
- Operations easily transferable

## Contact:

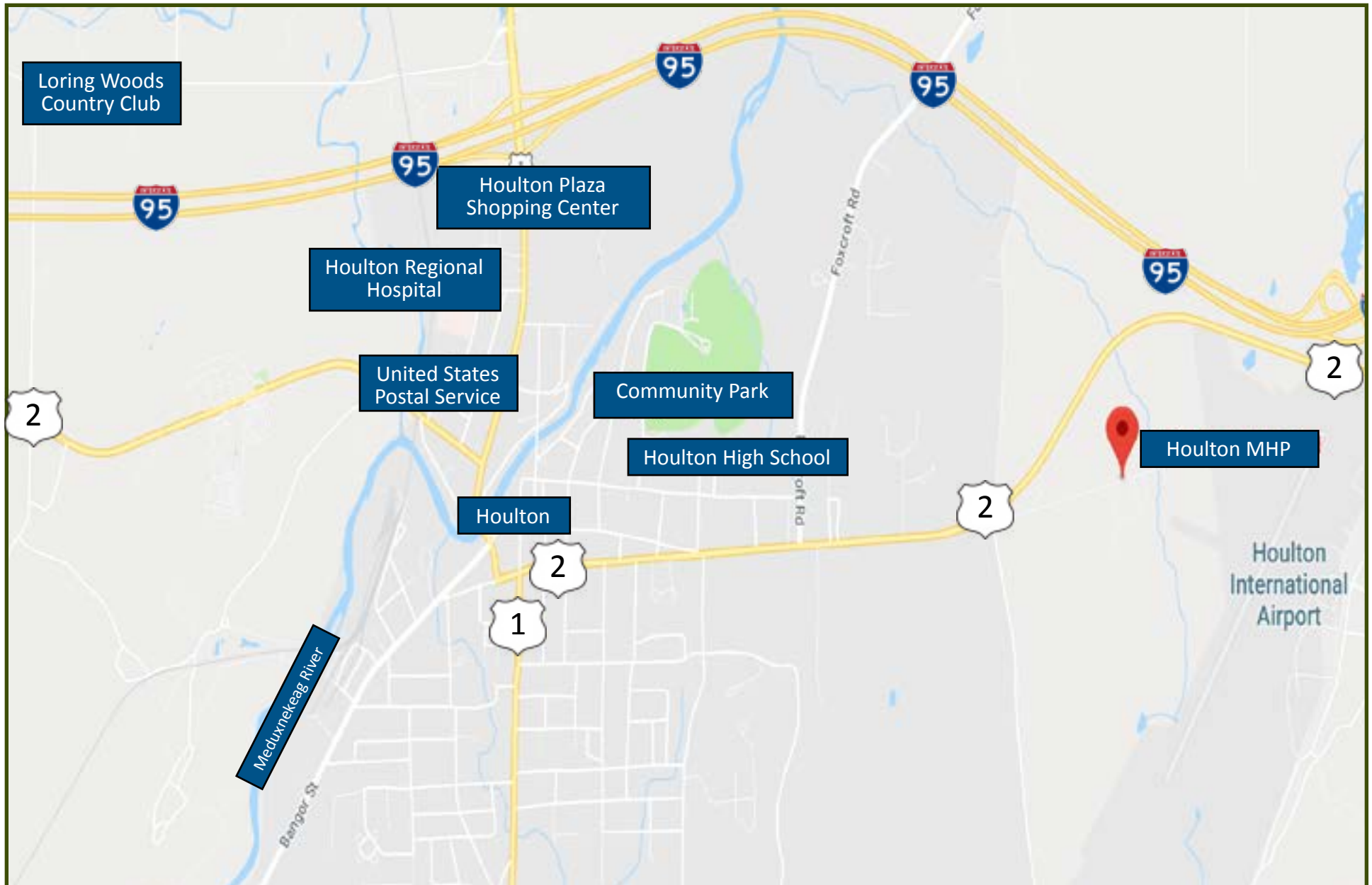
Tony BrettKelly  
+1 (650) 218-1995  
Tony@MyHomeMaine.com



# Houlton Mobile Home Park

89 Old Woodstock Road Houlton, ME, 04730, United States

## Location Highlights





# Houlton Mobile Home Park

89 Old Woodstock Road Houlton, ME, 04730, United States

|                                                                                                                  |                              |
|------------------------------------------------------------------------------------------------------------------|------------------------------|
| <b>Acreage of the Park:</b>                                                                                      | <b>19 Acres</b>              |
| <b>Age of the Park</b>                                                                                           | <b>1955</b>                  |
| Is there additional land abutting this property that could supply potential park growth/expansion in the future? | <b>Yes</b>                   |
| <b>PADS:</b> How many pads?                                                                                      | <b>55</b>                    |
| How many homes on concrete pads?                                                                                 | <b>0</b>                     |
| How many homes on gravel pads?                                                                                   | <b>40</b>                    |
| How many pads currently vacant?                                                                                  | <b>15</b>                    |
| How many houses?                                                                                                 | <b>0</b>                     |
| <b>Water Type (Private or Public)</b>                                                                            | <b>Public</b>                |
| Type and size of supply lines?                                                                                   |                              |
| <b>Sewer type: (Public or Private)</b>                                                                           | <b>Public</b>                |
| Can you provide mapping locations of pumping stations and leaching fields?                                       | <b>Yes</b>                   |
| <b>Roads: (Private, town approved, paved, gravel)</b>                                                            | <b>Gravel, Town Approved</b> |
| Are the roads in the park maintained by the park?                                                                | <b>Yes</b>                   |
| Are individual driveways maintained by the park?                                                                 | <b>No</b>                    |
| Is snow plowing and sanding of driveways the responsibility of the park owners?                                  | <b>Yes</b>                   |
| <b>Electricity:</b> Is electricity provided by the owner?                                                        | <b>No</b>                    |
| What type of electrical meters servicing each pad?                                                               | <b>100 amps</b>              |
| How many are fuses?                                                                                              | <b>0</b>                     |
| How many are circuit breakers?                                                                                   |                              |
| Who pays for the street lights in the park?                                                                      | <b>Owner</b>                 |





# Houlton Mobile Home Park

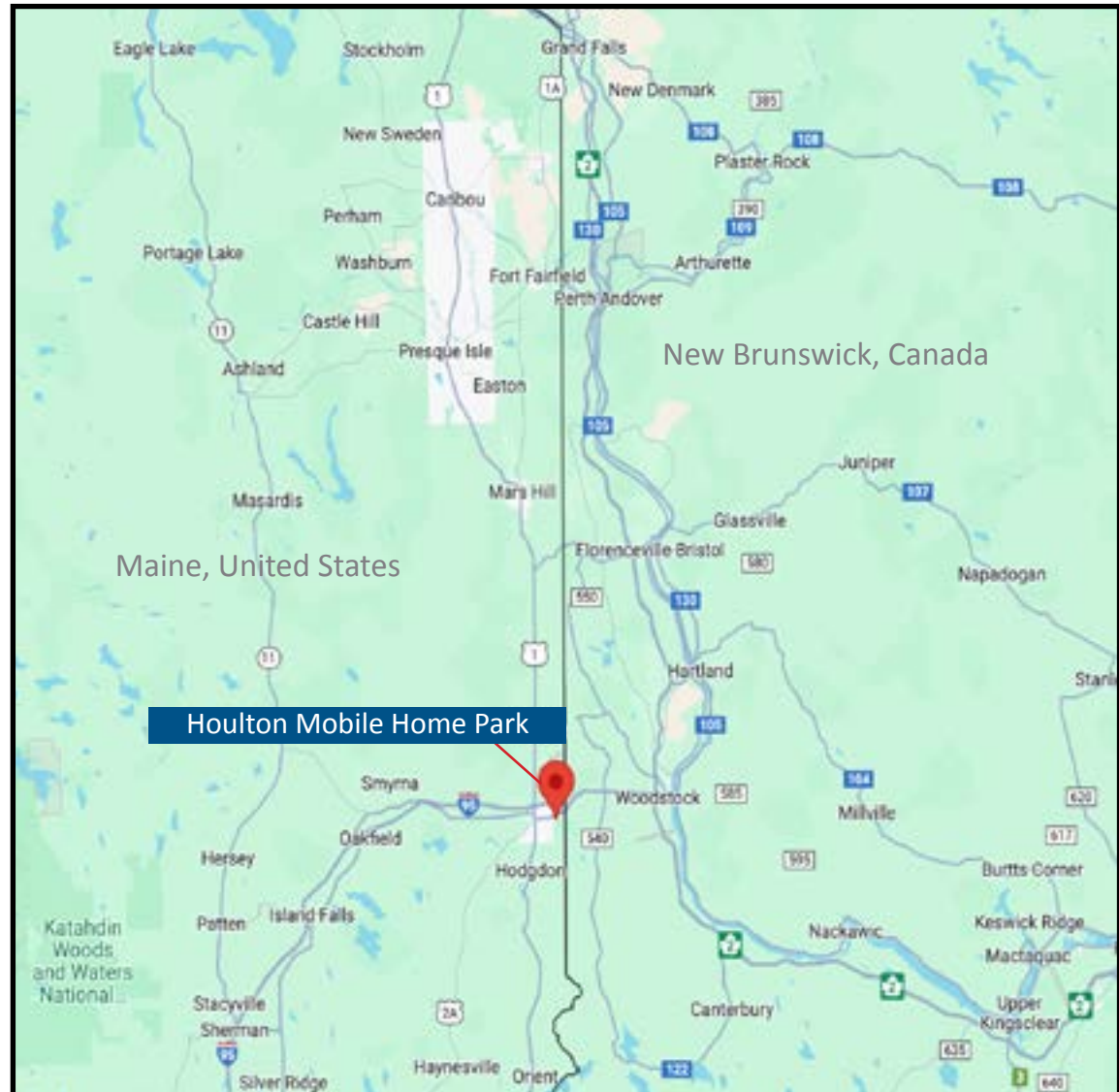
89 Old Woodstock Road Houlton, ME, 04730, United States

| Miscellaneous:                                                                                                                                         |                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| Has the Maine Manufacturing Housing Board cited the MHP for any violations as a result of their annual inspection and/or complaints from park tenants? | No                                                                    |
| Are there any buried oil tanks in the park?                                                                                                            | No                                                                    |
| How many sites have oil tanks?                                                                                                                         | Every rented home                                                     |
| Does the current owner provide trash removal for each site?                                                                                            | No                                                                    |
| How many vehicles are allowed to park on each site?                                                                                                    | 1                                                                     |
| Are dogs allowed in this park?                                                                                                                         | Limited                                                               |
| Are there rules and regulations for this park?                                                                                                         | Yes                                                                   |
| Can you provide rent roll inclusive to the name of the tenants and length of occupancy?                                                                | Yes                                                                   |
| Are there litigations currently pending?                                                                                                               | No                                                                    |
| To your knowledge, are there environmental issues factored into the relative value of the park?                                                        | No, however previously there was PFAS contamination, Now public water |
| Are copies of the submitted IRS schedule E statements available for the last three years?                                                              | Yes, however it is included in all 5 parks                            |
| Is there an age limit to the admission to the park?                                                                                                    | No                                                                    |
| Are older mobile homes allowed to enter this park?                                                                                                     | Yes, if in excellent condition                                        |
| What has been the occupancy rate of this park?                                                                                                         | 72%                                                                   |
| Looking at trends, do you anticipate further increases in this rate?                                                                                   | Yes                                                                   |





Houlton Mobile Home  
Park- 89 Old Woodstock  
Houlton, Maine 04730





# Financials

| Income Statement           |            |            |            |            |               |
|----------------------------|------------|------------|------------|------------|---------------|
| Houlton Mobile Home Park   |            |            |            |            |               |
| Account Name               | 2024/2025  |            | 2025/2026  |            | 2026/2027     |
| Operating Income & Expense |            |            |            |            |               |
| Effective Gross Income     |            |            |            |            |               |
| Income                     | 246,000.00 |            | 262,000.00 |            | 306,000.00    |
| Rental income              |            |            |            |            |               |
| Other Income               | \$         | -          | \$         | -          |               |
| Total Annual Income        | \$         | 246,000.00 | \$         | 262,000.00 | \$ 306,000.00 |
| Expenses                   |            |            |            |            |               |
| Property Taxes             | \$         | 9,200.00   | \$         | 9,500.00   | \$ 9,500.00   |
| Taxes for Owned Homes      | \$         | 4,900.00   | \$         | 5,300.00   | \$ 5,300.00   |
| Electricity                | \$         | 4,800.00   | \$         | 5,200.00   | \$ 5,200.00   |
| Water and Sewer            | \$         | 32,400.00  | \$         | \$29,400   | \$ 36,000.00  |
| Park Insurance             | \$         | 817.00     | \$         | 1,000.00   | \$ 1,000.00   |
| Park Owned Home Insurance  | \$         | 2,500.00   | \$         | 2,500.00   | \$ 2,500.00   |
| Maintenance & Repair       | \$         | 14,261.00  | \$         | 15,000.00  | \$ 15,000.00  |
| 5% Management Fee          |            | \$13,200   |            | \$13,100   | \$15,300      |
| Park License               | \$         | 330.00     | \$         | 330.00     | \$ 330.00     |
| Reserves \$250 per home    |            | \$6,300    |            | \$7,500    | \$8,750       |
| Gross Annual Expenses      | \$         | 88,708.00  | \$         | 88,830.00  | \$ 98,880.00  |
| NOI - Net Operating Income | \$         | 157,292.00 | \$         | 173,170.00 | \$ 207,120.00 |



# Capital Improvements/ Assets



|                                                       |             |
|-------------------------------------------------------|-------------|
| Water and sewer line replacement                      | \$2,400,000 |
| Pump house repair                                     | \$4,000     |
| Well repairs                                          | \$3,000     |
| Power poles x6                                        | \$3,500     |
| Exterior Electrical panel upgrades (9 of 17 complete) | \$12,000    |
| Sealing of road entrance                              | \$45,000    |
| Underground wiring                                    | \$4,000     |
| 22 home renovations                                   | \$213,000   |
| 3 home acquisitions and delivery                      | \$25,000    |
| Road repairs and maintenance                          | \$1,200     |
| Six pad settings                                      | \$3,500     |
| Manhole maintenance                                   | \$6,300     |
| Environmental -                                       |             |
| Electrical Upgrades                                   | \$8,400     |
| Landscaping:                                          |             |
| Tree removal/trimming                                 | \$12,000    |
| General landscaping                                   | \$6,200     |
| Total to date                                         | \$2,747,100 |



# Northern Maine Overview

## Demographics/ County Overview:

- 6th Largest County by Population(67,653) in Maine out of 16 counties
- Median household income: \$39,021 as of 2013-2017, (in 2017 dollars)
- Median age is 46.9 years young
- Median Value of owner-occupied housing units, 2013-2017: \$97,000

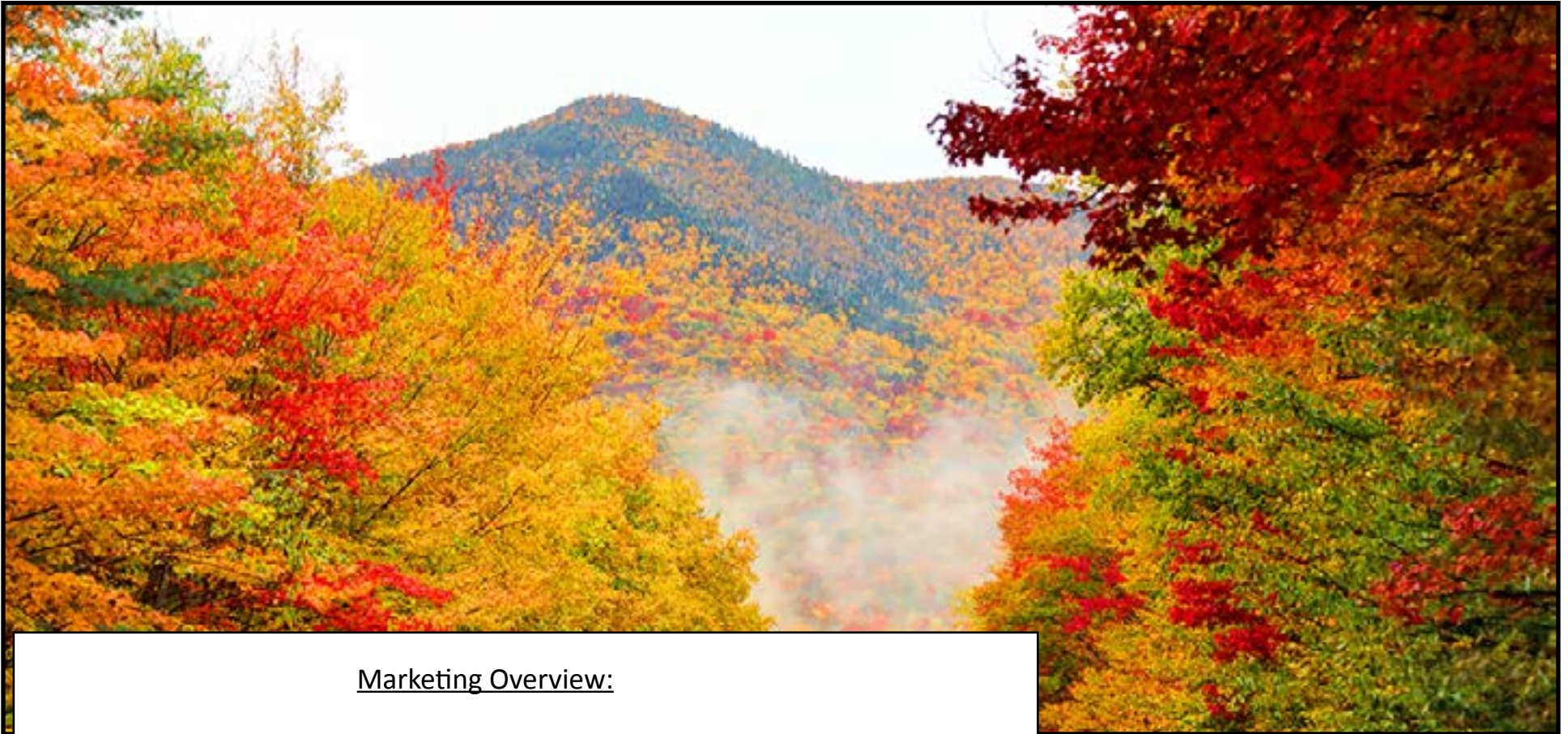


## County Facts:

- Incorporated March 16, 1839.
- Population is 5.4% of the State's total population.
- Aroostook is named for an Indian word meaning "beautiful river"
- Contains 2 cities, 55 towns, 11 plantations, and 110 unorganized townships.
- Aroostook County is larger than Connecticut and Rhode Island combined.



# Houlton Mobile Home Parks



## Marketing Overview:

- 55 pads located in a beautiful woodsy community 5 minutes from Downtown Houlton
- 40 owned homes rented, 5 homes ready to be renovated
- Pads available from \$325 per month
- \$2,400,000 infrastructure for water and sewer systems
- Very friendly community and supportive staff
- Handy to I 95, schools, downtown, hospital and restaurants
- On public water and sewer

## Contact:

Tony BrettKelly

+1 (650) 218-1995

Tony@MyHomeMaine.com