

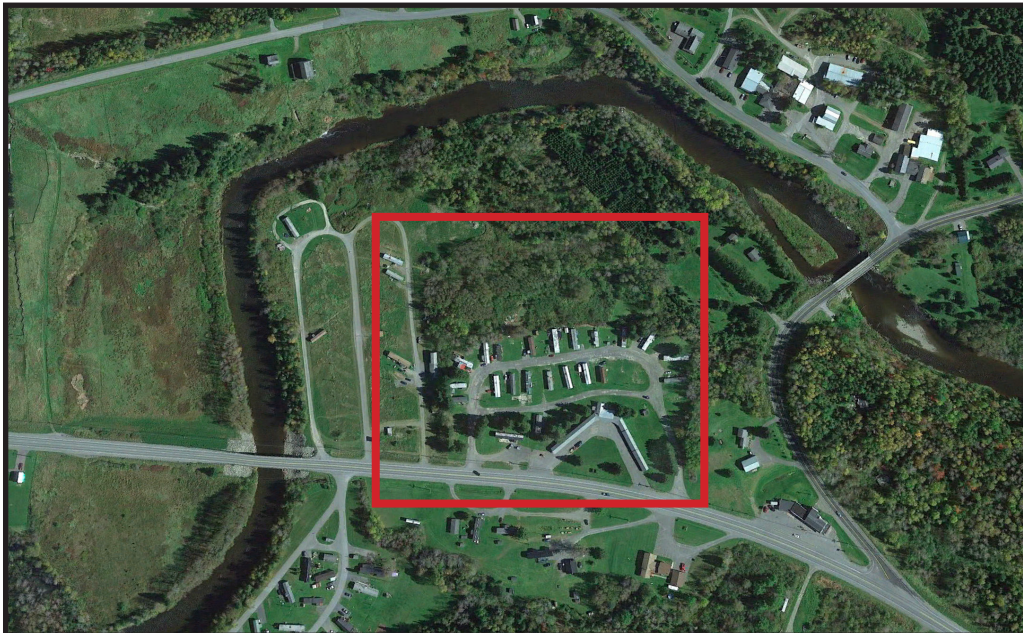


# Riverside Mobile Home Park

Spectacular Property in Northern Maine



## Aroostook County



## Riverside Mobile Home Park

- 26 Pads
- 19 Owned Mobile Homes
- 10 Acres

### Contact:

Tony BrettKelly

+1 (650) 218-1995

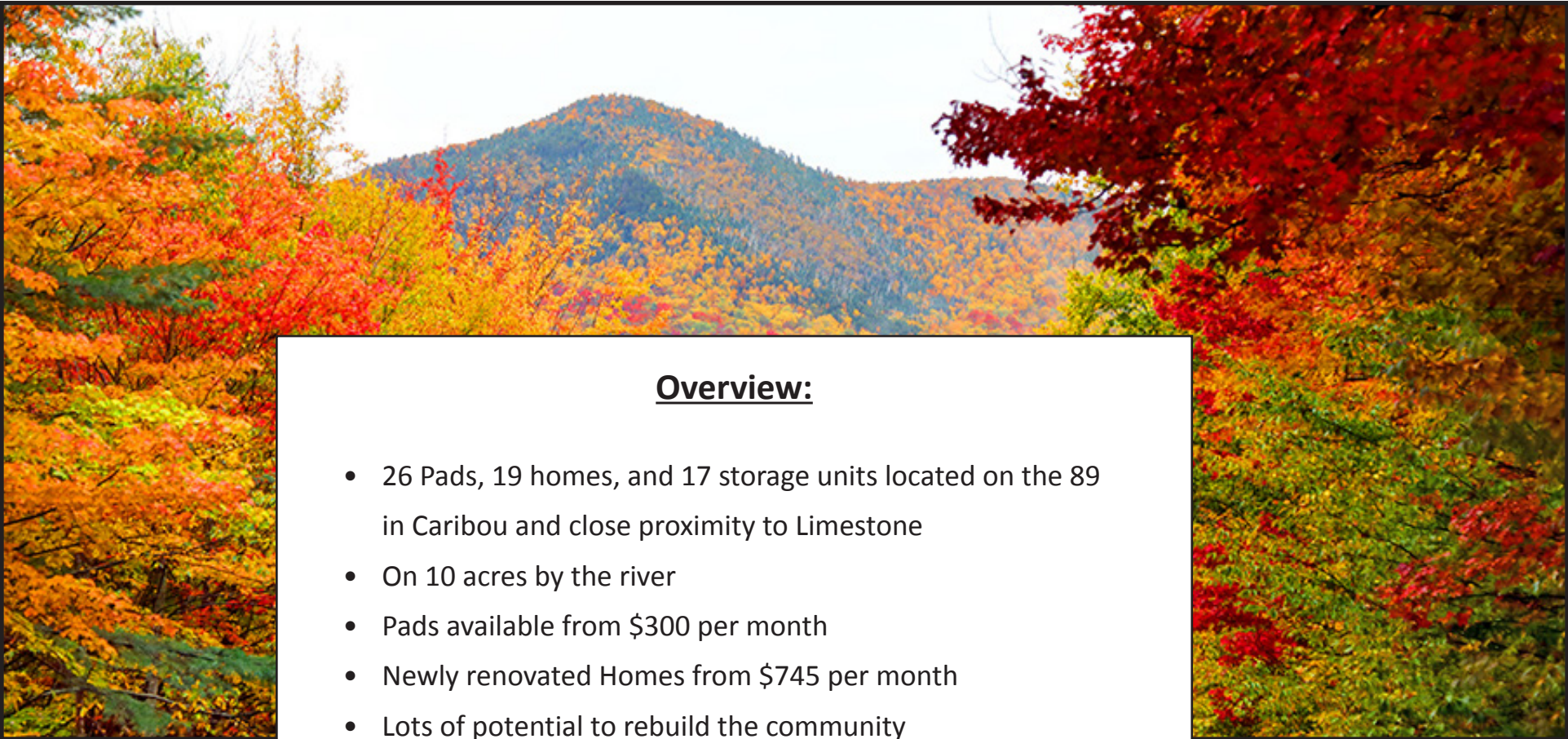
[Tony@MyHomeMaine.com](mailto:Tony@MyHomeMaine.com)

# Table of Contents

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



# Riverside Mobile Home Parks



## Overview:

- 26 Pads, 19 homes, and 17 storage units located on the 89 in Caribou and close proximity to Limestone
- On 10 acres by the river
- Pads available from \$300 per month
- Newly renovated Homes from \$745 per month
- Lots of potential to rebuild the community
- Very friendly community and supportive staff
- Handy to 89, town of Caribou and Limestone
- Please note: Previously a motel but now used as storage units

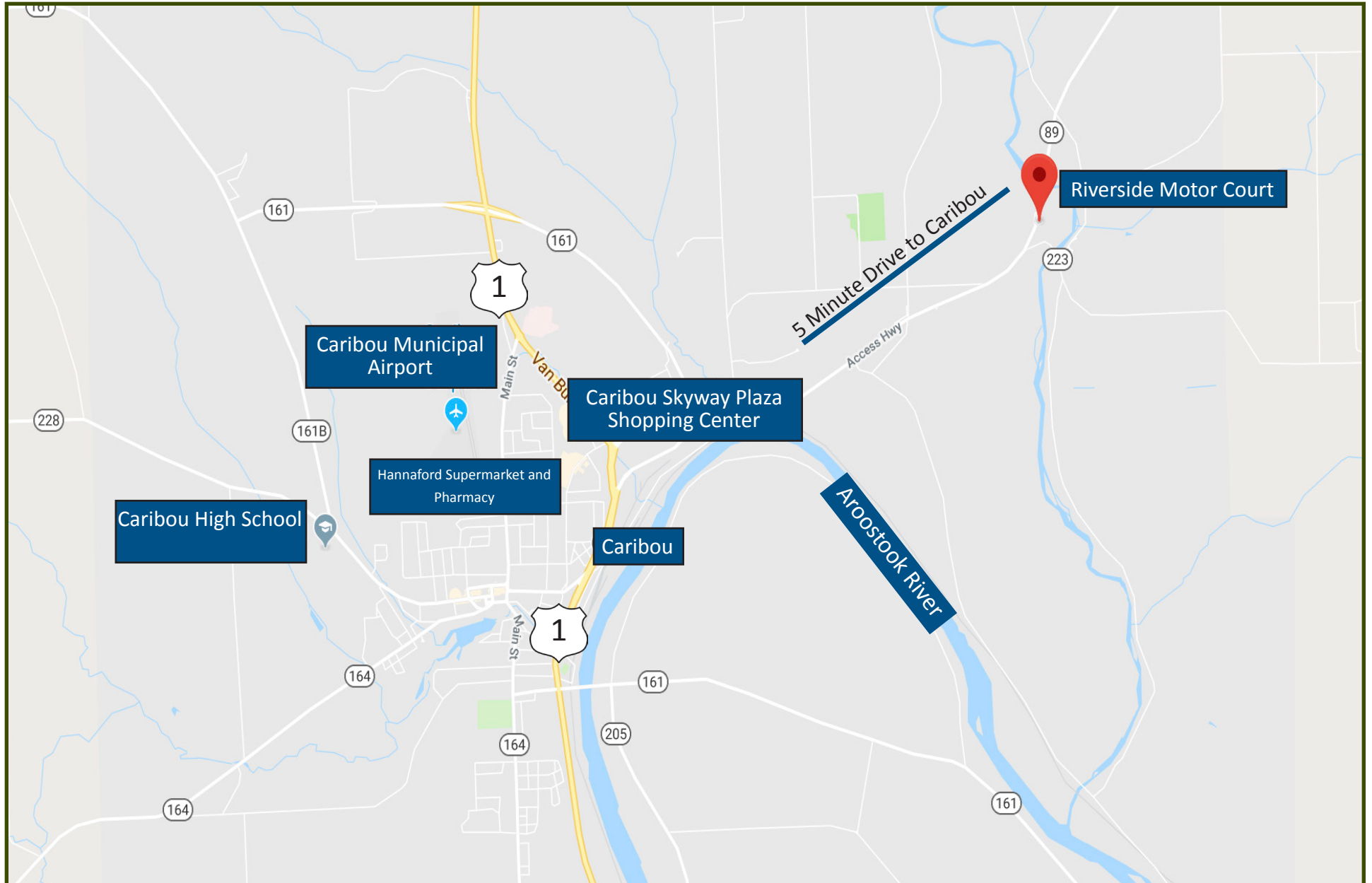
## Contact:

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



# Riverside Mobile Home Parks

563 Access Highway Caribou, ME, 04736, United States





# Riverside Mobile Home Parks

563 Access Highway Caribou, ME, 04736, United States

|                                                                                 |                                     |
|---------------------------------------------------------------------------------|-------------------------------------|
| <b>Acreage of the Park:</b>                                                     | <b>10 Acres</b>                     |
| <b>Age of the Park</b>                                                          | <b>18 Years</b>                     |
| <b>PADS:</b> How many pads?                                                     | <b>26</b>                           |
| How many homes on concrete pads?                                                | <b>1 Located at Lot 26</b>          |
| How many homes on gravel pads?                                                  | <b>0</b>                            |
| How many pads currently vacant?                                                 | <b>20</b>                           |
| What kinds of pads are available?                                               | <b>Hard Pack Dirt</b>               |
| <b>Water Type (Private or Public)</b>                                           | <b>Private</b>                      |
| Type and size of supply lines?                                                  | <b>1" up to code when installed</b> |
| <b>Sewer type: (Public or Private)</b>                                          | <b>Private/Septic</b>               |
| What kind of well is it?                                                        | <b>Drilled</b>                      |
| Is the main water line cast iron or others?                                     | <b>Others</b>                       |
| <b>Roads: (Private, town approved, paved, gravel)</b>                           | <b>Private, Gravel Hardpack</b>     |
| Are the roads in the park maintained by the park?                               | <b>Yes</b>                          |
| Are individual driveways maintained by the park?                                | <b>Yes as needed</b>                |
| Is snow plowing and sanding of driveways the responsibility of the park owners? | <b>Yes</b>                          |
| <b>Electricity:</b> Who pays for the street lights in the park?                 | <b>Owner</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?                                                  | <b>100</b>                          |
| Is there a long term utility company?                                           | <b>No</b>                           |





# Riverside Mobile Home Parks

563 Access Highway Caribou, ME, 04736, United States

|                                                                                                                                                        |                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| <b>Miscellaneous:</b>                                                                                                                                  |                                                          |
| 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? | <b>Yes and were corrected.</b>                           |
| Are there any buried oil tanks in the park?                                                                                                            | <b>None to Seller's Knowledge</b>                        |
| How many sites have oil tanks?                                                                                                                         | <b>Only the occupied sites</b>                           |
| Does the current owner provide trash removal for each site?                                                                                            | <b>Yes - Dumpster</b>                                    |
| How many vehicles are allowed to park on each site?                                                                                                    | <b>2</b>                                                 |
| Are dogs allowed in this park?                                                                                                                         | <b>Yes</b>                                               |
| Are there rules and refulations for this park?                                                                                                         | <b>Yes</b>                                               |
| Can you provide rent roll inclusive to the name of the tenants and length of occupancy?                                                                | <b>Yes</b>                                               |
| Are there litigations currently pending?                                                                                                               | <b>No</b>                                                |
| To your knowledge, are there environmental issues factored inot the relative value of the park?                                                        | <b>No</b>                                                |
| Are copies of the submitted IRS schedule E statements available for the last three years?                                                              | <b>Yes</b>                                               |
| Is there an age limit to the admission to the park?                                                                                                    | <b>No</b>                                                |
| Are older mobile homes allowed to enter this park?                                                                                                     | <b>The old units are in the process of being removed</b> |
| How many of the mobile homes are owned by the Park owner?                                                                                              | <b>2 Are not being removed</b>                           |
| What has been the occupancy rate of this park?                                                                                                         |                                                          |
| Looking at trends, do you anticipate further increases in this rate?                                                                                   |                                                          |

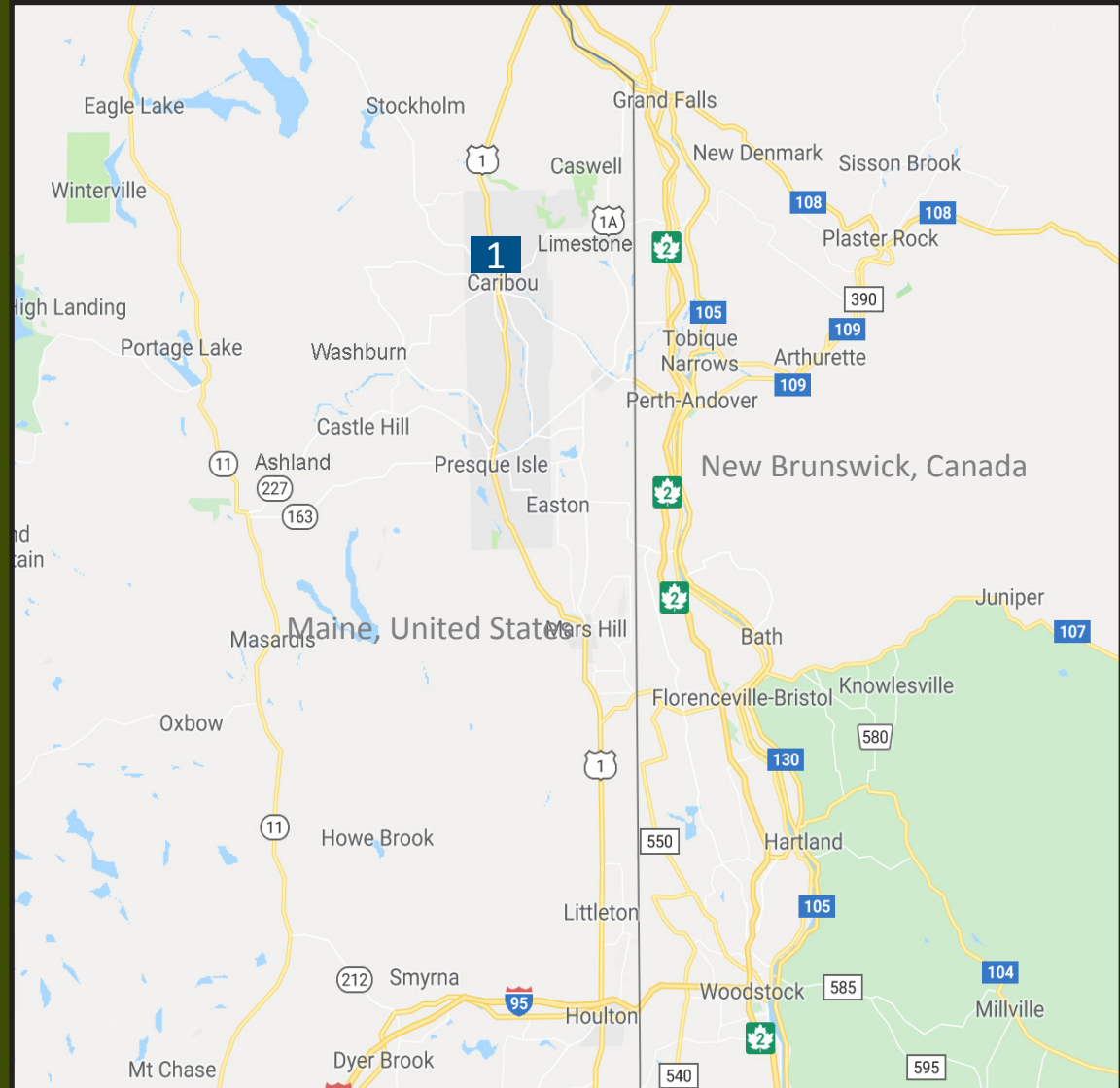




Riverside Mobile Home  
Park

563 Access Highway  
Caribou, Maine 04736

# LOCATION MAP





# Financials

## Income Statement

Riverside MHP

| Account Name                          | 2024/2025           | 2025/2026           | 2026/2027           |
|---------------------------------------|---------------------|---------------------|---------------------|
| <b>Operating Income &amp; Expense</b> |                     |                     |                     |
| <b>Effective Gross Income</b>         |                     |                     |                     |
| <b>Income</b>                         |                     |                     |                     |
| Rental income                         | \$ 20,280.00        | \$ 37,560.00        | \$ 55,560.00        |
| Other Income                          | \$ -                |                     |                     |
| <b>Total Annual Income</b>            | <b>\$ 20,280.00</b> | <b>\$ 37,560.00</b> | <b>\$ 55,560.00</b> |
| <b>Expenses</b>                       |                     |                     |                     |
| Property Taxes                        | \$ 4,674.15         | \$ 4,700.00         | \$ 4,700.00         |
| Taxes for Owned Homes                 | \$ 1,260.00         | \$ 1,400.00         | \$ 1,400.00         |
| Electricity                           | \$ 720.00           | \$ 2,300.00         | \$ 2,300.00         |
| Water and Sewer                       | \$ 1,120.00         | \$ 3,000.00         | \$ 3,000.00         |
| Park Insurance                        | \$ 1,461.00         | \$ 1,500.00         | \$ 1,500.00         |
| Park Owned Home Insurance             | \$ 756.00           | \$ 800.00           | \$ 800.00           |
| Maintenance & Repair                  | \$ 300.00           | \$ 1,900.00         | \$ 1,900.00         |
| 5% Management Fee                     | \$ 342.00           | \$ 1,878.00         | \$ 2,778.00         |
| Park License                          | \$ 175.00           | \$ 175.00           | \$ 175.00           |
| Reserves - \$250 per home             | \$ 750.00           | \$ 1,500.00         | \$ 1,200.00         |
| <b>Gross Annual Expenses</b>          | <b>\$ 11,558.15</b> | <b>\$ 19,153.00</b> | <b>\$ 19,753.00</b> |
| <b>NOI - Net Operating Income</b>     | <b>\$ 8,721.85</b>  | <b>\$ 18,407.00</b> | <b>\$ 35,807.00</b> |



# Capital Improvements/ Assets

|                                                       |           |
|-------------------------------------------------------|-----------|
| Water line repairs and replacement (ongoing)          | \$15,000  |
| 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                              | \$5,000   |
| Underground wiring                                    | \$4,000   |
| 13 home renovations                                   | \$96,000  |
| 3 home acquisitions and delivery                      | \$25,000  |
| Road repairs and maintenance                          | \$1,200   |
| Six pad settings                                      | \$3,500   |
| Septic line repair and replacement (ongoing)          | \$11,000  |
| Manhole maintenance                                   | \$1,200   |
| Environmental -                                       |           |
| Removal of old electrical grid (on going)             |           |
| Landscaping:                                          |           |
| Tree removal/trimming (on going)                      | \$4,000   |
| Park Trash Removal 22,000 lbs to date (on going)      | \$4,000   |
| Total to date                                         | \$192,400 |



# Vehicle and Equipment Inventory

|                                                                |                 |
|----------------------------------------------------------------|-----------------|
| <b>Vehicles:</b>                                               |                 |
| 2011 Dodge Ram 2500                                            | \$16,000        |
| 2008 GMC 2500 & V plow                                         | \$13,000        |
| 2005 Ford F-250 & V plow                                       | \$8,000         |
| 2008 Ford F-350 Dump Body                                      | \$18,000        |
| 2004 Ford Econoline Van                                        | \$3,000         |
| 2002 Ford L-8000 W/Serco HV2000TM/H,Vac-tor/Sewer & Jet Rodder | \$6,000         |
| 1998 RV                                                        | \$4,000         |
|                                                                | <b>\$68,000</b> |
| <b>Electrical:</b>                                             |                 |
| Outlets                                                        | \$100           |
| Outlet covers                                                  | \$20            |
| Light switches                                                 | \$20            |
| Switch covers                                                  | \$20            |
| 10/3 wire                                                      | \$150           |
| 10/2 wire                                                      | \$100           |
| 2awg service cable                                             | \$100           |
| Commercial carpet squares 2000 sq.ft.                          | \$2,000         |
| Carpet 3000 sq.ft.                                             | \$3,000         |
| Coin-op Laundry 2 washers, 1 dryer                             | \$450           |
| Washing machines x3                                            | \$450           |
| Dryers x3                                                      | \$450           |
|                                                                | <b>\$6,860</b>  |
|                                                                |                 |

|                                        |                 |
|----------------------------------------|-----------------|
| <b>Equipment:</b>                      |                 |
| Craftsman riding mowers x2             | \$800           |
| White riding mower x1                  | \$2,500         |
| John Deer riding mower x1              | \$2,000         |
| Craftsman push mower x1                | \$150           |
| Huskvaughna Zero-Turn riding mower     | \$2,500         |
| Kawasaki tow behind bush hog           | \$1,000         |
| Weed-Whackers x2                       | \$300           |
| Leaf blower x1                         | \$100           |
| Equipment Trailer                      | \$800           |
| Equipment Trailer - Split body         | \$1,500         |
| North Utility Trailer                  | \$1,000         |
| Houlton Utility Trailer                | \$1,000         |
| Box Utility trailer                    | \$1,500         |
| Mud Sucker Pump                        | \$800           |
| Champion Generator                     | \$900           |
| Predator Generators x2                 | \$1,500         |
| Fortress 2 gal. Air Compressor         | \$500           |
| Trailer/Jack slide sys.                | \$5,000         |
|                                        | <b>\$23,850</b> |
| <b>Plumbing:</b>                       |                 |
| PVC piping 1 1/4" to 6"                | \$500           |
| PVC fittings 1 1/4" to 6"              | \$300           |
| ABS Underground water lines 3/4" to 2" | \$100           |
|                                        | <b>\$900</b>    |



# Vehicle and Equipment Inventory

|                                |                 |
|--------------------------------|-----------------|
| <b>Machinery:</b>              |                 |
| Fisher V-Plow                  | \$2,500         |
| Fisher Straight-Plow           | \$1,500         |
| E35 Bobcat Excavator           | \$55,000        |
| New Holland LS170 Skid Steer   | \$3,000         |
| New Holland Skid Steer LS-3610 | \$16,000        |
|                                | <b>\$78,000</b> |
| <b>Tools:</b>                  |                 |
| Titanium Stick Welder          | \$300           |
| Paint Sprayer                  | \$100           |
| Power Snake                    | \$300           |
| 20' Compressor Hose            | \$100           |
| Brad/Staple Gun                | \$50            |
| 12 ton Bottle Jacks x5         | \$1,000         |
| Pex Crimp tool                 | \$100           |
| Pex Cutter                     | \$100           |
| 20' Wire Puller                | \$500           |
| Furnace adjustment kit         | \$1,200         |
| Copper Pipe Flare tool         | \$200           |
| 50' Plumbing Snake             | \$200           |
| 25' Plumbing Snake             | \$100           |
| Electric pressure washer       | \$400           |
| Echo Chain saw                 | \$200           |
| Extension cords x10            | \$50            |
|                                | <b>\$4,900</b>  |

|                                |                 |
|--------------------------------|-----------------|
| <b>Materials/Inventory:</b>    |                 |
| Refrigerators x5               | \$750           |
| Stoves x5                      | \$750           |
| Windows x60                    | \$300           |
| Doors x25                      | \$500           |
| Furnace boxes x5               | \$500           |
| Furnace combustion chambers x2 | \$200           |
| Furnace gaskets x2 cases       | \$50            |
| Furnace primaries              | \$500           |
| Furnace burners                | \$500           |
| Fuel tanks (kero)              | \$500           |
| House furnace x1               | \$250           |
| Cabinets/Cupboards (variety)   | \$1,000         |
| Trim/Molding                   | \$500           |
| Vinyl siding                   | \$1,500         |
| Vinyl skirting                 | \$1,500         |
| 1/2" pex line 300'             | \$200           |
| 3/4" pex line 75'              | \$50            |
| Pex fittings all sizes         | \$200           |
| Fan/lights x3                  | \$60            |
| light fixtures                 | \$200           |
| Faucets                        | \$500           |
| Toilets                        | \$300           |
| Stove Hoods x5                 | \$300           |
| Paint 50 gal.                  | \$50            |
|                                | <b>\$11,160</b> |



# 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.



# Riverside Mobile Home Parks



## Marketing Overview:

- 26 Pads, 19 homes, and 17 storage units located on the 89 in Caribou and close proximity to Limestone
- On 10 acres by the river
- Pads available from \$300 per month
- Newly renovated Homes from \$745 per month
- Lots of potential to rebuild the community
- Very friendly community and supportive staff
- Handy to 89, town of Caribou and Limestone
- Please note: Previously a motel but now used as storage units

## Contact:

Tony BrettKelly

+1 (650) 218-1995

[Tony@MyHomeMaine.com](mailto:Tony@MyHomeMaine.com)