Oakwood Mobile Home

700 East New Boston Rd
Texarkana, TX 75501

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NAI American Realty Company
Commercial Real Estate Services, Worldwide

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2603 Texas Blvd. Ste. 101
Texarkana, TX 75503
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Summary

Oakwood Mobile Home Park

The property was purchased in 2008

Total of 21 Lots 94 Spaces,

There are70 Occupied lots 4 are vacant,

The streets are concrete curbed, each has its owned paved driveway,

The grounds are in excellent condition,

The water/sewer lines are all underground and 6yrs old,

Each lot has its own water meter, tenants pay for the water/sewer service,

All lots have 200 amp electrical service,

74 park owned mobile homes are included in the sale,

Apprx. 6 lots of the 20 remaining vacant lots will fit double wide, 90% will fit 16x80,

There is a separate office on site,

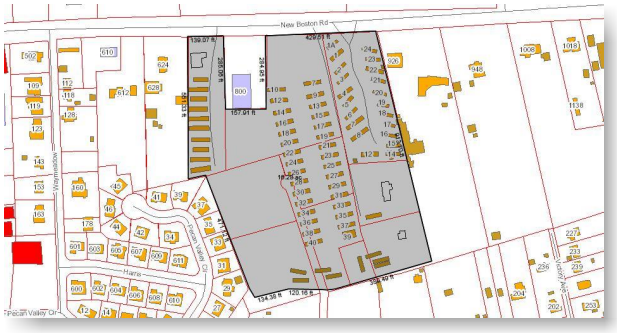
Apprx. 1 acre remains for recreational use or storage buildings

Property Photos

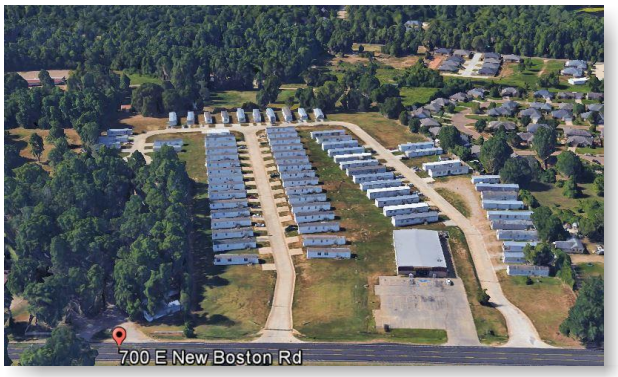
Oakwood Mobile Home Park
700 East New Boston Rd | Texarkana, TX 75501

Oakwood Front

Aerial Tract



Tract



Oakwood 3d Aerial

Oakwood Back Aerial

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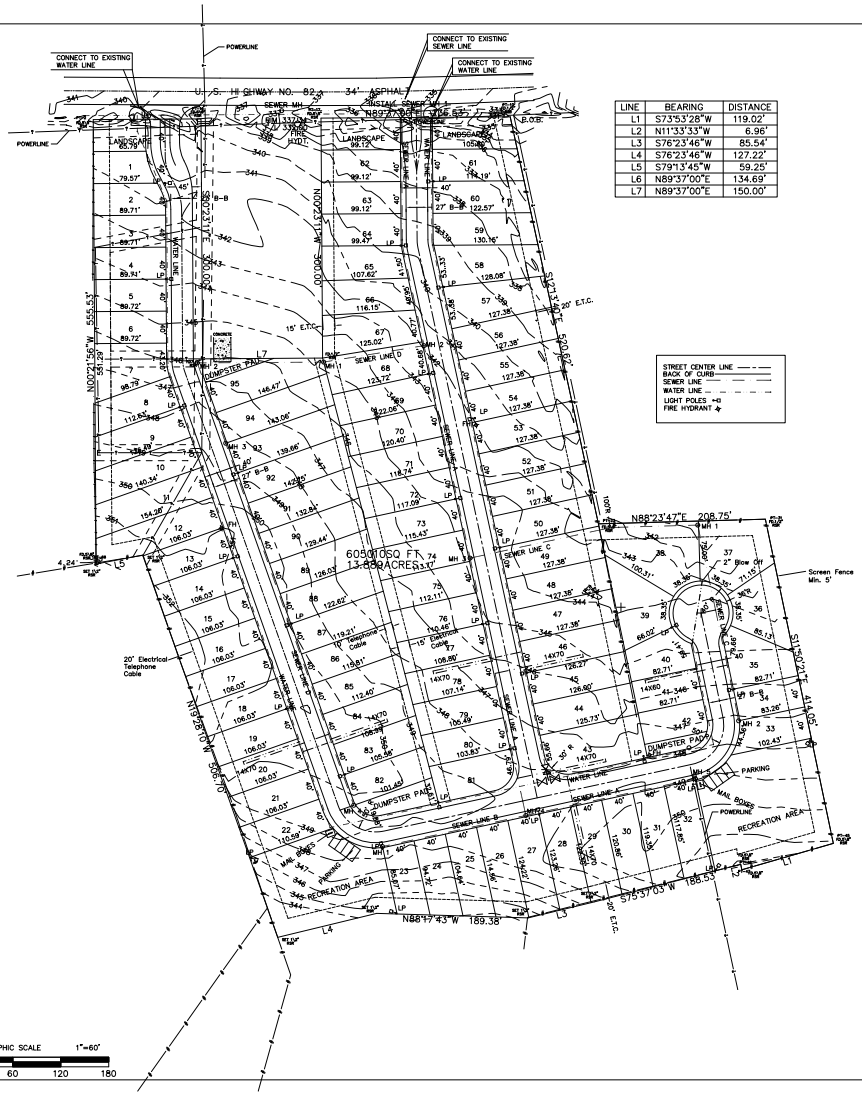
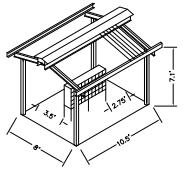


LINE	BEARING	DISTANCE
L1	S73°53'28"W	119.02'
L2	N11°33'33"W	6.96'
L3	S76°23'46"W	85.54'
L4	S76°23'46"W	127.22'
L5	S79°13'45"W	59.25'
L6	N89°37'00"E	134.69'
L7	N89°37'00"E	150.00'

STREET CENTER LINE
BACK OF CURB
SEWER LINE
WATER LINE
LIGHT POLES
FIRE HYDRANT



MAIL BOXES

GRAPHIC SCALE 1"=60'

0 60 120 180

THIS DRAWING IS SUBMITTED FOR PERMITTING AND/OR CONSTRUCTION THIS DATE OF THE DRAWING.

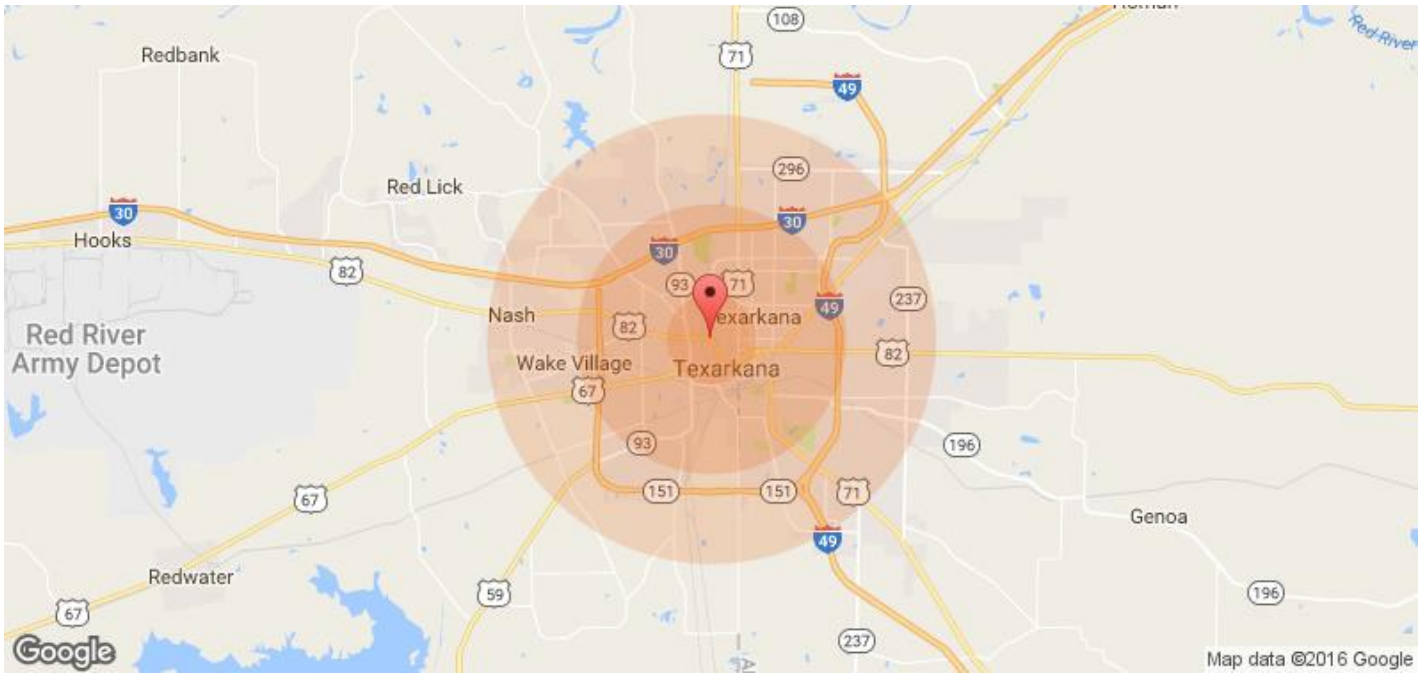
REVISIONS	
A	4-17-07
B	5-1-07
C	
D	
E	
F	
G	

PATTERSON ENGINEERING
700 SOUTH KINGS HWY. TEXARKANA, TEXAS 75501
903-832-0330 832-0410 FAX/MODEM
E-MAIL: PATTENGR@AOL.COM

DWG TITLE: OAKWOOD MOBIL HOME PARK
PROJECT: MASTER LAYOUT PLAN
US HWY 82
NASH BOWIE COUNTY TX.
CLIENT: TONY ASBILLE
DATE: 06/TEX/NASH MH PARK
SCALE: 1"=60'
DRAWN: JG
CKD BY: ctp3
DWG: MASTER LAYOUT
DATE: 2-12-07
JOB #: 05-03-06
C OF
COPYRIGHT

Demographics

Oakwood Mobile Home Park
700 East New Boston Rd | Texarkana, TX 75501



Population Characteristic	1 Mile	3 Mile	5 Mile
AGES 0-4	534	2,866	4,128
AGES 5-9	736	3,908	5,599
AGES 10-14	689	3,602	5,204
AGES 15-19	673	3,431	5,039
AGES 20-24	636	3,187	4,782
AGES 25-29	638	3,054	4,607
AGES 30-34	615	2,973	4,508
AGES 35-39	591	2,958	4,543
AGES 40-44	553	2,910	4,595
AGES 45-49	565	2,965	4,806
AGES 50-54	543	2,784	4,596
AGES 55-59	481	2,529	4,326
AGES 60-64	352	2,124	3,732
AGES 65-69	236	1,685	3,020
AGES 70-74	178	1,329	2,382
AGES 75-79	134	1,044	1,760
AGES 80-84	100	779	1,201
AGES 85+	220	1,665	2,441

Race Characteristic	1 Mile	3 Mile	5 Mile
Non Hispanic White	2,886	22,257	42,120
Population Black	4,892	21,262	25,624
Population Am In/AK Nat	15	39	87

Household Income	1 Mile	3 Mile	5 Mile
Median Household Income	$25,902	$31,018	$40,211
< $10000	556	2,935	3,486
$10000-$14999	245	1,598	2,287
$15000-$19999	300	1,559	1,877
$20000-$24999	338	1,446	1,918
$25000-$29999	336	1,231	1,712
$30000-$34999	153	1,008	1,399
$35000-$39999	99	999	1,419
$40000-$44999	110	1,138	1,666
$45000-$49999	141	949	1,406
$50000-$60000	240	1,626	2,566
$60000-$74000	149	1,584	2,743
$75000-$99999	254	1,157	2,346
$100000-$124999	20	582	1,532
$125000-$149999	37	204	585
$150000-$199999	31	206	613
> $200000	4	120	368

Characteristic Housing	1 Mile	3 Mile	5 Mile
Housing Units	3,656	19,546	29,144
Occupied Housing Units	3,021	17,168	26,185
Owner Occupied Housing Units	1,335	7,794	14,080
Renter Occupied Housing Units	1,686	9,374	12,105
Vacant Housing Units	635	2,378	2,959

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NBR Properties LLC
Stmt of Revenue & Expenses- Income Tax Basis YTD Comparison
Cash Basis

December 2012

	Dec 12	Jan - Dec 12
Ordinary Income/Expense		
Income		
Rental Income-Phase I	19,961.56	237,684.36
Rental Income-Phase II	13,530.00	183,809.35
Total Income	33,491.56	421,493.71
Gross Profit	33,491.56	421,493.71
Expense		
Accounting	0.00	8,175.00
Advertizing	160.19	2,141.71
Amortization Expense	382.00	1,020.00
Auto		
Fuel	190.27	2,684.06
Total Auto	190.27	2,684.06
Bank Charge	15.00	266.00
Contract Labor	0.00	7,454.75
Depreciation Expense	15,687.63	122,585.00
Fees	200.00	365.00
Insurance		
Mobile Homes	0.00	4,495.32
Insurance - Other	1,247.42	11,256.64
Total Insurance	1,247.42	15,751.96
Lawn Care		
Lawn Care	0.00	48.59
Gas	0.00	398.39
Total Lawn Care	0.00	446.98
Licenses & Permits	0.00	205.00
Legal Fees	0.00	18,274.84
Maintenance		
Repair & Maint.-Carpet Cleaning	0.00	2,219.28
Repair & Maint-Appliance Repair	0.00	289.19
Repair & Maint.-A/C Repair	150.00	10,765.78
Repair & Maint.-Trailers	1,185.66	6,855.79
Maintenance & Repair	198.71	4,862.28
Materials	0.00	160.00
Total Maintenance	1,534.37	25,152.32
Meals & Entertainment	0.00	60.63
Miscellaneous Exp.	0.00	244.27
Office Expense	1.99	342.95
Pest Control	0.00	2,392.36
Ptr Guaranteed Pymt - Singleton	2,500.00	30,000.00
Postage	72.52	117.52
Property Taxes	0.00	55,166.40
Rent	0.00	181.86
Payroll Tax Expense		
Payroll Tax Expense	0.01	1,994.17
Total Payroll Tax Expense	0.01	1,994.17
Salary & Wages		
Wages - Maintenance	2,226.25	26,236.77
Total Salary & Wages	2,226.25	26,236.77
Security	0.00	581.17
Telephone	120.06	1,487.07
Travel Expense-Phase II	0.00	52.05

NBR Properties LLC
Stmt of Revenue & Expenses- Income Tax Basis YTD Comparison
Cash Basis

December 2012

	Dec 12	Jan - Dec 12
Utilities		
Electric-Lights	130.63	1,380.44
Electric-Mobile Homes	131.17	3,008.26
Electric - Office	20.79	498.69
Garbage & Recycling	133.29	1,463.59
Gas	19.30	223.49
Water	251.08	776.44
Total Utilities	686.26	7,350.91
Total Expense	25,023.97	330,730.75
Net Ordinary Income	8,467.59	90,762.96
Other Income/Expense		
Other Income		
Interest Income	0.24	0.81
Total Other Income	0.24	0.81
Other Expense		
Interest Exp	14,952.17	115,634.41
Total Other Expense	14,952.17	115,634.41
Net Other Income	-14,951.93	-115,633.60
Net Income	**-6,484.34**	**-24,870.64**

NBR Properties LLC
Stmt of Revenue & Expenses- Income Tax Basis YTD Comparison
Cash Basis

December 2013

	Dec 13	Jan - Dec 13
Ordinary Income/Expense		
Income		
Rents	36,685.00	406,746.02
Total Income	36,685.00	406,746.02
Gross Profit	36,685.00	406,746.02
Expense		
Accounting	0.00	4,815.00
Advertizing	130.43	2,264.17
Amortization Expense	107.67	1,292.04
Auto		
Fuel	145.00	1,880.01
Total Auto	145.00	1,880.01
Bank Charge	15.00	192.00
Contract Labor	40.00	40.00
Depreciation Expense	9,606.67	115,280.04
Employee Benefit	100.00	100.00
Evictions	105.00	772.00
Insurance	1,264.01	16,314.90
Lawn Care		
Lawn Care	0.00	544.33
Gas	56.25	603.51
Total Lawn Care	56.25	1,147.84
Licenses & Permits	0.00	190.00
Legal Fees	0.00	4,582.01
Maintenance		
Repair & Maint.-Carpet Cleaning	0.00	1,380.19
Repair & Maint.-A/C Repair	970.02	5,947.15
Repair & Maint.-Trailers	2,985.03	16,034.69
Maintenance & Repair	27.00	3,295.62
Maintenance - Other	0.00	514.00
Total Maintenance	3,982.05	27,171.65
Office Expense	108.06	566.87
Pest Control	0.00	2,426.73
Ptr Guaranteed Pymt - Singleton	2,500.00	30,000.00
Postage	0.00	92.00
Property Taxes	0.00	50,377.46
Payroll Tax Expense		
Payroll Tax Expense	0.00	2,430.11
Total Payroll Tax Expense	0.00	2,430.11
Salary & Wages		
Wages - Maintenance	1,963.00	29,043.63
Total Salary & Wages	1,963.00	29,043.63
Security	0.00	457.77
Subscriptions	49.90	598.80
Telephone	123.21	1,475.11
Utilities		
Electric-Lights	164.45	1,606.45
Electric-Mobile Homes	487.10	2,469.30
Electric - Office	24.76	377.24
Garbage & Recycling	137.42	1,628.39
Gas	36.51	305.65
Water	35.66	443.56
Utilities - Other	0.00	-30.89
Total Utilities	885.90	6,799.70
Total Expense	21,182.15	300,309.84
Net Ordinary Income	15,502.85	106,436.18

See Accountant's Compilation Report

NBR Properties LLC
Stmt of Revenue & Expenses- Income Tax Basis YTD Comparison
Cash Basis

December 2013

	Dec 13	Jan - Dec 13
Other Income/Expense		
Other Income		
Other Inc	0.00	10,000.00
Interest Income	0.00	1.57
Total Other Income	0.00	10,001.57
Other Expense		
Interest Exp	8,893.37	100,918.15
Suspense	0.00	0.00
Total Other Expense	8,893.37	100,918.15
Net Other Income	-8,893.37	-90,916.58
Net Income	**6,609.48**	**15,519.60**

NBR Properties LLC
Stmt of Revenue & Expenses- Income Tax Basis YTD Comparison
Cash Basis

December 2014

	Dec 14	Jan - Dec 14
Ordinary Income/Expense		
Income		
Rents	30,781.00	448,727.80
Total Income	30,781.00	448,727.80
Gross Profit	30,781.00	448,727.80
Expense		
Accounting	0.00	3,615.00
Advertizing	160.19	1,604.45
Amortization Expense	-727.12	959.62
Auto		
Fuel	0.00	1,523.45
Total Auto	0.00	1,523.45
Bank Charge	0.00	55.00
Bank Charges	0.00	34.00
Charitable Contributions	0.00	100.00
Contract Labor	0.00	1,360.50
Depreciation Expense	10,468.57	109,553.38
Evictions	206.00	1,931.00
Insurance	1,354.62	16,116.22
Lawn Care		
Gas	0.00	706.62
Weed Killer	0.00	234.56
Total Lawn Care	0.00	941.18
Maintenance		
Repair & Maint.-Carpet Cleaning	270.62	2,087.60
Repair & Maint-Appliance Repair	0.00	214.23
Repair & Maint.-A/C Repair	0.00	8,067.13
Repair & Maint.-Trailers	1,390.92	20,906.38
Maintenance & Repair	300.00	1,221.74
Maintenance - Other	12.89	215.85
Total Maintenance	1,974.43	32,712.93
Office Expense	0.00	216.49
Pest Control	0.00	1,086.38
Ptr Guaranteed Pymt - Singleton	2,500.00	30,000.00
Postage	0.00	49.00
Property Taxes	0.00	51,052.05
Payroll Tax Expense	166.27	2,959.11
Salary & Wages		
Wages - Maintenance	0.00	1,060.00
Salary & Wages - Other	2,173.50	29,404.59
Total Salary & Wages	2,173.50	30,464.59
Security	152.63	772.19
Subscriptions	0.00	548.90
Telephone	125.58	1,543.04
Utilities		
Electric-Lights	174.02	1,665.89
Electric-Mobile Homes	66.51	1,826.02
Electric - Office	24.11	506.54
Garbage & Recycling	137.42	1,648.83
Gas	40.00	318.27
Water	41.87	548.15
Utilities - Other	42.00	42.00
Total Utilities	525.93	6,555.70
Total Expense	19,080.60	295,754.18
Net Ordinary Income	11,700.40	152,973.62

NBR Properties LLC
Stmt of Revenue & Expenses- Income Tax Basis YTD Comparison
Cash Basis

December 2014

	Dec 14	Jan - Dec 14
Other Income/Expense		
Other Expense		
Interest Exp	17,092.94	100,613.73
Total Other Expense	17,092.94	100,613.73
Net Other Income	-17,092.94	-100,613.73
Net Income	**-5,392.54**	**52,359.89**

See Accountant's Compilation Report

Cash Basis

NBR Properties LLC
Stmt of Revenue & Expenses- Income Tax Basis YTD Comparison
December 2015

	Dec 15	Jan - Dec 15
Other Income/Expense		
Other Expense		
Interest Exp	8,164.03	83,871.09
Total Other Expense	8,164.03	83,871.09
Net Other Income	-8,164.03	-83,871.09
Net Income	-720.26	15,532.43

NBR Properties LLC
Stmt of Revenue & Expenses- Income Tax Basis YTD Comparison
Cash Basis

December 2015

	Dec 15	Jan - Dec 15
Ordinary Income/Expense		
Income		
Rents	40,158.00	438,994.00
Total Income	40,158.00	438,994.00
Gross Profit	40,158.00	438,994.00
Expense		
Accounting	0.00	6,330.00
Advertising	0.00	2,580.00
Amortization Expense	-419.43	7,037.16
Bank Charge	10.00	136.00
Bank Charges	0.00	6.00
Depreciation Expense	10,641.74	115,331.96
Evictions	404.00	5,305.00
Fees	0.00	1,000.00
Insurance	3,105.52	20,574.42
Lawn Care		
Lawn Care	0.00	600.00
Gas	0.00	337.92
Weed Killer	0.00	484.81
Total Lawn Care	0.00	1,422.73
Maintenance		
Repair & Maint.-Carpet Cleaning	205.68	2,007.68
Repair & Maint.-A/C Repair	685.25	9,249.49
Repair & Maint.-Trailers	1,439.26	24,324.34
Maintenance & Repair	0.00	918.57
Maintenance - Other	8.84	266.32
Total Maintenance	2,338.73	36,826.27
Miscellaneous Exp.	0.00	278.68
Office Expense	0.00	424.01
Pest Control	64.95	930.95
Plr Guaranteed Pymt - Singleton	2,500.00	40,000.00
Postage	0.00	98.00
Property Taxes	0.00	51,432.17
Payroll Tax Expense		
Payroll Tax Expense	0.00	7.05
Payroll Tax Expense - Other	283.46	2,768.84
Total Payroll Tax Expense	283.46	2,775.89
Salary & Wages		
Wages - Maintenance	0.00	1,404.00
Salary & Wages - Other	3,530.65	32,860.89
Total Salary & Wages	3,530.65	34,264.89
Security	0.00	672.89
Telephone	271.26	1,903.09
Utilities		
Electric-Lights	180.05	2,068.22
Electric-Mobile Homes	285.62	2,355.57
Electric - Office	26.76	554.69
Garbage & Recycling	137.42	1,511.62
Gas	29.37	293.20
Water	49.12	705.03
Total Utilities	707.34	7,508.73
Total Expense	32,696.22	339,500.49
Net Ordinary Income	7,461.78	99,493.52

NBR Properties LLC
Stmt of Revenue & Expenses-Income Tax Basis
Cash Basis

March 2016

		Mar 16
Ordinary Income/Expense		
Income		
Rents		40,105.00
Total Income		40,105.00
Gross Profit		40,105.00
Expense		
Advertizing		527.00
Amortization Expense		45.38
Auto		
Fuel	58.50	
Total Auto		58.50
Bank Charge		9.00
Depreciation Expense		8,525.26
Evictions		116.00
Gifts		86.06
Insurance		1,552.76
Maintenance		
Repair & Maint.-A/C Repair	258.46	
Repair & Maint.-Trailers	3,421.89	
Maintenance & Repair	140.00	
Electrical	80.00	
Maintenance - Other	88.39	
Total Maintenance		3,988.74
Ptr Guaranteed Pymt - Singleton		2,500.00
Payroll Tax Expense		386.16
Salary & Wages		4,438.89
Telephone		133.22
Utilities		
Electric-Lights	141.77	
Electric-Mobile Homes	127.28	
Electric - Office	29.25	
Garbage & Recycling	137.42	
Gas	31.23	
Water	91.12	
Total Utilities		558.07
Total Expense		22,925.04
Net Ordinary Income		17,179.96
Other Income/Expense		
Other Expense		
Interest Exp		6,025.73
Total Other Expense		6,025.73
Net Other Income		-6,025.73
Net Income		**11,154.23**

NBR Properties LLC
Stmt of Revenue & Expenses-Income Tax Basis
Cash Basis

April 2016

		Apr 16
Ordinary Income/Expense		
Income		
Rents		43,225.00
Total Income		43,225.00
Gross Profit		43,225.00
Expense		
Accounting		600.00
Amortization Expense		45.38
Bank Charge		9.00
Depreciation Expense		8,525.26
Insurance		1,394.26
Lawn Care		
Gas	149.37	
Total Lawn Care		149.37
Maintenance		
Repair & Maint.-Carpet Cleaning	102.84	
Repair & Maint.-A/C Repair	2,140.89	
Repair & Maint.-Trailers	4,064.01	
Maintenance & Repair	100.00	
Electrical	80.00	
Maintenance - Other	97.01	
Total Maintenance		6,584.75
Ptr Guaranteed Pymt - Singleton		2,500.00
Payroll Tax Expense		362.47
Salary & Wages		4,346.75
Utilities		
Electric-Lights	139.38	
Electric-Mobile Homes	117.02	
Electric - Office	28.74	
Garbage & Recycling	137.42	
Gas	16.33	
Water	49.12	
Total Utilities		488.01
Total Expense		25,005.25
Net Ordinary Income		18,219.75
Other Income/Expense		
Other Expense		
Interest Exp		5,750.30
Total Other Expense		5,750.30
Net Other Income		-5,750.30
Net Income		**12,469.45**

NBR Properties LLC
Stmt of Revenue & Expenses-Income Tax Basis
Cash Basis

May 2016

		May 16
Ordinary Income/Expense		
Income		
Rents		43,447.68
Total Income		43,447.68
Gross Profit		43,447.68
Expense		
Accounting		790.00
Amortization Expense		45.38
Bank Card Fee		39.00
Bank Charge		9.00
Depreciation Expense		8,525.26
Evictions		348.00
Insurance		226.00
Lawn Care		
Gas	48.00	
Total Lawn Care		48.00
Maintenance		
Repair & Maint.-Carpet Cleaning	102.84	
Repair & Maint.-A/C Repair	516.52	
Repair & Maint.-Trailers	2,264.53	
Maintenance & Repair	1,543.41	
Electrical	305.00	
Maintenance - Other	41.13	
Total Maintenance		4,773.43
Miscellaneous Exp.		80.00
Pest Control		81.19
Ptr Guaranteed Pymt - Singleton		2,500.00
Payroll Tax Expense		312.33
Salary & Wages		3,971.00
Security		207.71
Telephone		286.16
Utilities		
Electric-Lights	131.28	
Electric-Mobile Homes	56.99	
Electric - Office	76.52	
Garbage & Recycling	139.20	
Gas	29.22	
Water	133.26	
Total Utilities		566.47
Total Expense		22,808.93
Net Ordinary Income		20,638.75
Other Income/Expense		
Other Expense		
Interest Exp		6,289.18
Total Other Expense		6,289.18
Net Other Income		-6,289.18
Net Income		**14,349.57**

Mobile Home Park Frequently Asked Questions

•What is the current average lot rental? Does not rent lots,
•How does the average lot rental compare to other parks? Lots comparable to the park around $250 per lot
•How Many spaces are designated for RV spaces? None
•How old is the park? 6yrs
•Are the streets paved? Repairs needed? No Repairs, Streets are concrete curbed
•Does each have its own paved driveway? Yes
•What is the condition of the grounds or common area? Excellent
•How old are the water/sewer lines? 6yrs all underground
•Does each lot have its own water meter? YES
•Do the tenants pay for the water/sewer service? YES
•How many lots have 200 Amp electrical boxes? All
•Do the tenants pay for the electrical service? YES
•Do the tenants pay for the garbage service? YES
•Can the lots fit a double wide? APRs. 6 lots out of the 20 remaining vacant lots will fix double wide
•What percentage lots could hold a 16x80? 90%
•Does the park have a separate office on-site? Yes
•Does the owner manage the park? Yes
•How much undeveloped land comes with the park? Apprx. 1 Acre remains for recreational use or storage buildings