



**10951 BORROR ROAD**  
ORIENT, OHIO 43146

**FOR SALE - Johnson Mobile Home Park**



- ◆ **48 Pad Mobile Home Park with 7 Owned Trailers, 1,344 Sq. Ft. Rental Office / Community Center on 12.34 Acres.**
- ◆ **Located in the Growing Village of Commercial Point just 15 Miles South of I-270 Near Foxfire Golf Club.**
- ◆ **Strong Upside Potential. Current Rents are Below Market @ \$245/Pad/Month with Market @ \$325/Pad/Month and all 7 Owned Trailers are Vacant and in Various Stages of Habitable Condition.**
- ◆ **There are Approximately 4 Acres of Excess Undeveloped Land Which Could Accommodate Development of Additional Pads and Amenities. Located Next Door to Genoa Crossing Mobile Home Community Which is an Upscale Development**
- ◆ **ASKING \$810,000 or \$16,875 / Pad.**

**FOR MORE INFORMATION, PLEASE CONTACT:**

**Bill Hamilton**  
(614) 324-6715 - Office Direct  
(614) 395-4098 - Cell  
[BHamilton@C1Realty.com](mailto:BHamilton@C1Realty.com)

**Steve Holzer**  
(614) 324-6718 - Office Direct  
(614) 374-8231 - Cell  
[SHolzer@C1Realty.com](mailto:SHolzer@C1Realty.com)

**Commercial One Realtors**  
1515 Bethel Road  
Columbus, Ohio 43220  
614-451-5100

[www.CommercialOneRealtors.com](http://www.CommercialOneRealtors.com)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

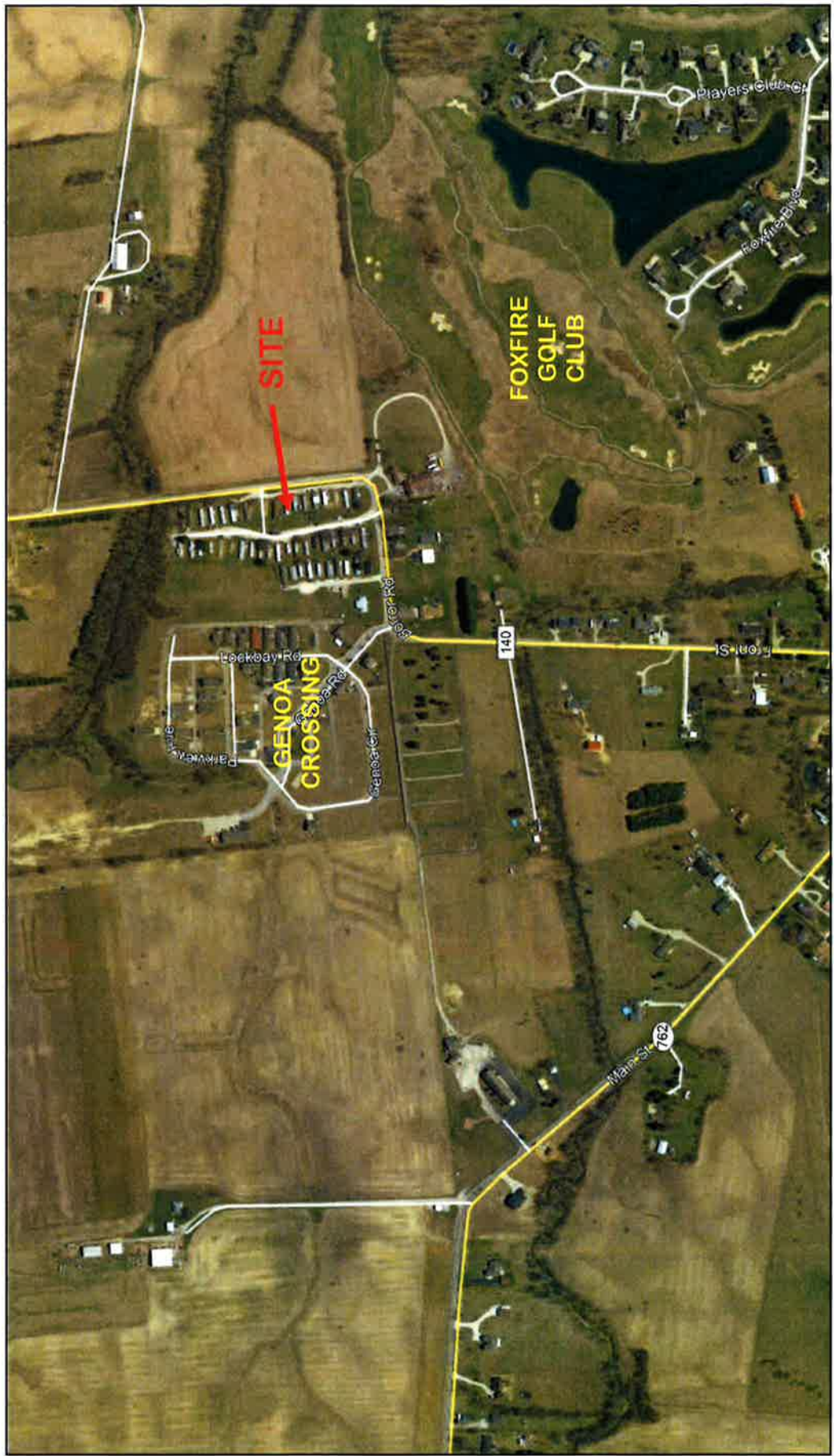


Est. 1912  
**Commercial**  
**•ONE•**  
**REALTORS**



**AERIAL**

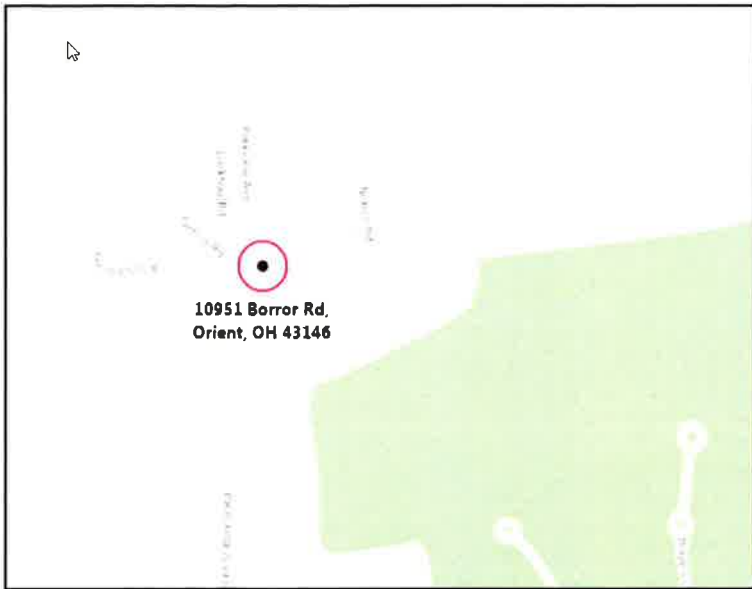
**10951 BORROR ROAD**  
ORIENT, OHIO 43146





# MAPS

**10951 BORROR ROAD**  
**ORIENT, OHIO 43146**



Est. 1912  
**Commercial  
ONE  
REALTORS**



**JOHNSON MOBILE HOME PARK  
ANALYSIS OF 2017 OPERATIONS & STABILIZED PROFORMA**

<u>Description</u>	<u>#</u>	<u>Current Average Rent/Mo.</u>	<u>Vacancy %</u>	<u>Fair Market Rent/Mo.</u>	<u>Comment</u>
Pads	48	\$244.67	44%	\$325.00	5 Off Line / Need Work
Owned Trailers	7	\$0.00	100%	\$350.00	1 in Occupiable Condition
Single Family Home	1	\$0.00	100%	\$650.00	Office + Community Center

Gross Scheduled Income	\$140,930			\$244,400	
Add: Other Income	\$0			\$5,760	\$10/U/Mo.
Less: Vacancy	(\$58,720)	42%		(\$23,016)	10%
<b>Gross Operating Income</b>	<b>\$82,210</b>			<b>\$227,144</b>	

<u>Less: Operating Expenses</u>	<u>Actual 2017</u>	<u>Stabilized Proforma</u>
Real Estate Taxes + MH Tax	\$5,065	\$8,150
Insurance	\$2,584	\$3,000
Maintenance & Repairs	\$19,607	\$20,000
Electric: C/A & Security Lighting	\$3,750	\$3,750
Fuel Oil	\$344	\$600
Sewer & Water	\$15,501	\$20,000
Trash Removal	\$9,060	\$10,000
Lawn & Landscaping	\$850	\$1,200
Management & Admin	\$2,902	\$14,000
<b>Total Operating Expenses</b>	<b>\$59,663</b>	<b>\$80,700</b>
\$'s / Pad:	\$1,243	\$1,681
% of GOI:	73%	42%
<b>Net Operating Income</b>	<b>\$22,547</b>	<b>\$146,444</b>

# JOHNSON MOBILE HOME PARK

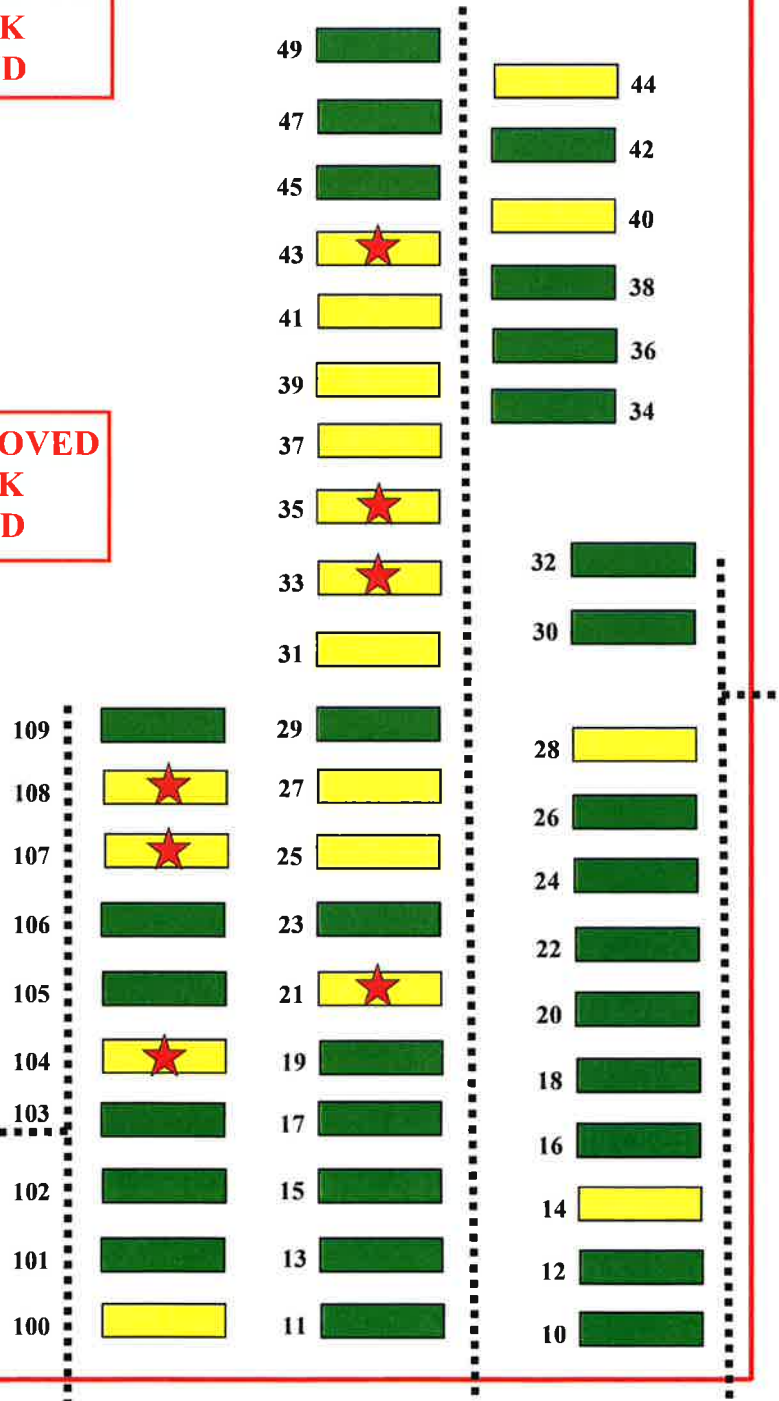
## KEY

-  TENANT OWNED
-  VACANT
-  ROADS
-  PROPERTY BOUNDARY
-  PARK OWNED TRAILER

UNIMPROVED  
PARK  
LAND

UNIMPROVED  
PARK  
LAND

  
PARK OFFICE



BORROR ROAD

BORROR ROAD