

A photograph of a gravel lot or parking area. In the background, a white pickup truck is parked on a grassy area next to a line of trees. A utility pole is visible on the left side of the image. The foreground is a large, open area covered in light-colored gravel. A dark, semi-transparent rectangular box is overlaid in the center of the image, containing the text "Graphics Pack Branded" in white.

Graphics Pack Branded

An aerial photograph of a mobile home park. A yellow line outlines a specific area within the park, which contains several mobile homes and some trees. The surrounding area includes more mobile homes, trees, and a road. A semi-transparent dark grey box is overlaid on the center of the image, containing white text.

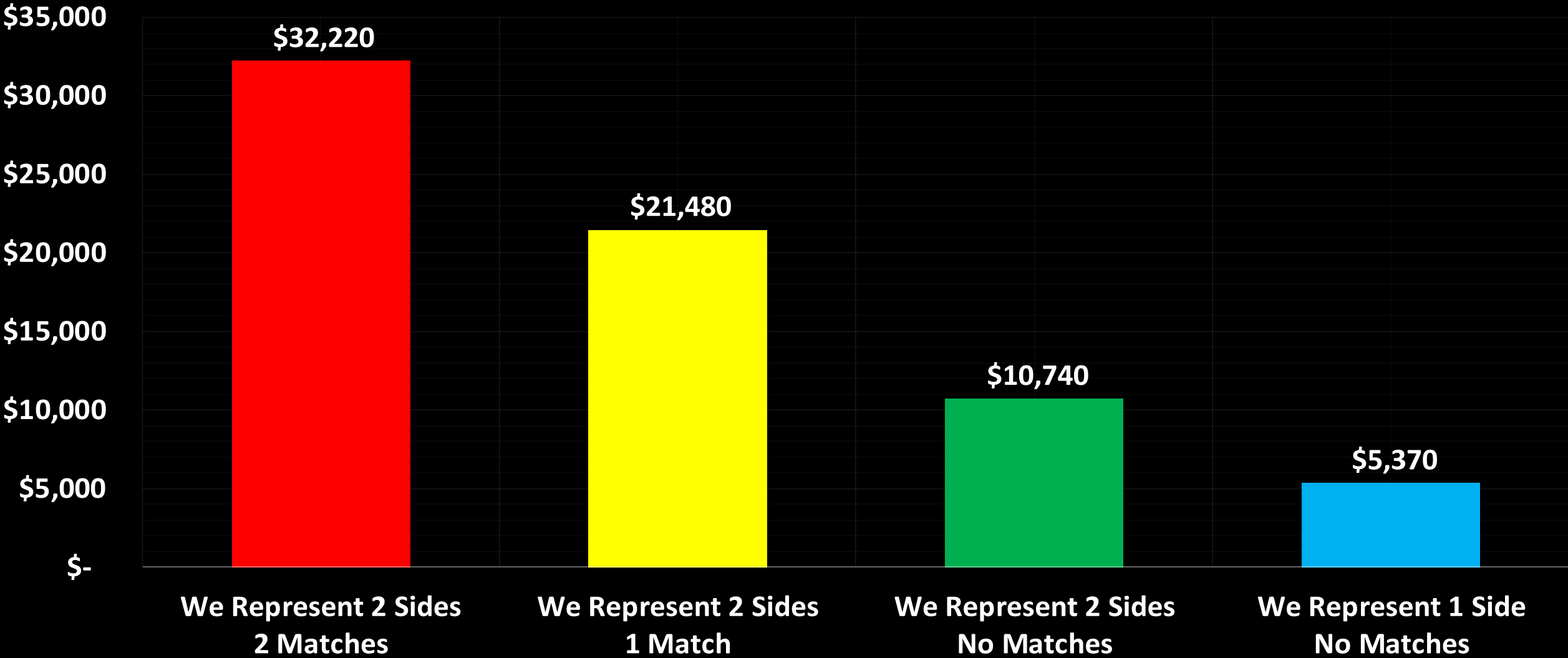
Hill Country Mobile Home Park
7.09% CAP, Significant Upside
11 Owned Homes, 9 Rental Spaces

Eligible for Our Real Estate Philanthropy – 20% of Revenues Gifted

Ingram Kerrville TX Hill Country Mobile Home Park

Sale at \$895,000 List Price

Real Estate Philanthropy Gift Based on Matching Gifts





Ingram Kerrville TX Hill Country Mobile Home Park Financials

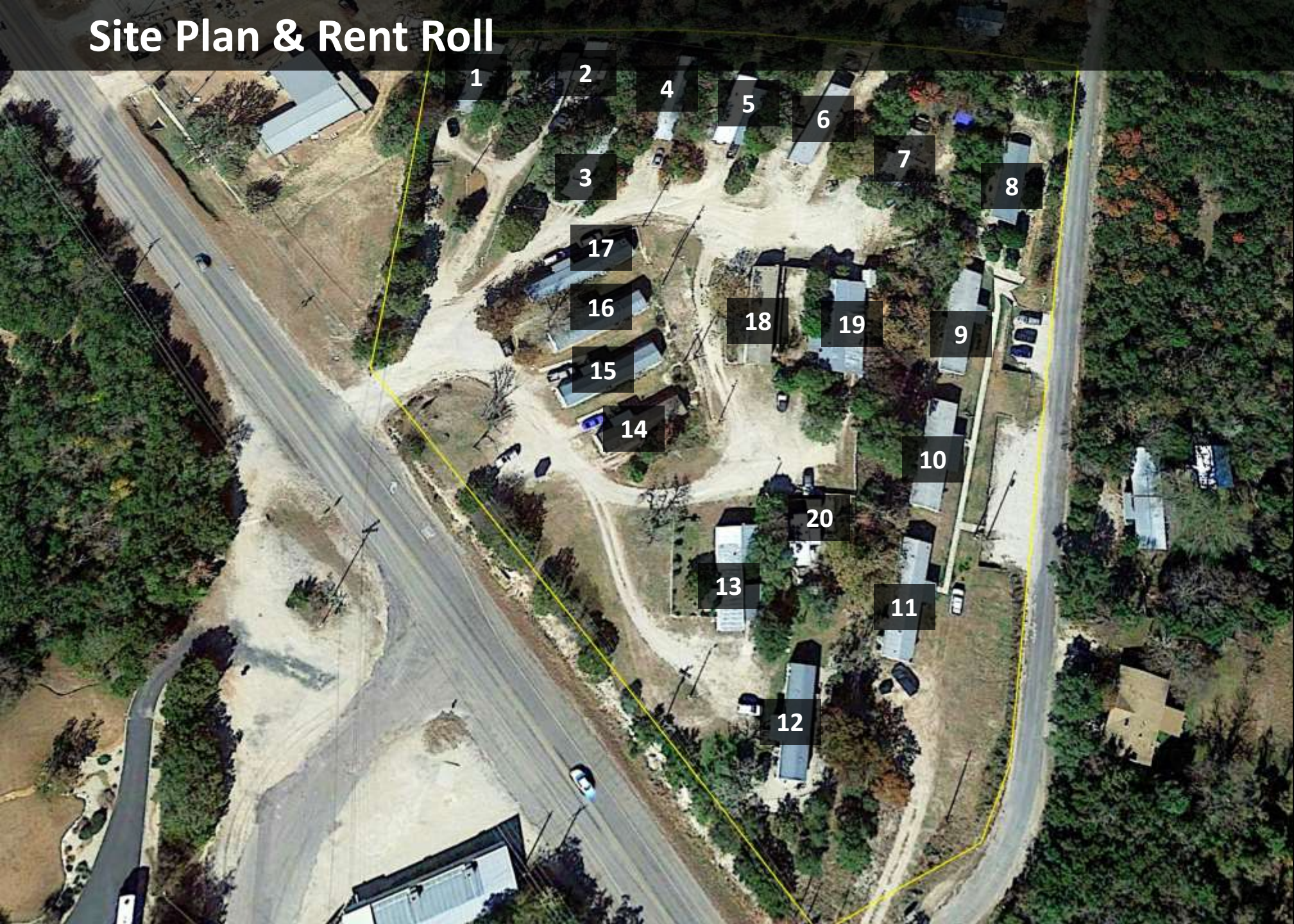


Ingram-Kerrville TX Hill Country MHP SWPRE Annual Financial Model \$895,000 Investment \$3,000 Monthly Rent

#	Category	Description	\$/#
1	Gross Income	Historical	\$ 112,200
2	Maintenance/Repairs	Actual	\$ (11,729)
3	Taxes Insurance	ACTual	\$ (14,307)
4	All Other Expenses	Actual	\$ (22,683)
5	Total Expenses	#2 + #3 + #4	\$ (48,719)
6	Net Operating Income	#1 - #5	\$ 63,481
7	Annual Debt Service	BankRate.com*	\$ (41,016)
8	Pre-Tax Income	#6 - #7	\$ 22,465
9	Cash Flow Adjustment	Estimate	\$ 33,697
10	Est. Net Cash Flow	#8 + #9	\$ 56,162
11	Cap Rate	#6 / Sale Price	7.09%
12	Gross Rent Multiplier	Sale Price / #1	7.98

80% loan, 4.5% APR interest rate, 30-year amortization.
\$3,418 monthly est. No PMI. National lender.
Calculations from <http://www.bankrate.com>.

Site Plan & Rent Roll



Lot #	Home/Lot	Rent
1	Lot	\$ 200
2	Lot	\$ 200
3	Lot	\$ 200
4	Lot	\$ 200
5	Home	\$ 650
6	Lot	\$ 200
7	Lot	\$ 200
8	Home	\$ 675
9	Home	\$ 675
10	Home	\$ 675
11	Home	\$ 675
12	Home	\$ 675
13	Lot	\$ 200
14	Home	\$ 675
15	Home	\$ 700
16	Home	\$ 700
17	Home	\$ 700
18	Home	\$ 750
19	Lot	\$ 200
20	Lot	\$ 200
Total		\$9,350

4 New Potential Pad Sites – Zoning Not Reviewed



In Ingram City Limits NOT in flood plain

Parcel Viewer

Parcels



FEMA Flood Way



FEMA Flood Zones

AE (Base Flood Elevations)

A (No Base Flood Elevations)

Municipal Boundaries



Municipal Areas

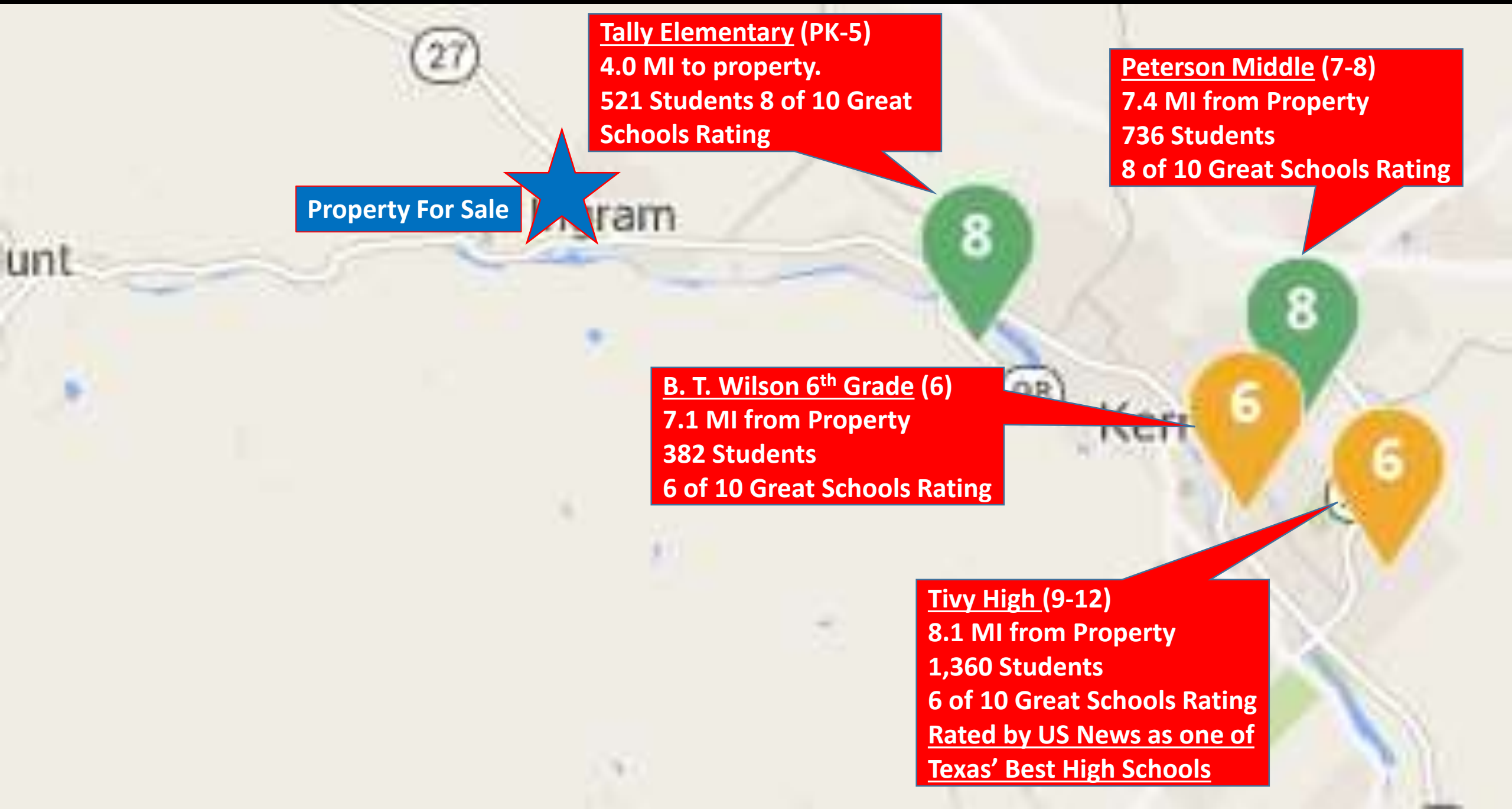


Extraterritorial Jurisdiction Boundaries



Extraterritorial Jurisdiction Areas





Property For Sale

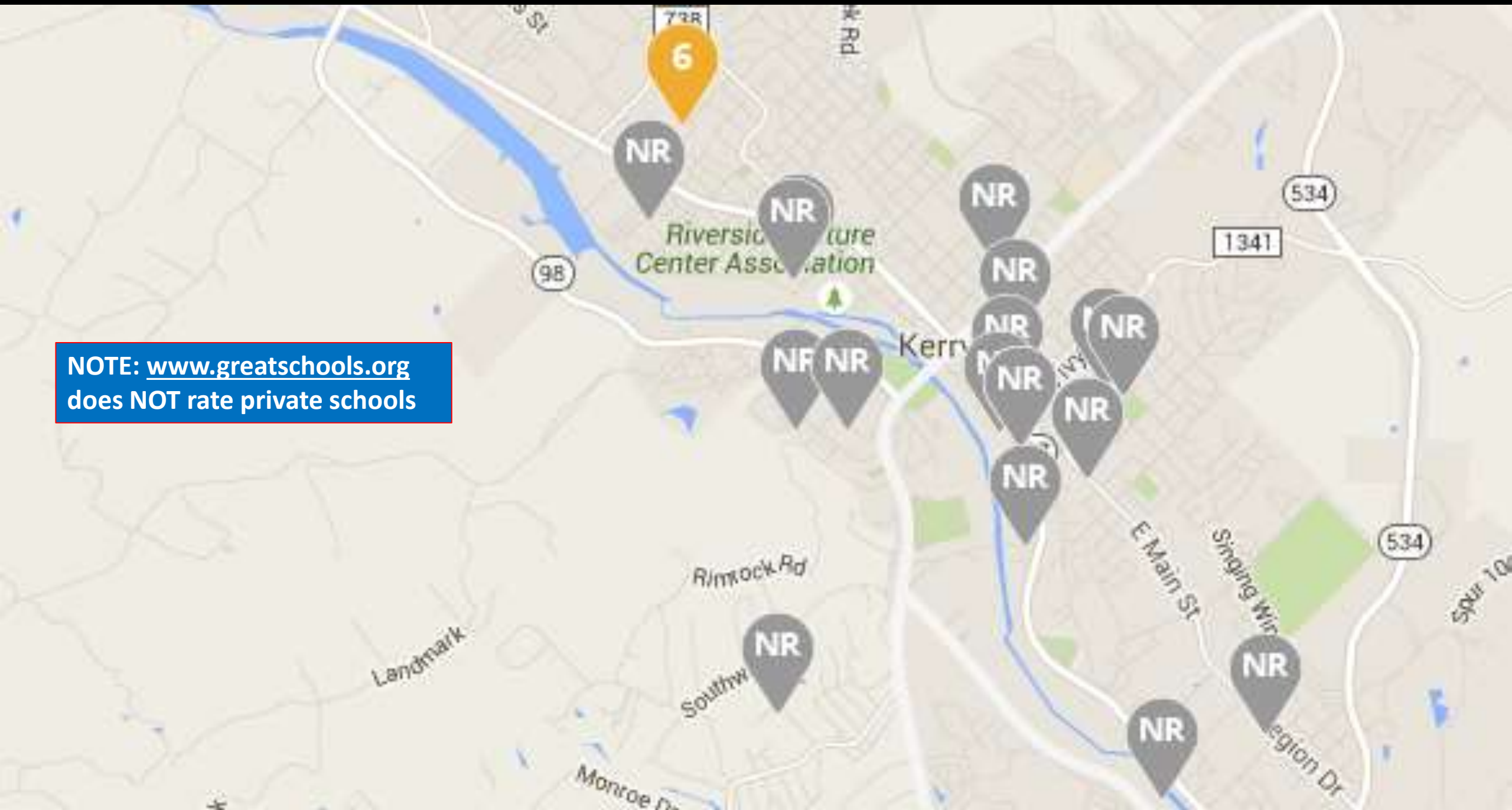
Tally Elementary (PK-5)
4.0 MI to property.
521 Students 8 of 10 Great
Schools Rating

Peterson Middle (7-8)
7.4 MI from Property
736 Students
8 of 10 Great Schools Rating

B. T. Wilson 6th Grade (6)
7.1 MI from Property
382 Students
6 of 10 Great Schools Rating

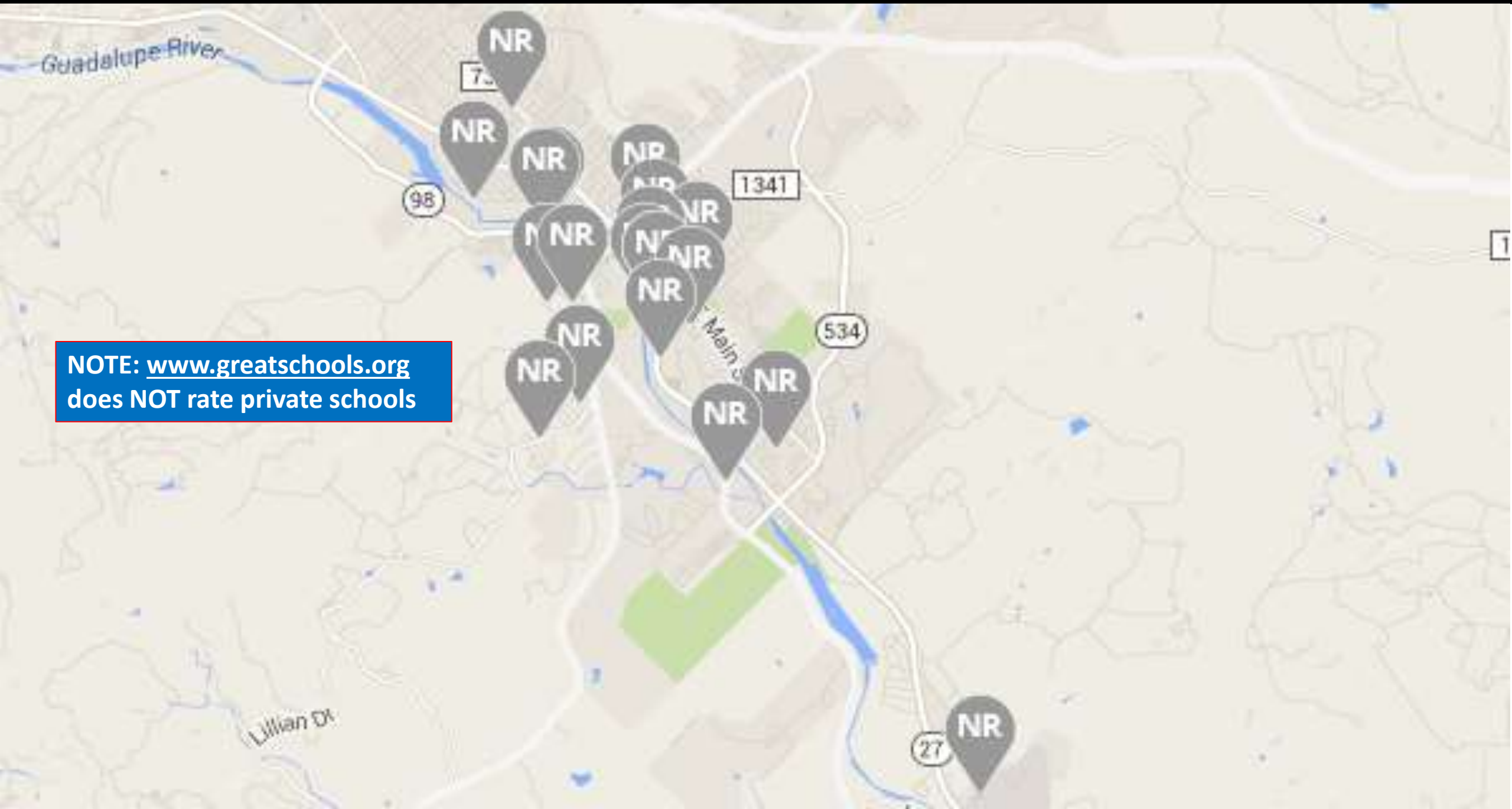
Tivy High (9-12)
8.1 MI from Property
1,360 Students
6 of 10 Great Schools Rating
Rated by US News as one of
Texas' Best High Schools

NOTE: www.greatschools.org
does NOT rate private schools

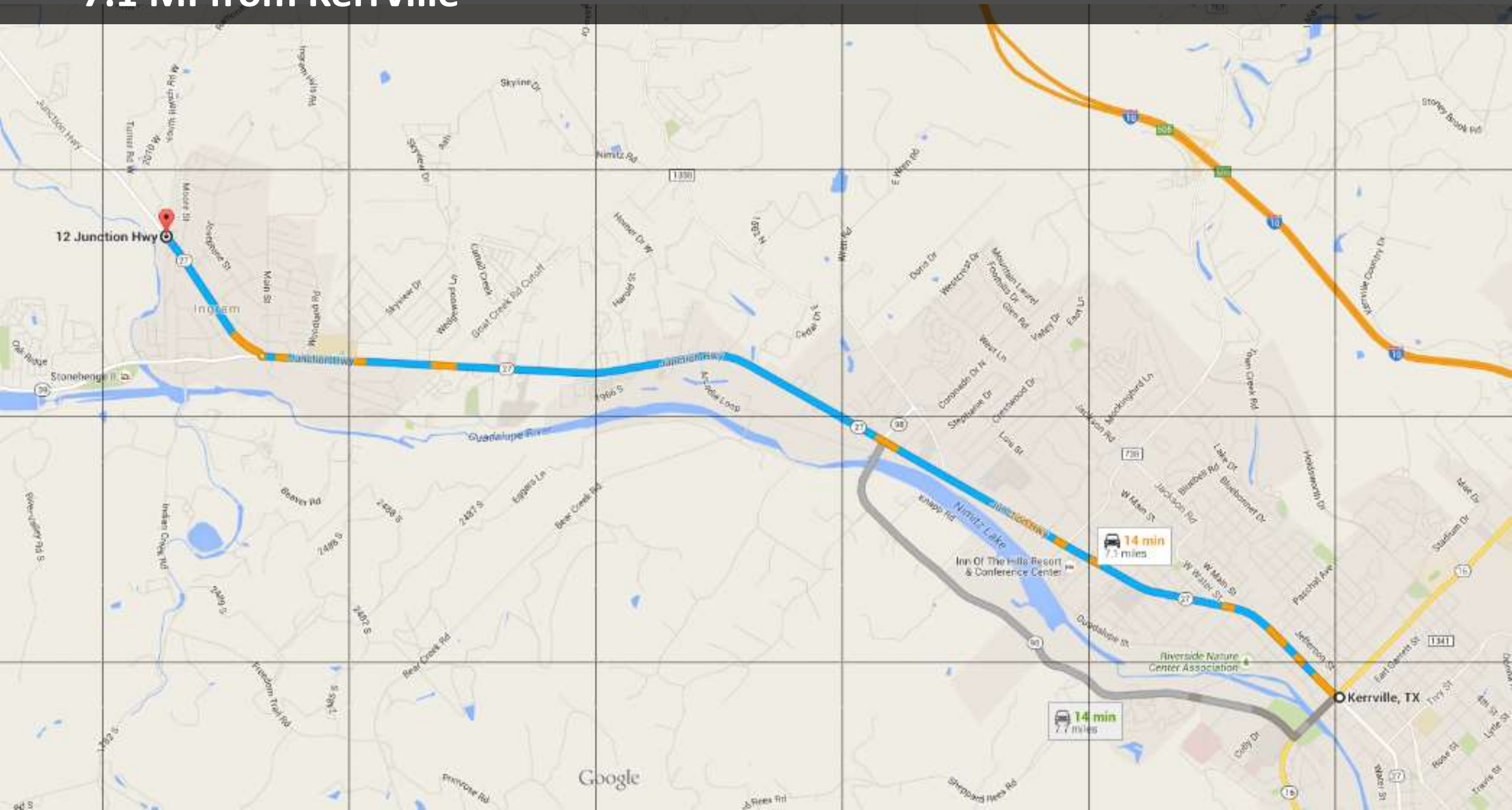


21 Private School Options – Information From www.greatschools.org

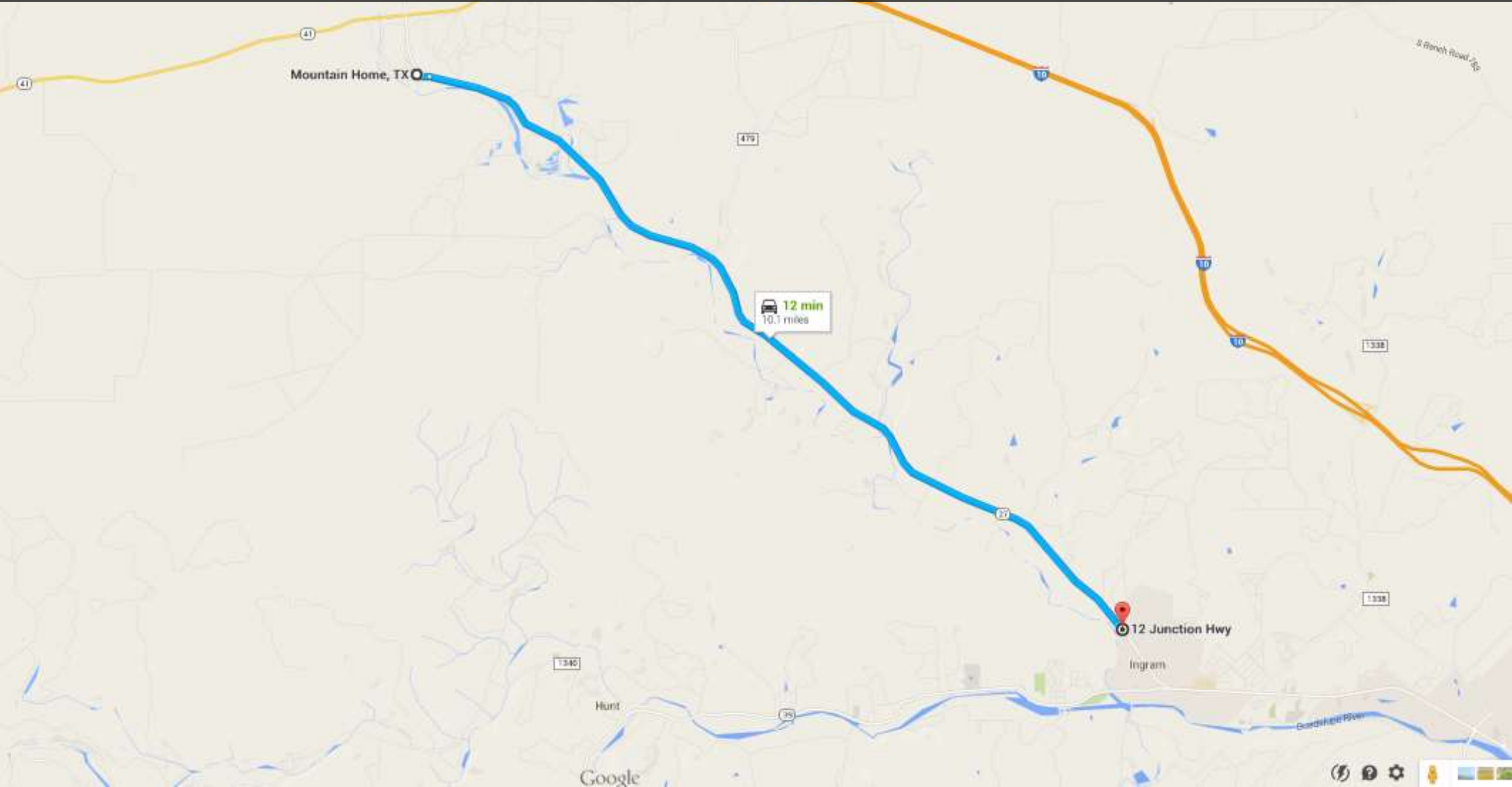
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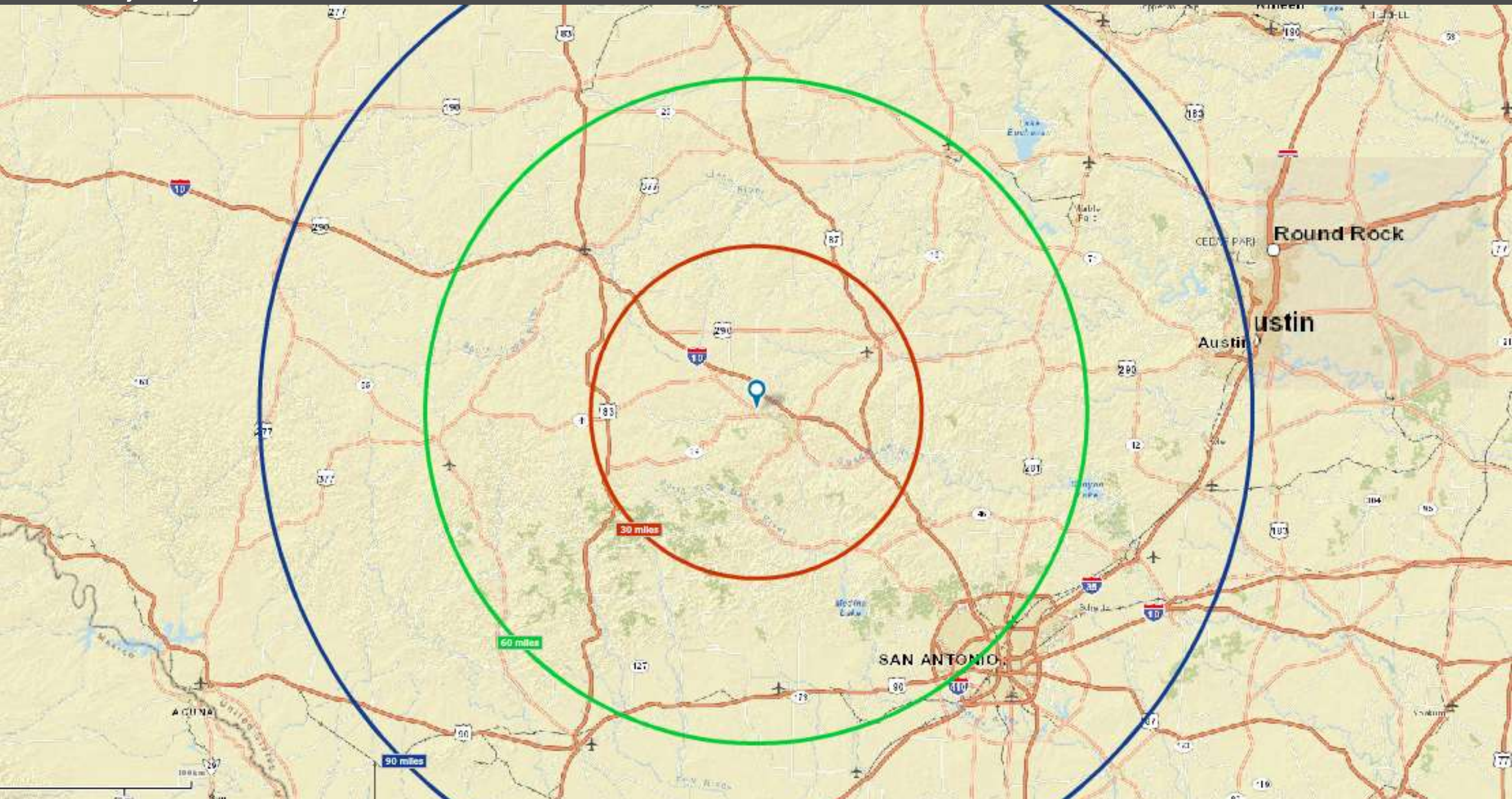
7.1 MI from Kerrville



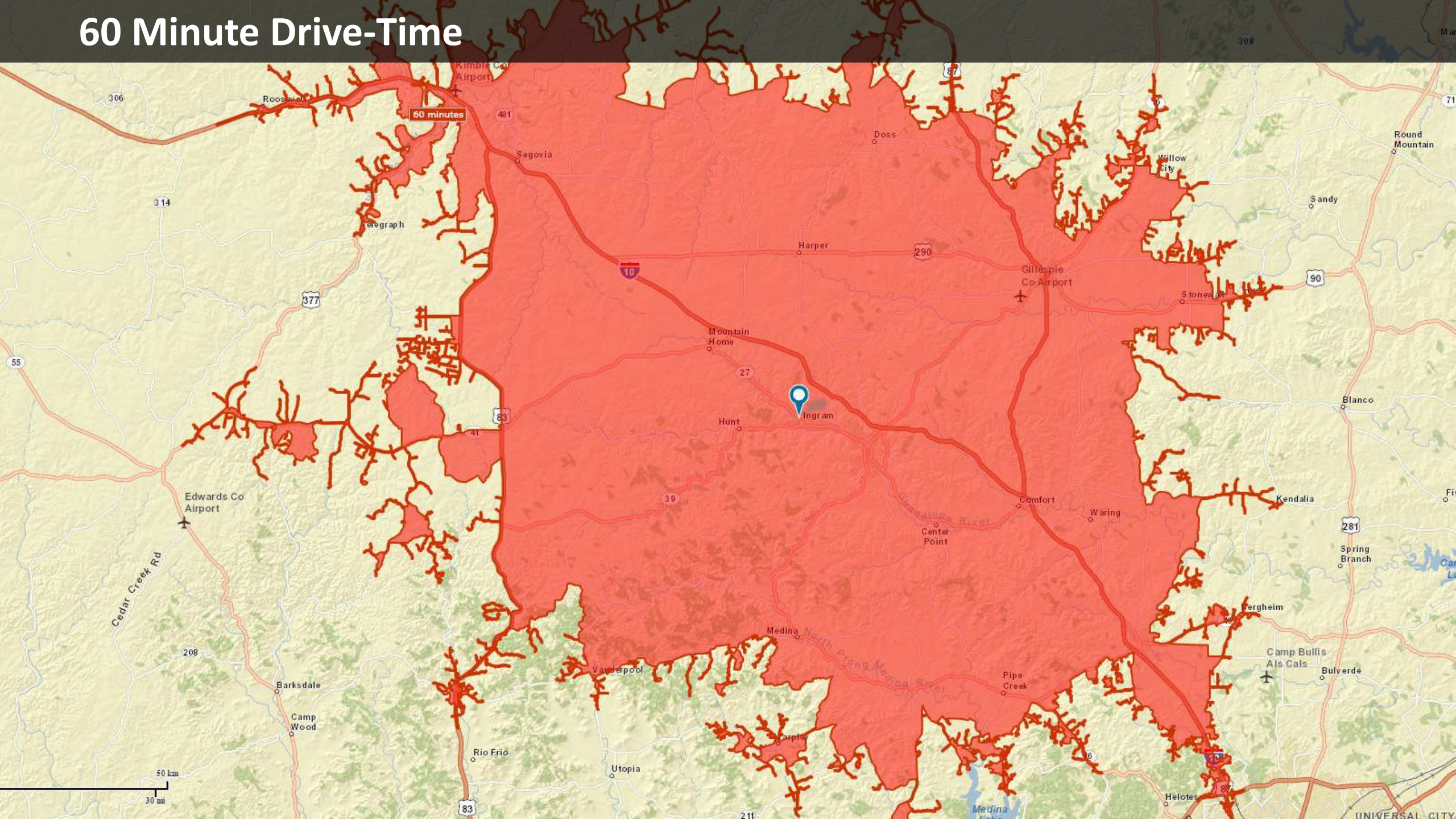
10.1 MI from Mountain Home



30, 60, 90 MI Radii – Within 60 MI to San Antonio & 90 MI to Austin

A map of Central Texas showing three concentric circles centered on a blue location pin near Austin. The innermost circle is red and labeled "30 miles". The middle circle is green and labeled "60 miles". The outermost circle is blue and labeled "90 miles". Major highways are shown in orange/brown, including I-10, I-37, and US-89. Cities labeled include Round Rock, Austin, and San Antonio. A scale bar at the bottom left indicates 100 km.

60 Minute Drive-Time





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Ingram Kerrville TX Hill Country Mobile Home Park For Sale



<http://swpre.com/?p=23420>