

A photograph of a gravel lot with a semi-trailer and a house in the background, with a text overlay. The scene is outdoors, featuring a gravel lot in the foreground, a semi-trailer on the left, a house in the background, and a road on the right. The sky is blue with white clouds. A text overlay is centered in the image.

Graphics Pack Unbranded

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. The text is overlaid on a dark, semi-transparent rectangular background.

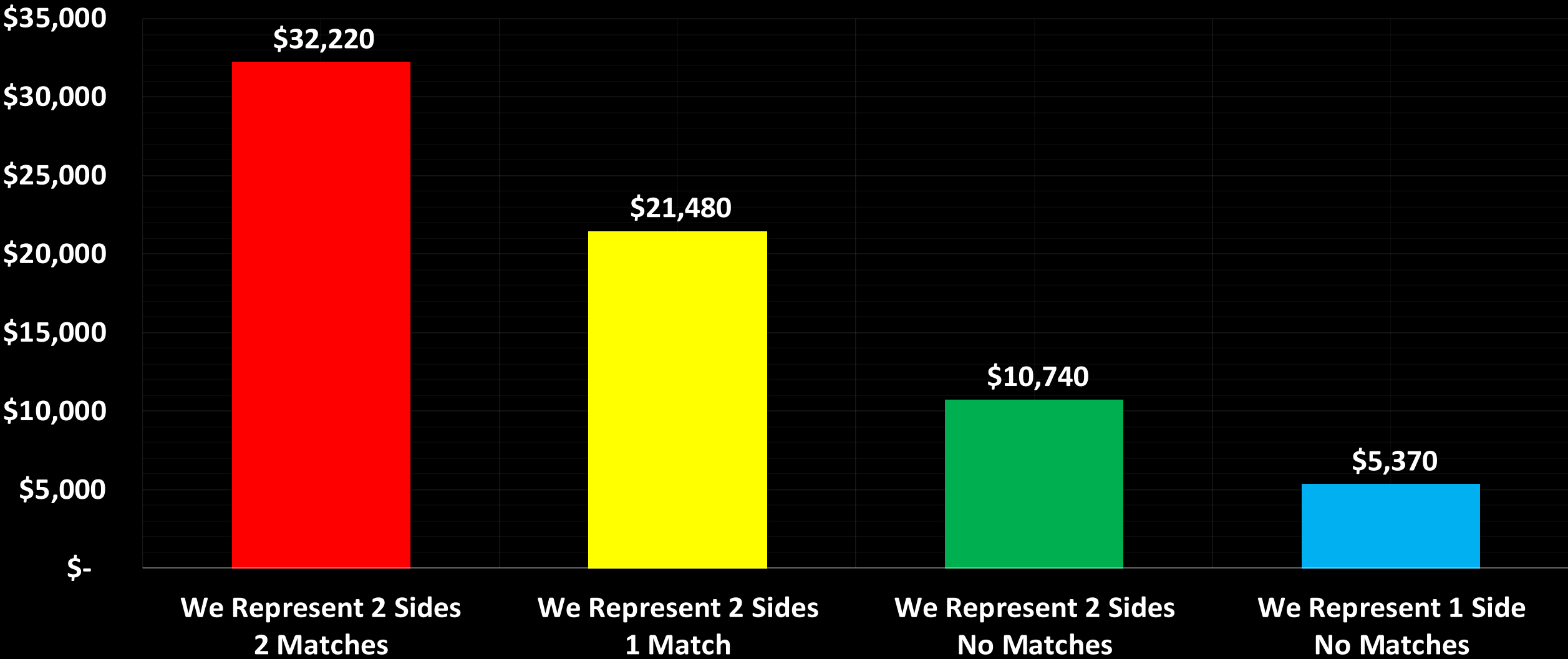
Hill Country Mobile Home Park
7.09% CAP, Significant Upside
11 Owned Homes, 9 Rental Spaces

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

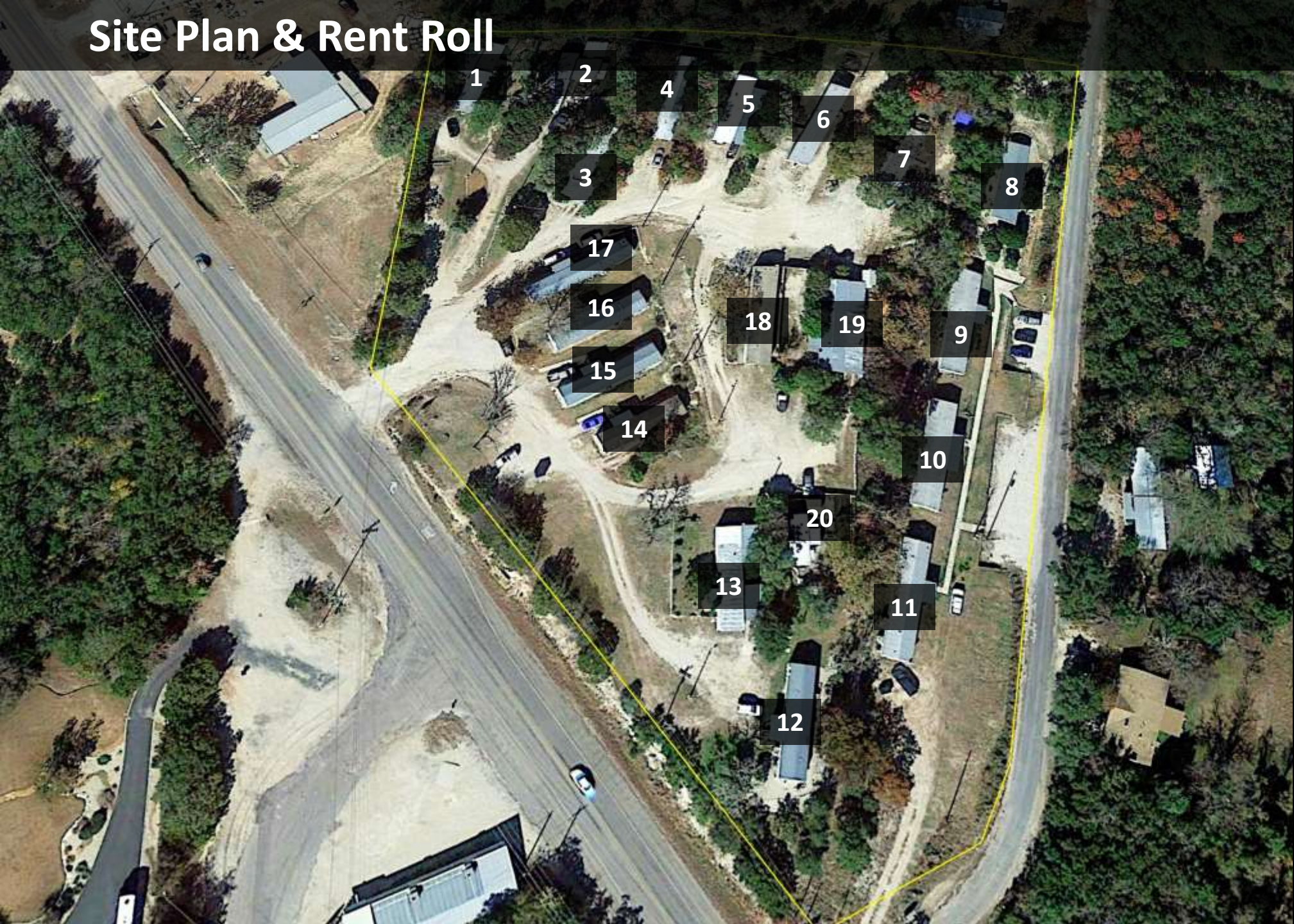


Ingram-Kerrville TX Hill Country MHP SWPRE Annual Financial Model \$895,000 Investment \$3,000 Monthly Rent

#	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

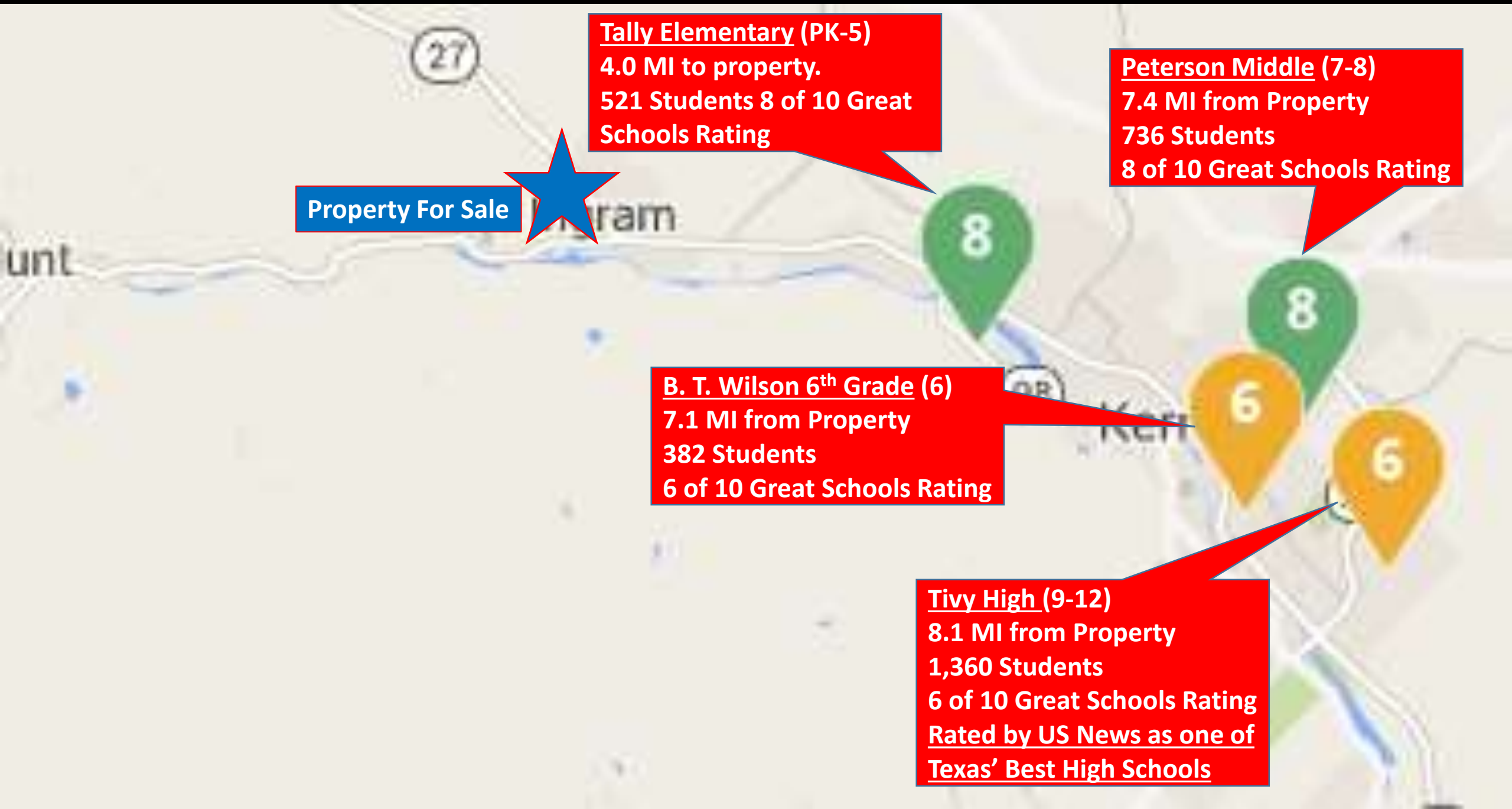


Extraterritorial Jurisdiction Boundaries



Extraterritorial Jurisdiction Areas





Property For Sale

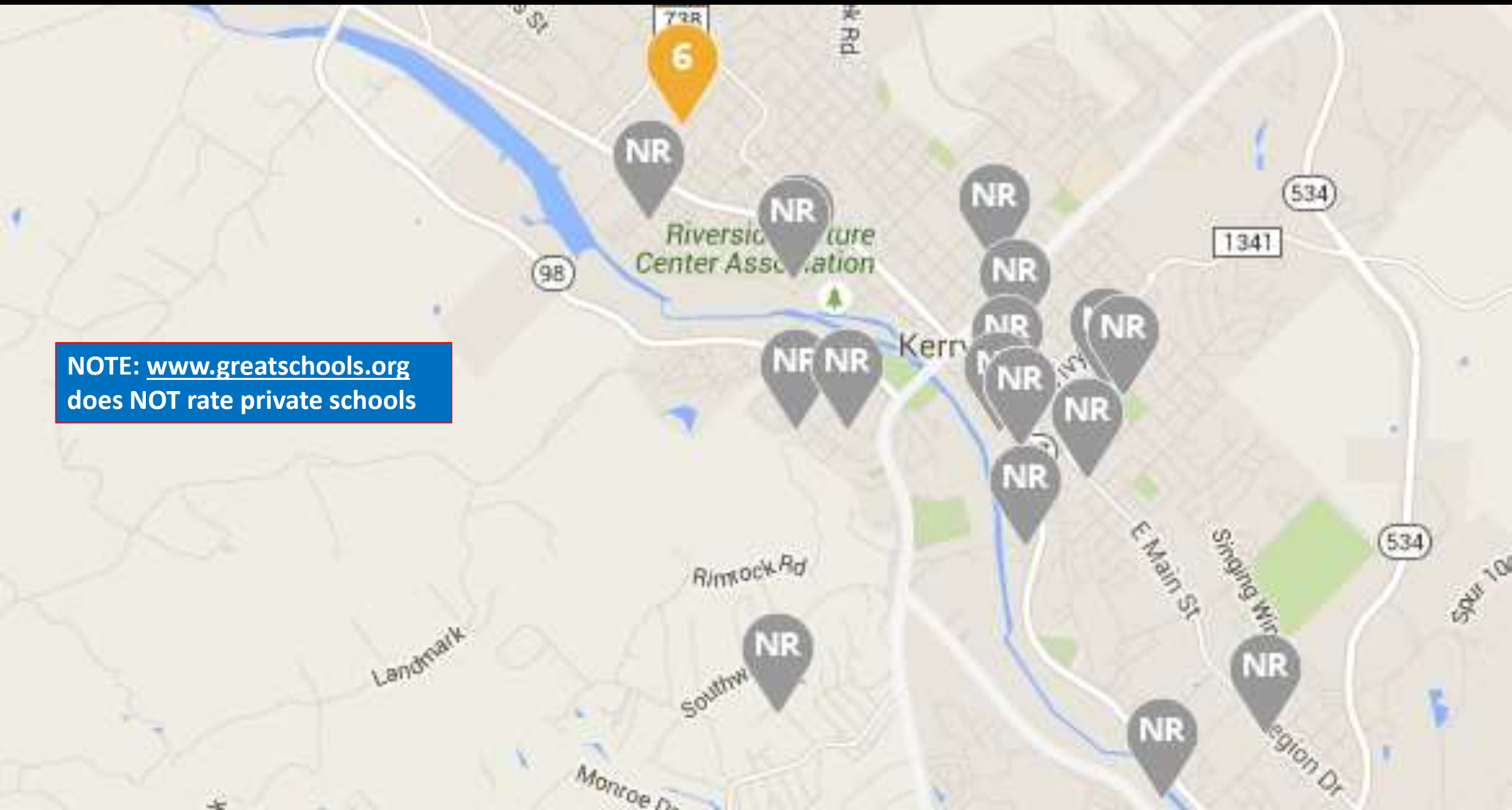
Tally Elementary (PK-5)
4.0 MI to property.
521 Students 8 of 10 Great
Schools Rating

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

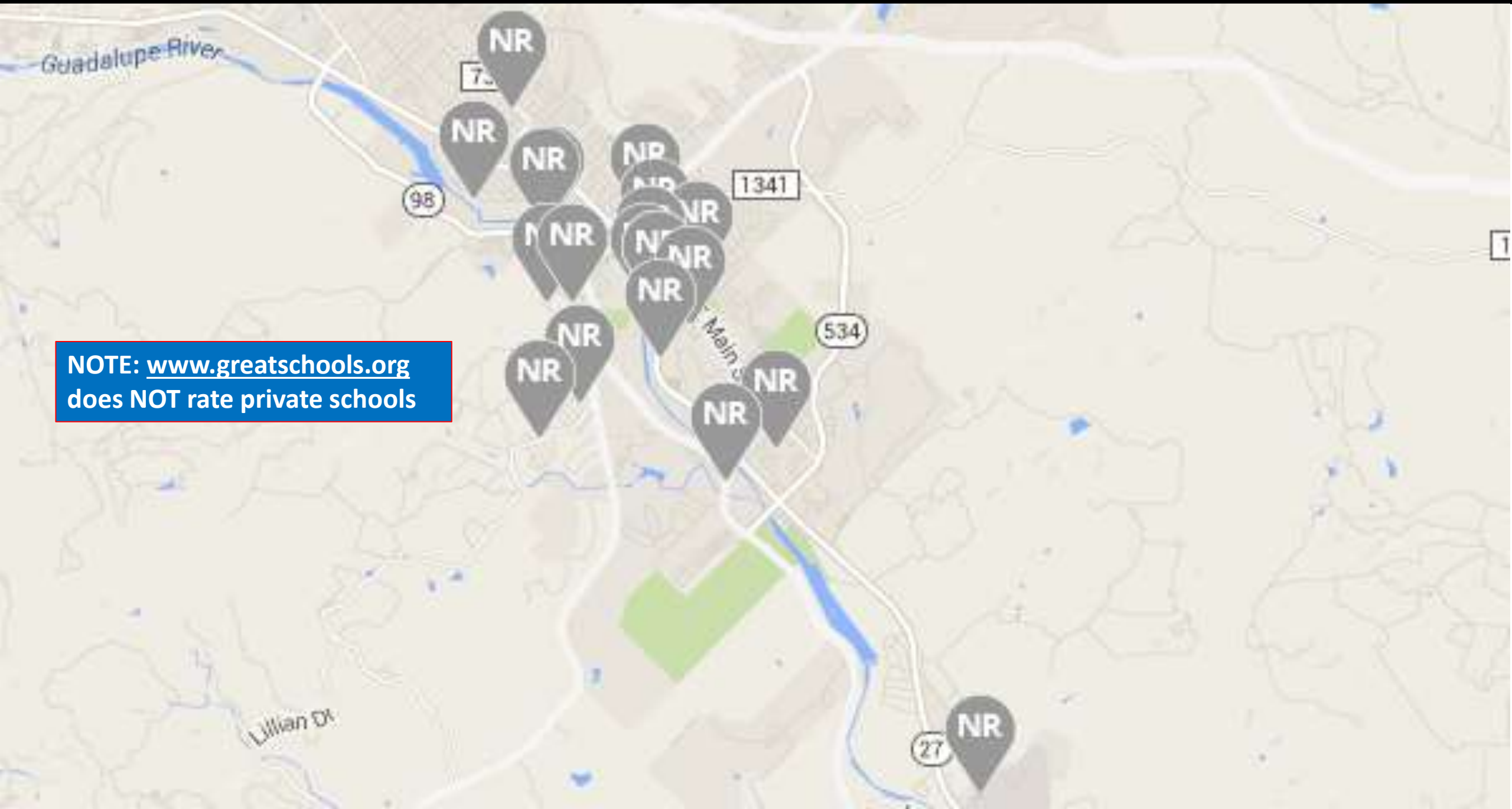
Tivy High (9-12)
8.1 MI from Property
1,360 Students
6 of 10 Great Schools Rating
Rated by US News as one of
Texas' Best High Schools

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

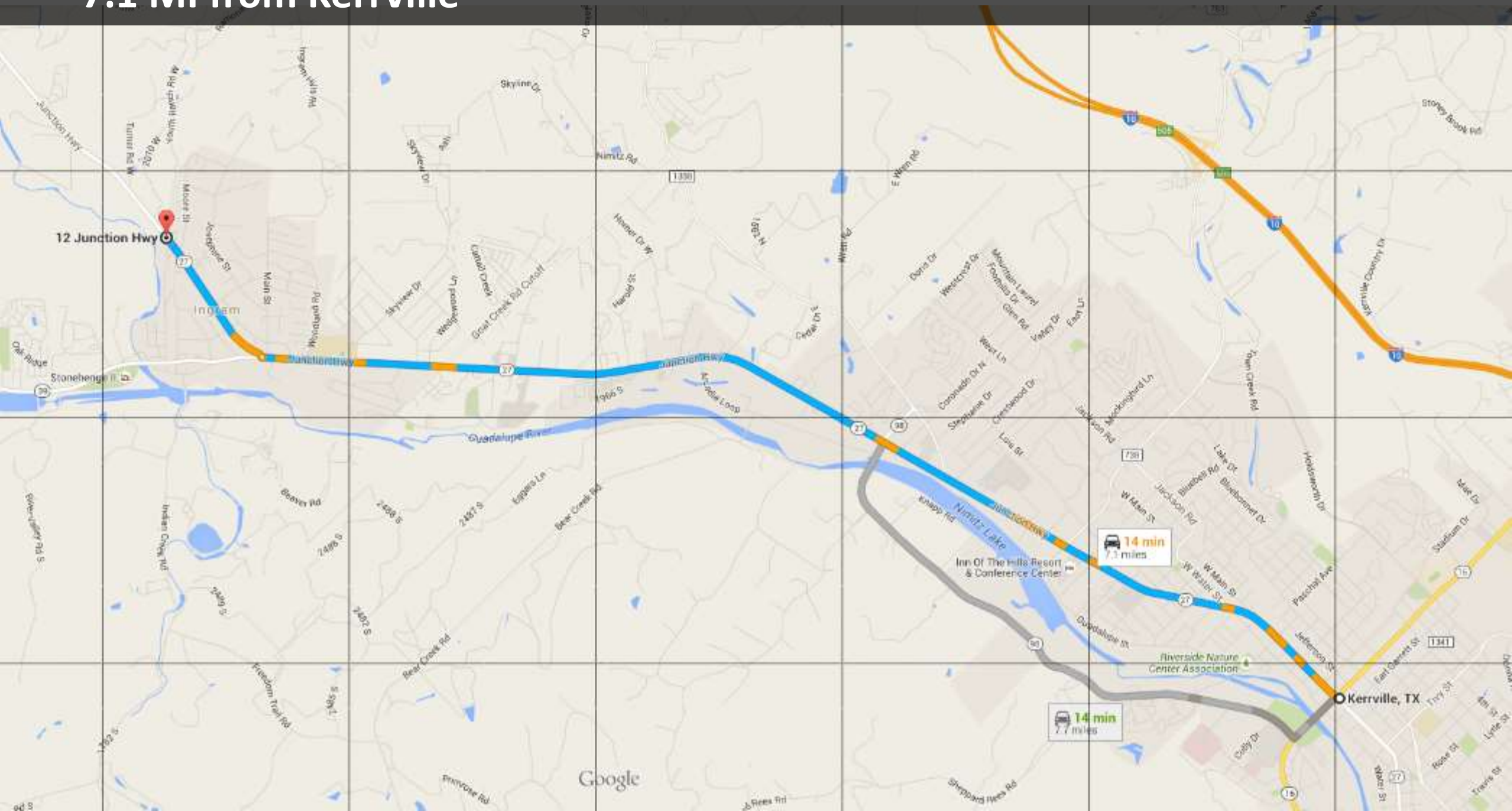


21 Private School Options – Information From www.greatschools.org

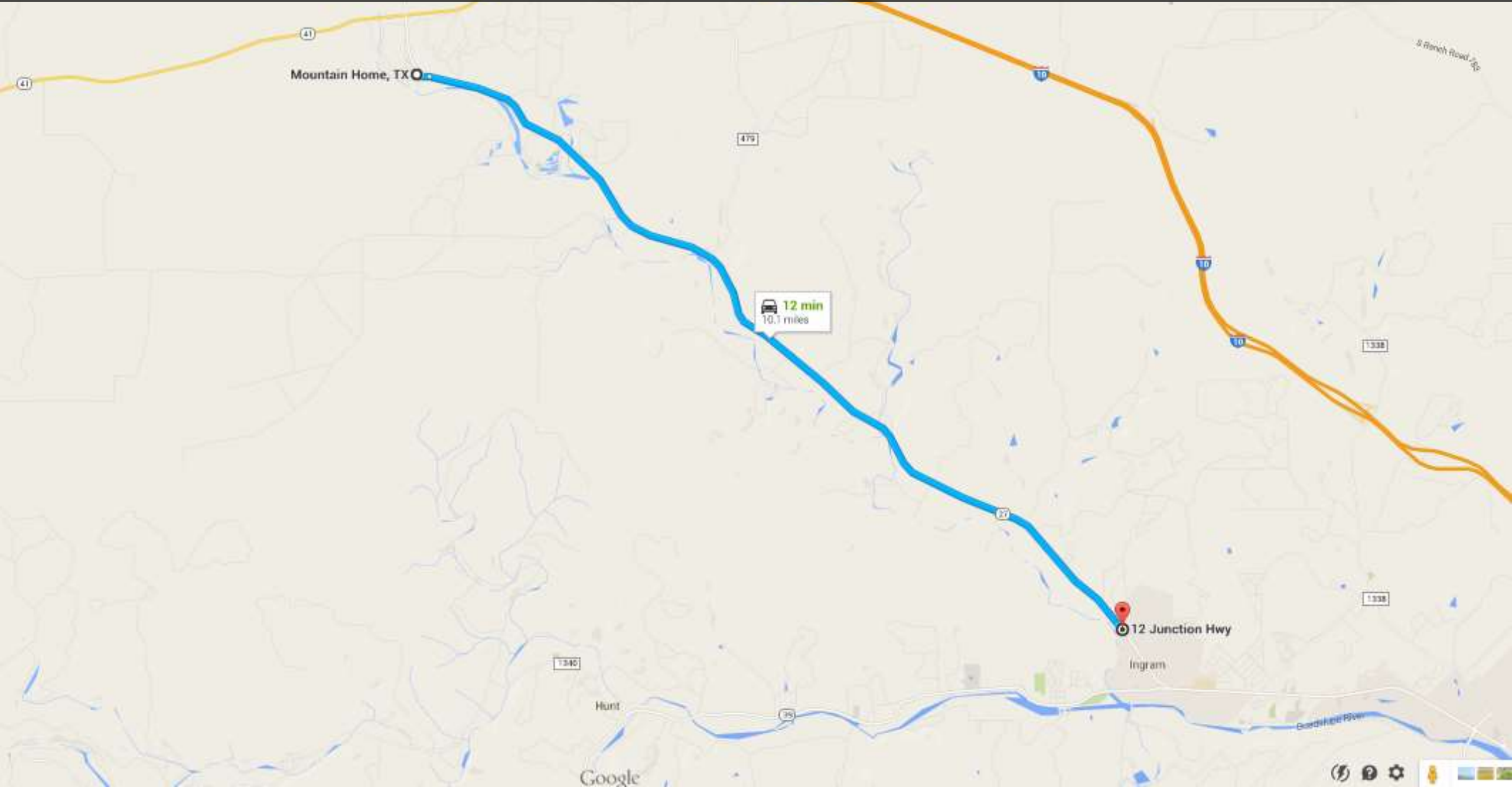
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7.1 MI from Kerrville



10.1 MI from Mountain Home



60 Minute Drive-Time

