

# PROPERTY INFORMATION SHEET

Mobile Home RV Parks

## Contact Information

Your Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Alternate Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

## Seller /Agent Contact Information

Agent/Owner's Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Alternate Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

#Partners: \_\_\_\_\_ Seller Contract is Decision Maker:  Yes  No

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## Property Information

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

Country: \_\_\_\_\_ Zip: \_\_\_\_\_

Acres: \_\_\_\_\_ Usable Acreage: \_\_\_\_\_ #Pads: \_\_\_\_\_ #Mobile Homes: \_\_\_\_\_ #Homes Rented: \_\_\_\_\_

Extra Acres/Pads: \_\_\_\_\_

Current Zoning: \_\_\_\_\_ Highway/Road Access:  Yes  No Road frontage # ft: \_\_\_\_\_

Water Frontage # acres: \_\_\_\_\_ Wooded/wetland Acres: \_\_\_\_\_ Flood zone:  Yes  No Proximity of Utilities & Sewer: \_\_\_\_\_

Type of Area:  Low Income  Medium Income  High Income

Environmental Issues/Requirements: \_\_\_\_\_

Property Listed:  No (  Yes Time on Market: \_\_\_\_\_ . How Longed Owned: \_\_\_\_\_

Motivation: \_\_\_\_\_

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## Financials

Asking Price: \$ \_\_\_\_\_ Market Value (as-is): \$ \_\_\_\_\_ How & Who Determined: \_\_\_\_\_

LTV: \_\_\_\_\_ How Owner Chose Price: \_\_\_\_\_ Owner Knows Value:  Yes  No

Current Gross Income: \$ \_\_\_\_\_ Current Net Income: \$ \_\_\_\_\_ Current Annual Income: \$ \_\_\_\_\_

Est Market Rent/sqft: \$ \_\_\_\_\_ Market Cap Rate %: \_\_\_\_\_ Going in Cap Rate: \_\_\_\_\_ % Current Occupancy%: \_\_\_\_\_

Projected Annual Expenses: \$ \_\_\_\_\_ Projected Occupancy%: \_\_\_\_\_ Projected Gross Income: \$ \_\_\_\_\_

What Utilities does the owner pay?  Electric  Gas  Water  Trash  Sewer  Phone other: \_\_\_\_\_

Mortgage Balance                      Monthly Payment                      Amount in Arrears (If Delinquent)

1<sup>st</sup> \$ \_\_\_\_\_                      \$ \_\_\_\_\_                      \$ \_\_\_\_\_

2<sup>nd</sup> \$ \_\_\_\_\_                      \$ \_\_\_\_\_                      \$ \_\_\_\_\_

3<sup>rd</sup> \$ \_\_\_\_\_                      \$ \_\_\_\_\_                      \$ \_\_\_\_\_

In Foreclosure:  No ( Yes Sale Date: \_\_\_\_\_)      Bankruptcy Filed:  No ( Yes Type: \_\_\_\_\_)

Seller Financing:  No ( Yes Terms: \_\_\_\_\_)      Master Lease:  Yes  No      Joint Venture (Plats Pads/Develop):  Yes  No

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**Improvement/Exit strategies**

Raise Rents: \_\_\_\_\_

Lower/Transfer Expenses: \_\_\_\_\_

Add Pads. Cost /Time/Value/Income: \$ \_\_\_\_\_

Plat & Sell Pads. Cost /Time/Value: \$ \_\_\_\_\_

Sell or Plat/Develop Excess Land [Attach a completed Raw Land Property Information Sheet]

Plat/Develop Occupied Land. [Attach a completed Raw Land Property Information Sheet]

Other: \_\_\_\_\_

Describe the Real Estate market, economy and other relevant information (Include sources): \_\_\_\_\_

\_\_\_\_\_

Additional Comments: \_\_\_\_\_

# RAW LAND

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### Seller /Agent Contact Information

Agent/Owner's Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Alternate Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

#Partners: \_\_\_\_\_ Seller Contract is Decision Maker:  Yes  No

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### Property Information

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

Country: \_\_\_\_\_ Zip: \_\_\_\_\_

Acres: \_\_\_\_\_ Usable Acreage: \_\_\_\_\_ Current Zoning: \_\_\_\_\_ Highway/Road Access:  Yes  No

Road frontage # ft: \_\_\_\_\_

Water Frontage # acres: \_\_\_\_\_ Wooded/wetland Acres: \_\_\_\_\_ Flood zone:  Yes  No Proximity of Utilities & Sewer: \_\_\_\_\_

Type of Area:  Low Income  Medium Income  High Income

Property Listed:  No (  Yes Time on Market: \_\_\_\_\_ ) How Longed Owned: \_\_\_\_\_

Motivation: \_\_\_\_\_

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### Financials

Asking Price: \$ \_\_\_\_\_ Price per Acre/sqft: \$ \_\_\_\_\_ How Owner Chose Price: \_\_\_\_\_

Market Value (As Is -Unimproved):\$ \_\_\_\_\_ How & Who Determined: \_\_\_\_\_ LTV: \_\_\_\_\_

Owner knows Value:  Yes  No

After Entitled Value: \$ \_\_\_\_\_ How & Who Determined: \_\_\_\_\_ LTV: \_\_\_\_\_

After Developed Value (Horizontal):\$ \_\_\_\_\_ How & Who Determined: \_\_\_\_\_ LTV: \_\_\_\_\_

After Developed Value (Vertical):\$ \_\_\_\_\_ How & Who Determined: \_\_\_\_\_ LTV: \_\_\_\_\_

Mortgage Balance                      Monthly Payment                      Amount in Arrears (If Delinquent)

1<sup>st</sup> \$ \_\_\_\_\_                      \$ \_\_\_\_\_                      \$ \_\_\_\_\_

2<sup>nd</sup> \$ \_\_\_\_\_                      \$ \_\_\_\_\_                      \$ \_\_\_\_\_

3<sup>rd</sup> \$ \_\_\_\_\_                      \$ \_\_\_\_\_                      \$ \_\_\_\_\_

In Foreclosure:  No ( Yes Sale Date: \_\_\_\_\_)      Bankruptcy Filed:  No ( Yes Type: \_\_\_\_\_)

Seller Financing:  No ( Yes Terms: \_\_\_\_\_)      Master Lease:  Yes  No      Joint Venture (Plats Pads/Develop):  Yes  No

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**Property Information**

Current Zoning/Use: \_\_\_\_\_ Highest & Best Use: \_\_\_\_\_ Government Receptive:  No  Somewhat  Very

Entitlement Cost: \$ \_\_\_\_\_ Time (mo): \_\_\_\_\_ Construction Cost: \$ \_\_\_\_\_ Time (mo): \_\_\_\_\_

Land/Assets that can be sold off immediately: \_\_\_\_\_ Total Value: \$ \_\_\_\_\_

Environmental Issues/Requirements: \_\_\_\_\_

Describe the Real Estate market, economy and other relevant information (include web address, news sources, etc): \_\_\_\_\_

Describe nearby development projects: New, under developed, planned (check w/planning dept): \_\_\_\_\_

What size lots/parcels are in most demand? What types of product(s) are in most demand?

Proposed exit strategies for this property:

Additional Comments: \_\_\_\_\_

**Contact Information**

# BUILDING

Your Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Alternate Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

## Seller /Agent Contact Information

Agent/Owner's Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Alternate Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

#Partners: \_\_\_\_\_ Seller Contract is Decision Maker:  Yes  No

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## Property Information

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

Country: \_\_\_\_\_ Zip: \_\_\_\_\_

Type:  Office  Retail  Apartment  Assisted Living  Industrial  Self Living

Year Built: \_\_\_\_\_ Total sqft: \_\_\_\_\_ Leasable sqft: \_\_\_\_\_ #Spaces: \_\_\_\_\_ #Stories: \_\_\_\_\_ Acres: \_\_\_\_\_

Extra land/Assets: \_\_\_\_\_ Type of Area:  Low  Medium  High Income Class:  A  B  C

Property Listed:  No ( Yes Time on Market \_\_\_\_\_) How Longed Owned: \_\_\_\_\_

Motivation: \_\_\_\_\_

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## Financials

Asking Price: \$ \_\_\_\_\_ Market Value (as-is): \$ \_\_\_\_\_ How & Who Determined: \_\_\_\_\_

LTV: \_\_\_\_\_ How Owner Chose Price: \_\_\_\_\_ Owner Knows Value:  Yes  No

Current Gross Income: \$ \_\_\_\_\_ Current Net Income: \$ \_\_\_\_\_ Current Annual Income: \$ \_\_\_\_\_

Est Market Rent /sqft: \$ \_\_\_\_\_ Market Cap Rate%: \_\_\_\_\_ Going on Cap Rate: \_\_\_\_\_ % Current Occupancy%: \_\_\_\_\_

Market Occupancy %: \_\_\_\_\_ Projected Occupancy%: \_\_\_\_\_ Projected Gross Income: \$ \_\_\_\_\_

Projected Annual Expenses: \$ \_\_\_\_\_ Projected NOI: \$ \_\_\_\_\_ Projected Cap Rate%: \_\_\_\_\_ Projected value: \$ \_\_\_\_\_

What Utilities does the owner pay?  Electric  Gas  Water  Trash  Sewer  Phone other: \_\_\_\_\_

### Mortgage Balance

### Monthly Payment

### Amount in Arrears (If Delinquent)

1<sup>st</sup> \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

2<sup>nd</sup> \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

3<sup>rd</sup> \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

In Foreclosure:  No ( Yes Sale Date: \_\_\_\_\_) Bankruptcy Filed:  No ( Yes Type: \_\_\_\_\_)

Seller Financing:  No ( Yes Terms: \_\_\_\_\_) Master Lease:  Yes  No Joint Venture (Plats Pads/Develop):  Yes  No

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**Improvement/Exit Strategies:**

- 1.  Fill Vacancies    Who/Time: \_\_\_\_\_    Rehab Required:  Yes  No    Cost: \_\_\_\_\_
- 2.  Raise Rent        Time: \_\_\_\_\_        Rehab Required:  Yes  No    Cost: \_\_\_\_\_
- 3.  Replace Tenants    Why/Who/Time: \_\_\_\_\_    Rehab Required:  Yes  No    Cost: \_\_\_\_\_
- 4.  Reduce Expenses    How/Time/Cost: \_\_\_\_\_    Rehab Required:  Yes  No    Cost: \_\_\_\_\_
- 5.  New Management    Who/Why: \_\_\_\_\_        Rehab Required:  Yes  No    Cost: \_\_\_\_\_
- 6.  Convert to Condos    Cost/Time: \_\_\_\_\_        Rehab Required:  Yes  No    Cost: \_\_\_\_\_
- 7.  Change Use            Cost/Time/Type: \_\_\_\_\_    Rehab Required:  Yes  No    Cost: \_\_\_\_\_
- 8.  Sell Land or Other    Price/Time: \_\_\_\_\_        Rehab Required:  Yes  No    Cost: \_\_\_\_\_
- 9.  Other                Cost/Time: \_\_\_\_\_        Rehab Required:  Yes  No    Cost: \_\_\_\_\_

Describe the current market condition& economy for this type of property (include source): \_\_\_\_\_  
\_\_\_\_\_

Additional Comments: \_\_\_\_\_  
\_\_\_\_\_