



DotFernaldTeam@gmail.com

# Ashland, Maine



## CASEY'S TRAILER PARK

STARTING PRICE :

**\$255,000**

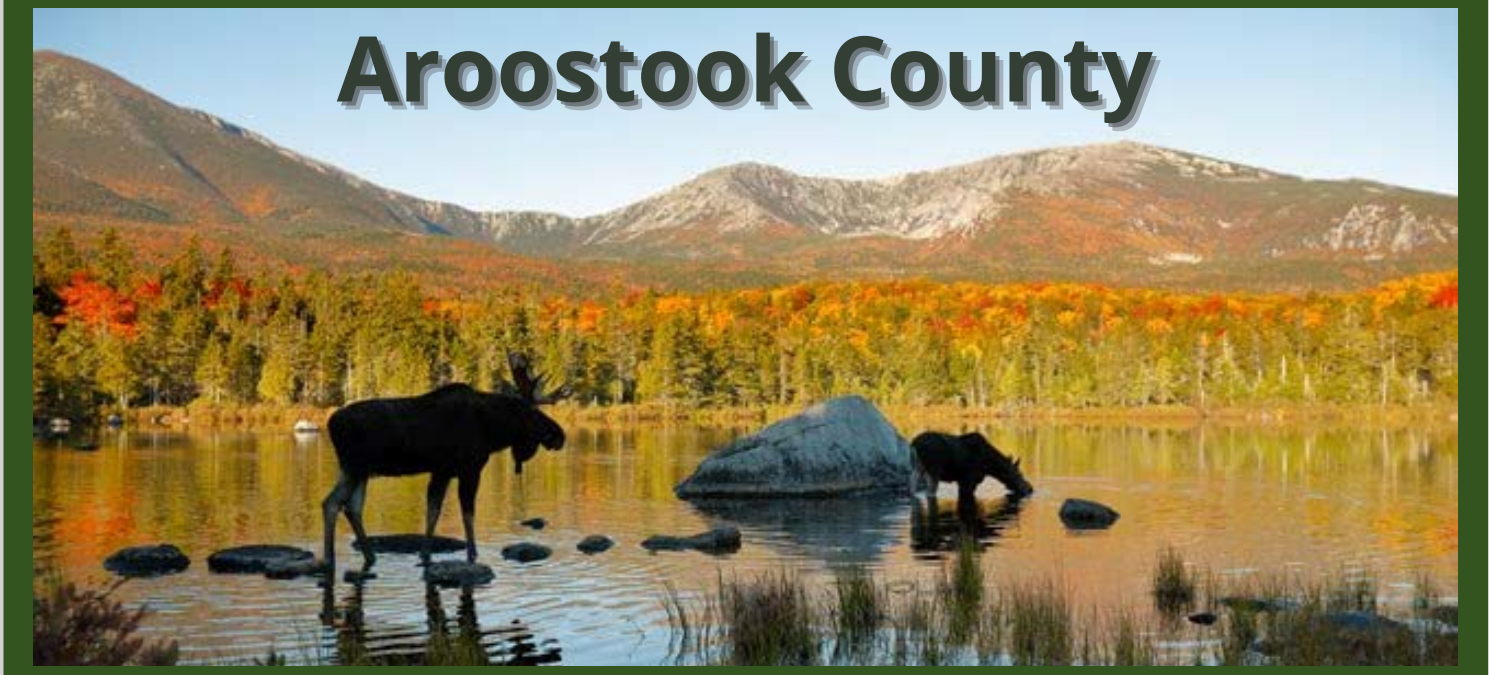
CALL US :

**207-240-0052**

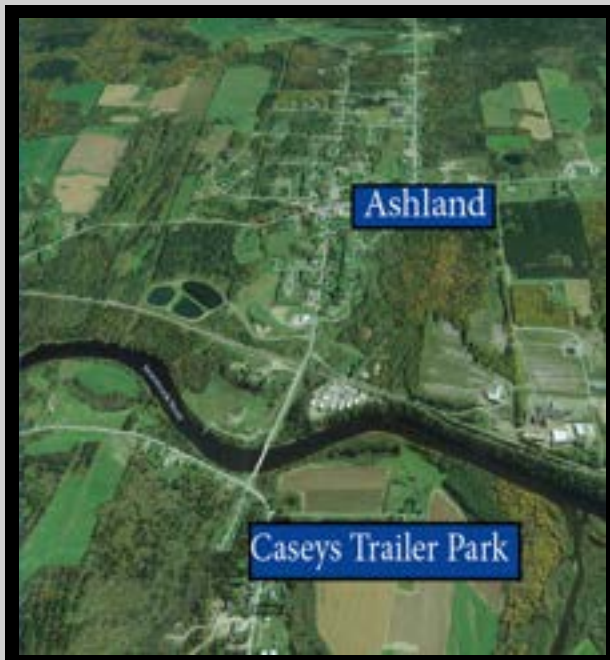
The park is licensed for 13 pads and is situated on 4 acres in Ashland, Maine, the gateway to the North Maine Woods. Public water & sewer (1 private septic). Private utility meters for each home that is paid by the tenants. Minimal expenses, easy to operate, friendly community and great potential!

**Excellent return at 13.95% cap rate!**

# Aroostook County



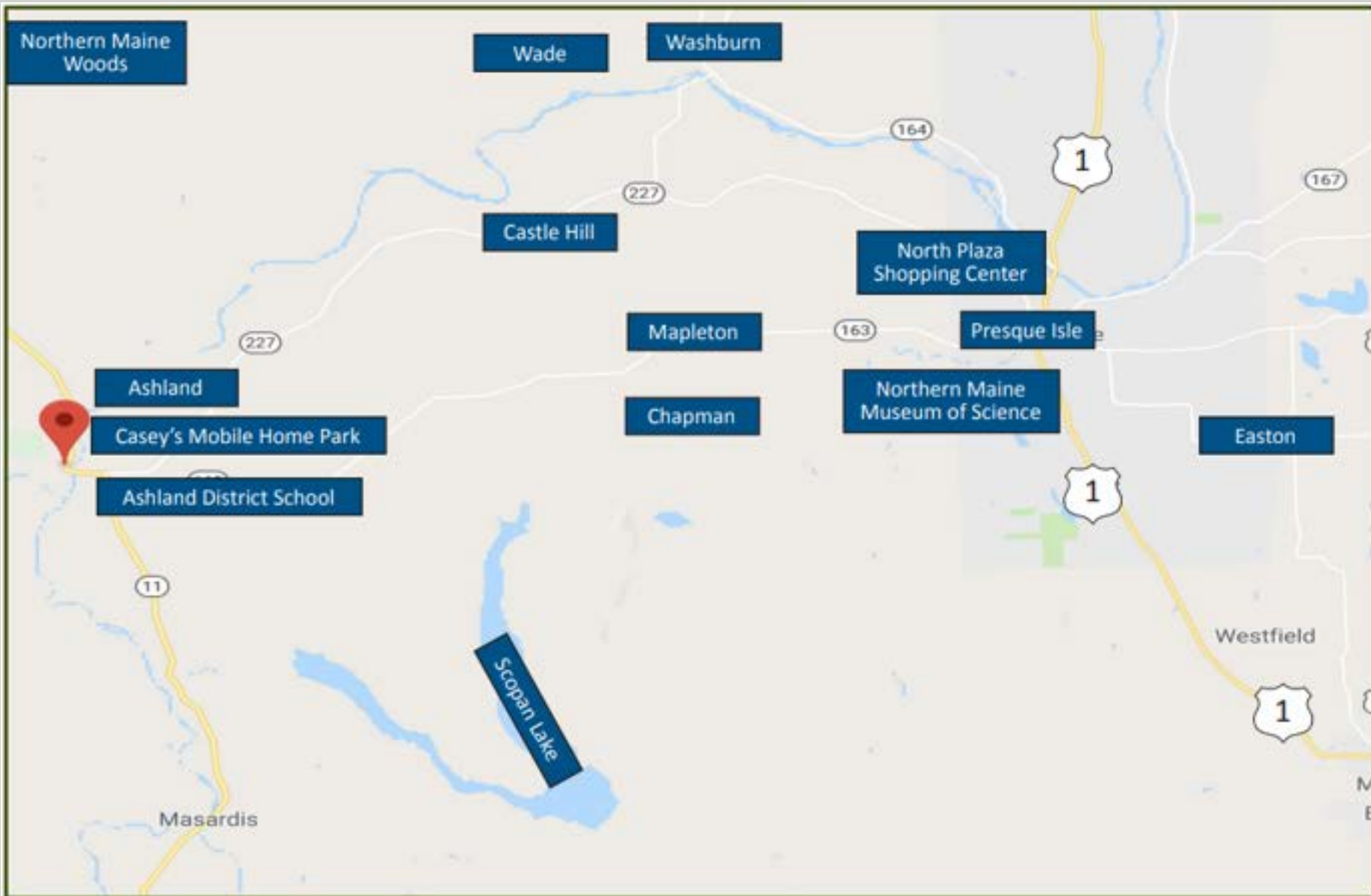
## Casey's Trailer Park Ashland, Maine





# Casey's Trailer Park

**1 Casey's Trailer Park, Ashland, Maine 04732**



# Casey's Trailer Park Overview

- **13 pads – stunning location across the Aroostook River from the beautiful village of Ashland, surrounded by woods**
- **6 park owned homes, 6 tenant owned homes, 1 vacant pad**
- **Very low expenses – water, sewer, & power paid by the tenant**
- **Pads available from \$295 per month**
- **Newly renovated homes from \$710 per month**
- **Very friendly community and supportive staff**
- **Only 20 minutes from Presque Isle!**
- **Handy to Ashland schools**
- **Excellent return at 13.95% cap rate!!**

**Ashland, Maine**

## The Dot Fernald Team Mobile Home Park Questionnaire

<b>Park Name:</b>	<b>Casey's Trailer Park</b>
<b>Park Address:</b>	<b>1 Casey's Trailer Park Ashland, Maine 04732</b>
<b>Acreage of the Park:</b>	<b>4 acres</b>
<b>Age of the Park:</b>	<b>~1970 +/-</b>
Is there additional land abutting this property that could supply potential park growth/expansion in the future?	<b>No</b>
<b>Pads:</b>	
How many pads?	<b>13</b>
How many homes on concrete pads?	<b>0</b>
How many homes on gravel pads?	<b>13</b>
How many pads currently vacant?	<b>1 pad, 3 homes</b>
<b>Water Type (Private or Public)</b>	<b>Public</b>
<b>Sewer type: (Public or Private)</b>	<b>Public</b>
	<b>Own Holding Tank &amp; Leach Field for Lot #14</b>
<b>Roads: (Private, town approved, paved, gravel)</b>	<b>Gravel</b>
Are the roads in the park maintained by the park?	<b>Yes</b>
Are individual driveways maintained by the park?	<b>No</b>
Is snow plowing and sanding of the driveways the responsibility of the park owner?	<b>No</b>
<b>Electricity:</b>	<b>Tenant Paid</b>
Who pays for the street lights in the park?	<b>N/A</b>
<b>Miscellaneous:</b>	
Has the Maine Manufacturing Housing Board cited the MHP for any violations as a result of their annual inspection and/or complaints from park tenants?	<b>No</b>
Are there any buried oil tanks in the park?	<b>None known</b>
How many sites have oil tanks?	<b>Unknown</b>
Does the current owner provide trash removal for each site?	<b>No</b>
How many vehicles are allowed to park on each site?	<b>2</b>
Are dogs allowed in this park?	<b>Yes, small breed</b>
Are there rules and regulations for this park?	<b>Yes</b>





## The Dot Fernald Team Mobile Home Park Questionnaire

Can you provide a copy of the bylaws of the park?	<b>Yes</b>
Can you provide rent roll inclusive of the name of the tenant and length of occupancy?	<b>Yes</b>
Are there litigation currently pending?	<b>No</b>
To your knowledge are there environmental issues factored into the relative value of the park?	<b>None known</b>
Are copies of the submitted IRS Schedule E statements available for the last 3 years?	<b>No, but can provide P&amp;L</b>
Is there an age limit to the admission to the park?	<b>No</b>
Are older mobile homes allowed to enter this park?	<b>Yes, but in excellent condition</b>
How many of the mobile homes are owned by the Park owner?	<b>6, see owned homes list</b>
What has been the occupancy rate of this park?	<b>69%</b>
Looking at trends, do you anticipate further increases in this rate?	<b>Once vacant homes and vacant pad is full, could be at 100% occupancy.</b>
<b>Driving directions to the park:</b>	<b>From Southern Maine (Bangor Area), follow I-95 N to ME-158 W in Sherman. Take Exit 264 from I-95 N. Take ME-11 N to Casey's Trailer Park in Ashland.</b>



# Casey's Trailer Park

## Income & Expense Summary

The Dot Fernald Team

Effective Gross Income	Current - Annual	Projected
Pad Rental Income - 6 @ \$295	\$21,240.00	\$25,200.00
Owned Homes Income - 2 @ \$650	\$15,600.00	\$17,040.00
Owned Homes Income - 1 @ \$680	\$8,160.00	\$8,520.00
Vacant Pad - 1 @ \$295		\$3,540.00
Vacant Home - 3 @ \$710		\$25,560.00
<b>Current/Rented Annual Gross Income</b>	<b>\$45,000.00</b>	<b>\$79,860.00</b>
Expenses	Current - Annual	Projected
Property Taxes	\$1,318.05	\$1,318.05
Owned Home Taxes	\$426.73	\$426.73
General Liability Insurance	\$215.00	\$215.00
Owned Home Insurance	\$497.00	\$497.00
Plowing	\$266.67	\$266.67
8% Management Fee	\$3,600.00	\$6,388.80
Routine Maintenance (\$500 each owned home)	\$3,000.00	\$3,000.00
Park License	\$115.00	\$115.00
Electricity - Paid by Tenant		
Water/Sewer - Paid by Tenant		
Trash Removal - Paid by Tenant		
Lawn Care - Paid by Tenant		
Heating - Paid by Tenant		
<b>Gross Expenses</b>	<b>\$9,438.45</b>	<b>\$12,227.25</b>
<b>Net Operating Income</b>	<b>\$35,561.55</b>	<b>\$67,632.75</b>

# Casey's Rent Roll

## RENT ROLL

	Address	Rent Amount	Deposit Amount	Rented Homes	Tenant Owned Homes	Move in Date	Current on Rent	Tenant At Will	Market Rent
1	Lot 2	\$295.00	\$175.00		X	11/2020	Y	Y	\$350
2	Lot 3	\$295.00	\$0.00		X	10/1/2017	Y	Y	\$350
3	Lot 7	\$680.00	\$595.00	X		10/5/2020	Y	Y	\$710
4	Lot 10	\$0.00	\$0.00			NA	NA	N	\$295
5	Lot 13	\$295.00	\$0.00		X		Y	Y	\$350
6	Lot 14	\$650.00	\$650.00	X		4/5/2023	Y	Y	\$710
7	Lot 17	\$650.00	\$650.00	X		5/19/2023	Y	Y	\$710
8	Lot 18	\$295.00	\$0.00		X	4/15/2021	Y	Y	\$350
9	Lot 19	\$0.00	\$0.00		X	5/2020	Y	Y	\$710
10	Lot 22	\$295.00	\$0.00		X	2021	Y	Y	\$350
11	Lot 23	\$0.00	\$0.00	X		NA	NA	N	\$710
12	Lot 25	\$295.00	\$0.00		X		Y	Y	\$350
13	Lot 26	\$0.00	\$0.00	X		NA	NA	N	\$710
	Monthly:	<b>\$3,750.00</b>							
	Annually:	<b>\$45,000.00</b>							





# Casey's Owned Homes

## Owned Homes

	Lot #	Model	Size	Age	Bedrooms	Baths	Serial #	Assessed Value
1	7	Skyline	14x66	1976	3	1	Unknown	\$8,200.00
2	14	Skyline	12x46	1977	2	1	280084	\$8,700.00
3	17	Unknown	12x64	1973	2	1	Unknown	\$7,400.00
4	19	Burlington	14x66	1975	3	1	Unknown	\$8,400.00
5	23	Star	12x56	1973	2	1	Unknown	\$6,700.00
6	26	Liberty	10x42	1965	2	1	Unknown	\$7,000.00



- **Easy to manage 13 pad Mobile Home Park in Northern Maine**
- **Four working wood mills close by!!**
- **13.95%-cap on existing rents**
- **Very economical to run and operate**
- **Tenant pays all utilities – all utilities are separately metered**
- **Town utilities for Electric and Water/Sewer**
  - **1 lot has a private septic**
- **Convenient to town and main roads**
- **Friendly community**
- **Currently owned and operated by California owner**
- **Three homes on site for renovation and rental**

13.95%  
cap rate!

# Demographics Overview & County Facts

- Out of 16 Maine counties, Aroostook is the 6th largest county by population (66,859)
- Aroostook is named after an Indian word meaning “beautiful river”
- Contains 2 cities, 55 towns, 11 plantations, and 110 unorganized townships
- Aroostook County is larger than Connecticut and Rhode Island combined
- Near four working timber mills!
- Huge supply constraint for housing

- 
- Incorporated March 16, 1839
  - Median value of owner-occupied housing units is \$102,600
  - Median household income is \$43,791
  - Median age is 46.9 years young
  - Population is 5.4% of Maine’s total population





# Contact us today!



Scott Robert  
207-576-3361  
scottdrobert@gmail.com

Erika Robert  
207-330-5290  
erikadrobert@gmail.com



Office: 207-240-0052  
89 W. Shore Drive  
Greene, Me 04236



“Doing Business with the **TEAM** that cares”

[dotfernaldteam@gmail.com](mailto:dotfernaldteam@gmail.com)