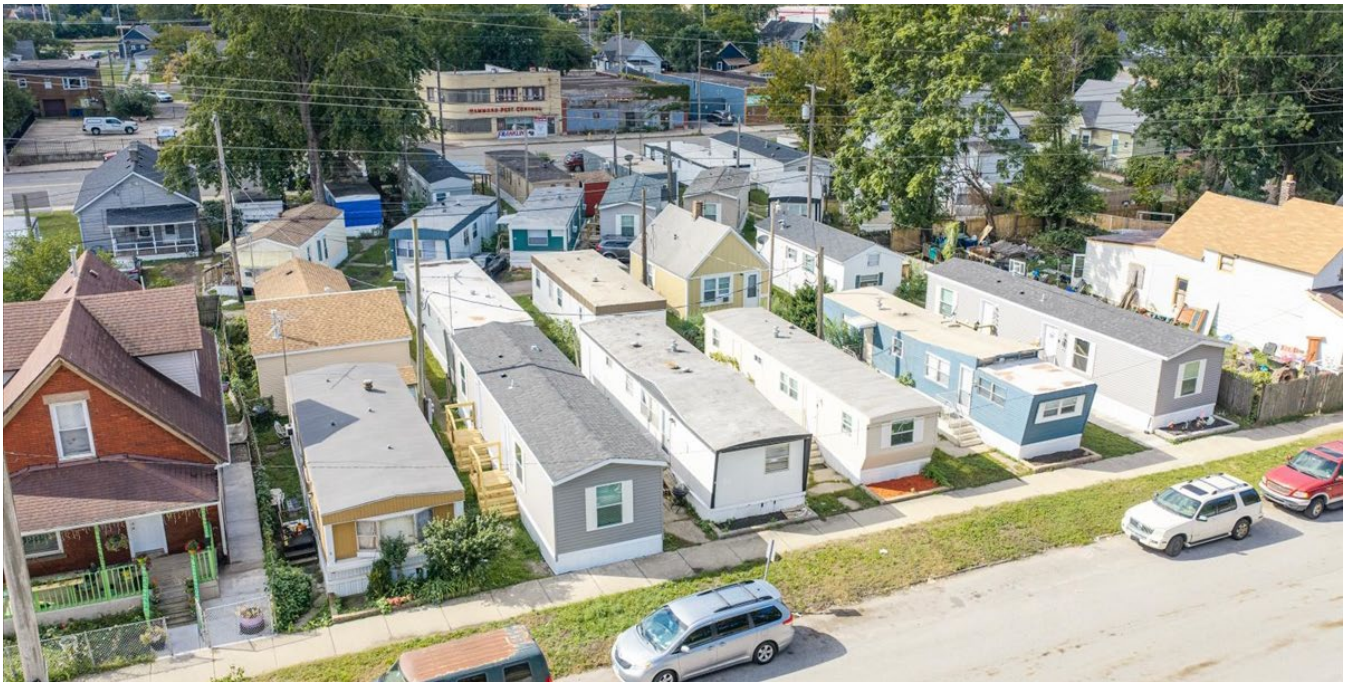
MANUFACTURED HOUSING COMMUNITY FOR SALE

WILLOW ESTATES

701 STATE STREET, HAMMOND, IN 46320



OFFERING SUMMARY

Community Price: $1,750,000

Homes Price: $300,000

List Price: $2,050,000

IN-Place NOI: $145,080

In-Place Cap Rate: 8.3%

Price Per Site: $54,688

Price Per Occ Site: $58,333

Total Sites: 32

Occupied Sites: 30

Occupancy: 93.8%

Cottage/Apart/Duplex Units: 6

Park Owned Homes: 21

PROPERTY OVERVIEW

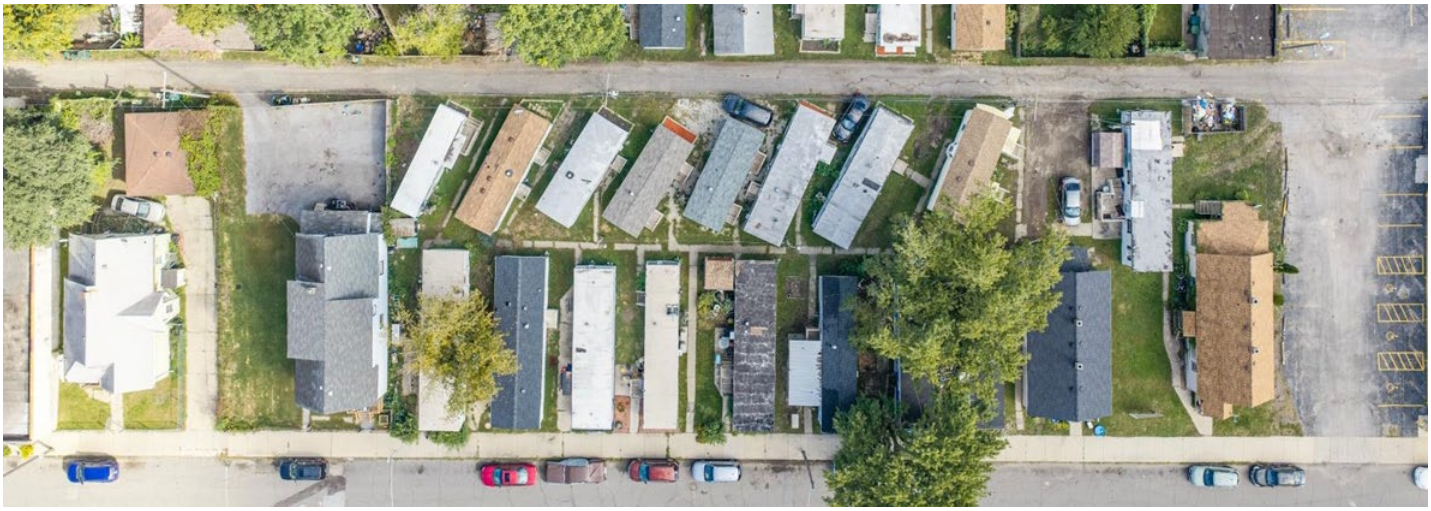
Wisely Commercial Realty is pleased to offer for sale Willow Estates manufactured housing community located in Hammond, Indiana. Willow Estates consists of a total of 32 units. This consists of 6 units that are a cottage, apartment, and duplex, along with 26 MHC sites. The property is currently 93.8% occupied. The property is serviced by city water and city sewer. The property is located in a good market; demand for housing is very strong in the Hammond area.

INVESTMENT HIGHLIGHTS

- City Water & City Sewer
- Located in desirable NW Indiana
- Strong Housing Demand
- Stable & Well-located Community

INVESTMENT OVERVIEW	
Community Price	$1,750,000
Homes Price	$300,000
List Price	**$2,050,000**
Total Sites	32
Occupied Sites	30
Occupancy	93.8%
Price Per Site	$54,688
Price Per Occupied Site	$58,333
List Cap Rate	8.3%
Cottage/Apartment/Duplex Units	6
Community Owned Homes	21

OPERATING DATA	IN-PLACE
Gross Income	$210,616
Operating Expenses	$65,535
Net Operating Income	**$145,081**



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