

## Ownership Info

Community Name	Myers MHC
Property Address(es)	222 Myers St, Hancock, MD 21750
Ownership Entity	Tradewinds Properties, LLC
Property Condition at Purchase	Much worse - rennovated all homes, paved roads, updated hook-ups)
Why Selling?	

## General Park Info

When was the park built?	1975
Lot Rent or POH park?	Majority lot-rental (5 park-owned homes, 1 tenant-
Commuity type? (All-Age or 55+)	All-ages (no age restriction)
Flood-zone info?	Not in a flood zone
Property Size (acres)	0.45 acres
County	Washington County, MD
Nearest Major Metro	Hagerstown/Martinsburg MSA
# Of Parcels	1
Parcel Number	2205009332
Link to Property Appraiser	<a href="#">Washington County SDAT Real Property (Acct 05-</a>
Zoning	TR (Town Residential)
Topography	Flat
Is this a distressed sale?	No
Are there any SFH's included in sale?	No
Are all property and POH taxes currently paid?	Yes
Can all lots accommodate full size 60' long homes or are some lots smaller lot sizes	Yes
Is the park expandable?	No

## Management

How Many Employees & Compensation	None
Is the PM aware that you are selling the park?	No PM

## Park Amenities

Office	N/A
Pool	N/A
Playgrounds	N/A
Open Fields	N/A
Community Center	N/A
Basketball Court	N/A
Laundry / Owned or Leased	N/A
Storage Barns	N/A
Free Cable	N/A
Free Internet	N/A

## Roads

Who owns and maintains the roads?	City
Road Surface	Asphalt
Major Cap-Ex Past 3 years	New asphalt paving completed, with \$25k invested

## Driveways

What is the condition of the driveways?	Good
Paved or Gravel or Other?	Paved

How many cars can park there?	10-12 Cars
Is street parking allowed?	Yes
Is there quest parking?	Yes

### Tenant Info

Are most tenants on leases or month to month? If MtM, are previous original leases available?	Mixed (some fixed term leases, others month-to-month)
Are security deposits collected	Yes
What is screening criteria for new tenants	Full local and nationwide credit and criminal checks

### Rent History

Last Increase – How Much & When?	Various
What Does Owner Consider Market Rent?	POH 2bdrm - \$1200/ Lot - \$600
Are there any collection issues?	No
How is rent collected? Detail out payment software, and if direct deposit, which bank.	Mailed checks: Potamic Valley Bank
Are all rents collected on the same day of each month?	Yes

### POH Info

Average Age of Homes	1980
What do you think the average value per home is?	\$30,000, all POHs have undergone major rehabs
Are there any mortgages or debt on the POHs? (21st,	No
Are there specific POH Taxes? If yes, is it a separate tax bill from the property taxes?	No
Do you have all the titles for each POH?	No, most

### Water Info

Is the Water System Municipal or Private? If municipal, what is the name of the company/provider?	Municipal
Who pays the water bill? Are there individual meters or	Landlord, reimbursed by Tenants
Who owns and maintains the water lines to the main?	Park
What are the water lines made of?	Galvanized metal
How many wells does the park have, if any?	None

### Sewer Info

Does the park have municipal sewer or septic, Pond/Lagoon, WWTP, Other? If municipal, who is the provider?	Municipal (Town of Hancock)
Who pays the sewer bill?	Landlord, reimbursed by Tenants
Who owns and maintains the sewer lines?	Park
What type of sewer / septic lines?	N/A
Is there a lift or pump system?	No
Who is responsible for repairs and maintenance on the	N/A
Age of system	N/A
Is municipal connection possible?	Already Connected
Major Cap-Ex Past 3 years	N/A

### Electric Info

Who pays for the tenant's electricity?	Tenants (directly to Potomac Edison)
Are any meters shared?	No
What amperage are the meters?	200 amp per unit All new service and meter banks

### Trash Info

Is the trash curbside pickup, dumpsters, or off-site collection? What is the name of the provider	Curbside by town
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### Gas

Is there gas at the property? Who is the provider	N/A
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### Landscaping & Snow Plowing

Who cuts the common areas and what are the costs?	No common area grass
Who plows snow and what are the costs?	\$100/push

### Books & Records

Type of Operator (Mom & Pop, Professional, other)	Professional LLC
Are the books on software (Rent Manager, QuickBooks, QB's)	QB's
Are 2 Years of Tax returns available for the park?	Yes, but mixed with other assets
Is a trailing 12 Income & Expense Report available?	Yes, but mixed with other assets
Are 24 months of bank records available?	Possibly
Are 12 months utility bills available for each utility?	yes
Are the tenants on lease or Month-to Month? Are the leases available?	yes
Is a parcel survey available?	yes
Is a Phase 1 available?	no
Is an appraisal available?	Possibly
Is an infrastructure map available?	no
Are all POH titles available?	most
Will we be able to get the buyers access to all POH during inspection? (Whether that be a notice to tenants or walkthrough with manager/owner)	Most
Do the tenants have any deposits?	yes
Stated Inventory of all Personal Property	N/A
Title Report	N/A
Zoning Certificate	N/A
Property Tax Bills for past two years	yes
Copy of Rules and Regulations for tenants	yes
Copy of All needed permits	yes
Copies of all Leases	yes
Copies of all RTO contracts	N/A
3rd Party Contracts that transfer	none

### Financing Options

Is the seller open to financing?	No
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### Disclaimer

Property questionnaires are completed to the best of Broker's knowledge does not necessarily represent all the facts of a property. Buyer's are responsible for completing their own due diligence on the property and obtaining all information they require