

“Mobile Home Park” Updates

Information for the MHP Owner September, 2004

**ARC Community Auctions

Below is my assessment of the results of the auction on September 21 in which Affordable Residential Communities (ARC) auctioned off six of their properties. An interesting item to look at is the cost per dollar of rent collected per occupied lot. I will be happy to discuss this calculation with you individually.

Creekside Terrace Pads: 250 Home Rental units: 12 Cost: \$5,400/pad	Gastonia, NC Pad Occupancy: 20% Home Rent: \$375 \$27,000/occupied pad	sale price: \$1,350,000 Pad rent: \$185 \$146/\$rent per occupied pad
Green Acres Pads: 182 Home Rental units: 1 Cost: \$9,066/pad	Petersburg, VA Pad Occupancy: 54% Home Rent: \$ n.a. \$16,788/occupied pad	sale price: \$1,650,000 Pad rent: \$275 \$61/\$rent per occupied pad
Pine Ridge Pads: 126 Home Rental units: 2 Cost: \$25,000/pad	Sarasota, FL Pad Occupancy: 90% Home Rent: \$ n.a. \$27,778/occupied pad	sale price: \$3,150,000 Pad rent: \$304 \$91/\$rent per occupied pad
Lakewood Pads: 396 Home Rental units: 12 Cost: \$5,050/pad	Montgomery, AL Pad Occupancy: 38% Home Rent: \$370 \$13,290/occupied pad	sale price: \$2,000,000 Pad rent: \$175 \$76/\$rent per occupied pad
Heritage Point Pads: 264 Home Rental units: 8 Cost: \$4,735/pad	Montgomery, AL Pad Occupancy: 45% Home Rent: \$200 \$10,521/occupied pad	sale price: \$1,250,000 Pad rent: \$193 \$54/\$rent per occupied pad
Woodland Hills Pads: 628 Home Rental units: 9 Cost: \$7,723/pad	Montgomery, AL Pad Occupancy: 67% Home Rent: \$310 \$11,527/occupied pad	sale price: \$4,850,000 Pad rent: \$182 \$63/\$rent per occupied pad

Looking to be your agent for your mobile home park needs!



David Protiva
Atlanta Real Estate & Mortgage Co.
4286 North Elizabeth Lane
Atlanta, GA 30339
404-351-5772
David@HomesForLife.net
www.HomesForLife.net

Owner of:
Apple Ridge MHC
Gwinnett County
Jackson MHC
Walton County

All information believed to be accurate but not guaranteed