

TFS PROPERTIES MANUFACTURED HOMES



INVESTOR'S DREAM!
NEW LEGACY® MOBILE HOMES – 12%+ NET CASH FLOW
HOUSTON, TX

3 BD / 2 BA / 1000-1200 SQFT · BUILT IN 2016+



OUR TEAM



ROBERT TWEED
President &
CEO
BRE#: 01956794



MAC GRAHAM
Principal
Broker
BRE#: 00636872



EDWARD WENG
Real Estate
Investment
Agent
房地產投資經紀人
BRE#: 02007124

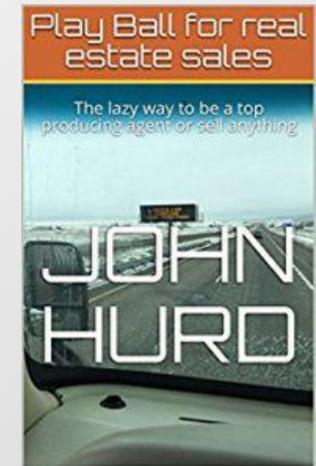
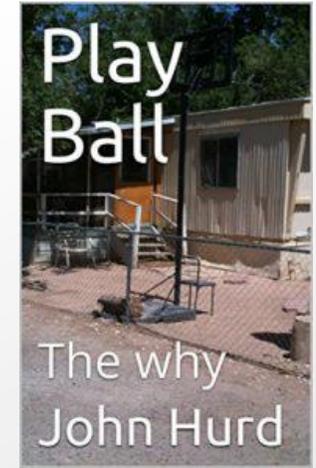


DOROTHY LEE
Real Estate
Investment
Agent
房地產投資經紀人
BRE#: 01982397

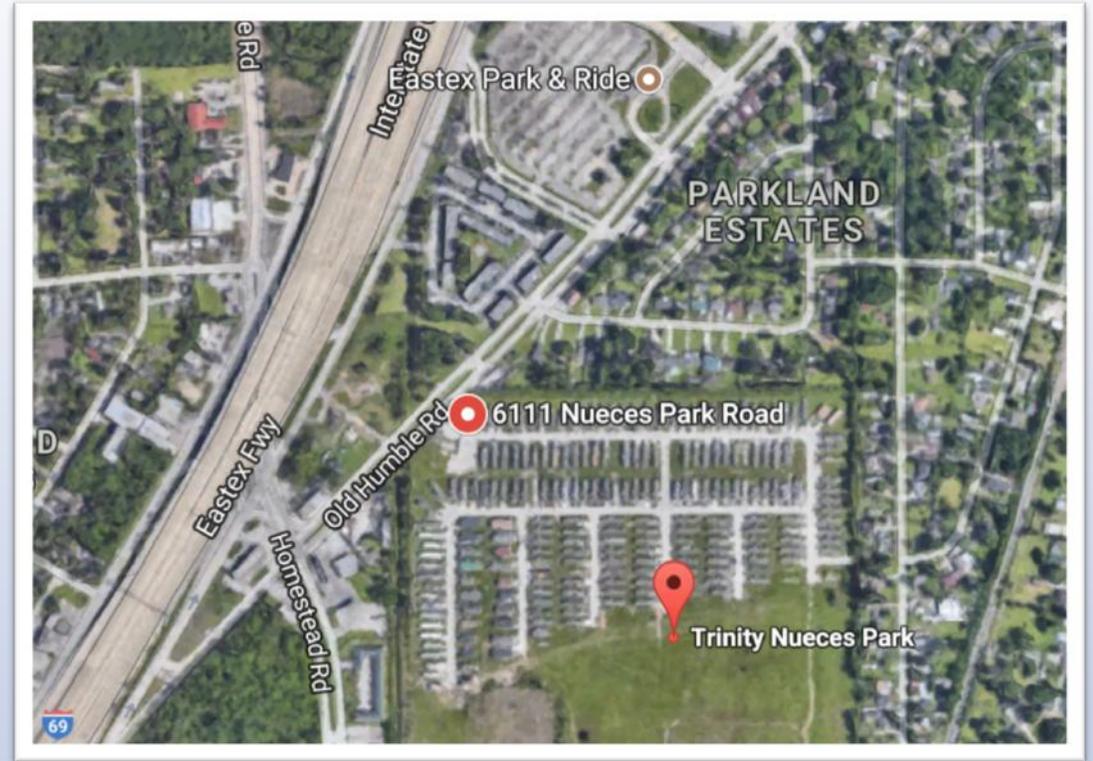
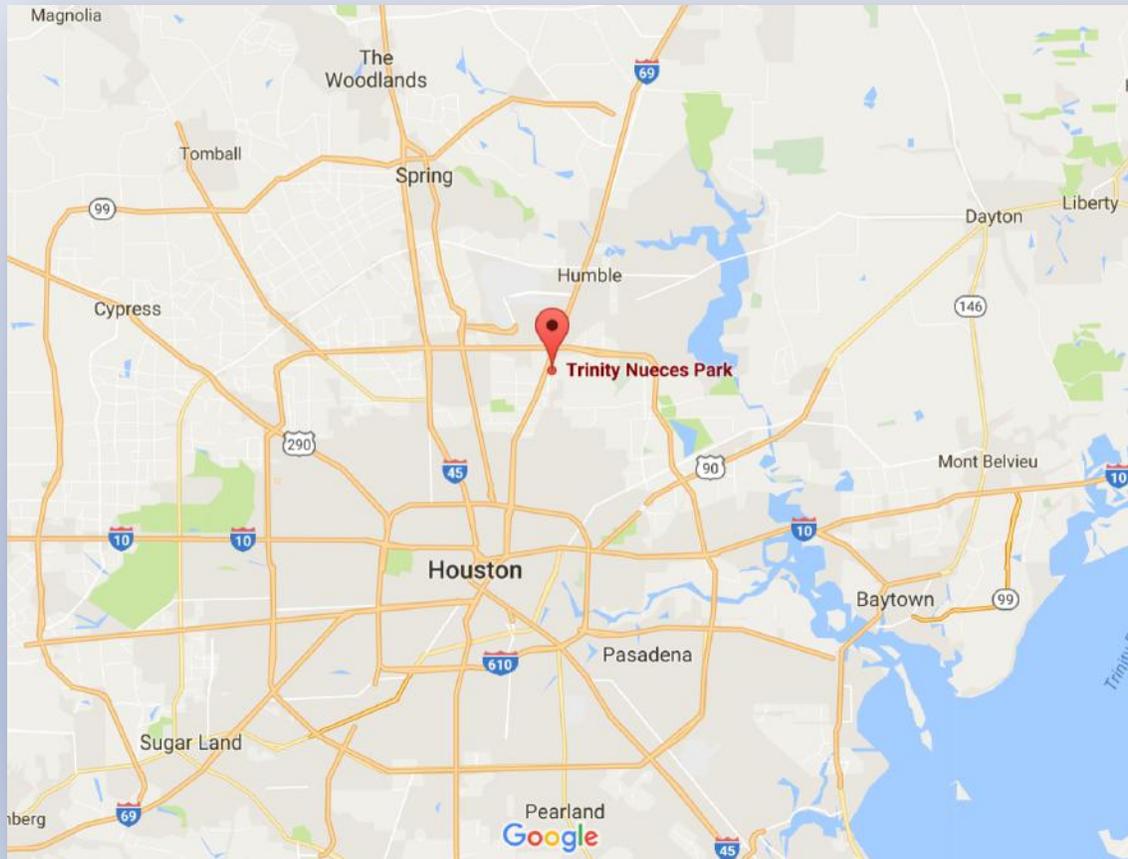
OUR PARTNER

John Hurd, CEO

- *25+ years in Mobile Home / RV Park Industry; 30+ years in Real Estate*
- *Over 2,800 tenants under management 15 parks (Montana, New Mexico, Texas, Louisiana)*
- *Consultant on Buying / Selling / Managing Mobile Homes*
- *Author of “Play Ball for Real Estate Sales,” “Play Ball: Driving Home,” & “Play Ball: The Why”*



LOCATION



TRINITY PARK



TFS MOBILE HOMES

PRICE: \$53,500

+1000 SF (Approx.)

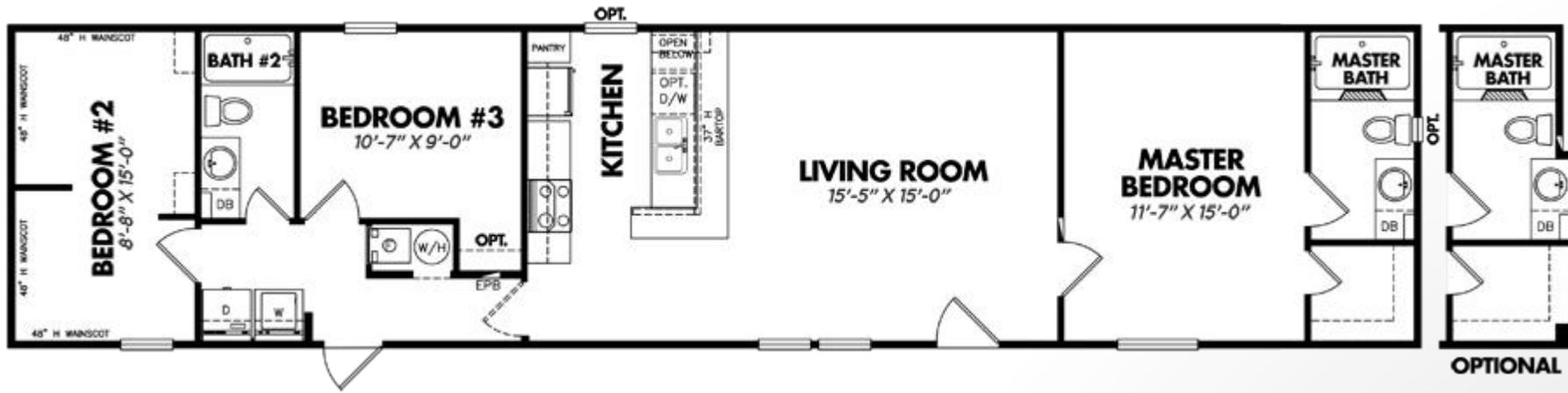
BEDROOMS: 3

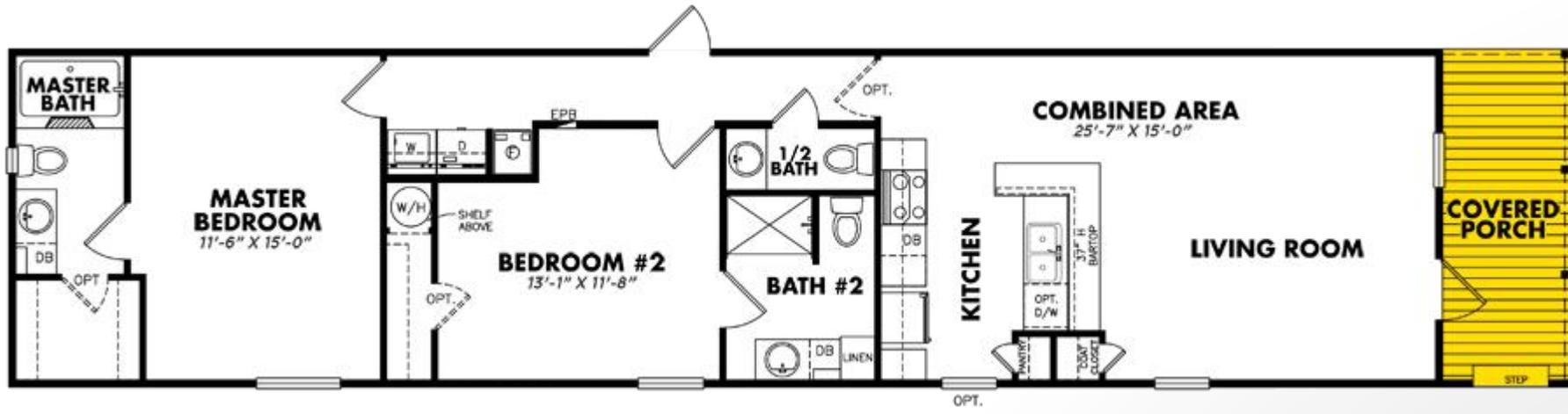
BATHROOMS: 2

MODEL YEAR: 2015 & Newer

- *New Construction (1-2 years old)*
- *Computer-Generated Design to Specification*
- *Factory Build*
- *Gated Community w/ Pool & Amenities*
 - *All Lots 100% Occupied*
- *Professional Management Team*
- *Tenant Lease In Place*
- *Annual Increases in Rent*
- *Re-Purchase Option After 2 Years*
- *Upgraded Building Codes*

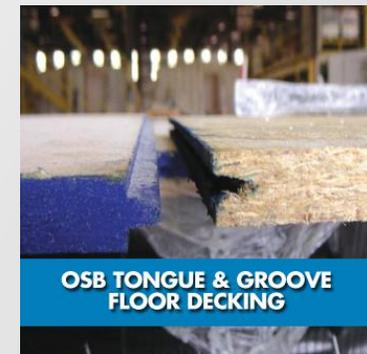






BUILD QUALITY & CONSTRUCTION

- Concrete Pillars & Metal Girders, reinforced from foundation to roof
- Plumbing & Electrical built-in, at half the cost of site-built homes
- Firmly Anchored for High Wind Stability
- Built to US Department of Housing & Urban Development Standard



SPECS

- *New Construction (1-2 years old)*
- *Computer-Generated Designs*
- *Precision Factory-Built*
- *Gated Community w/ Pool & Amenities*
- *Professional Management Team*
- *Tenant Lease In Place*
- *Annual Increases in Rent*
- *Re-Purchase Options*
- *Upgraded Building Codes*
- *Anchored for High Wind Stability*



INVESTMENT OVERVIEW

| 1 Home @ \$53,500 | | \$ 53,500.00 | | | | 10 homes @ \$53,500 ea. | | \$ 535,000.00 |
|----------------------------------|-----------------|--------------|--|--|--|----------------------------------|-----------------|---------------|
| | Per Year | Per Month | | | | | Per Year | Per Month |
| <u>Income (After Land Lease)</u> | \$8,040 | \$670 | | | | <u>Income (After Land Lease)</u> | \$80,400 | \$6,700 |
| <u>Expenses</u> | | | | | | <u>Expenses</u> | | |
| Insurance | \$300 | \$25 | | | | Insurance | \$3,000 | \$250 |
| Taxes | \$450 | \$37.50 | | | | Taxes | \$4,500 | \$375 |
| Maintenance | \$300 | \$25 | | | | Maintenance | \$3,000 | \$250 |
| Management fees 4% | \$322.08 | \$26.84 | | | | Management fees 4% | \$3,220.80 | \$268.40 |
| Vacant rate 1.5% | \$120.78 | | | | | Vacant Rate 1.5% | \$1,206 | |
| Total Expenses: | \$1,492.86 | \$114.34 | | | | Total Expenses: | \$14,927 | \$1,143 |
| <u>Net Total:</u> | \$6,547.14 | \$555.66 | | | | <u>Net Total:</u> | \$65,473.20 | \$5,556.60 |
| | CAP RATE 12.24% | | | | | | CAP RATE 12.24% | |



CONCLUSION

- LIMITED INVENTORY AVAILABLE!
- EXCLUSIVE TFS OFFER
- PERFECT FOR **IRA / ROTH-IRA**
- **12-15%+** NET INCOME STREAMS
- REPURCHASE OPTION FROM SELLER ANYTIME AFTER 2 YEARS
- MAKE AN APPOINTMENT TODAY!