**MHP Week 1 Homework**

Summer + Arjun

3. Current List analysis

# Fraser Canyon Mobile Home Park**50610 Trans Canada Hwy, Boston Bar, BC V0K 1C0**

**Status**[Active](https://www.mobileparks.com/status/active/)**Price**$900,000

**Land Base**25.5 acres +/- acres

**Cap Rate**6.3%

**Pads**40

**Topography**Flat, beautifully treed sites with a steep slope at the rear of the park

**Expansion**Possibly

**Residence**4 park owned mobiles included

**Age**Built in 1970's

**Taxes**$7,432 (2019)

**Zoning**No Zoning area

**Vacancy**21 pads

**Pad Rents**$309 - $333/month as of August 1, 2019

**Gross Income**$81,936 (2019 Proforma)

**Net Income**$57,0902 (2019 Proforma)

优点：

交通方便，地面积大， Pad 单价低，适合喜欢户外活动的人住，距离近（2.5 小时车程）

缺点：

附近没有正规的城市， 空置率超过一半，人口少，不通飞机，Cap rate 6.3 难实现正现金流