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MOBILES - PASCO

12421 Choctaw Trl
Hudson, FL
34669



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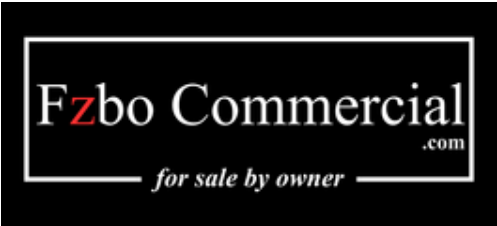


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12421 Choctaw Trl
Hudson, FL 34669



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PROPERTY INFORMATION

Purchase Price
\$825,000.00

Property Address
*12421 Choctaw Trl
Hudson, FL 34669*

Property Size
9 Units

Land Size
5.60 Acres

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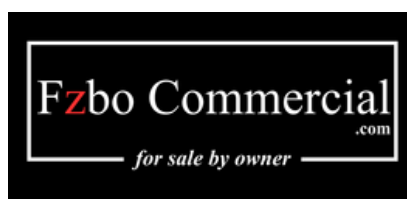
PROPERTY OVERVIEW

This 9-unit mobile home park presents an ideal blend of stability and growth potential in a rapidly expanding area. Situated in a serene setting, the park offers easy access to local amenities, shopping, and major highways, ensuring high tenant demand and low vacancy rates. With the increasing popularity of affordable housing options, this property promises a consistent income stream and potential for appreciation. Investors seeking a solid, income-generating asset in a dynamic market will find this an exceptional addition to their portfolio.

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MOBILES - PASCO

**12421 Choctaw Trl
Hudson, FL 34669**



PROPERTY DETAILS

Presenting a remarkable investment opportunity, this property encompasses two separate parcels in the desirable Pasco County, Florida, featuring 9 mobile homes with an impressive gross income of nearly \$90,000 per year. This investment not only provides stable cash flow but also offers substantial potential for growth, making it an attractive proposition for savvy investors. There is ample space to add additional mobile homes, allowing the new owner to scale up their investment and increase overall rental income. Furthermore, in addition to the mobile units, there is a fantastic opportunity to potentially accommodate recreational vehicles (RVs) on a seasonal basis. This option can significantly enhance your income stream, especially during peak tourist seasons, providing even greater versatility to your investment strategy. The majority of the units have been recently updated with modern renovations, ensuring that they not only meet but exceed tenants' expectations for quality living spaces. These updates enhance the appeal of each unit, attracting a steady influx of prospective tenants and positioning the property for immediate rental increases.

The property's strategic location in a rapidly growing area of Pasco County enhances its desirability. Residents will appreciate the proximity to local schools, shopping centers, and recreational amenities, ensuring that your units remain highly sought after in the rental market.

Whether your an experienced investor looking to expand your portfolio or a newcomer to real estate seeking a prime opportunity, this offering represents a unique chance to build equity and secure a strong return on investment. Don't miss out on this excellent opportunity to capitalize on the thriving rental market in Pasco County!

Contact us today for more information and to schedule a viewing of this promising investment property!

PROPERTY PHOTOS



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PROPERTY PHOTOS



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PROPERTY PHOTOS



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PROPERTY PHOTOS



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5-YEAR CASH FLOW ANALYSIS

INITIAL INVESTMENT

Purchase Price	\$825,000
+ Acquisition Costs	\$0
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$825,000

MORTGAGE DATA

Loan Amount	\$0
Interest Rate (30/360)	0.000%
Amortization Period	0 Years
Loan Term	0 Years
Loan Fees Points	0.00%
Periodic Payment	\$0.00
Annual Debt Service	\$0

1ST LIEN

CASH FLOW

For the Year Ending	Year 1 Apr-2026	Year 2 Apr-2027	Year 3 Apr-2028	Year 4 Apr-2029	Year 5 Apr-2030
POTENTIAL RENTAL INCOME (PRI)	\$88,740	\$91,402	\$94,144	\$96,969	\$99,878
- Vacancy / Credit Loss	\$4,437	\$4,570	\$4,707	\$4,848	\$4,994
EFFECTIVE RENTAL INCOME	\$84,303	\$86,832	\$89,437	\$92,121	\$94,884
+ Other Income	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$84,303	\$86,832	\$89,437	\$92,121	\$94,884
- Operating Expenses	\$22,571	\$23,248	\$23,946	\$24,664	\$25,404
NET OPERATING INCOME (NOI)	\$61,732	\$63,584	\$65,491	\$67,457	\$69,480
NET OPERATING INCOME (NOI)	\$61,732	\$63,584	\$65,491	\$67,457	\$69,480
- Capital Expenses / Replacement Reserves	\$0	\$0	\$0	\$0	\$0
- Annual Debt Service 1st Lien	\$0	\$0	\$0	\$0	\$0
CASH FLOW BEFORE TAXES	\$61,732	\$63,584	\$65,491	\$67,457	\$69,480
Loan Balance	\$0	\$0	\$0	\$0	\$0
Loan-to-Value (LTV) - 1st Lien	0%	0%	0%	0%	0%
Debt Service Coverage Ratio	0.00	0.00	0.00	0.00	0.00
Before Tax Cash on Cash	7.48%	7.71%	7.94%	8.18%	8.42%
Return on Equity	7.16%	7.15%	7.15%	7.15%	7.16%
Equity Multiple	1.12	1.23	1.34	1.46	1.57

SALES PROCEEDS

Projected Sales Price (EOY 5)	\$1,022,000
Cost of Sale	\$51,100
Mortgage Balance 1st Lien	\$0
Sales Proceeds Before Tax	\$970,900

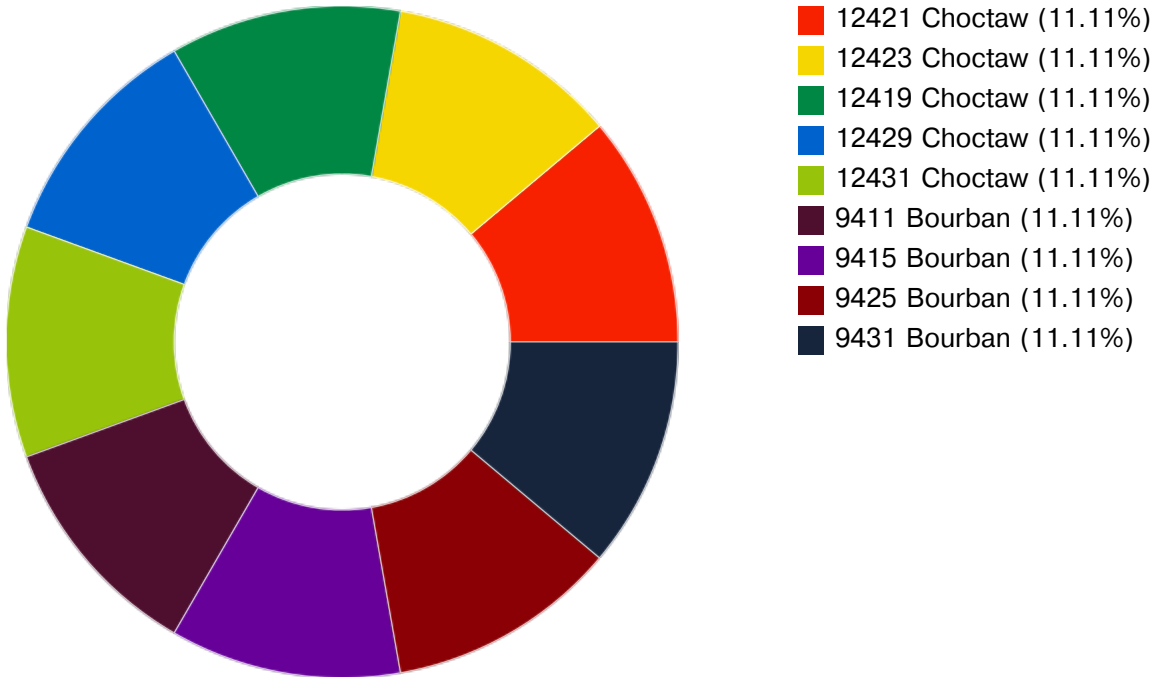
INVESTMENT PERFORMANCE

Internal Rate of Return (IRR)	10.75%
Acquisition CAP Rate	7.48%
Year 1 Cash-on-Cash	7.48%
Gross Rent Multiplier	9.30
Price Per Unit	\$91,667
Price Per Square Foot	\$113.14
Loan to Value	0.00%
Debt Service Coverage Ratio	0.00

UNIT MATRIX

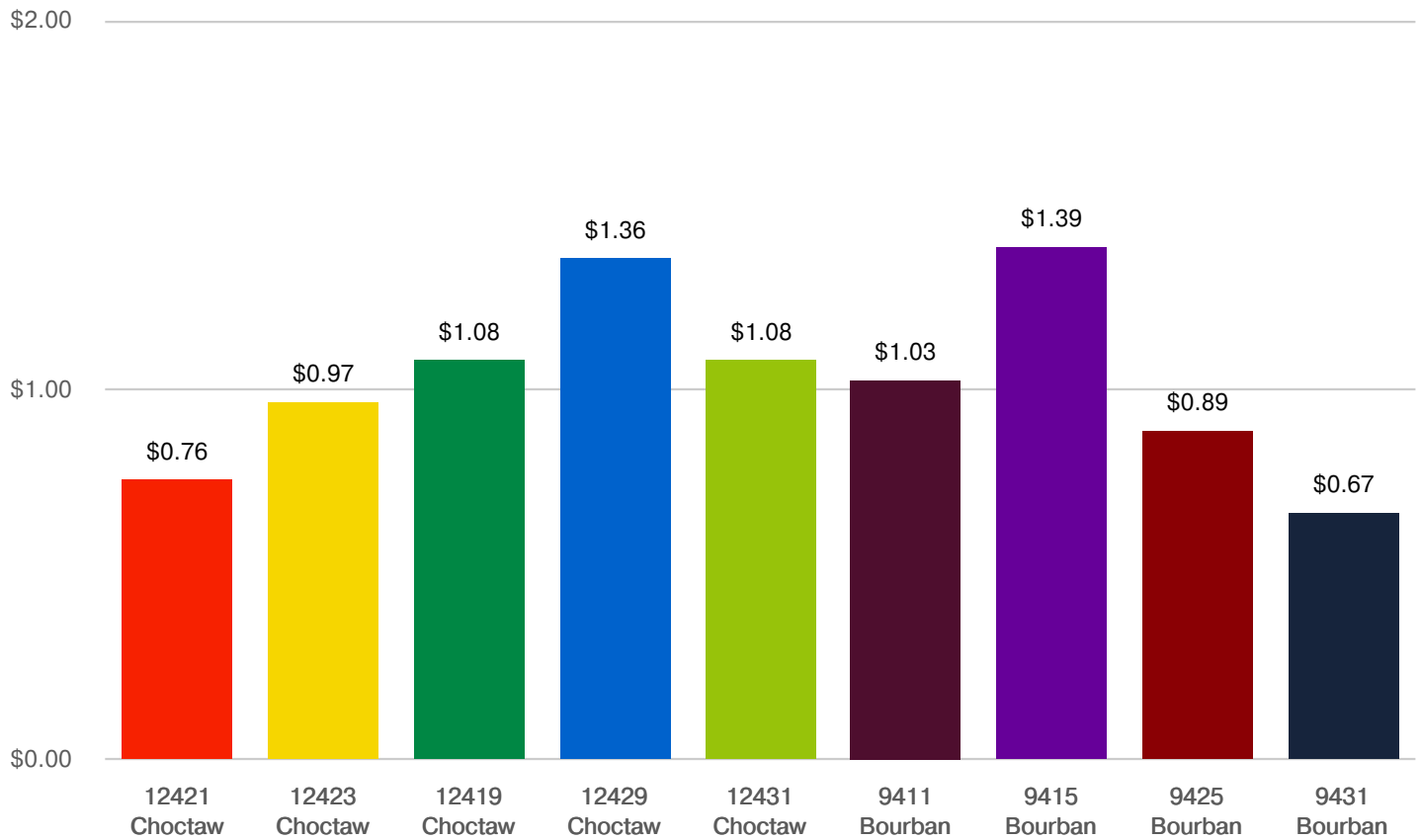
# of Units	Unit Description	Size (Sq. Ft.)	Monthly Rent per Unit	Total Size (Sq. Ft.)	Total Monthly Income	Monthly Rate per Sq. Ft.	Year 1 Potential Rental Income (PRI)
1	12421 Choctaw	924	\$700	924	\$700	\$0.76	\$8,400
1	12423 Choctaw	924	\$900	924	\$900	\$0.97	\$10,800
1	12419 Choctaw	924	\$1,000	924	\$1,000	\$1.08	\$12,000
1	12429 Choctaw	924	\$1,260	924	\$1,260	\$1.36	\$15,120
1	12431 Choctaw	924	\$1,000	924	\$1,000	\$1.08	\$12,000
1	9411 Bourbon	784	\$810	784	\$810	\$1.03	\$9,720
1	9415 Bourbon	432	\$600	432	\$600	\$1.39	\$7,200
1	9425 Bourbon	672	\$600	672	\$600	\$0.89	\$7,200
1	9431 Bourbon	784	\$525	784	\$525	\$0.67	\$6,300
9				7,292	\$7,395	\$1.01	\$88,740

Unit Mix



UNIT MATRIX

Initial Monthly Rate Per Square Feet





CASH FLOW DETAILS

INCOME

For the Year Ending	Year 1 Apr-2026	Year 2 Apr-2027	Year 3 Apr-2028	Year 4 Apr-2029	Year 5 Apr-2030
POTENTIAL RENTAL INCOME (PRI)	\$88,740	\$91,402	\$94,144	\$96,969	\$99,878
- Vacancy / Credit Loss	\$4,437	\$4,570	\$4,707	\$4,848	\$4,994
EFFECTIVE RENTAL INCOME (ERI)	\$84,303	\$86,832	\$89,437	\$92,121	\$94,884
+ Other Income	\$0	\$0	\$0	\$0	\$0
TOTAL OTHER INCOME	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$84,303	\$86,832	\$89,437	\$92,121	\$94,884

EXPENSE DETAIL

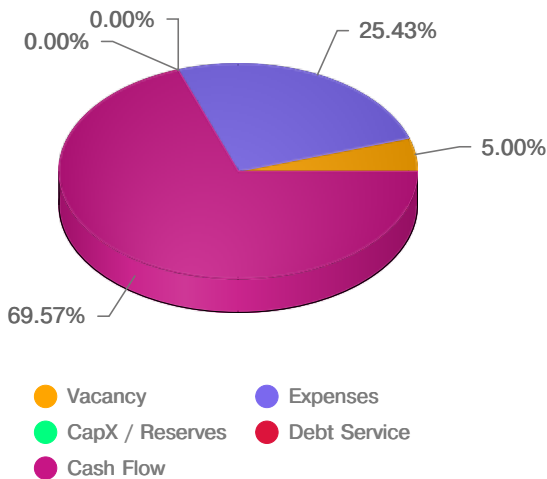
Real Estate Taxes	\$7,500	\$7,725	\$7,957	\$8,195	\$8,441
Property Insurance	\$675	\$695	\$716	\$738	\$760
Repairs And Maintenance	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628
Utilities : Electric	\$3,756	\$3,869	\$3,985	\$4,104	\$4,227
Utilities : Water & Sewer/trash	\$2,640	\$2,719	\$2,801	\$2,885	\$2,971
Miscellaneous Contract Services	\$3,000	\$3,090	\$3,183	\$3,278	\$3,377
TOTAL OPERATING EXPENSES	\$22,571	\$23,248	\$23,946	\$24,664	\$25,404
NET OPERATING INCOME (NOI)	\$61,732	\$63,584	\$65,491	\$67,457	\$69,480

5-YEAR CASH FLOW ANALYSIS

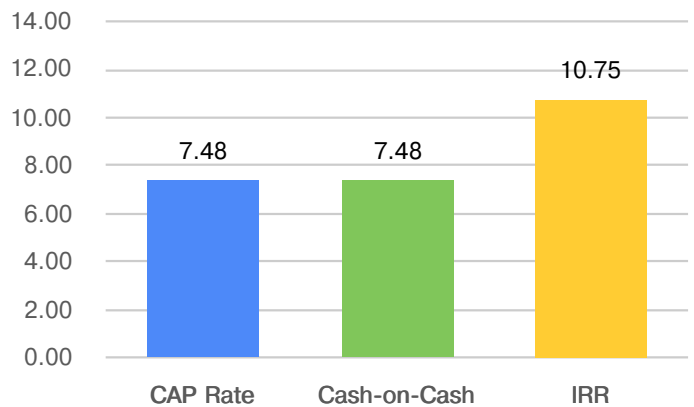
ASSUMPTION / INPUTS

Purchase Price	\$825,000
Year 1 Potential Income	\$88,740
Vacancy & Credit Loss	5.00%
Year 1 Expenses	\$22,571
Acquisition CAP Rate	7.48%
Sale Price - CAP Rate	7.00%

Acquisition Costs	\$0
Annual Income Increase	3.00%
Other Income Increase	3.00%
Annual Expense Increase	N/A
Loan Fees Points	0.00%
Cost of Sale upon Disposition	5.00%



Investment Performance (%)



5-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

Unleveraged Investment		Financing Cash Flow		Equity Investment	
Cash Flow & 5-year Yield		& Effective Rate		Cash Flow & 5-year Yield	
N	\$	N	\$	N	\$
0	(\$825,000)	0	\$0	0	(\$825,000)
1	\$61,732	1	\$0	1	\$61,732
2	\$63,584	2	\$0	2	\$63,584
3	\$65,491	3	\$0	3	\$65,491
4	\$67,457	4	\$0	4	\$67,457
5	\$1,040,380	5	\$0	5	\$1,040,380

Property IRR/Yield = 10.75%

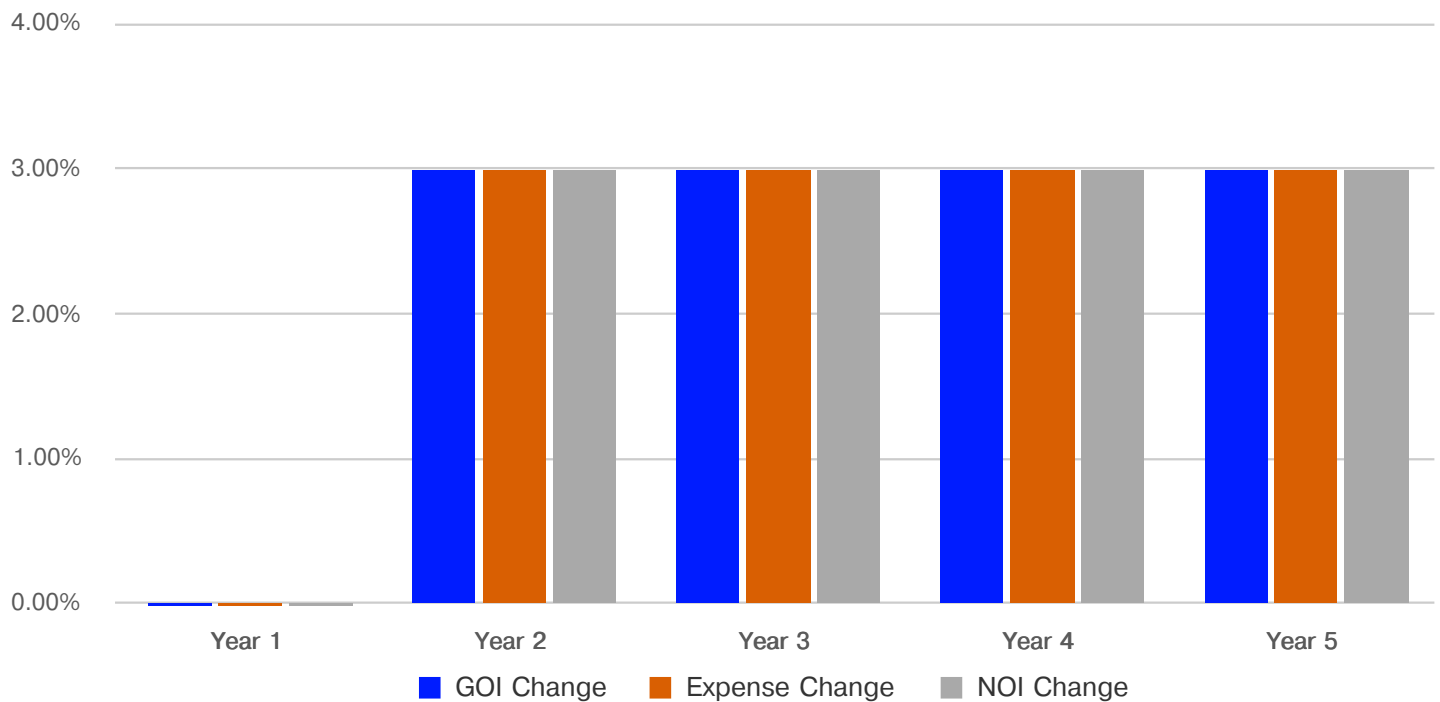
Effective Loan Rate = N/A

Equity IRR / Yield = 10.75%

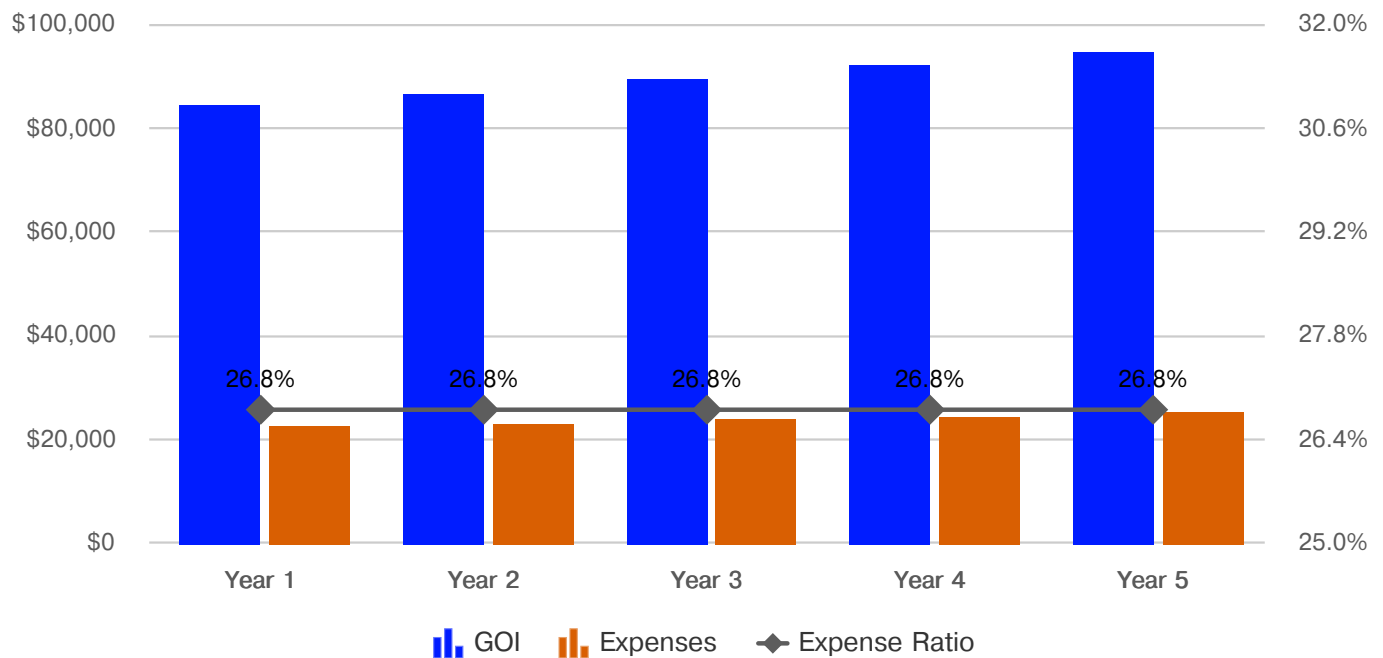
Neutral Leverage - The Equity Yield Remained the SAME with Leverage

ANNUAL GOI, EXPENSE AND NOI PERCENT CHANGE, EXPENSE RATIO % OF GOI

Annual GOI, Expense and NOI Percent Change



Expense Ratio % of GOI



ACQUISITION PRICE SENSITIVITY ANALYSIS

ACQUISITION PRICE SENSITIVITY MATRIX

Purchase Price	Acquisition CAP Rate Price Per Unit/Sq. Ft.	Investment Measures	Period (IRR assumes Year of Sale)				
			Year 1	Year 2	Year 3	Year 4	Year 5
\$742,500	8.31% CAP \$82,500/Unit \$101.82/Sq. Ft.	Unleveraged Cash-on-Cash	8.31%	8.56%	8.82%	9.09%	9.36%
		Unleveraged IRR	24.49%	17.51%	15.25%	14.14%	13.47%
\$783,750	7.88% CAP \$87,083/Unit \$107.48/Sq. Ft.	Unleveraged Cash-on-Cash	7.88%	8.11%	8.36%	8.61%	8.87%
		Unleveraged IRR	17.94%	14.27%	13.04%	12.44%	12.06%
\$825,000	7.48% CAP \$91,667/Unit \$113.14/Sq. Ft.	Unleveraged Cash-on-Cash	7.48%	7.71%	7.94%	8.18%	8.42%
		Unleveraged IRR	12.04%	11.27%	10.99%	10.85%	10.75%
\$866,250	7.13% CAP \$96,250/Unit \$118.79/Sq. Ft.	Unleveraged Cash-on-Cash	7.13%	7.34%	7.56%	7.79%	8.02%
		Unleveraged IRR	6.70%	8.50%	9.07%	9.36%	9.52%
\$907,500	6.80% CAP \$100,833/Unit \$124.45/Sq. Ft.	Unleveraged Cash-on-Cash	6.80%	7.01%	7.22%	7.43%	7.66%
		Unleveraged IRR	1.85%	5.92%	7.28%	7.97%	8.37%

Unleveraged and Leveraged IRR is Annual Internal Rate of Return for each year of ownership. For example, Year 5 IRR represents annual return each year for 5 year.

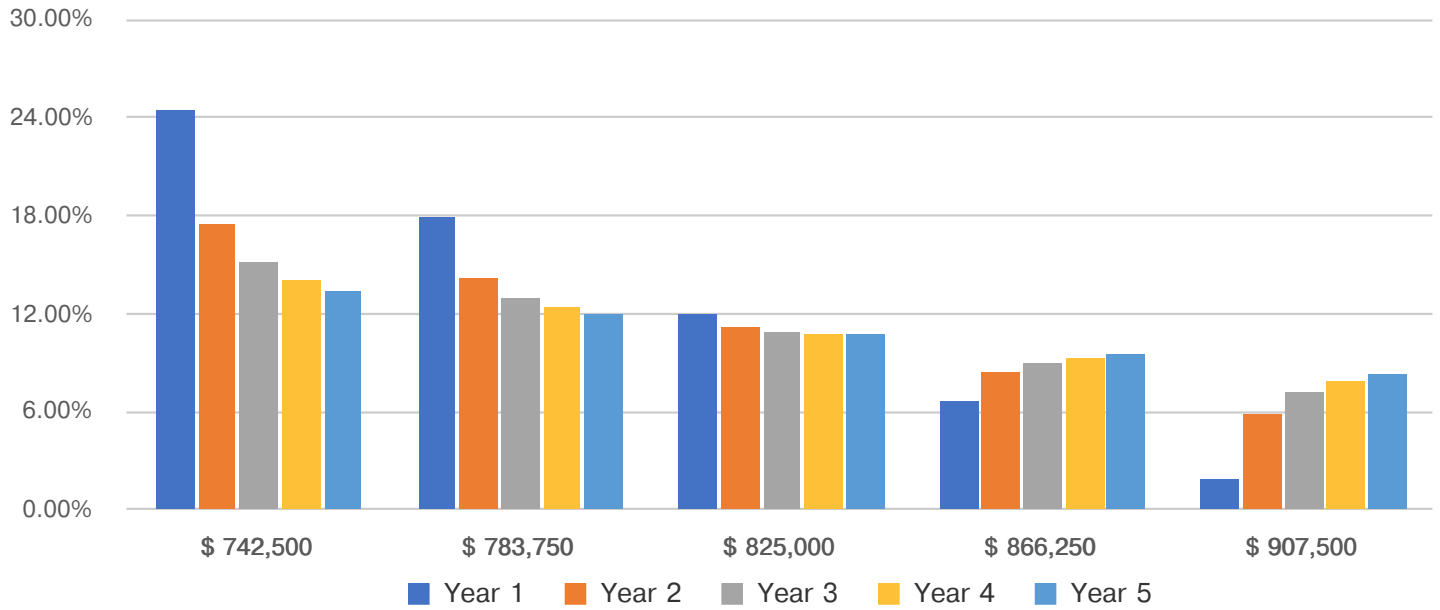
ACQUISITION PRICE SENSITIVITY ANALYSIS

Unleveraged Cash-on-Cash Dividend Return

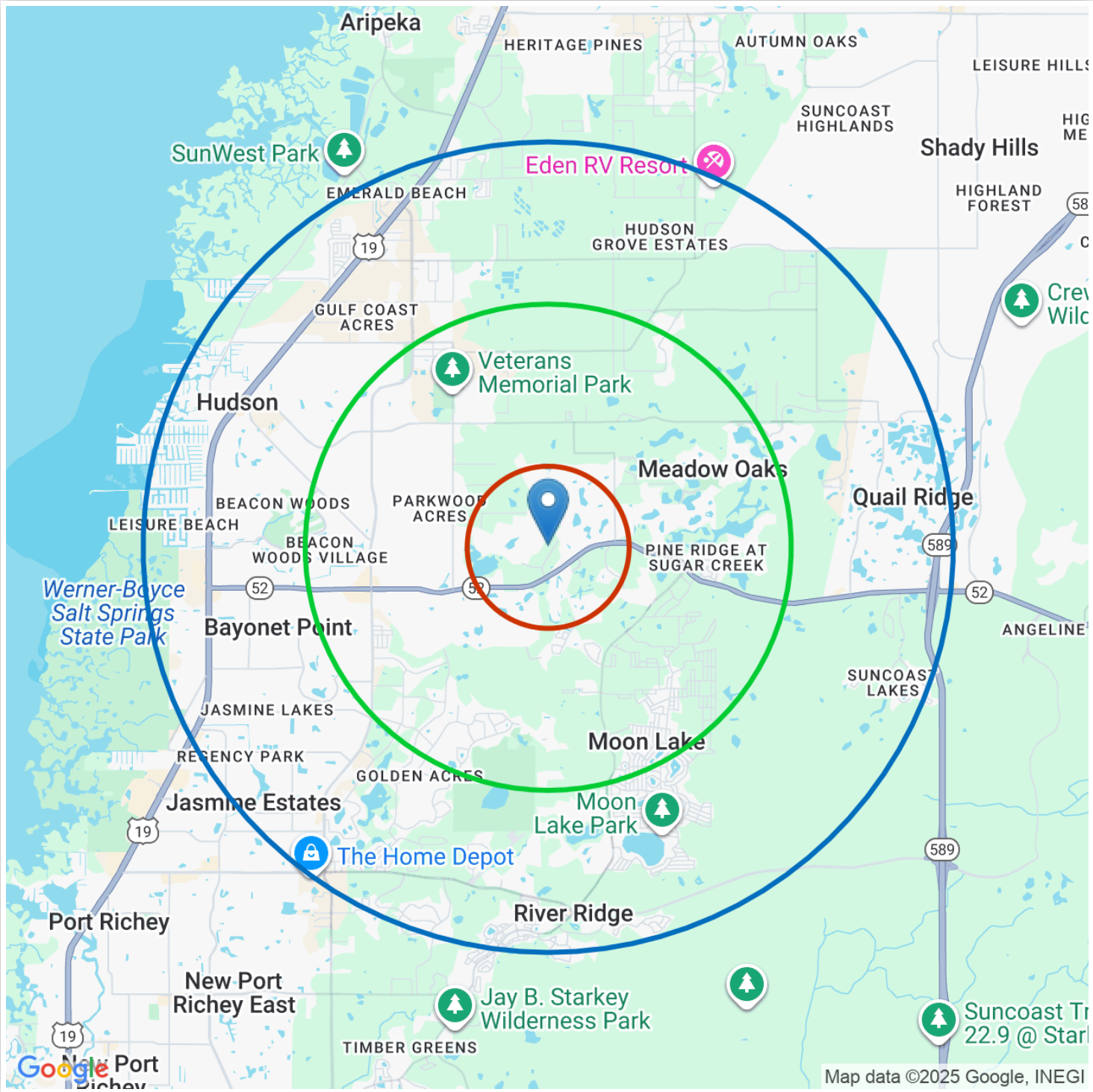


ACQUISITION PRICE SENSITIVITY ANALYSIS

Unleveraged Internal Rate of Return (IRR)



LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS

3,514
Population

56 Median Age

2.27
Average Household Size

1,472
Total Households

EDUCATION

7.78%
No High School Diploma

9.93%
High School Graduate

17.49%
Some College

9.24%
Bachelor's/ Grad

BUSINESS

79
Total Businesses

383
Total Employees

EMPLOYMENT

12
Manufacturing Employees

86
Retail Trade Employees

9
Eating & Drinking Employees

3
Finance/Ins/Real Estate Emp

2.3% Unemployment Rate

INCOME

\$50,406
Median Household Income

\$30,234
Per Capita Income

\$205,052
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (22.22%) ■

The smallest group : \$200,000+ (1.11%) ■

Indicator	Value(%)	
< \$15,000	11.57	■
\$15,000 - \$24,999	14.97	■
\$25,000 - \$34,999	9.61	■
\$35,000 - \$49,999	13.59	■
\$50,000 - \$74,999	11.57	■
\$75,000 - \$99,999	10.98	■
\$100,000 - \$149,999	22.22	■
\$150,000 - \$199,999	4.38	■
\$200,000+	1.11	■

INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

35,645
Population

51.1 Median Age



2.32
Average Household Size

14,711
Total Households

EDUCATION



7.51%
No High School Diploma



7.2%
High School Graduate



17.07%
Some College



11.08%
Bachelor's/ Grad

BUSINESS



693
Total Businesses



5,142
Total Employees

EMPLOYMENT

53
Manufacturing Employees

1,367
Retail Trade Employees

426
Eating & Drinking Employees

154
Finance/Ins/Real Estate Emp

6.2% Unemployment Rate

INCOME



\$51,518
Median Household Income



\$32,053
Per Capita Income



\$195,724
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (16.99%) ■

The smallest group : \$200,000+ (3.8%) ■

Indicator	Value(%)	
< \$15,000	11.25	■
\$15,000 - \$24,999	13.29	■
\$25,000 - \$34,999	10.52	■
\$35,000 - \$49,999	13.77	■
\$50,000 - \$74,999	13.71	■
\$75,000 - \$99,999	10.99	■
\$100,000 - \$149,999	16.99	■
\$150,000 - \$199,999	5.67	■
\$200,000+	3.8	■



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9 MOBILES - PASCO

12421 CHOCTAW TRL, HUDSON, FL, 34669

INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

101,147
Population

50.1 Median Age



2.34
Average Household Size

41,709
Total Households

EDUCATION



7.62%
No High School Diploma

6.21%
High School Graduate



18.01%
Some College



11.59%
Bachelor's/ Grad

BUSINESS



2,358
Total Businesses



20,098
Total Employees

EMPLOYMENT

534
Manufacturing Employees

5,285
Retail Trade Employees

1,565
Eating & Drinking Employees

804
Finance/Ins/Real Estate Emp

6.2% Unemployment Rate

INCOME



\$48,591
Median Household Income



\$30,984
Per Capita Income



\$172,491
Median Net Worth

Households by Income

The largest group : \$35,000 - \$49,999 (15.21%) ■

The smallest group : \$200,000+ (3.94%) ■

Indicator	Value(%)	
< \$15,000	11.21	■
\$15,000 - \$24,999	12.71	■
\$25,000 - \$34,999	11.94	■
\$35,000 - \$49,999	15.21	■
\$50,000 - \$74,999	15.17	■
\$75,000 - \$99,999	10.39	■
\$100,000 - \$149,999	14.19	■
\$150,000 - \$199,999	5.24	■
\$200,000+	3.94	■

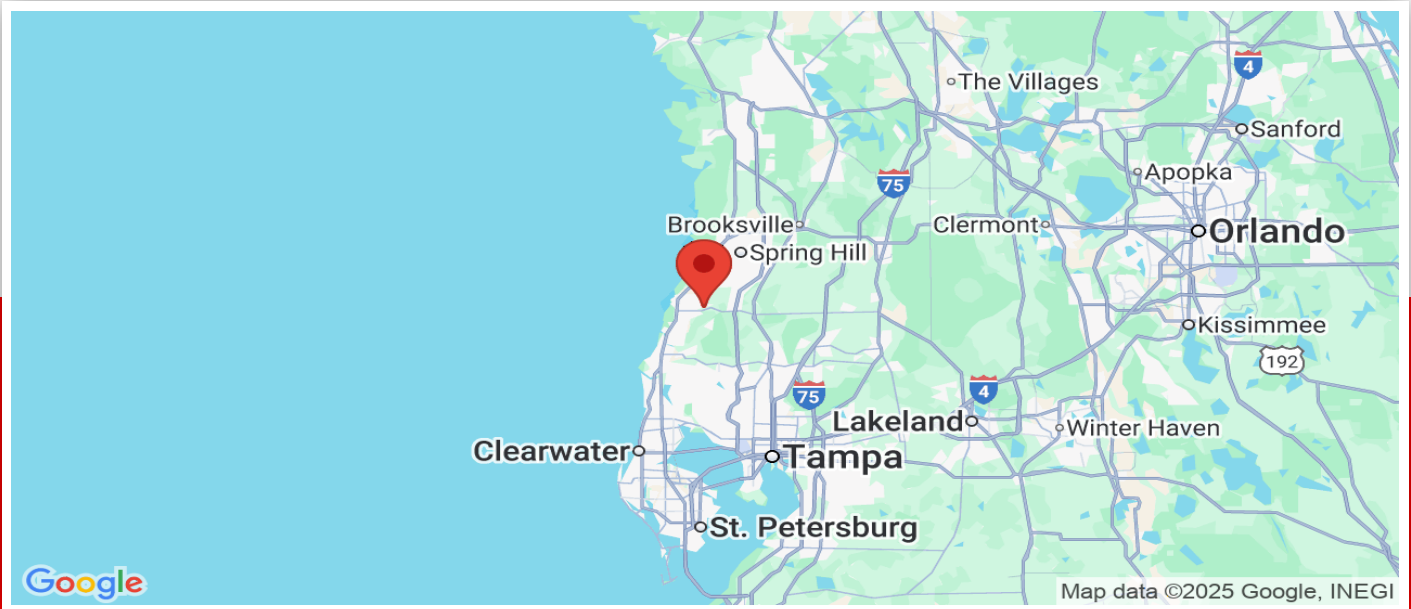


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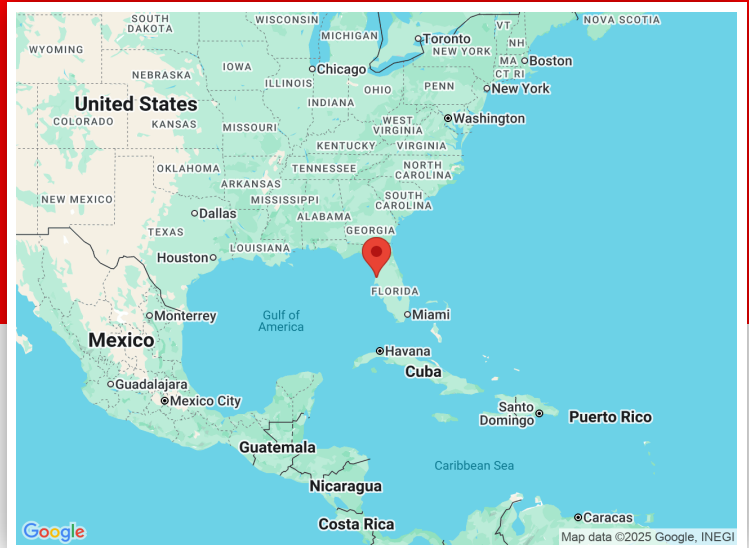
AREA LOCATION MAP



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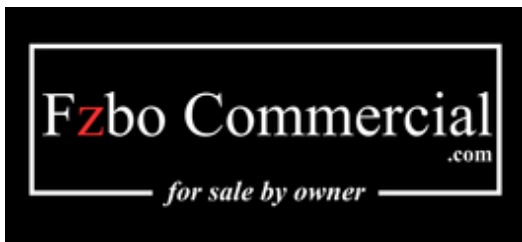
AERIAL ANNOTATION MAP



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