

# Stillman Mobile Home & RV Park

3880 Stillman Park Circle, Sacramento



Offered at  
**\$3,100,000**

Assume Loan  
w/\$900K Down  
Subject to approval

## Highlights

- \* 80-space Gated Community
- \* Pool, Clubhouse, Laundry, Office
- \* Prime Sacramento location on Hwy 99
- \* City Water & Sewer
- \* Beautiful, clean, well-run park
- \* 8.1% CAP RATE (actual, not proforma)
- \* 10.87% Cash-on Cash Return (actual)
- \* \$2.2M assumable private loan
- \* Just 29% down, instant cash-flow
- \* Money Maker - Cash Cow

**Cap Rate: 8.1%**  
**Cash Return: 10.87%**

### INCOME & EXPENSES

INCOME:	
2010 actual:	\$ 432,710.58
EXPENSES:	
2010 actual:	\$ 180,865.88
NET OPERATING INCOME:	\$ 251,844.70

CAP RATE @ \$3.1M: 8.1%

Existing Debt Service:	\$ 154,000.00
NET INCOME:	\$ 97,844.70

Cash-on-Cash Return on \$900K down 10.87%



**CCI Real Estate**

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