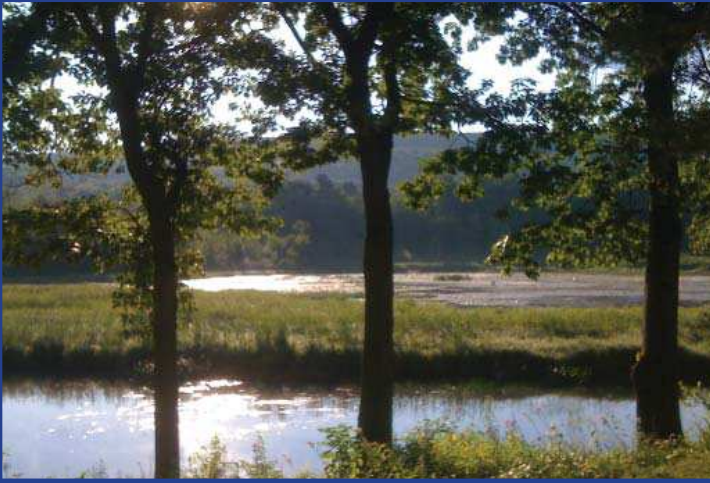


MILL POND PARK

40 Albany Road
West Stockbridge, MA



Park address:	40 Albany Road, West Stockbridge MA
Offering Price:	\$1,200,000
Caprate:	9.6 (not including rent-to own income)
Cash on cash return = :	17% for 30% down
Lot Rent:	\$325
# sites:	35+ 4 bedroom house and studio apartment
Acreage:	8 acres +/-
Total Occupancy :	95%
Water:	Newly connected to Municipal Water and sub-metered to each Tenant
Sewer:	Newly rebuilt holding tank system to Town Sewer.
Roads:	Gravel
Electric Service:	National Grid-Direct metered to each Tenant
Trash:	Individual tenant responsibility
# Park Owned Homes:	0
# RTO contracts:	5

Park and Area Highlights:

Opportunity to acquire a fully occupied Park which is \$40-\$50/ lot below local market rents... The Park has been recently upgraded with Municipal Water and Sewer...in close proximity to 2 Metropolitan employment areas- Pittsfield Ma. And Albany, NY located in a beautiful Berkshire resort community. The park's homes are located along the more 1000 feet of Mill Pond's frontage., in a town which is the home of the famous "Tanglewood"... the summer residence and community stage for the Boston Symphony Orchestra and James Taylor among others.

For More Information Contact: Eric Levesque - etrees@verizon.net - (845) 359-6443

The Opportunity Evaluator™ Commercial Property Evaluator

CONFIDENTIAL

Current Situation

Physical Property Information		Acquisition Information		*7-Move Quick-Check Numbers	
P1	Type of Property: public offering@325LR	A1	Purchase Price*	1,200,000	A6 Price Per Square Foot
P2	Property Name	A2	- Mortgages (enter info below)	840,000	#VALUE!
P3	Address: stockbridge, Ma	A3	+ Loan Points ()		A7 Price Per Unit
	City, State, Zip	A4	+ Acquisition Costs		34,285.71
P4	Property Size (Rentable Sq.Ft.) 35units (Units) 35	A5	= Initial Investment	360,000	
P5	Year Built	Financing Information / Assumptions			
	Actual Age Effective Age	F4	F5	F6	F7
P6	Property Condition	F1	Int. Only	Initial Loan	Periodic Pymt
	Parking Lot Cond.	F2	1st <input type="checkbox"/>	840,000	4,509.30
P7	Who pays utilities?	F3	2nd <input type="checkbox"/>		12
P8	How is it heated?		3rd <input type="checkbox"/>		5.000%
P9	Age of roof(s)	I1	If GPRI already known, enter here: 153,000		FA
PA	Age of windows	I2	Calculated GPRI	Check this box to use Rent Roll <input type="checkbox"/>	
PB	Garages ?	I3	Raise/Lower By %	# Tenants	Total GPRI
PC	Misc.	I4	or By \$/Sq.Ft.	I6 Suite #	I7 # Sq.Ft.
		I5	= Adjusted GPRI	I8 \$/Sq.Ft./Yr.	I9 Ann. Rent

Income / Expense Analysis			
ALL FIGURES ANNUAL	Enter \$ Total	\$ / Sq.Ft.	\$ / Unit
1	GROSS POTENTIAL RENTAL INCOME*	153,000	#VALUE! 4,371.43
2	- Vacancy & Credit Loss* (%)	0	#VALUE! 0.00
3	- Other Income (affected by vacancy)		
4	= EFFECTIVE RENTAL INCOME	153,000	#VALUE! 4,371.43
5	+ Other Income (NOT affected by vacancy)		
6	= GROSS OPERATING INCOME*	153,000	#VALUE! 4,371.43

OPERATING EXPENSES (verifiable / unverifiable)				% GOI	% Op Exp	Comments	
7	Real Estate Taxes	6,600	#VALUE!	188.57	4.3%	17.7%	35x325/mo
8	Personal Property Taxes	5,040	#VALUE!	144.00	3.3%	13.5%	136,500
9	Property Insurance	3,600	#VALUE!	102.86	2.4%	9.7%	
10	Management	5,000	#VALUE!	142.86	3.3%	13.4%	plus house+apt 16,500
11	Payroll	0	#VALUE!	0.00			153,000
12	Expenses / Benefits (%)	0	#VALUE!	0.00			
13	Taxes / Worker's Comp (%)	359	#VALUE!	10.26	0.2%	1.0%	
14	Repairs and Maintenance: Materials	5,000	#VALUE!	142.86	3.3%	13.4%	
15	Labor	0	#VALUE!	0.00			
16	Utilities: Phone	600	#VALUE!	17.14	0.4%	1.6%	
17	Gas						
18	Electric	900	#VALUE!	25.71	0.6%	2.4%	
19	Water						
20	Sewer						
21	Accounting and Legal	5,000	#VALUE!	142.86	3.3%	13.4%	
22	Licenses / Permits	200	#VALUE!	5.71	0.1%	0.5%	
23	Advertising	0	#VALUE!	0.00			
24	Supplies	0	#VALUE!	0.00			
25	Contract Services: Trash	0	#VALUE!	0.00			
26	Lawn care						
27	Landscaping	0	#VALUE!	0.00			
28	Snow removal	1,460	#VALUE!	41.71	1.0%	3.9%	
29	Other/Misc:						
30	Other/Misc: reserves	3,500	#VALUE!	100.00	2.3%	9.4%	"What If..."
31	Other/Misc:						W1 Cap Rate* is:
32	Other/Misc:						10.0%
33	Other/Misc:						W2 Value is:
34	Other/Misc:						1,157,410
35	TOTAL OPERATING EXPENSES*	37,259	#VALUE!	1,064.54	24.4%	100.0%	W3 Sale Cash Out (pre-tax)
							317,410
36	NET OPERATING INCOME*	115,741	#VALUE!	3,306.89	42 DCR-B	44 CAP Rate	W4 Re-Fi %
37	- Annual Debt Service	54,112	#VALUE!	1,546.05	2.139	9.6%	
38	- Funded Reserves				43 DCR-I	45 C-on-C	W5 Re-Fi Proceeds
39	- Leasing Commissions				2.139	17.1%	
40	- Capital Additions						W6 Re-Fi Cash Out
41	= CASH FLOW BEFORE TAXES	61,629	#VALUE!	1,760.84			

OppEval™ v. X7 © 2007 by Scheel Publishing, Inc. (SPI). All rights reserved. Reproduction in any form without the express written consent of SPI is prohibited.

Visit us on the web at www.CommercialAcademy.com

LEAD DATE
NOTES

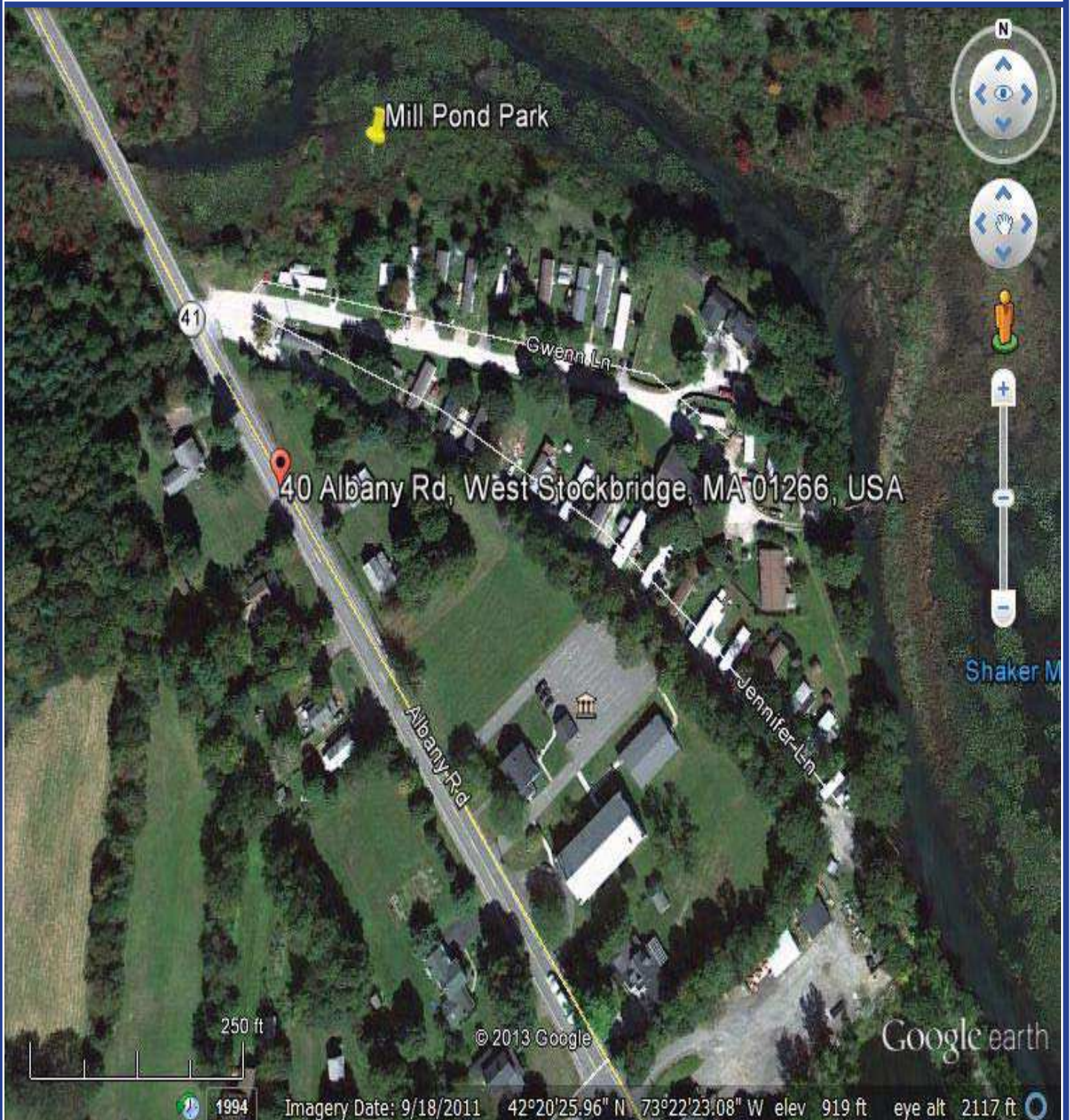
LEAD SOURCE

Clear

Update Master

MILL POND PARK

40 Albany Road
West Stockbridge, MA



For More Information Contact: Eric Levesque - etrees@verizon.net - (845) 359-6443

MILL POND PARK

40 Albany Road
West Stockbridge, MA



For More Information Contact: Eric Levesque - etrees@verizon.net - (845) 359-6443

MILL POND PARK

40 Albany Road
West Stockbridge, MA



For More Information Contact: Eric Levesque - etrees@verizon.net - (845) 359-6443

MILL POND PARK

40 Albany Road
West Stockbridge, MA



For More Information Contact: Eric Levesque - etrees@verizon.net - (845) 359-6443

MILL POND PARK

40 Albany Road
West Stockbridge, MA



For More Information Contact: Eric Levesque - etrees@verizon.net - (845) 359-6443

MILL POND PARK

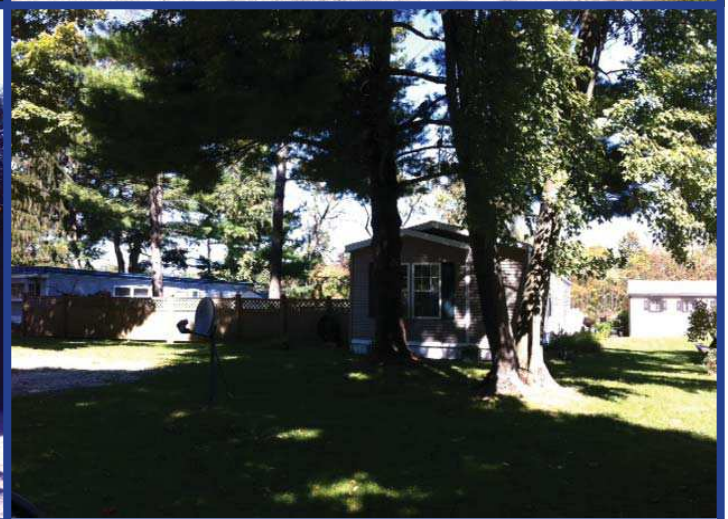
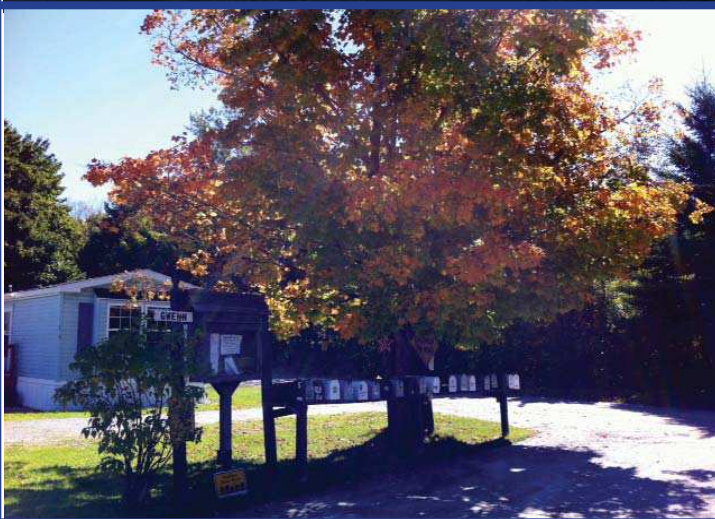
40 Albany Road
West Stockbridge, MA



For More Information Contact: Eric Levesque - etrees@verizon.net - (845) 359-6443

MILL POND PARK

40 Albany Road
West Stockbridge, MA



For More Information Contact: Eric Levesque - etrees@verizon.net - (845) 359-6443