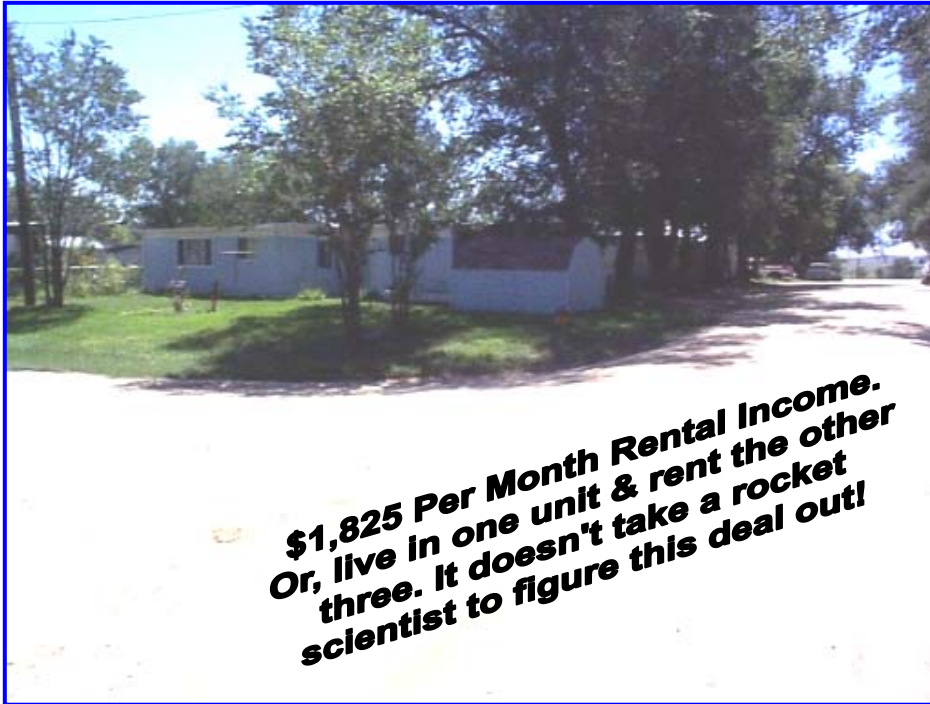


Adams Street Mobile Home Park, Simla, CO

4 Rental Homes



202 Adams Street—1969 Schult 12' x 61' mobile home with 2 additions. 4 bedrooms, 1½ baths, covered deck & 2 storage sheds. Title purged. Rent: \$500/mo.

204 Adams Street #1—1967 Buddy 12' x 56' mobile home. 2 bedrooms, 1 bath & shared storage shed. Rent: \$400/mo.

204 Adams Street #2—1970 Namco 12' x 57' mobile home, 2 bedrooms, 1 bath, covered deck & storage shed. Rent: \$425/mo.

204 Adams Street #3 — 1969 Kirkwood 12' x 65' mobile home, 3 bedrooms, 2 baths, covered deck & storage shed. Rent: \$500/mo.

General Comments: The owners have owned this park since 1994 and have made many improvements. Don't let the age of the mobile homes fool you. They have all been updated, including, but not limited to: Vinyl siding, windows, furnaces, water heaters, floor coverings, interior paint and more. Each unit comes with a refrigerator, stove, washer, dryer, swamp cooler, fenced yard and storage shed.

Park Size: 202 Adams Street is located on a 75' x 75' lot. The other three units are situated on a lot 75' x 150'.

Utilities: Electric: Units 1, 2 and 3. There is one main electric meter. Park initially pays monthly Mt. View Electric bill. Each rental has an individual meter. Renters read their meter monthly and send landlord payment at the rate of \$.08 per KWH. Unit 4 has a separate electric meter. **Propane:** Each unit has a meter and pay Rocky Mountain Propane directly. **Water/Sewer/Trash Removal:** Park pays \$54.92 per month for each unit or \$219.68 for entire park.

School: Simla - Big Sandy School District RJ100. K-12. Kids can walk to school.

Legal: Parcel 1: 202 Adams Street. The west 75 feet of the north 75 feet of the west one-half of Block 7, Simla Addition 2, Elbert County, CO. Assessor Account 100145, Parcel 00274-06-010. **Parcel 2:** 204 Adams Street. The south 75 feet of the north 150 feet of the west one-half of Block 7, Simla Addition 2, Elbert County, CO. Assessor Account 100140, Parcel 00274-06-003.

Price/Terms: \$129,500. Cash or new financing. **2004 Tax:** \$269 for both parcels & all 4 homes.

Directions: From U.S. Highway 24 in Simla go north ½ block on Adams Street. Simla is located approximately 40 miles northeast of the Powers Boulevard corridor in Colorado Springs.

Additional Comments: Nice treed street in the middle of a residential area. The park has been well maintained and managed for nearly 10 years and has a good track record. All units will qualify for government housing programs. Owners must be present at all showings & renters given adequate notice. Call today for an appointment.

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