

# Abraham's MHP Due Diligence List

## Questions To Ask The City

1. what's the zoning?
2. Is it zoned for RV too?
3. How many RV allowed?
4. Any limitations?
5. How many lots is it approved for?
6. What's the process for replacing a mobile home?

## Due Diligence List

1. Rent Roll with specific home-site number, name of resident, move-in date, monthly rent, current balance, additional charges, number of occupants, and a brief history of the resident (good resident / bad resident, special circumstances, etc.) Dates and amounts of the last 2-3 Rent Increases
2. City, County and State Permits and Licenses
3. Certificates of Occupancy
4. Existing Surveys or Environmental Reports
5. Trash, Gas (if applicable), Water, Electric Bills for the last 2-3 years
6. Property tax bills for the last 2-3 years
7. Copy of current insurance policy and binder showing premiums and coverage's
8. Current staffing list including position, wages, job descriptions

9. Any drawings and maps of the park and infrastructure and size of lots
10. Any Contracts that will be transferred to buyer at closing (trash, phone)
11. Signed Rules and Leases for each resident
12. Bank Statements
13. 2-3 years Tax Returns
14. 2-3 years Profit and Loss
15. List of Capital Expenditures for the last 3 years
16. Listing of any current park infrastructure problems (water, sewer, gas, electric)
17. Names and phone numbers of all contractors used in the last 5 years –plumbers, electricians, propane, gas, roto rooters
18. List of names, addresses, phone number, e-mail of attorneys, accountants, insurance brokers, rental companies, county and state officials and any other helpful people that we should contact now or in the future.
19. A list of any problems to be corrected, how you handle delinquent clients and any suggestions for landscaping, maintenance, improvements, etc. to have an excellent mobile home park A list of all personal property including autos, trucks, office, park maintenance equipment, tools, utility equipment.
20. What are the water & sewer lines made of? (PVC, galvanized metal, etc) I.e. the lines going from the homes to the cities.



**MIH Mastermind**

OPEN DOORS TO FINANCIAL FREEDOM