



# **GOLD AND COMPANY, LLC**

**WWW.GOLDCOMMERCIAL.NET**

***Commercial Real Estate in the Baltimore Metropolitan Area***

## **Fully Leased Mobile Home Parks FOR SALE**

### **Woodcrest Park**



### **Summerset Woods Park**



**For More Information:**

**Jim Chivers**  
**443.928.7522 cell**  
**[jim@goldcommercial.net](mailto:jim@goldcommercial.net)**

**Will McCullough**  
**410.292.2985 cell**  
**[will@goldcommercial.net](mailto:will@goldcommercial.net)**



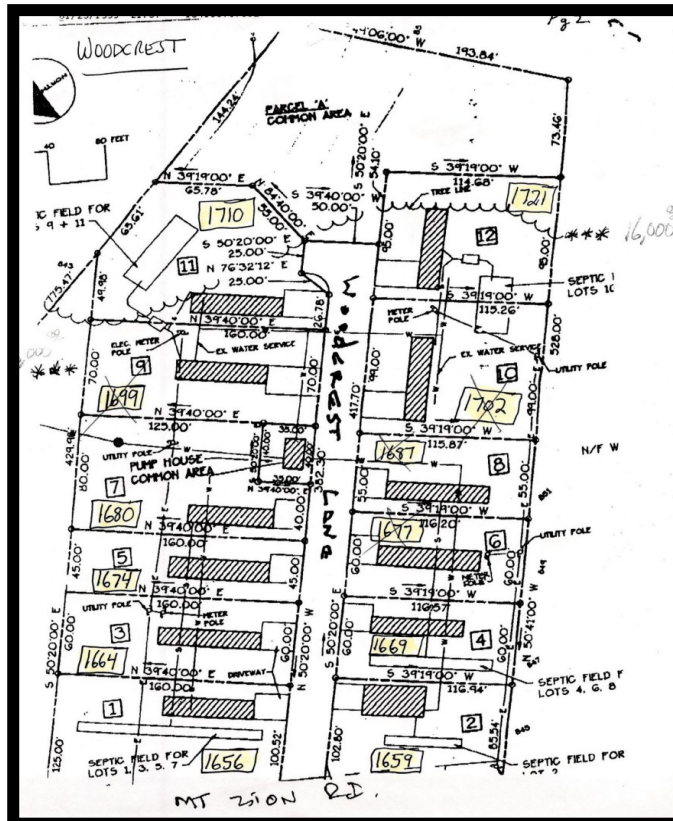
# Gold And Company

Commercial Real Estate in the Baltimore Metropolitan Area

## Woodcrest Manor Park Information

### Woodcrest Manor Park Glen Rock, PA

- Lots: Total of Twelve (12) lots spanning 1659-1721 Wood Crest Lane
  - Acreage: +/- 4.26 Acres
- Buildings: Eleven (11) lots owned and One (1) lot owned by occupant
  - Construction: Manufactured Homes
  - Zoning: A (Residential)
- Ownership : Mobile Home Park under Condominium Association
  - Real Estate Taxes: \$8,076
  - Lots Sold as Condominium Association
  - 1 lot owned by trailer owner—\$150 per month
  - 11 lots owned fee simple—\$400 per month
- \$54,600 per year gross rent - \$8,076 real estate taxes
  - NOI: \$46,524



**Jim Chivers / Will McCullough**  
**Gold And Company, LLC**  
**5601 Newbury St.**  
**Baltimore, MD 21209**

**410.578.1300 (Office)**

**[www.goldcommercial.net](http://www.goldcommercial.net)**



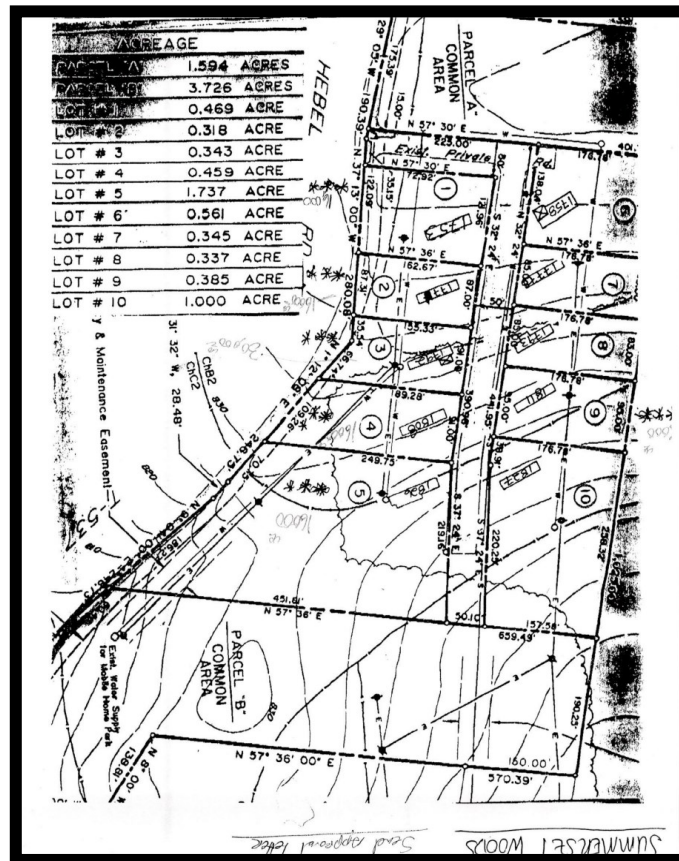
# Gold And Company

Commercial Real Estate in the Baltimore Metropolitan Area

## Summerset Woods Park Information

### Summerset Woods Park Stewartstown, PA

- Lots: Total of Ten (10) Lots on Blue Jay Lane
- Acreage: 11.274 Acres (includes 5.3 acres of common area)
- Buildings: Eight (8) lots owned and Two (2) owned by occupants
  - Construction: Manufactured Homes
  - Zoning: A (Residential)
- Ownership : Mobile Home Park under Condominium Association
- 2 lots owned by trailer owners—\$150 per month = \$300 per month
- 8 lots owned fee simple - \$400 per month = \$3,200 per month
  - \$42,000 per year—\$5,164 real estate taxes



**Jim Chivers / Will McCullough**  
**Gold And Company, LLC**  
**5601 Newbury St.**  
**Baltimore, MD 21209**

**410.578.1300 (Office)**

**[www.goldcommercial.net](http://www.goldcommercial.net)**