



In Association With ParaSell, Inc.
A Licensed Texas Broker
Lic.#9009637 BoR: Scott Reid - Lic#739436

MHC - Texas Oil Country - Snyder, TX
400 27th St, Snyder, TX 79549

EXCLUSIVELY MARKETED BY

**MHC – Texas Oil Country
Snyder, TX**

Kingship Collective

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TABLE OF CONTENTS

01

INVESTMENT OVERVIEW

- 5 Executive Summary
- 6 Investment Highlights

02

FINANCIAL OVERVIEW

- 8 Income & Expenses

03

PROPERTY INFORMATION

- 10 Location Map
- 11 Property Images
- 12 Demographics Map & Report

04

AREA OVERVIEW

- 14 City Overview
- 15 Confidentiality Agreement

CONFIDENTIALITY & DISCLAIMER

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This Offering Memorandum is for information purposes only and does not constitute an offer to sell or a solicitation of an offer to buy any securities. All projections, market assumptions, and cash flow analysis are used to provide a potential overview of the property. However, there is no guarantee or assurance that these projections, market assumptions, and cash flow analysis are accurate or will be achieved.

Kingship Collective and ParaSell encourages all potential buyers to seek advice from their tax, financial, and legal advisors before making any real estate purchase or transaction. By accepting this Memorandum, you agree to hold and treat its contents in the strictest confidence. You also agree not to disclose its contents in any manner detrimental to the interest of Kingship Collective or the property owner.

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SECTION 1

INVESTMENT OVERVIEW



EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Kingship Collective is Pleased to Exclusively Offer For Sale a Hidden Oaks & Southern Pines MHC in Lexington, SC. This Deal Includes the Ability to Aquire a 4.25 Acre MHP with 16 Actice Units with Value Add Component to Add 8 More Units

***Owner may consider owner financing 1) with proof of funds to do the complete deal 2) Half-Down or more and a Personal Guarantee on the balance 3) Acceleration if default no foreclosure, security guarantee 4) 15-year amortization with a three-year balloon at a to-be-determined interest rate

Sale Price	\$2,000,000
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OFFERING SUMMARY	
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Pro-Forma Cap Rate:	5.98%
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Pro-Forma NOI:	\$119,630
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BUILDING INFORMATION	
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Street Address:	400 27th St
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City, State, Zip:	Snyder, TX 79549
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County:	Scurry
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Lot Size:	4.25 Acres
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INVESTMENT HIGHLIGHTS

MHC – Texas Oil Country – Snyder, TX

- 1 Investment Opportunity:** 16 mobile home units situated on +/- 3.25 Acres
- 2 Exploding Growth Area:** Snyder is home to Amazon Wind Farm Texas, the largest wind farm in Western Texas. This facility adds over 1 million megawatt hours of clean energy to the grid annually, making Amazon a key employer in the area. This development further boosts the local economy and housing demand, ensuring a stable investment environment.
- 3 Texas Oil Country:** Scurry County, with Snyder as the County Seat, is famously known as Texas Oil Country. Since the discovery in 1923, over 1.8 billion barrels of petroleum have been extracted. This booming industry drives the need for affordable housing in the area. The county also thrives on petroleum processing, cottonseed breeding, farming, ranching, and other diversified industries.
- 4 Strong NOI:** Estimated NOI of \$119,630+, this property has generated over \$14,000 monthly. Steady rental increases at lease renewals, potentially boosting gross income combined with proper site maintenance per month should keep unexpected expenses down. Steady increases during tenancy fluctuations positions the property for higher returns.
- 5 Value Add:** 16 newer 2013 mobile home units with room for 8 more +/-



SECTION 2

FINANCIAL OVERVIEW

INCOME & EXPENSES

June 2024

INCOME SUMMARY	MHC – Texas Oil Country – Snyder, TX
Rental Income	\$13,161.00
Late Fees	\$155.00
Deposits	\$1,200.00
GROSS INCOME	\$14,516.00

EXPENSES SUMMARY	MHC – Texas Oil Country – Snyder, TX
Maintenance/general repairs	\$1,365.60
Landscaping	\$1,920.00
Management Cost	\$1,300.00
OPERATING EXPENSES	\$4,585.60

NET OPERATING INCOME	\$9,930.40
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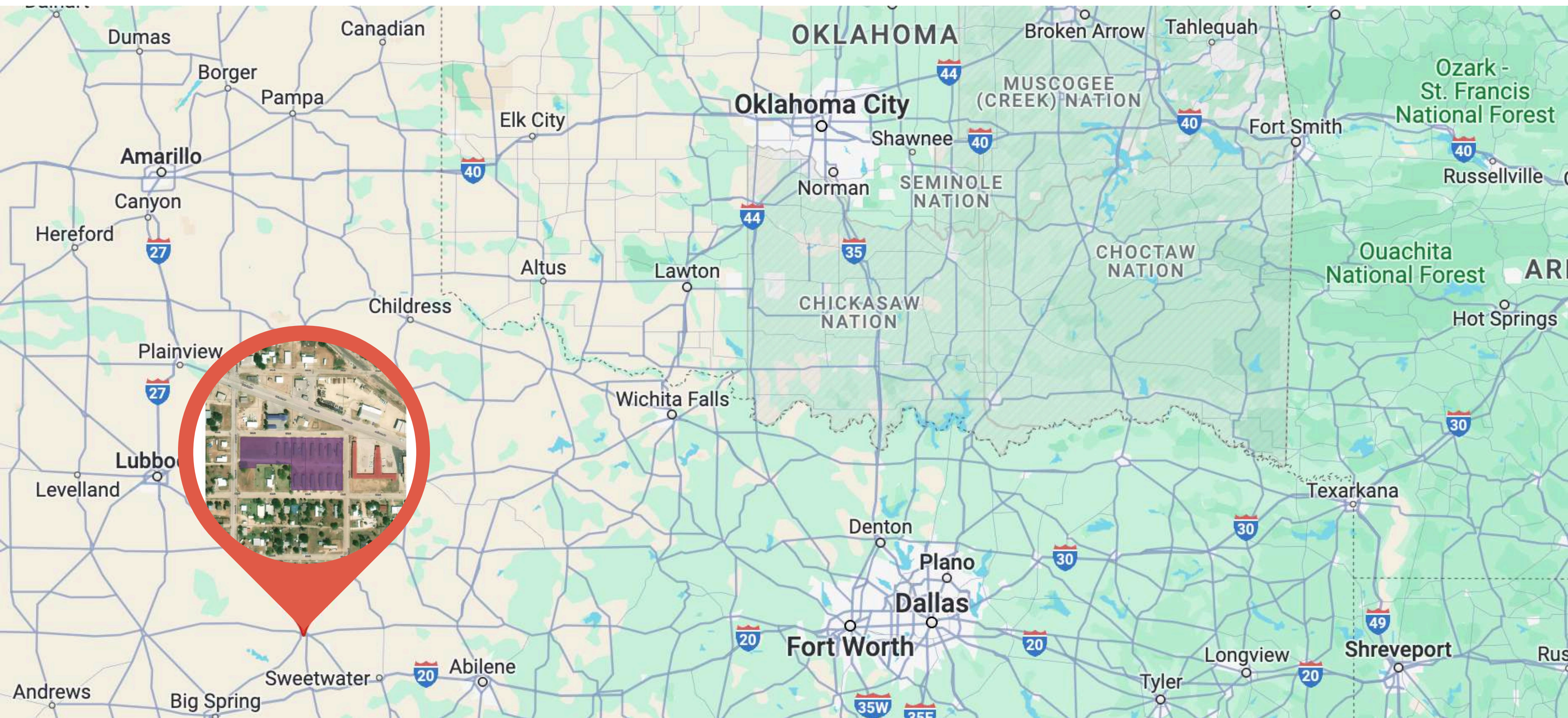
SECTION 3

PROPERTY OVERVIEW



MHC – Texas Oil Country – Snyder, TX

LOCATION MAP



PROPERTY IMAGES

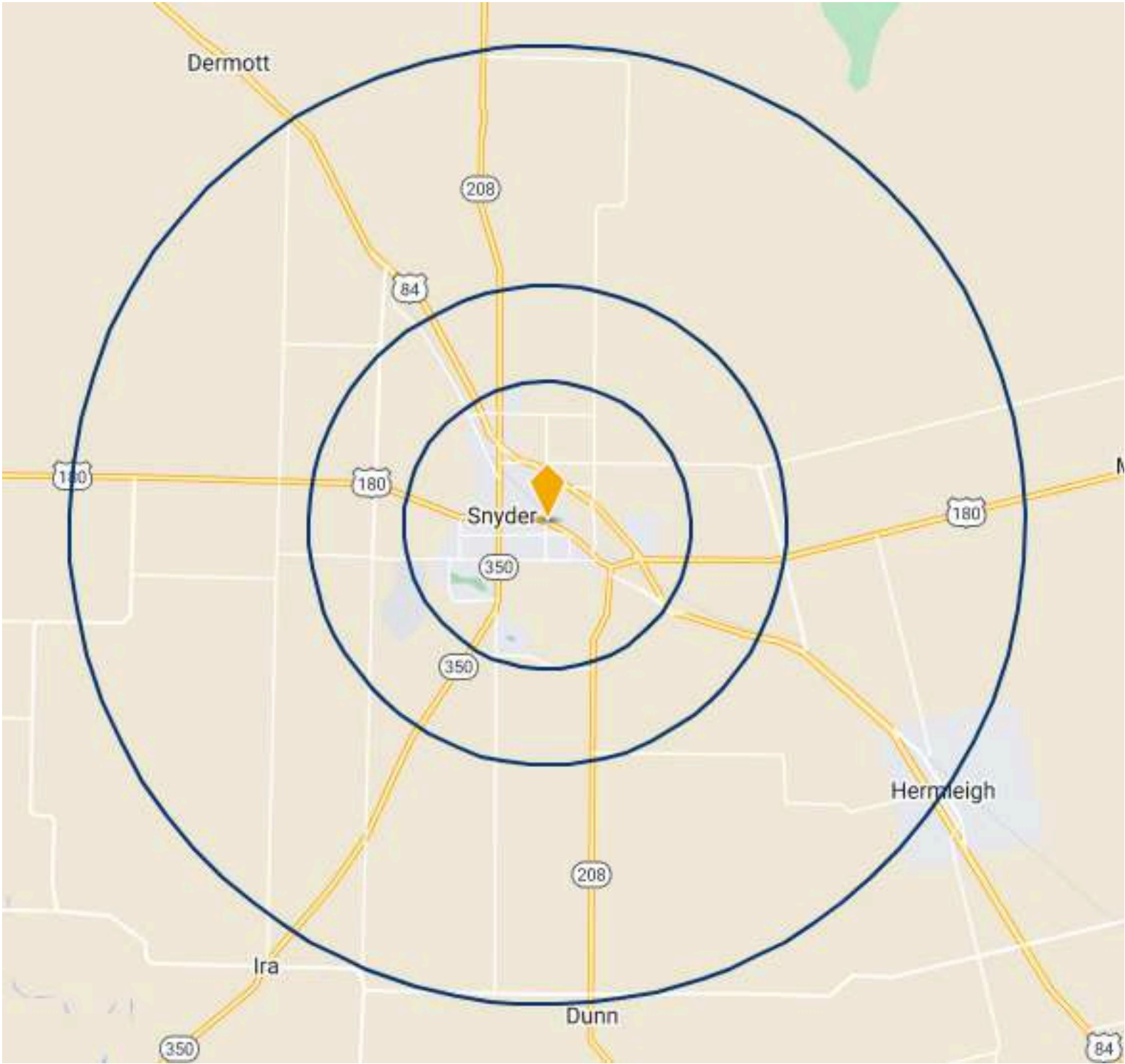


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	12,798	14,280	15,629

POPULATION	3 MILES	5 MILES	10 MILES
Average HH Income	\$71,129	\$72,555	\$73,765

TRAFFIC COUNTS	
Coliseum Dr	6,531 VPD
Hwy 84	9,557 VPD
College Ave	6,336 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Discover Snyder, TX: A Blend of Tradition and Innovation

Nestled in the heart of Scurry County, Snyder, TX, offers a unique blend of rich history and forward-thinking innovation. Known as the County Seat, Snyder is a pivotal part of Texas Oil Country, a title it has proudly held since the early 20th century.

Historical Significance and Economic Drivers

Snyder's storied past is deeply intertwined with the oil industry. Since the first discovery of oil in 1923, Scurry County has produced over 1.8 billion barrels of petroleum by January 1, 1991. This booming industry has long been the backbone of the local economy, creating a robust demand for affordable housing to support its workforce. In addition to petroleum processing, Snyder's economy is bolstered by cottonseed breeding, farming, ranching, and a variety of other diversified industries.

A Hub for Clean Energy

In recent years, Snyder has also become a beacon of clean energy innovation. The city is home to Amazon Wind Farm Texas, the largest wind farm in Western Texas. This massive project generates over 1 million megawatt hours of clean energy annually, significantly contributing to the grid and marking Amazon as a key employer in the region. The presence of such a significant renewable energy project underscores Snyder's commitment to sustainability and economic diversification.

Community and Lifestyle

Snyder offers a welcoming community atmosphere with a small-town charm that's hard to beat. Residents enjoy a high quality of life with access to various amenities, including parks, schools, and healthcare facilities. The town’s central location makes it an ideal place for families and professionals seeking a balance between work and leisure.

Opportunities in Snyder

Whether you're looking to invest in real estate, start a business, or find a new place to call home, Snyder presents numerous opportunities. Its thriving industries, combined with a commitment to innovation and sustainability, make it a promising location for growth and development.

Conclusion

Snyder, TX, is more than just a town with a rich past; it’s a vibrant community with a bright future. Its blend of traditional industries and modern innovations makes it a unique and dynamic place to live, work, and invest. Come discover what Snyder has to offer and be a part of its exciting journey forward.

CONFIDENTIALITY AGREEMENT

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The information provided here is not a replacement for a comprehensive due diligence investigation. Kingship Collective does not make any guarantees or representations about the income or expenses related to the property, the anticipated financial performance of the property, the accuracy of the property's size and square footage, the presence or absence of hazardous substances such as PCBs or asbestos, compliance with state and federal regulations, the physical condition of the property improvements, or the financial condition or business prospects of any tenant, including their plans or intentions regarding continued occupancy of the property.

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