

# Mobile Home Park Investors Newsletter January 2019



## In This Issue

- Mobile Home Park Development Project Update.
- 10% Early Investor Bonus
- A Brief History of Our MHP Development project

## Update on Our New Class "A" Senior Lifestyle Mobile Home Park Development.

The original site we had under contract did not get city approval because of issues concerning noise levels from a nearby military air field. We have a new location under contract. The following changes have been made to our plans, improved the parks the location, increased the park size.

**Project Changes:** This is a new development of a 250 space Senior Living Mobile Home Park (MHP) in the San Antonio, Texas metro area.

- Increase the park size from 120 paces to 250 spaces to make the project more bankable.
- Moved north of San Antonio to the New Braunfels, Texas in the high growth IH-35 corridor a city popular with seniors moving to Texas.
- The larger park size requires an increased development budget and an increase in the amount of equity needed.

- The increase in equity dollars required for the larger project lowers the percentage of equity we have raised from 60% to 23%.
- The increased size of the park increases the park's projected revenue and cash flow, resulting in a more profitable development.
- The new site does not need city approval and therefore construction can start as soon as we have the design work done and the equity funds raised.
- Financing for the land has been secured.
- The engineers and surveyors will start work in January 2019

If you are interested in Mobile Home Park Investing, or if you wish to become an equity investor in one of our projects call 210-413-7230 or email me [Jeglasgow@yahoo.com](mailto:Jeglasgow@yahoo.com). Visit our web site. **Read more about [Mobile Home Park Investing](#).**

---

## **Investor Bonus: 10% Bonus to early equity investors.**

**½ of the allotted early investors slots for this project are taken.**

**We have some early investor bonus slots available for our San Antonio, Tx. warehouse business park Opportunity Zone investment project.**

Attracting early investors is the hardest part of being a syndicator/developer. Funds from early investors are needed to purchase the property and get it ready to start construction. We have implemented an early investors bonus program for investors committing to the project prior to property closing.



Call me to discuss our equity investor program. **Jim at 210-413-7230**

**Those investors designated as early investors** will receive a 10% bonus of the amount invested. The 10% bonus will be added to the investors account when the funds are ready to be deployed. **Example:** A \$200,000 investment plus 10% bonus becomes \$220,000 plus interest from the date of deposit.

**Call me 210-413-7230 or send me an Email [jeglasgow@yahoo.com](mailto:jeglasgow@yahoo.com)**

---

## **A brief history on our mobile home park development project:**

I started researching mobile home park development because prices being asked for existing mobile home parks had risen to where they did not make economic sense from a risk V's reward bases.

In researching mobile home park development, I found very little information available from which to work. This lack of development cost data is because there have been so few new parks built in the last 25-years. I have experience with mobile homes, mobile home parks, real estate development, and real estate syndication, I know how to put a development deal together.

When I looked at mobile home park development in 2004, I could not make the numbers work, vacancy rates were too high and the lot rental rates too low. Today the numbers work! Considering the long list of all the variables that make for a successful real estate development, I concluded that mobile home park development makes economic sense and provides a way to take advantage of current market conditions to produce high returns on the money invested.

I found a property in the spring of 2018, put it under contract and started the zoning process. I continued my research, put a team together of needed professionals, started raising funds and doing the hundreds of things necessary to get a development and investment company up and running. We did not get the zoning we needed on the first property and thus made changes to our plans for 2019. A new larger site is now secured in New Braunfels, Texas

Here we are a year plus later with everything in place ready to go. We have several properties under consideration. We will have a property chosen and under contract. In January 2019 we start the platting and design process.

If you have an interest in becoming an investor or want to read more about our who we are or about our development projects, please visit our [websites](#) or give me a call 210-413-7230 or send me an E-mail at Jeglasgow@yahoo.com.

# A 50-Year-Old Investment Is Back



**Let's Put Mobile Home Park Profits in Your Pocket**

**An Opportunity to Make Huge Returns**



Jim Glasgow  
CEO, Court Street Partners, LLC

Because the market place has changed, mobile home parks are once again an attractive investment opportunity. We are actively working in the Mobile Home Park Investment Space, with our investment partners and with New Mobile Home Park Development Syndications in Texas.

## **Today the numbers work.**

I have invested in a lot of real estate over the last 35-years and every now and again the real estate forces converge to create a super good investment opportunity. Mobile Home Park investing has me super excited as a Real Estate Investor. This 50-Year-Old Investment vehicle is back!

**Calling all interested parties.... I hope I have peaked your interest.**

**Call Jim 210-413-7230 visit: [www.mobilehomedevelopments.com](http://www.mobilehomedevelopments.com)**

**We are buying Mobile Home Parks, and Working on New Park Development**

*This is not an offer to sell or a solicitation of any offer to buy any securities. Offers are made only by Prospectus or Private Placement Memorandum, or other offering materials. To obtain further information, you must complete our investor questionnaire and meet the suitability standards required by law. Some opportunities are only available to accredited investors.*