

Mobile Home Park (MHP)

Investing Newsletter April 2018

THE BORING INVESTMENT WITH DOUBLE DIGIT RETURNS



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- Financing Your MHP Purchase
- Land Purchased for New MHP IN San Antonio.
- Opportunity zones, part of the new tax law.
- We are actively seeking investors.

Have you dreamed of earning 8%, 12% even 20% returns on your savings and IRA accounts? Well...this just might be your dream come true! Read about real estate investing in a real estate syndication. MHP [syndication](#).

Financing Your Mobile Home Park Purchase

Financing of mobile home parks and the homes in them has changed dramatically in the last two years. More lenders have entered the market place to serve this industry. Many factors need to be considered when financing a mobile home park. Some of these considerations are the type of park, the parks net income, age of park, land lease or rental Home Park, age of homes, location, and buyer's experience. [Read more](#)



Land Purchased for New Mobile Home Park in San Antonio.

- **Palace Way Partners LLC has purchased land to construct a new Mobile Home Park in South San Antonio.**
- The park property is located just past South Park Mall. A Senior Life Style 112 space 5-Star park is planned. Over the next few months as we work with the city development department and our project engineer the details of the park's design will be worked out. While this is progressing, we are raising additional equity capital and arranging financing. We hope to start construction by October 1st.
- The Mobile Home Park will be a land lease community with the residences owning their homes and leasing the lot. The park will have a club house, recreational facilities, community garden and other amenities. Sales of homes will be available on site when the park opens.
- Read more about [Mobile Home Park Investing](#).



If you are interested in this type of investment? If you want more information? If like the idea of helping to provide reasonable cost housing for American families and making great returns on your savings interest you?

Call Me 210-413-7230

Keep an Eye out for news about Opportunity Zones.

If you are trying to raise money to develop a new real estate project or start a business, Opportunity zones may be a new source of funds. When a real estate investor sells an asset they often owe a large capital gains tax bill. They often look for a way to differ that tax. Usually this is done with a 1031 exchange, but they have limits and can only be invested in another like kind property. The new opportunity zones will open up capital gains tax deferrals (and maybe no tax on the new income earned) to real estate partnerships, syndications, and other investments types, something that you cannot do with a 1031 exchange. It may be a while before these become avail be but worth looking out for.



Opportunity Zones are made up of state designated census tracts. Each state's governor may nominate up to 25% of



its low-income community tracts to receive the Opportunity Zone designation. A permanent exclusion from taxable income of capital gains from the sale or exchange of an

What are the benefits to investors? Investors can defer capital gains on earnings that are reinvested in “Qualified Opportunity Funds”. Long term investors receive an additional step-up in basis, cancelling out some of their original tax bill. 10% increase in basis after five years or 15% increase in basis if the new investment is held for seven years. Investments maintained for ten or more years are not subject to any additional capital gains tax on earnings from the new Opportunity Zone Investment. In general, the statute is written to promote equity investments in new businesses.

The Opportunity Zones program offers three tax benefits for investing in low-income communities through a qualified Opportunity Funds.

1. A temporary deferral of capital gains if reinvested in an Opportunity Fund. The deferred gain must be recognized as income on the date on which the opportunity zone investment is disposed of or December 31, 2026.
2. A step-up in basis for capital gains reinvested in an Opportunity Fund. The basis is increased by 10% if the investment in the Opportunity Fund is held for at 5 years or plus an additional 5% if held for at 7 years, thereby excluding part of the original gain from taxation.
3. If the investment in an Opportunity Fund if the investment is held for at least 10 years there will be no capital gains tax due, this exclusion only applies to gains made on the investment in an Opportunity Fund.

Actively Seeking Investors

I am looking for equity investors wanting to make great returns on their money. I have one park in the design stage, and plans to developing more Mobile Home Parks. Get in early while the returns are at the highest. Take advantage of my 35 years of real estate investing experience. Invest in one of our Mobile Home Park Syndications to get passive returns with a low risk, high return real estate based investment. Call Today! Jim at 210-413-7230

Do you have land? We are searching for a location for a 2nd MHP, 35 plus acres in the San Antonio, to San Marcus Areas.

Next Month.

- I will give a description of the three different levels of Renewal of a MH park.
- An update on our new mobile home park development progress

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