

Mobile Home Park

Investing Newsletter March 2018

THE BORING INVESTMENT WITH DOUBLE DIGIT RETURNS



Mobile Home Statistics

- Texas produces approximately 25% of the MH in the US
- There are about 760,200 MH in Texas
- MH represent 7.5% of the homes in Texas
- Average price of a Single Wide MH \$45,300
- Average price of a Double Wide MH \$83,600
- 66.2% of MH are in rural areas

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! MHP [syndication](#).

Tax Law Changes: NEW TAX LAW BRINGS A 20% PASS-THROUGH INCOME TAX DEDUCTION TO PARTNERSHIPS AND LLC PASS-THROUGH ENTITIES.

- For those in our MH industry as active retailers, MH community owners/operators, and lenders that operate as a pass-through business (sole proprietor, partnership, LLC, S-Corp) you are going to be entitled to a new 20 percent deduction off your business pass-through income.

That means the first 20% of pass through net income is not taxed.

- If your taxable income is at or below \$315,000, then your deduction is determined by taking your business operating income less your business operating expenses, business investment income and any W-2 wages you pay yourself (i.e. QBI) and multiplying that number by 20 percent. Compare that number to 20 percent of your total taxable income. Whichever one is less, that's your deduction. [READ MORE](#)

Interest in MHP Investing Increases Nation Wide

- **More investors** are looking at mobile home parks across the US. Resulting in higher sale prices and more competition for the deals that come to market. For buyers expect less negotiation and shorter due-diligence time lines. For sellers as interest rates increase cap rates will have to adjust upwards also, or buyers won't be able to afford the loans to buy your park.
- **Lenders:** more lenders are looking at doing chattel loans to buyers of mobile homes. The numbers of lender vendors showing up at MHP trade shows has increased year over year.
- **Shows:** The number of MH dealers, park owners and want to be owners showing up at MH shows and events has nearly doubled over last year.



Actively Seeking Investors

I am looking for equity investors wanting to make great returns on their money. I am working on plans to developing Mobile Home Parks now. 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, real estate-based investment. Call Today!

We are searching for 35 plus acres now in the San Antonio, to San Marcus Areas.

We have offers in on one location and looking for another.



Website www.TowardsWealth.com

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Because there is so much interest from investors and people wanting to learn and meet with me about mobile home investing, I have scheduled a one-day **1-Day Mobile Home Park Wealth Building Seminar**. Seating is limited. Don't miss this event.

Learn About Mobile Home Park Investing

Special One Day Seminar!

**Jim Glasgow's 1-Day Mobile Home Park
Wealth Building Seminar**

**The first 2-Hours are
FREE**



**Monday March 12th 2018
Seminar Location:
Norris Centers – San Antonio
[618 NW Loop 410, Suite 207](#)
San Antonio, Texas 78216**

In the first 2-Hours I will cover why invest in Mobile home parks so that anyone wanting to be a passive investor can have a chance to learn about this investment category and ask questions in a group setting. The paid afternoon session is for people wanting to be active investors wanting to own parks. [Read More.](#)

Contact me at: Jim E. Glasgow edwardjim59@yahoo.com 210-413-7230

**ONLY 10 Days to Jim's Real Estate
Investing Seminar [Details Here](#)**

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