

# PROPERTY FACT SHEET

## OWNERSHIP: GENERAL INFORMATION

**Company Name:** Red Pill Blue Pill, LLC  
**Company Address:** P.O. Box 991, Thayne, Wyoming 83127  
**DBA Company Name:** Silver Pines Mobile Park  
**DBA Company Address:** 477 Waynesboro Highway, Waynesboro, TN 38485-6225  
**Company General Contact:** Property Management  
**Company General Contact Telephone Number:** (307) 224-7375  
**Company General Contact E-mail Address:** management@properties-rb.com

## PROPERTY: LOT INFORMATION

**Number of Lots - Total:** 19  
**Number of Empty Lots – Total:** 3  
**Number of Under Construction Lots – Total:** 1  
**Number of Rented Lots – Total:** 15  
**Types of Units – Mixture:** 2 Bed/1 Bath  
 2 Bed/2 Bath  
 3 Bed/1 Bath  
 3 Bed/2 Bath

Lot#	Information
1	Empty Lot; Nothing On It
2	Rented
3	Empty Lot; Nothing On It
4	Rented
5	Empty Lot; Nothing On It
6	Rented
7	Rented
8	Rented
9	Rented
10	Rented
11	Rented
12	Rented
13	Not Rented; Under Construction
14	Rented
15	Rented
16	Rented
17	Rented
18	Rented, Doublewide (Up On Hill)
19	Rented, House (Up On Hill)

**Notes:**

Lot #18 is a double wide; located up on hill.  
 Lot #19 is a house; located up on hill.  
 All other lots are single wide trailers.

## PROPERTY: GENERAL INFORMATION

<b>Property Management (In Town):</b>	Property Manager; Lives Within 10 Minutes of Mobile Park Home (On Call for Evenings & Weekends As Well)	
<b>Property Management (In Town) General:</b>	Has been Property Manager of Mobile Park for 5+ Years	
<b>Property Manager Duties:</b>	Fills Vacancies, Maintenance, Evictions, Collections, Emergencies	
<b>Water:</b>	Tenant Pays \$5.00 Water Fee Per Week or \$20.00 Per Month Mobile Park uses well water & septic tank, no city water. Mobile Park does NOT pay for water. This fee is for electricity for water pumps.	
<b>Water Pumps – Total on Property:</b>	2	
<b>Sewer Pumps – Total on Property:</b>	5	
<b>Company/Owner Pays:</b>	Electricity for Water & Sewer Pumps	\$130.00/month
	Trash/Dumpster	\$150.00/month
	Lawn Care	\$475.00/Bi-Weekly
	Insurance	\$246.00/month
	Local Property Manager	\$1,200.00/month
	Citrix (Electronic Application for Potential Tenants)	\$49.39/Quarterly
<b>Property Taxes:</b>	Silver Pines Mobile Park	
<b>Ownership of Trailers/Mobile Homes:</b>	Owner; Tenants Rent	
<b>Number of Lots - Total:</b>	19	
<b>Number of Acres Occupied by Units:</b>	3	
<b>Road:</b>	Private Access Road	
<b>Office On Site:</b>	No	
<b>Utility Shed On Site:</b>	Yes	
<b>Key Storage:</b>	Stored Offsite	
<b>Mailboxes:</b>	Individual Unit Mailboxes in Central Location	
<b>Pets:</b>	Only Service Animals	
<b>Rent Due Date:</b>	Every Friday	
<b>Maintenance Crew:</b>	No; Utilize Local Community Vendors	
<b>Name Electric Company:</b>	TVEC Supplies Electric to Pump House for Water	
<b>Name Trash/Dumpster Company:</b>	Raekar picks up for onsite dumpster; picks up 3x a week.	
<b>Payments Accepted for Rent:</b>	Cash, Check, Money Order, PayPal	
<b>Waiting List to Rent:</b>	Yes; Typically, 6+ families on waiting list at any given moment.	
<b>Occupancy:</b>	One Vacant; Currently being cleaned for next tenant. (As of May 16, 2022)	
<b>Background Checks:</b>	Yes; Charge \$30 to Run Background Check & Apply to Deposit Once Approved	
<b>Utility Providers/Tenant Paid:</b>	Cable Satellite, JTM for Internet	

## **PROPERTY: EMPTY LOTS**

### **Lot/Unit #1**

There is sewer and water hook up.  
Would need to add a power pole.  
Then can move in single wide, etc.

### **Lot/Unit #3**

There is a sewer and water hook up.  
Would need to add a power pole.  
Would need to grade lot flat.  
Then can move in single wide, etc.

### **Lot/Unit #5**

There is a sewer and water hook up.  
Would need to add a power pole.  
Would need to grade lot flat.  
Then can move in single wide, etc.