

Mobile Home Parks Comparable Sales

For Parcels #3,4,11 & 12

Comparable #1

Property Name	Dale Valley Mobile Home Park
Address	7021 Stall Road, North Charleston, SC
Tax ID	478-13-00-018
Sale Date	June 9, 2006
Sale Price	\$1,075,000
Land Size	10.49 Acres or 456,944 S.F.
Zoning	R-3, Mobile Home Residential District, North Charleston
Total Pads	70 rented at \$180/Month
Price Per Pad	\$15,357

Comparable #2

Property Name	Clayton Park Village Mobile Home Park
Address	6347 Tara Boulevard, Jonesboro, GA
Tax ID	13-142A-C-003
Sale Date	June 15, 2005
Sale Price	\$2,800,000
Land Size	12.00 Acres or 522,720 S.F.
Total Pads	115 rented at \$250/Month (plus \$31/Mo. water & Sewer)
Price Per Pad	\$24,348

Comparable #3

Property Name	Brevard Retirement Mobile Home Park
Address	1 Doty Drive, Brevard, NC
Tax ID	8597-10-5940.001
Sale Date	September 3, 2004
Sale Price	\$725,000
Land Size	5.10 Acres or 222,156 S.F.
Zoning	C4, Commercial
Total Pads	36 rented at an average of \$207/Month
Price Per Pad	\$20,139