			Property Type:	Commercial/Industry	Business Type:	Mobile Home Park
			Sub-Type:	Commercial	Business Name:	Oak Creek Mobilodge
			Area:	44 - Little Horse Park	Total SqFt:	1,985
			Phase:	Metes and Bounds	List	1,939.54
			Subdivision:	Under 5 Acres	Price/SqFt:	
			County:	Coconino	Condo:	No
			# of Buildings:	3	Net Vol	187,270
			# of Floors:	1	p/Year \$:	
			Year Built:	1954	Grs Vol	396,618
			Year	1953	p/Year \$:	
			Established:		Lease	
			Taxes/Year:	7,166.92 / 2014	Amount:	
			Zoning:	RIL-18	Seller	None
			Tax Parcel:	401-26-019d & 011a	Concession:	
					Status	
					Comments:	

Lot Dimensions: irregular refer to attachment	Lot Size Source: County Assessor	Builder: unknown
Lot Acreage: 4.07	Exclusions Y/N: No	Keysafe: No
	Association Fees \$: 100 / Annual	Pet Privileges: Yes
		Assessments \$:

Baths: Interior; Single	Parking Spaces: 10 - 19 Cars; Off Street
Commercial Amenities: None	Road Access: City; Paved; Other - See Remarks
Cooling: Evaporative	Roof Materials: Rolled
Construction: Frame - Wood	Road Maintenance: City Maintained
External Amenities: Landscape; Patio/Deck	Special Conditions: Court Approval Req'd
Floors: Carpet; Concrete; Stone	Terms Available: 1031 Exchange; Cash; Cash to New Loan
Heating: Forced - Gas	Type Building: 5 or More Units; Other - See Remarks
Internal Amenities: Fireplace	To Show: Appointment - C L O
Management: Manager	Utilities Included: 220; Electricity; Individual Meter; Natural Gas; Private Water; Sewer (City); Telephone; Underground; Other - See Remarks
Occupancy: Rented	Water Heater: Natural Gas
On-Site Water Trtmnt: None	Possession: At Recordation; Subject to Tenant

Directions: West on State Rte 89A, at the traffic circle take 3rd exit onto AZ 179 South. Stay on AZ 179 So. to 1156 State Rte 179 Sedona, AZ. 86336 'Oak Creek Mobilodge'

Marketing Remarks: Heart of Sedona, Arizona, 59 Space Mobile Home Park located at 1156 State Route 179, Sedona, AZ 86336. Approximately 4 Acres Highway to Oak Creek. Beautiful Oak frontage in the midst of high towering sycamore and many other native trees looking at the famous Red Rocks of Sedona in most all directions. Refer to attachment, Executive Summary. Shown by appointment.

Agent Remarks: This property is in a Ch 11 Reorganization, & subject to court approval. Shown by appointment. Refer to attachments for Rent Roll, Coconino County GIS Flood Overlay, Executive Summary. Prime State Route 179 Frontage plus 179 Ft of Oak Creek Frontage. 59 Space Grandfathered Mobile Home Park. Established in 1953. Coconino Cty. parcels 401-26-019D & 401-26-011A 1136 State Route 179, Sedona, AZ

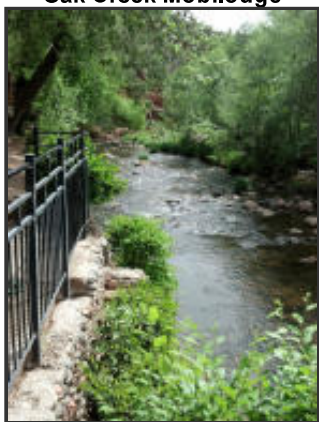
Legal: SIXTEENTH: NW QUARTER: SE SECTION: 18 TOWNSHIP: 17N RANGE: 06E DESC AS FLLWS:BEG ON C/L COCONINO HWY LYNG S 19D30M29S W

Unit 1 Info: Unit 1: 59 Spaces			
Listing Date: 04/30/2014	Status Change Date: 02/02/2015	ADOM/CDOM: 440 / 440	
Expiration Date: 12/24/2015		Original List Price: 4,000,000	

Compensation \$/ %: %		Buyer Broker: 3		Listing Type Comment:		
Variable Commission: Yes		Listing Type: Exclusive Authorization		Exclusions Y/N: No		
Seller Conc Y/N: N		Seller Concession: None		Selling Comment:		
	Name	Mobile	Office	Primary	Fax	Email
LA:	Esther A Talbert 11053		928-634-5546	928-634-5546		esther@yavapairealty.com
LO	Yavapai Realty 402		928-634-5546	928-634-5546	928-634-9353	

Information is deemed to be reliable, but is not guaranteed. © 2015 [MLS](#) and [FBS](#). Prepared by Esther Talbert, Broker | Ceo, Broker,rCRMS, GREEN, CDPE, CNE on Wednesday, July 15, 2015 12:16 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Oak Creek Mobilodge



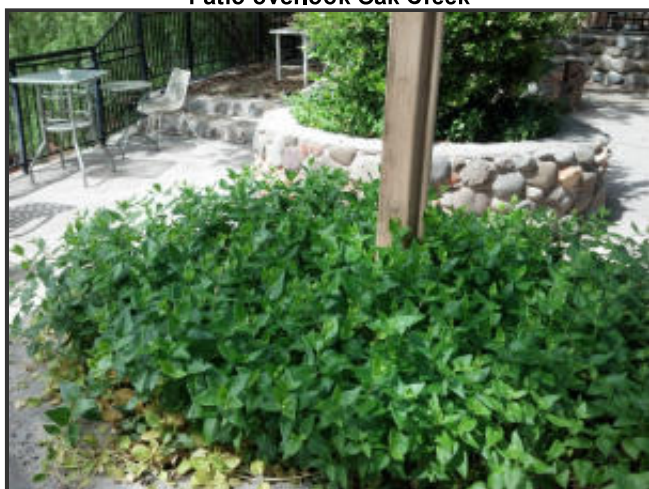
With 195 ft. of Oak Creek Frontage

1156 State Route 179 Sedona, AZ



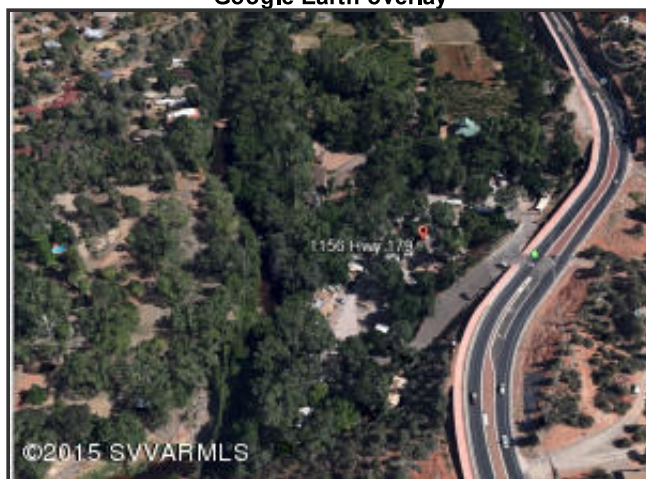
Entrance on State Route 179

Patio overlook Oak Creek

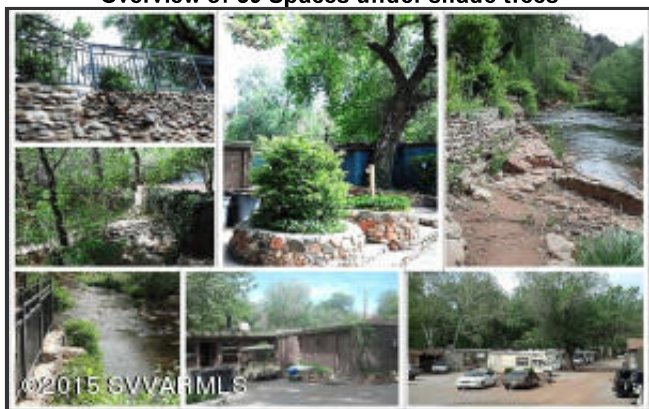


Office and Owners Living Space

Google Earth overlay

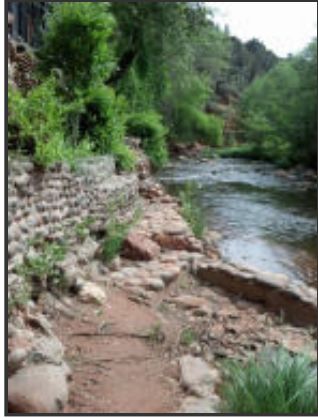


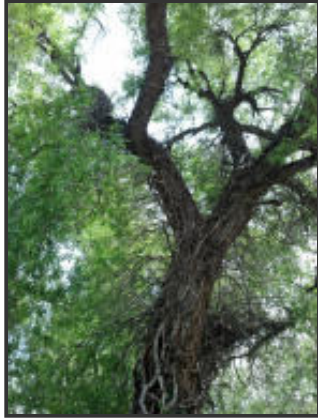
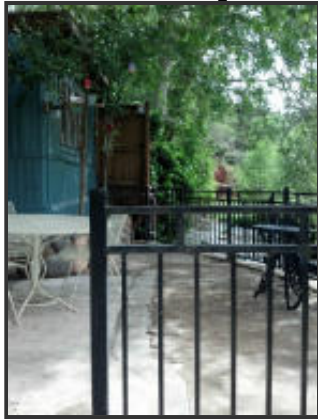
Overview of 59 Spaces under shade trees



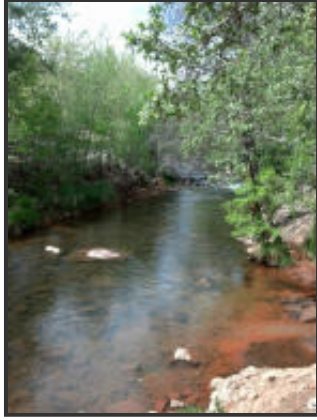
Walking Trail on Oak Creek



At the Creek**Built up Rock Walls
Patio on Oak Creek****Lots of Rock Work****Beautifully landscaped****Oak Creek Mobilodge****Morgan Wash and Oak Creek****Sitting Areas****Rock Walls to protect the banks**

Office**IMG_20140422_141459_217****Hugh Shade Trees****Ivy****iron fencing****Morgan Wash**

Doesn't get much better than this



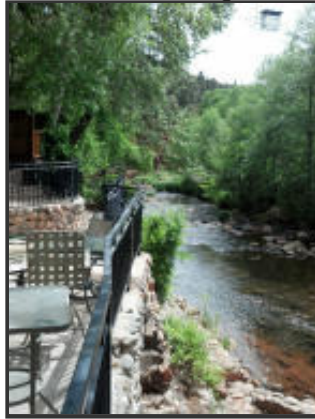
rapids



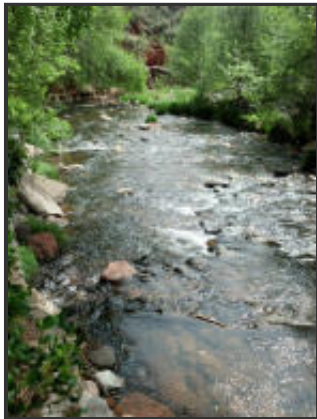
Creek Walking Trail



Wonderful Sitting area

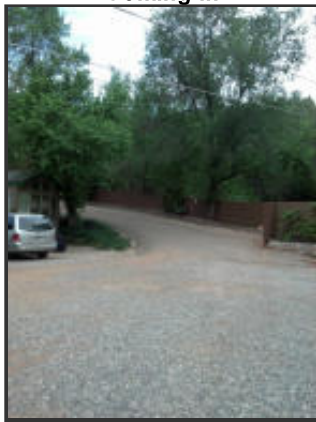


Lots of Wild Life



Places to put your feet right in



Driveway**irrigation rights****Coming in****Morgan Wash****The Park****coming in****Beautiful Shade Trees**

Some RV Spots**59 Spaces**

On City Sewer

59 Space Mobile Park on Oak Creek

Highway to Creek

