

MH/RV Park Questionnaire

Instructions:

Please complete all sections of this form and return it with your most recent rent roll to receive your no-obligation Broker's Opinion of Value Report.

* Failing to attach a current rent roll with this questionnaire will result in a delay to underwriting.

Refer to page 4 for our **General Terms & Conditions**.

Return via one of the options below:

Via Email: office@midplainsland.com

Via U.S. Mail: Mid-Plains Land & Realty
ATTN: Gil Wigington
PO Box 245
Schuyler, NE 68661

Date: _____ Relationship to Park: _____
Owner(s): _____
Company Name: _____
Phone: _____ Email: _____
Address: _____ Address (2): _____
City: _____ State: _____ Zip Code: _____

Section 1 – Park Location

Year Built: _____

Current Management Type:

Owner/Operator On-Site Manager Management Company Other: _____

Park Name: _____

Physical Street Address: _____ County: _____

City: _____ State: _____ Zip Code: _____

Section 2 – Property's Land Information

a. Total No. of Acres +/-: _____

b. Zoning Type: _____

c. Is the property in a floodplain? Yes No Don't Know

d. Are there any boundary line disputes? Yes No

e. Most Recent Survey Date: _____

f. Does the property have a covenant or HOA on record? Yes No Don't Know

g. If yes, please tell us where it is officially recorded:

h. Are there any liens on the property? Yes (Totaling: \$ _____) No

i. Are there any encroachments on the property? Yes No

If yes, please explain:

j. Are there any easements on the property? Yes No

If yes, please explain:

k. Does the park contain any undeveloped land? Yes No

If, yes how many acres +/-: _____

Section 3 – Mobile Home Sites

- a. Total No. of developed MH Sites: _____ **Check if none included**
- b. Total No. of sites occupied by a home: _____
- c. Total No. of vacant mobile home sites: _____
- d. Total No. of Park Owned Homes (POHs): _____ e. Total No. of Vacant POHs: _____
- f. What is the average monthly rental rate for each occupied POH? \$ _____
- g. Total No. of occupied Tenant Owned Home (TOH) sites: _____
- h. What is the average monthly lot rent for each occupied TOH site: _____
- i. Do you have written lease agreements for each of your occupied mobile home sites?
 Yes No
 If yes, are they ALL current? Yes No
- j. Type of water system is connected to each mobile home site:
 City Water Private Well Other _____
 How are tenants billed for the water service?
 Directly Billed by Supplier Park Paid Billed Back to Tenants
- k. Type of septic system connected to each mobile home site:
 City Sewer Septic System Other _____
 How are tenants billed for the sewer system:
 Directly Billed by Supplier Park Paid Billed Back to Tenants
- l. Type of heating fuel supplied to each mobile home site:
 Natural Gas Propane Other _____
 How are tenants billed for the heating fuel?
 Directly Billed by Supplier Park Paid Billed Back to Tenants
- m. Type of garbage service provided to each mobile home site:
 Centrally Provided Dumpsters Site Specific Dumpsters Other _____
 How are tenants billed for the garbage service?
 Directly Billed by Supplier Park Paid Billed Back to Tenants

Section 4 – RV Sites

- a. Total No. of developed RV sites: _____ **Check if none included**
- b. What type of RV stays do you offer?
 Daily Weekly Monthly (Total No of Sites: _____) Yearly (Total No of Sites: _____)
- c. What type of surface do your RV sites contain?
 Asphalt Concrete Gravel/Rock Grass
- d. What type of electric hookups do you offer?
 30 AMP Electric 50 AMP Electric Mixture of Both None
- e. What type of sewer service do you offer RVs?
 Site Hookups On-Site Dump Station Park Collection Service None
- f. What is the average monthly gross revenue produced by ALL your RV sites? _____
- g. Do you offer booking reservations online? Yes No
- h. What local attractions bring people to your RV sites? _____

Section 5 – Other Income Producing Items

- a. How many individual Single-Family Homes (SFH) are on the property? _____
If any, what is the average monthly rent per SFH? \$_____
 - b. How many Multi-Family Homes (MFH) are on the property? _____
If any, how many total units are included on the property? _____
If any, what is the average monthly rent per MFH unit? \$_____
 - c. How many self-storage units are on the property? _____
If any, how many total buildings make up all of the self-storage units? _____
If any, what is the average monthly rent per self-storage unit? \$_____
 - d. Is there a laundry mat located on the property? Yes No
If yes, what is the average monthly gross revenue produced? \$_____
 - e. Are there any other types of revenue-producing structures on the property? Yes No
If yes, please describe them: _____

- If yes, how much total monthly gross revenue do they produce? \$_____

Section 7 – Acknowledgment & Signature

While completing this section, please utilize information from your park's last full-year tax filing.

Item	Income	Expense
Total Gross Revenues (Tax Year: _____)	_____	
Property Tax Expense		_____
Insurance Expense		_____
Electrical Expense		_____
Water & Sewer Expense		_____
Heating Fuel Expense		_____
Garbage Expense		_____
Management Expense		_____
Legal Fees Expense		_____
Licensing Fees Expense		_____
Maintenance & Repairs Expense		_____
Other Expense #1: _____		_____
Other Expense #2: _____		_____
Other Expense #3: _____		_____
Other Expense #4: _____		_____

Section 6 - Miscellaneous

- a. How soon are you most likely to sell your park? Immediately Within 6 mo. Within 12 mo.
- b. Please describe any capital improvements over the last 5 years: _____

- c. What do you feel the current market value of your park is? \$_____
- d. Do you have comparable sales to support your price? Yes No
If yes, please list them so we can review them: _____

Section 7 – Acknowledgment & Signature

I certify that I have read and agree to the **General Terms & Conditions** of receiving a Broker's Price Opinion from Mid-Plains Land & Realty. Furthermore, I acknowledge that any opinion of price provided by Mid-Plains Land & Realty, or its associates, is purely an assumption and cannot be guaranteed in any way.

I have attached the most recent month's rent roll.

Signature

Date



PO Box 245, Schuyler, NE 68661
Phone: 402-615-9165

General Terms & Conditions

A. Associated Fees

1. **Park Owners** - Anyone requesting a Broker's Park Opinion on a commercial mobile home park or RV park that either directly or indirectly owns the subject property is eligible to receive a pricing opinion completely free of charge from Mid-Plains Land & Realty.
2. **Non-Park Owners** - Anyone requesting a Broker's Price Opinion on a commercial mobile home park or RV park that does not directly or indirectly own the subject property will be charged a fee of \$800 per property unless they otherwise have a signed Buyer's Agreement in place with Mid-Plains Land & Realty. All payments are due prior to Mid-Plains Land & Realty starting the underwriting process.

B. Agency Representation

Completing and returning this **MH/RV Park Questionnaire** form for the purpose of receiving an opinion of price DOES NOT in itself create any type of agency relationship between the party submitting the information and Mid-Plains Land & Realty.

C. Territory Served

As a complementary service to mobile home park and RV park owners, Mid-Plains Land & Realty provides our pricing opinion to any park owner within the United States as a Nebraska real estate licensed broker who may otherwise be working as an Out-of-State broker working in conjunction with a state-licensed real estate broker, unless prohibited by the subject property's real estate laws. It is purely the responsibility of the person requesting our pricing opinion to determine its validity and the lawfulness of the request.

D. Right of Refusal

Mid-Plains Land & Realty reserves the right to refuse services at any time to anyone requesting them when the subject property is not deemed a bona fide mobile home park or RV park, or for any other reason. All decisions about refusing service will be at the sole discretion of Mid-Plains Land & Realty.

Mid-Plains Land & Realty, Inc.

About Us

First established in 2020 and grounded in our Midwest values, Mid-Plains Land & Realty specializes exclusively in the mobile home park market, providing professional representation for both buyers and sellers in this unique asset class. With 20+ years of both real estate and hands-on mobile home park ownership experience, we deliver informed expertise, honest guidance, and a level of insight that helps our clients make confident decisions throughout every stage of the process.

Our Team



Gil Wigington
Co-Founder/Broker



Colene Wigington
Co-Founder



Jodie LaPrell
Real Estate Advisor

What Sets Us Apart

Formerly available to the public, Park Sites is now exclusively utilized in-house by Mid-Plains Land & Realty to track over 30,000 mobile home parks nationwide.

This powerful custom-built software provides the Mid-Plains Land & Realty team with an unparalleled view of the marketplace while enabling them to quickly match parks to the right criteria of prospective buyers once they're entered into the Park Sites system.



The Start of our MHP Journey



In 2006, Gil and Colene Wigington purchased Sunset Acres Mobile Home Park in Schuyler, Nebraska—a leap of faith that became a 13-year hands-on journey. They revitalized the park by removing delinquent tenants, making key capital improvements, and restoring long-term stability.

In 2019, they sold the park off-market, seller-financing 88% of the deal. That owner/operator experience now shapes the insight and guidance Mid-Plains Land & Realty provides its clients.