

# MANUFACTURED HOME / PARK MODEL DEALERSHIP

## Canyon County, Idaho

### THE BUSINESS

Located in the heart of the manufactured housing dealership district on Cleveland Boulevard between Nampa and Caldwell, this dealership has enjoyed much stronger sales and profits than others in the extremely difficult home sale economy. With Liberty Homes as its primary manufacturing line, this "two person operation" enjoys a strongly priced, competitive product with minimal freight hauling charges. Its popular Park Model "cabins" are increasingly finding market acceptance as consumers discover they can purchase easily relocatable recreational housing which includes a private bedroom, a sleeping mezzanine and comfortable sleeping arrangements in the living room. The kitchens and bathrooms in these uniquely designed products offer standard size refrigerators, ranges, sinks, toilets and showers.



### THE FUTURE

With the industry consolidating and the elimination of many large national manufacturers and local dealers, this established dealership is well positioned to take advantage of the rural and recreational based housing market as well as affordable housing financing under the new housing stimulus programs.

### THE IDEAL BUYER

Today's manufactured housing is built to quality construction standards and energy saving programs that typically exceed standard "stick built housing". The ability to quickly produce affordable housing delivered intact to remote areas is why this housing has such considerable competitive advantages over traditional builder homes. The ideal purchaser would have a sales background and become familiar with residential housing features. Flooring has historically been available for qualified buyers. Working capital needs should be estimated at \$100,000. Self employment is an ideal investment as an alternative to working for an unreliable employment source. Owner would be willing to work in the business for a negotiated period of time to insure a smooth transition. Enjoy the benefits of flexible working hours and high income potential.



**ASKING PRICE**  
**Negotiable**

**TERMS:**  
Cash

### ASSETS (cost)

Buildings	\$31,664
Machinery & Equipment	1,285
Hauling Equipment	8,300
Office Equipment	3,783
Office Furnishings	4,756
Furniture & Fixtures	<u>4,270</u>
<b>Total Assets</b>	<b>\$54,058</b>

*All values provided by Seller*

### INCOME STATEMENT SUMMARY

Contact Agent for Confidential  
Financial Information



20090424

## ARTHUR BERRY & COMPANY



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TO RECEIVE FURTHER INFORMATION, sign and return the Confidentiality Agreement/Agency Representation found on our web site. The listing agent, **ART BERRY**, will then contact you. If you prefer, this agreement can also be requested by contacting us at **208-336-8000**. The information above has been provided by the seller. Arthur Berry & Company makes no representation as to its reliability. Price and terms subject to change at seller's discretion. FILE 4060