MOBILE HOME PARK TAX BENEFITS

- The tax write-off from mobile home parks far exceeds all other types of real estate investments including office, commercial and apartments
- The Tax Cuts and Jobs Act of 2017 provides extremely favorable tax treatment for mobile home parks
- Mobile home park investors can expect to receive a 125%-175% write-off on their investment in the first year
- This tax shield benefits investors with passive income and can also be carried forward in subsequent years
- The tax shield can also be used as a more favorable alternative to a 1031 Exchange

TAX BENEFITS - CONTINUED

- An investment of $3,500,000 can yield a $7,518,181 write-off in year 1
- 75% of the purchase price for a mobile home park can be depreciated in year 1
- The Tax Cuts and Jobs Act of 2017 allows an investor to take bonus depreciation on 20-year assets in the first year of ownership and carry forward any loss not used
- Bonus depreciation will show as a loss on your K-1 and will count as a loss against other passive income

Purchase price (example)	Debt	Equity Investment	Land - 20% (No depreciation)	Commercial – 3.5% 39-Year Depreciation (clubhouse, laundry, office, etc.)	Residential - 1.5% 27.5-Year Depreciation (park-owned home/house)	Infrastructure - 75% 15-Year Depreciation (roads, utilities, etc.)
$10,000,000	$6,500,000	$3,500,000	$2,000,000	$350,000	$150,000	$7,500,000
		Depreciation year 1	$0	$12,727	$5,454	$7,500,000

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