

MOBILE HOME COMMUNITY FOR SALE

2900 North Union Street, Ponca City

WIGGIN

PROPERTIES, LLC



Highlights:

- 167 Rental Spaces
- 1,375 SF park office
- Fully paved streets
- Lot rent is \$220/mo
- 2003 Appraisal: \$2.2 million
- One of "Top 100 American Communities"
- Solid employmentbase
- 26 beautiful city parks
- Multiple storm shelters
- Well lit streets

Description: Meadowbrook Village is a 167-pad mobile home park situated on 23.5 acres in Ponca City, Oklahoma. The property is very attractive, with fully paved streets, streetlights and signage. Also included is a 1,375 square foot park office. The park is located within walking distance to grocery stores, restaurants and employers. The current Manager in place is excellent and would be willing to stay. Lot rent is \$220 per month. The property was appraised for 2.2 million in May of 2003.

Financials, Occpancy and Rent Roll are available upon request



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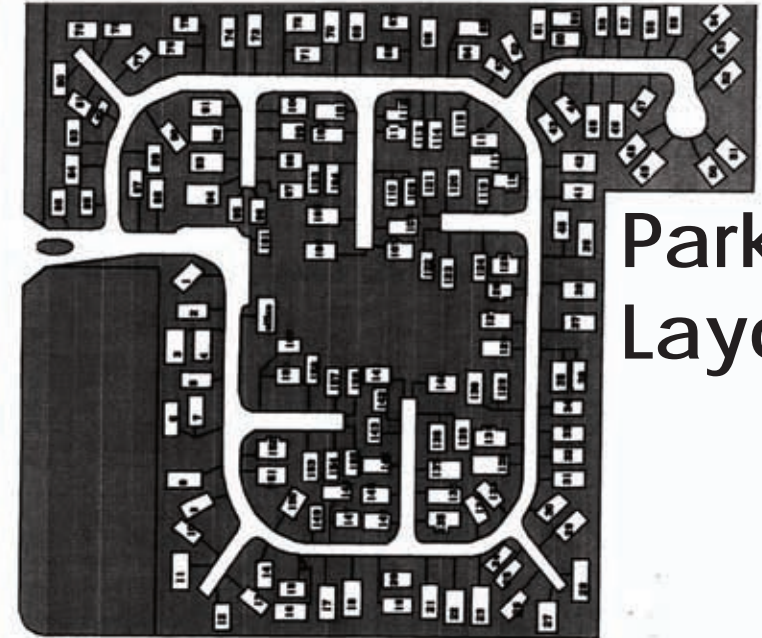
Oklahoma City, OK 73118

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Park Layout

Location: Located in the heart of the Great Plains regional triangle, 90 minutes from Tulsa, Oklahoma City and Wichita; Ponca City offers an abundance of economic opportunities. Metropolitan amenities and a strategic location have helped make Ponca City one of The Top 100 American Communities, according to Relocate America.

Additional Information:

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Ponca City is the most populous city in Kay County and offers the security and advantage of a small city with the convenience and services of a much larger area. Many major brand retailers have made a presence there, including two new Starbucks locations, a Wal-Mart Super center, and Lowe's. Ponca City's renowned oil and manufacturing industry provide a solid employer base for the community and create new demands for housing. Locally made products include, home construction; aerospace; energy; food processing; HVAC; and much more. There are also technical schools and community colleges in the area to support these industries. ConocoPhillips has its largest refinery in the area and is one of the areas major employers. The city maintains 26 beautiful city parks and is constructing a new recreational center. Lew Wentz Golf Course is a championship caliber, 18-hole course.