

Project Description

YESO VILLAGE

A MOBILE HOME AND MINIWAREHOUSE DEVELOPMENT

(From Original Underwriting in 1981)

The basic concept of the development is to provide a quality environment in a superior location for a moderate sized mobile home park. The site is a 2.9297 acre tract on the north side of the 900 block of E. Yeso between Dal Paso and Jefferson. The site has 425' of frontage on Yeso and is 300' deep. There is a 15' alley along the north side and a 20' easement (not part of the subject property) along the west side. At present, this easement is for utilities only.

The development will be comprised of 27 spaces (33' x 110') in three rows of nine each. Each space will be individually metered with gas, water, electricity, telephone, cable T.V., and sewer. The space will be fully enclosed with 4' high western red cedar fencing on three sides and 4' high chain link fencing (fully removable) on the front to allow easy installation of the homes. Each space will have two fully paved parking places.

The development will have two 50' private drives paved with thick asphaltic concrete paving running north and south. The three rows of spaces will front the two drives. On the west side of the development will be sixty 10' x 10' miniwarehouses. The units will be subdivided out of a 6,000 s.f. concrete block building. The building will provide not only convenient storage for the residents, but will also create a more private atmosphere by screening the Dal Paso traffic from view of the park. Along the Yeso frontage, a 7' high privacy wall will be built using concrete blocks 3' high with 7' high block columns every sixteen feet. All exposed blocks will be plastered. Between the columns will be a 4' high wood stockade fence. The park will be identified by name and street number by an attractive sign on the fence, using cut out wood letters and numerals.

There will be published rules and restrictions for park occupants in order to maintain the quality of the park. These will include no junk cars, no more than two vehicles per space, no loose animals, etc. All prospective occupants and their homes will be screened. An effort will be made to keep out transient and junk trailers. One row will be reserved for trailers with adult occupants. Professional full time management will be in place at lease up.

Feasibility

The economic justification for this development is based in the strong growth of Hobbs and the effects of rampant inflation. The City of Hobbs tax rolls show there are currently over 1400 mobile homes located inside the city limits. There are over 3900 in the county. This compares with only 350 homes in the city in 1970 and 750 in 1975. The city estimates approximately 200 new mobile homes a year are brought into the city. This is supported by local sales of new mobile homes reported at approximately 150 a year.

A recent survey of over 400 spaces on the north side of Hobbs found only a 2% vacancy factor. The rents ranged from \$65.00 to \$75.00 a month. Local dealers report a strong demand for spaces in a quality park and have indicated rents of \$80.00 to \$85.00 a month to be reasonable for the 27 spaces.

A recent survey of 309 miniwarehouses on the north side of town showed an approximate 8% vacancy factor. Rents ranged from 24 cents s.f./mo. To 44 cents s.f./mo. for units sized from 5' x 5' to 10' x 12'. Projected rents for subject units of 30 cents s.f./mo. Appears reasonable. With the location of subject units and the adjacent mobile home units a lease up of 4 to 5 months is anticipated. The demand for these units should grow as interest rates and inflation are creating a fewer number of smaller homes.

It is obvious that the WIPP project will be built. As the project is located halfway between Hobbs and Carlsbad, the work force will be seeking housing in both places. With the present housing shortage, this additional demand should rapidly fill up any vacancies as well as drive up rents.