

How "In Space" Value Works

The Cost of Mobile Home Ownership Is Dependant On Factors That Have Little To Do With The Home Itself

Bluebook Value of 30 Year Old Coach = \$5,000



In Space Value = \$25,000

Park With No Rent Control

High space rent + no protection from predatory rent increases keeps value of home low

Bluebook Value of 30 Year Old Coach = \$5,000



In Space Value = \$150,000

Park With Strong Rent Control

Low space rent + protection from predatory rent increases enhances value of home

Bluebook Value of 30 Year Old Coach = \$5,000



In Space Value = \$250,000

True Resident Owned Park

Low homeowner dues + resident ownership and control of park dramatically enhances value of home

Bluebook Value of 30 Year Old Coach = \$5,000



— Lot Price = \$145,000

Park Owner Conversion

No in space value + mixed economy of renters, owners, and speculators + no resident control of park wipes out home owner equity and transfers it to park owner