

Commonwealth of Massachusetts  
Town of North Reading Rent Control Board  
*In Re: Perry's Trailer Park*

October 19, 2022

*Now Comes Petitioner, 142 Main Realty, LLC (as owner/operator of the community) and submits the following evidence and information in connection with its Petition for Rent Adjustment pending before the Town of North Reading Rent Control Board (the "Board").*

*Attached hereto are receipts associated with the operation of Perry's Trailer Park (the "Park") as requested by the Board.*

*Per the authorizing statute, the Park is entitled to a fair net operating income for the operation of the community. See Chapter 561 of the Acts of 1989, Section 3.*

Fair net operating income in the regulations of the North Reading Mobile Home Rent Control Board, dated January 1996 (the "Regulations"), is not directly defined, but in Section 7(B), numerous factors are delineated addressing factors associated with providing the operator with a fair net operating income. Among these factors, is "(2) unavoidable increases or any decreases in Operating and Maintenance expenses". As part of those unavoidable expenses, the increase in the consumer price index since the last rent increase must be taken into consideration. In fact, Section 8(B) of the Regulations provides for general adjustments where the "Board may make a general adjustment, *by percentage* or otherwise, of the Rental levels for Mobile Home Park Accommodations subject to such conditions, if any, as the Board shall determine." [emphasis added].

Under information and belief, the last rent increase for this community was in 1996, which established the \$320/month lot fee<sup>1</sup>. Since that time, the consumer price index for the area has increased from 151.252 to presently 307.152, which may not fully take into consideration the substantial increase in cpi due to spiking inflation. Essentially

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<sup>1</sup> It should be noted of the 13 manufactured home site, 4 of the manufactured homes on those sites are owned/controlled by the Operator.

prices have double, and consistent with the Regulations, the unavoidable expenses associated with operating the community should likewise benefit from the increase costs to maintain, allowing a rent of at least \$640/month, and that is without considering the receipts attached hereto.

Attached are 203 pages of receipts associated with the Park (please note that pp. 172-181 are intentionally deleted) and can be explained by categories, supplies: \$8,113.63, landscaping: \$15,690, improvements to Park: \$188,810, Town fees and costs: \$6,510 and professional fees (plumbers, electricians, engineers, et al): \$65,745.

The Petitioner is seeking a maximum rent of \$850/month per site, and we believe that the Regulations and our financial information warrants that increase.

Respectfully submitted,  
*Perry's Trailer Park*, by  
142 Main Realty, LLC

          /s/ Robert Kraus            
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*Attachments coming in separate emails due to size*

*Receipts pp. 001-203*

S:\KH Documents\Perry's Park\Rent Increase Filing 2022\Memo Rent Control Hearing 10.19.22 with exhibits.docx