

Mobile Home Park Investment Opportunity

12-Pad Mobile Home Park with Cottage | 1.5 Acres

PROPERTY OVERVIEW

Property Type	Mobile Home Park
Total Acreage	1.5 acres
Pads	12 mobile home pads — 100% occupied
Additional Structure	1 cottage (permanent structure)
Water Source	2 private wells
Water Treatment	On-site treatment system (located below cottage)
Sewer	On-site septic system

FINANCIAL SUMMARY

Asking Price	\$795,000
Gross Annual Income	\$105,300
Annual Expenses	\$31,881
Net Operating Income (NOI)	\$73,419
Cap Rate (at asking price)	9.2%

VALUE-ADD / UPSIDE POTENTIAL

Cottage Rent Increase	+\$8,100 / year (rented at market rate — double current)
Water & Septic Pass-Through	+\$9,955 / year (potential pass-through to tenants)
Total Upside Potential	+\$18,055 / year
Pro Forma NOI	\$91,474 / year
Pro Forma Cap Rate	11.5%

Figures above are based on current owner-provided operating data and are not guaranteed. Buyers should verify all income, expense, and property information independently.