

Dunbar MHP

Erie, Illinois

9 Lot Manufactured Housing Community \$350,000 - 10 CAP



RE/MAX Best Commercial
2395 Tech Dr. #5
Bettendorf, IA 52722

David Kempen, CCIM
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Investment Overview

THE OFFERING:

Dunbar MHP

1002-1018 13th Ave.

Erie, Illinois 61241

Mobile Home Park Investors Dream:

-City Owned/Maintained Street

-All Utilities Direct Billed To Residents

-Includes a 2023 Model Park Owned Home

-Easy to Manage Remotely

This investment opportunity consists of a 9 lot manufactured housing community located in Erie Illinois. It is part of the Quad City Region on the Illinois / Iowa border along the Mississippi River. The community is located nearby Interstate 80 and within 20 mins of the Quad Cities. This is an opportunity to acquire this community with below-market lot rents in the Quad Cities, which enjoy a population of nearly 400,000.

The metro enjoys strong demographics, with median home values over \$155,000 and median household income around \$85,000. Dunbar Park is serviced by public water and sewer. The road is maintained by the city and all utilities are direct billed to the residents. The sewer and water mains have been replaced by the current owner within the past five years. Landlord receives zero utility bills. The only landlord expenses are property taxes, insurance and mowing the two vacant lots.

The sale price includes one 2023 model park owned home.

There is plenty of upside opportunity in this investment through continuing utilization of the 21st Mortgage CASH program to fill the two empty lots with new homes and bringing rents to market rate. Many parks in the area are charging over \$500-600 for lot rent.

The listing broker is a principle owner of this property.



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Property Summary

COMMUNITY INFORMATION

Address: 1002-1018 13th Ave., Erie, Illinois 61250

Community Type: All Age Manufactured Housing Community

County: Whiteside

Tax Parcel ID: 20-06-428-009

Land Size: 36,384 square feet

Current Lot Rent: \$378-450

Inventory Homes/Notes: One 2023 16x70 Home

Occupancy: 78% (7/9 Lots)

Roads: City Owned/Maintained

UTILITIES

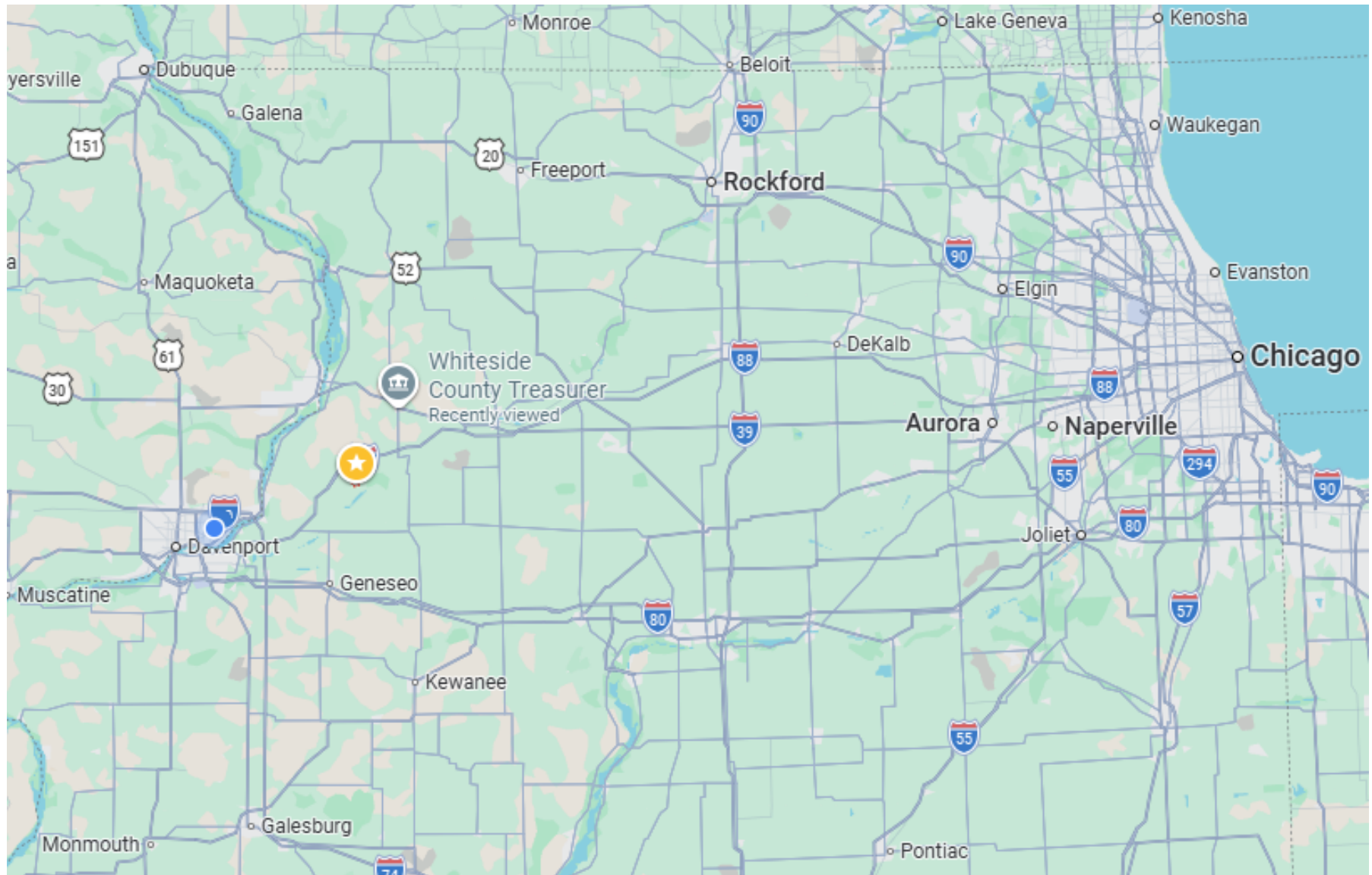
All utilities including trash are direct billed to the tenants by the providers.



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Quad Cities



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FINANCIAL SUMMARY

		2025	Proforma Market Rate and Fill Remaining Lots*
INCOME			
	Rental Income	\$ 43,448	\$ 55,350
	Late Fees	\$ 1,050	\$ 1,050
	TOTAL INCOME	\$ 44,498	\$ 56,400
EXPENSE			
	Management Fees	\$ 3,974	\$ 4,512
	Taxes	\$ 2,813	\$ 3,000
	Lawn Care	\$ 950	\$ -
	Repairs, Maintenance	\$ 863	\$ 1,500
	Insurance	\$ 696	\$ 1,500
	Licensing, Legal	\$ 435	\$ 435
	TOTAL EXPENSE	\$ 9,731	\$ 10,947
	NET INCOME	\$ 34,767	\$ 45,453
	CAP Rate	9.93%	12.99%

*Proforma Includes Lot Rent At Market Rate of \$500, Fill Two Vacant Lots

Rent Roll & Recurring Charges

Property: Erie

As of 05/01/26

Tenant	ID	Unit	Unit Type	RC
Erie				
Brackemyer, Amber	3578	1	Mobile Home Lot	950.00
Adams, Tiffany & Blain	1670	2	Mobile Home Lot	450.00
Ruddell, Patricia	1671	3	Mobile Home Lot	378.00
Pitman, Carol	1672	5	Mobile Home Lot	378.00
Smith, Brittney / Dustin	2364	7	Mobile Home Lot	378.00
Halsted, Donna	1675	8	Mobile Home Lot	378.00
Gaffey, Alana	2697	9	Mobile Home Lot	378.00
Property Total				3290.00
Property Counts	7	7		7

REGIONAL OVERVIEW—QUAD CITIES

OVERVIEW

- The Quad Cities region is a bi-state, six-county region comprised of Clinton, Muscatine, and Scott Counties in Iowa; and Henry, Mercer, and Rock Island Counties in Illinois, which includes the Davenport-Moline-Rock Island IA-IL Metropolitan Statistical Area; the Clinton, IA Micropolitan Statistical Area; and the Muscatine, IA Micropolitan Statistical Area.
- The Quad Cities region is home to Fortune 500 company John Deere. There are 150 others on Fortune's 500 and 1000 lists that have a presence in our region, as well as the Rock Island Arsenal, a major military installation. The region has experienced a 5.2% increase in economic strength over the past five years, including \$1.5 billion in total capital investment, plus the creation of 4,500 new jobs.
- Region Population: 470,898
- Laborshed: 743,000
- GDP growth: 4.1%
- Cost of living index: 96.1
- Average commute time: 19 minutes
- #29 America's Best Small Cities
- #79 Best place to live in U.S. (US News & World Report)
- Development Magazine)
- #6 Big Muddy Cup for corporate facility projects for 21 projects (Site selection Magazine)

EMPLOYMENT

- #50 in U.S. for economic growth (Area Development Magazine)
- #7 in Midwest for economic growth (Area Development Magazine)
- #1 in Iowa and #4 in Illinois for economic growth (Area



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Dunbar Park, Erie, IL



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Additional information can be found at:

[DROPBOXLINK](#)



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