

HILLSBORO MOBILE HOME PARK

HILLSBORO, ND



FOR SALE



TURNKEY CLASS-B PARK

Price: \$1,575,000
Number of Units: 39

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

HILLSBORO MOBILE HOME PARK

HILLSBORO, ND



PRICE

\$1,575,000

PROFORMA NOI

\$133,935

CAP RATE

8.5 %

LOT SIZE

6.67 Acres

APN

26-0013-00002-000
26-0010-00001-002
26-0012-00001-001

YEAR BUILT

1970

NUMBER OF UNITS

39

PROPERTY DESCRIPTION:

This all-age manufactured housing community is ideally located in Hillsboro, ND, a welcoming community positioned midway between Fargo and Grand Forks along Interstate 29. The property offers residents the appeal of small-town living with convenient access to two of North Dakota's largest employment centers.

This property presents a unique investment opportunity in a stable and accessible North Dakota market. As the only mobile home park in Hillsboro, the community benefits from limited local competition and a strong position within the market. Its immediate proximity to I-29 provides easy commuting access for residents working in Hillsboro, nearby communities, Fargo, or Grand Forks.

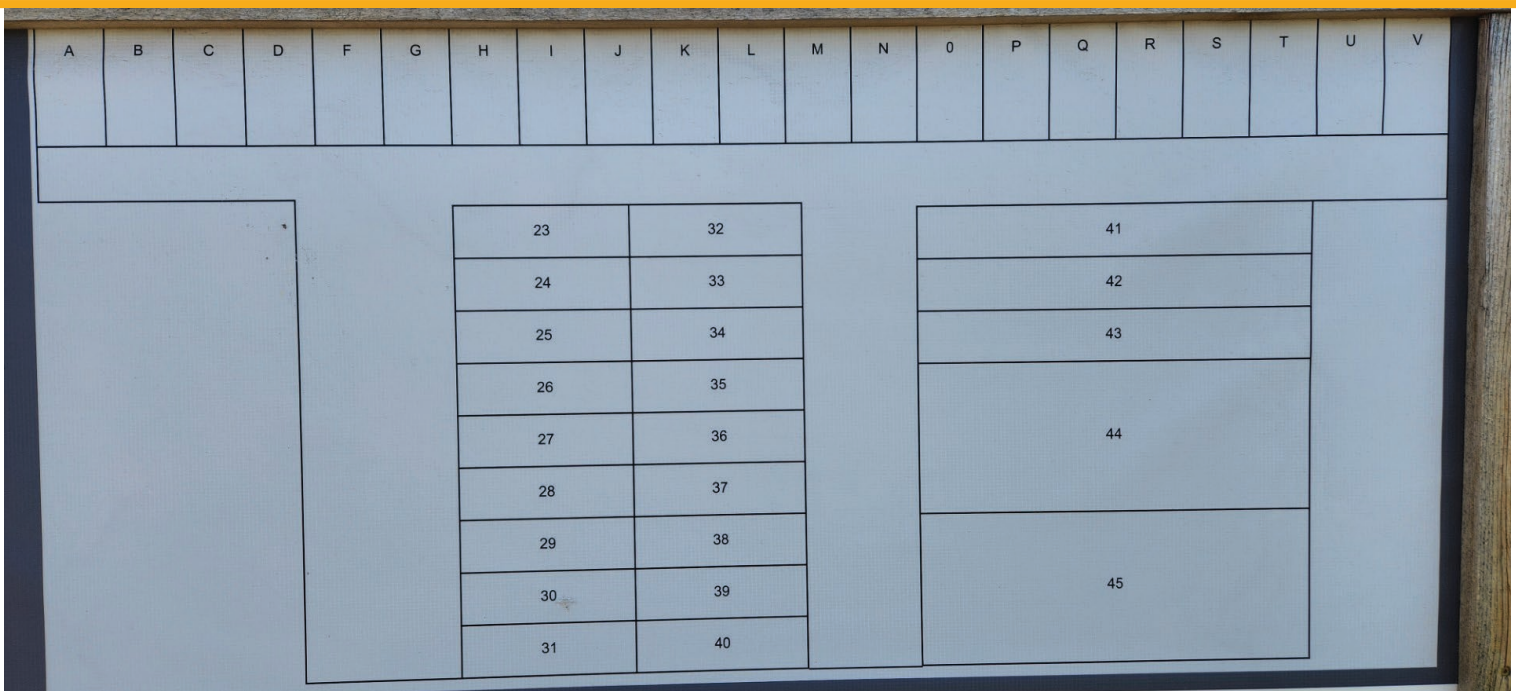
PROPERTY HIGHLIGHTS:

- 39 Homesites with room for revenue growth
- 26 Occupied Sites
- 6 Park Owned Homes - All occupied
- 3 Homes on Contracts
- High Demand for Affordable Housing
- Strong, reliable cash flow with upside opportunity

FEAUTES:

- Private Park area for kids and pets
- Gravel Parking, 1-2 cars per space
- Park is Master Metered

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.



PARK MAP



GOLDMARKTM
COMMERCIAL REAL ESTATE INC

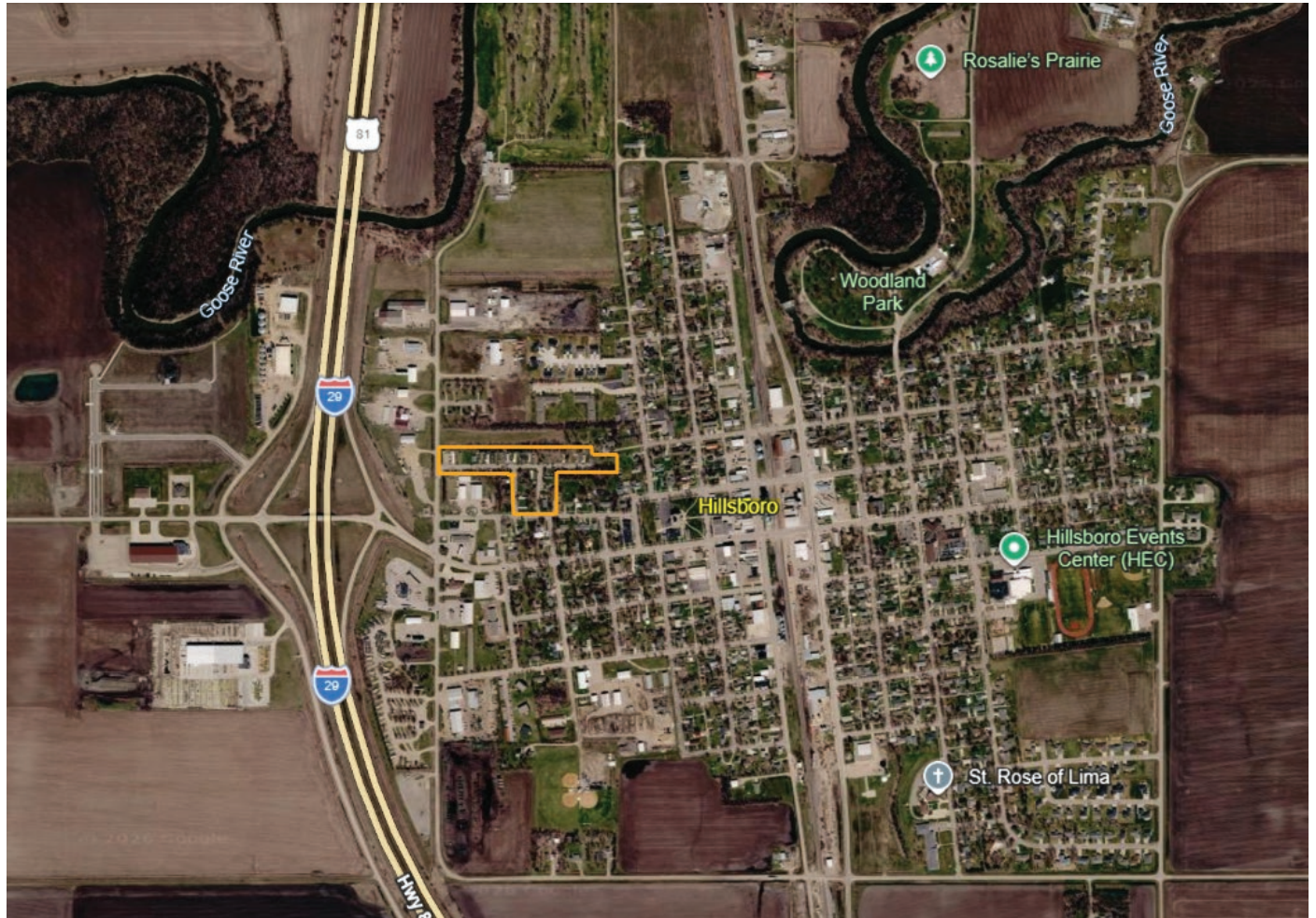


HILLSBORO MOBILE HOME PARK

HILLSBORO, ND

GOLDMARK[™]
COMMERCIAL REAL ESTATE INC

CITY MAP



HILLSBORO MOBILE HOME PARK

HILLSBORO, ND


GOLDMARK™
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