

EXCLUSIVE MANUFACTURED HOME COMMUNITIES OFFERING

**Marcus & Millichap**

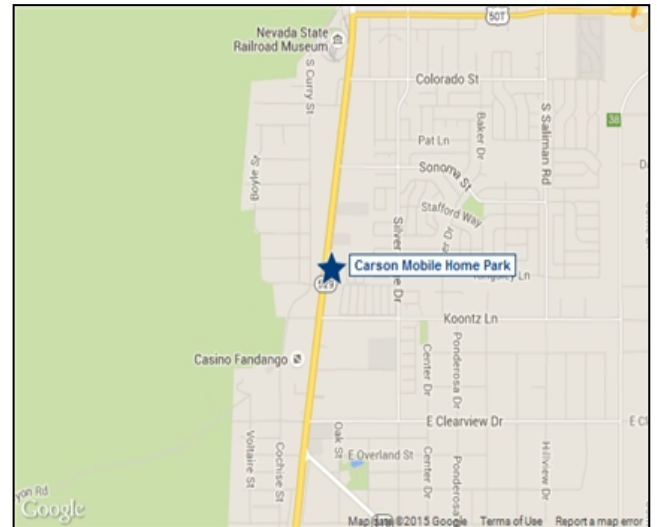
**JUST CLOSED**

**CARSON MOBILE HOME PARK**  
3429 South Carson Street  
Carson City, NV



## INVESTMENT OPPORTUNITY

- ◆ PRICE: \$1,975,000
- ◆ SPACES: 54
- ◆ PRICE PER SPACE: \$36,574
- ◆ YEAR BUILT: 1964/2007
- ◆ CAP RATE - CURRENT: 6.56%
- ◆ GRM - CURRENT: 6.93



## INVESTMENT HIGHLIGHTS

- ◆ Seventeen Sites are Submetered for Electricity
- ◆ City Water and City Sewer. Direct Gas and Electric. Water, Sewer and Trash Included in Rent
- ◆ Two Car Off-Street Parking at Most Sites
- ◆ 6.82 Cap Rate with 50% Expenses (\$2,403 Per Site) With Three Vacancies
- ◆ One Park Owned Home Resales Included in Price. Two Vacant Sites
- ◆ Mature Tree Canopy
- ◆ Internal Alley Access to Utility Pedestals

Listed by:

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