

EXCLUSIVE MANUFACTURED HOME COMMUNITIES OFFERING

# Marcus & Millichap

Real Estate Investment Services

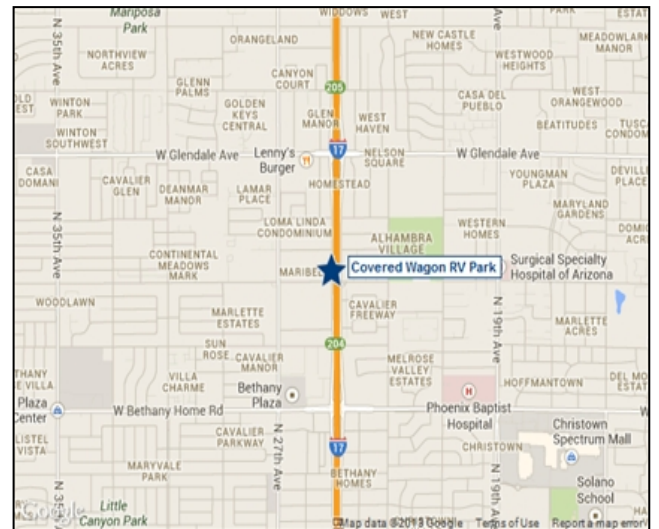
JUST CLOSED

**COVERED WAGON RV PARK**  
6540 North Black Canyon  
Highway  
Phoenix, AZ



## INVESTMENT OPPORTUNITY

- ◆ PRICE: \$1,225,000
- ◆ SPACES: 47
- ◆ PRICE PER SPACE: \$26,064
- ◆ YEAR BUILT: 1958
- ◆ CAP RATE - CURRENT: 9.56%
- ◆ GRM - CURRENT: 5.03



## INVESTMENT HIGHLIGHTS

- ◆ 44 Full-Service RV Pads
- ◆ Full Hook-Ups with 30 or 50 Amp Pedestals
- ◆ Two Single-Wide Mobile Home Rentals
- ◆ Swimming Pool with Bathrooms and Showers
- ◆ Laundry Room
- ◆ Vending Machines
- ◆ Wireless Internet Service Throughout the Park
- ◆ Daily, Weekly and Monthly Rates Available

Listed by:

**DOUGLAS A. DANNY**

First Vice President Investments

Tel: (858) 373-3222

Fax: (858) 373-3110

Doug.Danny@marcusmillichap.com

[www.marcusmillichap.com/DouglasADanny](http://www.marcusmillichap.com/DouglasADanny)

2398 East Camelback Road, Suite 550 Phoenix, AZ 85016 • Tel: (602) 687-6700 Fax: (602) 687-6710

Offices Nationwide  
[www.marcusmillichap.com](http://www.marcusmillichap.com)