

EXCLUSIVE MANUFACTURED HOME COMMUNITIES OFFERING

Marcus & Millichap
Real Estate Investment Services

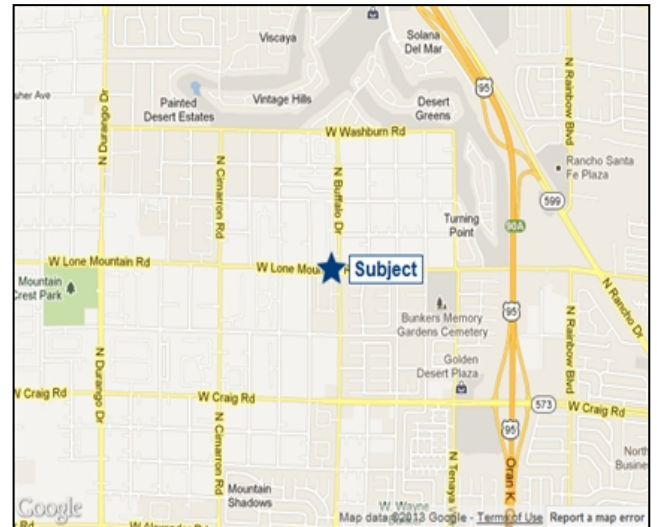
JUST CLOSED

LONE MOUNTAIN MOBILE HOME RANCH
7626 West Lone Mountain Road
Las Vegas, NV



INVESTMENT OPPORTUNITY

- ◆ PRICE: \$4,300,000
- ◆ SPACES: 82
- ◆ PRICE PER SPACE: \$52,439
- ◆ YEAR BUILT: 1961
- ◆ CAP RATE - CURRENT: 8.24%
- ◆ GRM - CURRENT: 7.61



INVESTMENT HIGHLIGHTS

- ◆ All-Age Community with 82-Sites
- ◆ One of the Last MHP in the North-West (Summerlin Sector of Las Vegas)
- ◆ Excellent Tenant History
- ◆ 100-Percent Occupied as of 12/31/13. No POH Rentals or Notes
- ◆ Quite and Highly Desired Neighborhood
- ◆ Future Redevelopment Potential as SFR / PUD
- ◆ No Park Owned Home Rentals

Listed by:

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