

EXCLUSIVE MANUFACTURED HOME COMMUNITIES OFFERING

Marcus & Millichap

Real Estate Investment Services

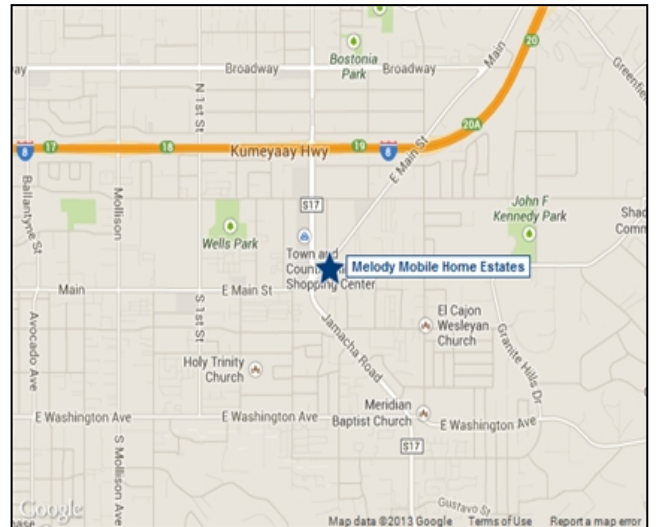
JUST CLOSED

MELODY MOBILE HOME ESTATES
1313 East Main Street
El Cajon, CA



INVESTMENT OPPORTUNITY

- ◆ PRICE: \$4,800,000
- ◆ SPACES: 52
- ◆ PRICE PER SPACE: \$92,308
- ◆ YEAR BUILT: 1957
- ◆ CAP RATE - CURRENT: 6.01%
- ◆ GRM - CURRENT: 8.87



INVESTMENT HIGHLIGHTS

- ◆ No POH Rentals and 100-Percent Occupied
- ◆ All City Services. Residents pay all utility usage.
- ◆ Direct and Sub-Metered Gas and Electric. Sub-Metered Water, Sewer, Trash
- ◆ High Demand Location
- ◆ Ample Off-Street and Guest Parking

Listed by:

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