

# Marcus & Millichap

**19 SPACES**  
**MOUNTAIN VIEW MOBILE HOME**  
**PARK**  
 2550 West Curtis Road  
 Tucson, AZ 85705

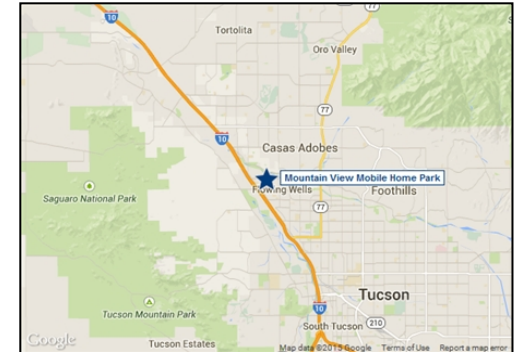


## INVESTMENT HIGHLIGHTS

- ◆ Two-Star, All Age, Affordable Mobile Home Community Built on 1.74 Acres with a Site Per Acre Density of 10.92
- ◆ All City Services. Direct Gas/Electric to 15 Sites. Submetered Electric to 5 Sites.
- ◆ Overhead Lights Throughout the Park
- ◆ Paved Roads
- ◆ 9.4% Return With \$14,801 Cash Flow and an Expense Ratio of 50.38% (\$2,101 per site)
- ◆ Mature Trees Throughout the Park

## OFFERING SUMMARY

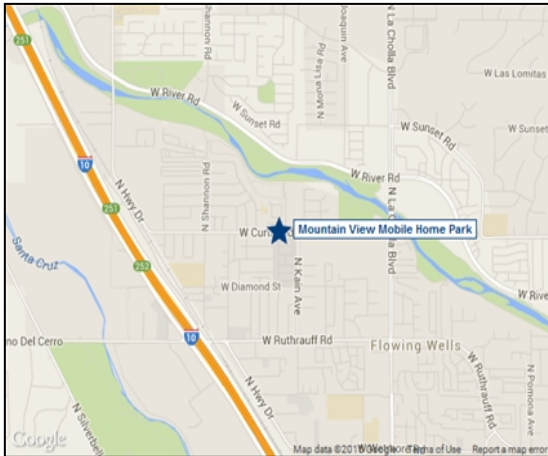
Price	\$525,000
Down Payment	(30%) \$157,500
Loan Amount	\$315,000
Loan Type	New
Spaces	19
Price Per Space	\$27,632
Year Built	1974
Lot Size	1.74 Acres
Cap Rate - Current	7.33%
GRM - Current	7.02
Net Cash Flow After Debt Service - Current	9.40%
Total Return - Current	12.84%



Offices Nationwide

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



## INVESTMENT OVERVIEW

Mountain View Mobile Home Park is an all-age community located in Pima County newer northwest Tucson, Arizona. The metropolitan Tucson area is one of the fastest growing cities in the Southwest with over 900,000 residents and thousands of tourists that visit the area each year. The park is located in the Flowing Wells District of Tucson. This district is a popular area for manufactured housing communities and includes many mature parks that maintain high occupancies. The park is conveniently located within close proximity to Interstate-10, the Tucson Mall, Foothills Mall, and the newly constructed Flowing Wells Community Park.

2550 WEST CURTIS ROAD • TUCSON, AZ 85705

## SPACE MIX

No. of Spaces	Space Type	Current Rents	Monthly Income
13	Single-Wide	\$350	\$4,550
6	RV/TravelTrailer/Par	\$280	\$1,680
<b>19</b>	<b>Total</b>		<b>\$6,230</b>

## OPERATING DATA

Income	Current
Gross Potential Rent	\$74,760
Other Income	\$14,800
Gross Potential Income	\$89,560
Less: Vacancy/Deductions	14.9% / \$11,160
Effective Gross Income	\$78,400
Less: Expenses	\$39,925
Net Operating Income	\$38,475
Net Cash Flow Before Debt Service	\$38,475
Debt Service	\$23,674
Debt Coverage Ratio	1.63
Net Cash Flow After Debt Service	9.4% / \$14,801
Principal Reduction	\$5,422
Total Return	12.8% / \$20,223

## EXPENSES

Real Estate Taxes	\$4,500
Insurance	1,500
Management	4,800
Landscaping	1,200
Electric	2,700
Water	3,400
Trash	2,500
Sewer	3,200
Total Utilities	11,800
Management Wages & WC	4,800
Advertising	600
Bank Fees	100
Management Bonus	500
Office Supplies	100
Billing	500
Total Other Expenses	9,525
<b>Total Expenses</b>	<b>\$39,925</b>
Expenses per Space	\$2,101
% of EGI	50.9%



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