

EXCLUSIVE MANUFACTURED HOME COMMUNITIES OFFERING

**Marcus & Millichap**

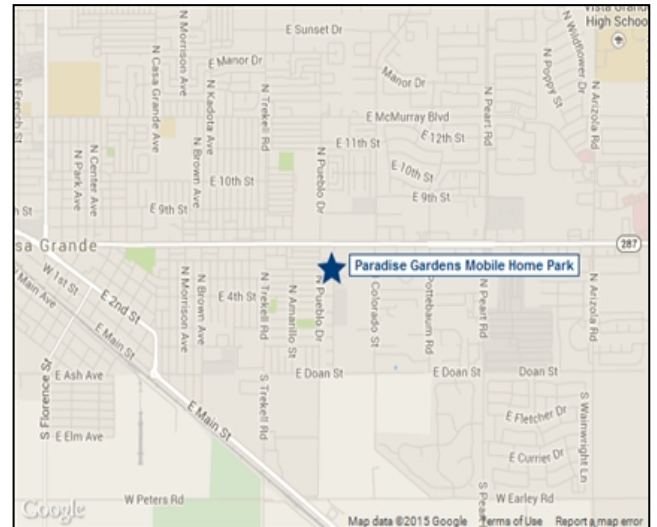
**JUST CLOSED**

**PARADISE GARDENS MOBILE HOME PARK**  
**517 North Avenue A**  
**Casa Grande, AZ**



## INVESTMENT OPPORTUNITY

- ◆ PRICE: \$1,737,500
- ◆ SPACES: 49
- ◆ PRICE PER SPACE: \$35,459
- ◆ YEAR BUILT: 1960
- ◆ CAP RATE - CURRENT: 8.32%
- ◆ GRM - CURRENT: 6.94



## INVESTMENT HIGHLIGHTS

- ◆ Two-Star, All-Age 49 Site Community in Casa Grande, Arizona
- ◆ 94% Occupied, Three Vacant Resale POHs (4, 25 and A36) and Three POHs (10, 33A & 35)
- ◆ All City Services, Direct Meter for 41 Sites for Electric, 49 Sites for Gas and 49 Water Meters Pass Through for Sewer and Trash
- ◆ Upgraded Infrastructure: Sewer and Water Lines
- ◆ Offered at a 8.03 Cap with 39% (\$1,917 Expense Per Site)

Listed by:

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