

EXCLUSIVE MANUFACTURED HOME COMMUNITIES OFFERING

# Marcus & Millichap

Real Estate Investment Services

**PARADISE PARK**  
301 East Hall Acres Road  
Pharr, TX

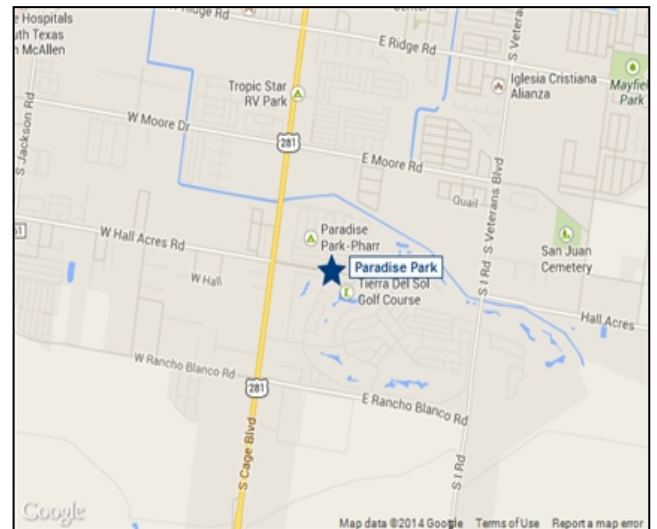


## INVESTMENT OPPORTUNITY

- ◆ LIST PRICE: \$12,000,000
- ◆ SPACES: 443
- ◆ PRICE PER SPACE: \$27,088
- ◆ YEAR BUILT: 2003
- ◆ CAP RATE - CURRENT: 6.72%
- ◆ GRM - CURRENT: 8.69

## INVESTMENT HIGHLIGHTS

- ◆ 443 Site, Four-Star Senior Community. 95 Percent Occupied
- ◆ All City Services Direct Billed Electric/Gas, Water, Sewer & Trash Included in the Rent
- ◆ Priced at \$27,088 Per Site. 6.72 Cap with \$1,372 Expense/Site, 9.97% Total Return
- ◆ Situated on 64.41 Acres, 6.9 Sites Per Acre
- ◆ Located Adjacent to Tierra Del Sol Golf Course and Close to all Urban Amenities in the Pharr/McAllen MSA



Listed by:

**DOUGLAS A. DANNY**

First Vice President Investments

Senior Director

National Manufactured Home Communities Group

Tel: (858) 373-3222

Fax: (858) 373-3110

Doug.Danny@marcusmillichap.com

www.marcusmillichap.com/DouglasADanny

9255 Towne Centre Drive, Suite 700 San Diego, CA 92121 • Tel: (858) 373-3100 Fax: (858) 373-3110

Offices Nationwide  
www.marcusmillichap.com