

EXCLUSIVE MANUFACTURED HOME COMMUNITIES OFFERING

Marcus & Millichap
Real Estate Investment Services

JUST CLOSED

SHADOW RIDGE MOBILE HOME PARK
8595 N 71st Avenue
Glendale, AZ

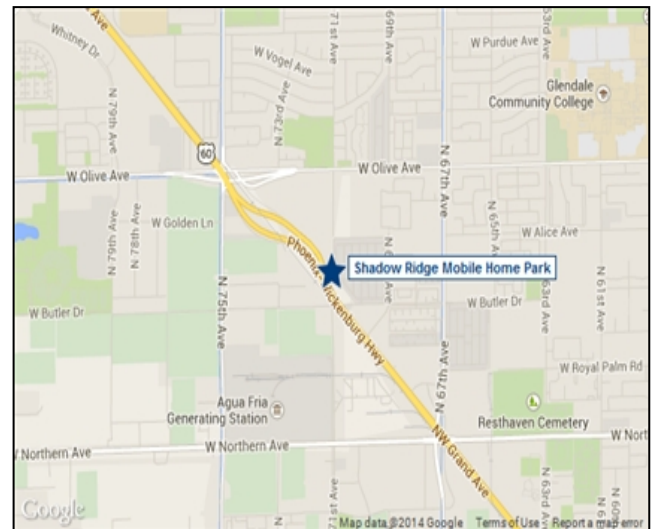


INVESTMENT OPPORTUNITY

- ◆ PRICE: \$4,750,000
- ◆ SPACES: 123
- ◆ PRICE PER SPACE: \$38,618
- ◆ YEAR BUILT: 1977
- ◆ CAP RATE - CURRENT: 7.89%
- ◆ GRM - CURRENT: 6.67

INVESTMENT HIGHLIGHTS

- ◆ "Arizona" Three-Star, 123-Site, All-Age Community
Built in 1975 on 13.8 Acres
- ◆ Swimming Pool, Club House, Restrooms, Office and Laundry
- ◆ Picnic Area for the Residents
- ◆ Direct Gas and Electric, Submetered Water, Pass-Through Sewer and Trash
- ◆ 7.65 Percent Cap with 38.81 Percent Expense Load (\$1,934/site)
- ◆ Double Digit Cash Flow With 25.53 Percent Down



Listed by:

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