



4892 Highway 17
Alamosa, CO

High Valley Mobile Home Park



Property Description

High Valley Mobile Home Park for Sale! 28 spaces currently (1 park owned) on 7 of the 20 acres. 13 acres available for possible expansion. Offered at an approximate 10.5% capitalization rate (with management in place), this is a good investment for anyone looking to expand their portfolio.

Offering Summary

Address: 4892 Highway 17

Alamosa, CO 81101

County: Alamosa

Property Sub Type: Mobile Home Park

The property consists of 20 acres, only 7 of the 20 is being used for the park. So, there is 13 acres that could possibly be an enlargement of the existing park. The well is adjudicated for 20 acre feet, and our usage is approximately 6 acre feet per year.

Listing Price: \$780,000



Property Features

Property Attached: Yes
Water Well: Yes
Current Property Use: Mobile Home Park
Lease Included: Yes
Internet Service: Yes
Internet Provider: Jade Communication
Inventory Included: No
New Construction: no
Possible Property Use: Other
Zoning: Residential Manufactured Home
Units: 28- One unit is park owned
CREN MLS # 815584

Financial Summary

INCOME		Monthly	Annual
Space Rent (\$350 x 27)		\$9,450	\$113,400
Park Owned Unit (1 x \$750)		\$750	\$9,000
Total Revenue		\$10,200	\$122,400
Management in Place 15%		-\$1,530	-\$18,360
Gross Income		\$8,670	\$104,040
EXPENSE		Monthly	Annual
Trash per month:		\$420	\$5,040
Water Consultant:		\$460	\$5,520
Water Sampling:		\$210	\$2,520
State permits:		\$13	\$150
Power:		\$400	\$4,800
Chlorine:		\$80	\$960
Property Taxes:		\$52	\$624
Insurance:		\$208	\$2,496
Total:		\$1,843	\$22,110
NOI		\$6,828	\$81,930
Purchase Price	\$780,000		
Capitilization	10.50%		





Aerial Map



Preston R. Porter, ALC

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