



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

## Financial Summary

**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** 

NCOME	Monthly
Space Rent (\$350 x 27)	\$9,450
Park Owned Unit (1 x \$750)	\$750
Total Revenue	\$10,200
Management in Place 15%	-\$1,530
Gross Income	\$8,670

Gross Income	
EXPENSE	
Trash per month:	
Water Consultant:	
Water Sampling:	
State permits:	
Power:	
Chlorine:	
Property Taxes:	
Insurance:	
Total:	
NOI	
Purchase Price	\$780,000

Water Consultant:	
Water Sampling:	
State permits:	
Power:	
Chlorine:	
Property Taxes:	
Insurance:	
Total:	
NOI	
Purchase Price	\$780,00
Capitilization	10.50%

\$10,200	\$122,400
\$1,530	-\$18,360
\$8,670	\$104,040
Monthly	Annual
\$420	\$5,040
\$460	\$5,520
\$210	\$2,520
\$13	\$150
\$400	\$4,800
\$80	\$960
\$52	\$624
\$208	\$2,496
\$1,843	\$22,110
\$6,828	\$81,930

Annual

\$113,400

\$9,000



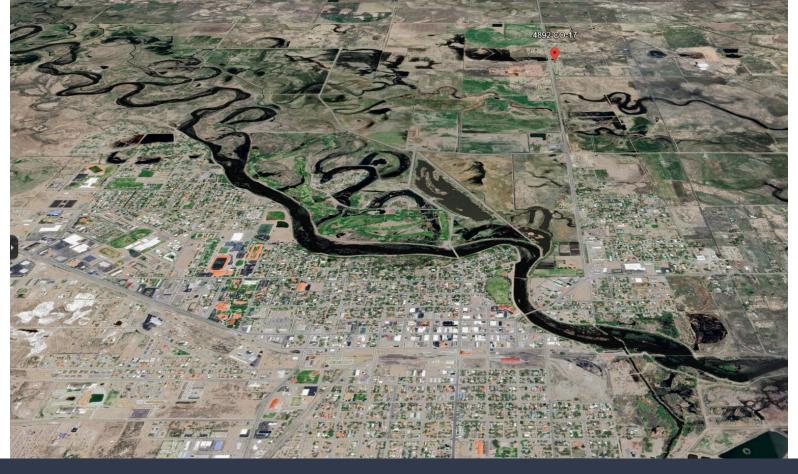












Aerial Map





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