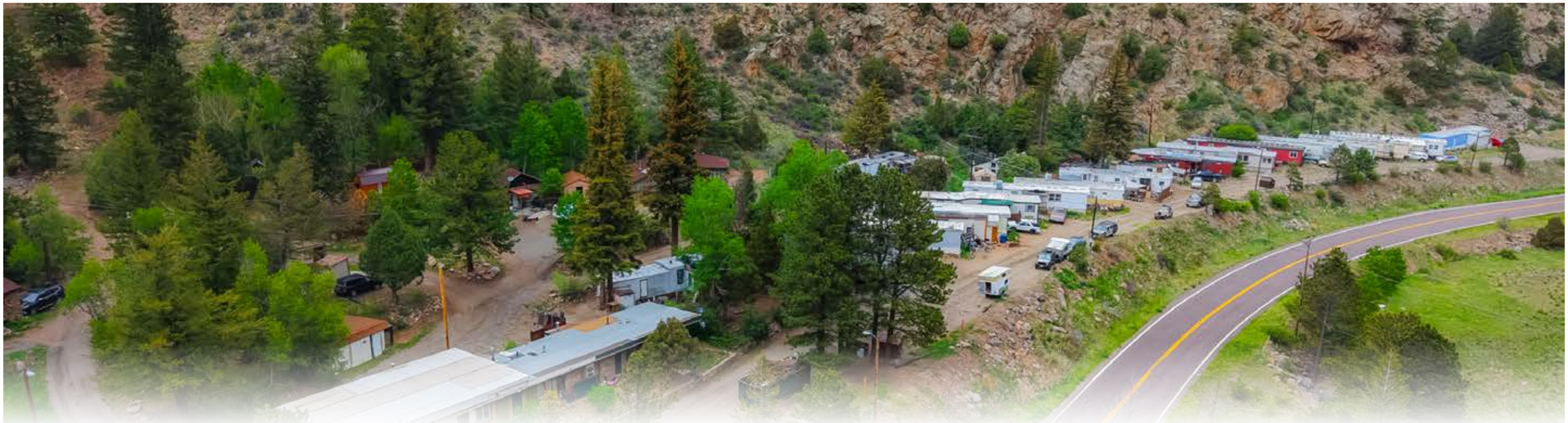
# CLEAR CREEK MHP COLLECTION | 38 TOTAL PADS



**WESTERN INN MHP** — **2697 CO RD 308, LAWSON, CO 80436**

**EMPIRE JUNCTION MHP** — **275 JUNCTION LOOP RD, EMPIRE, CO 80438**

# 2697 CO RD 308 & 275 JUNCTION LOOP RD

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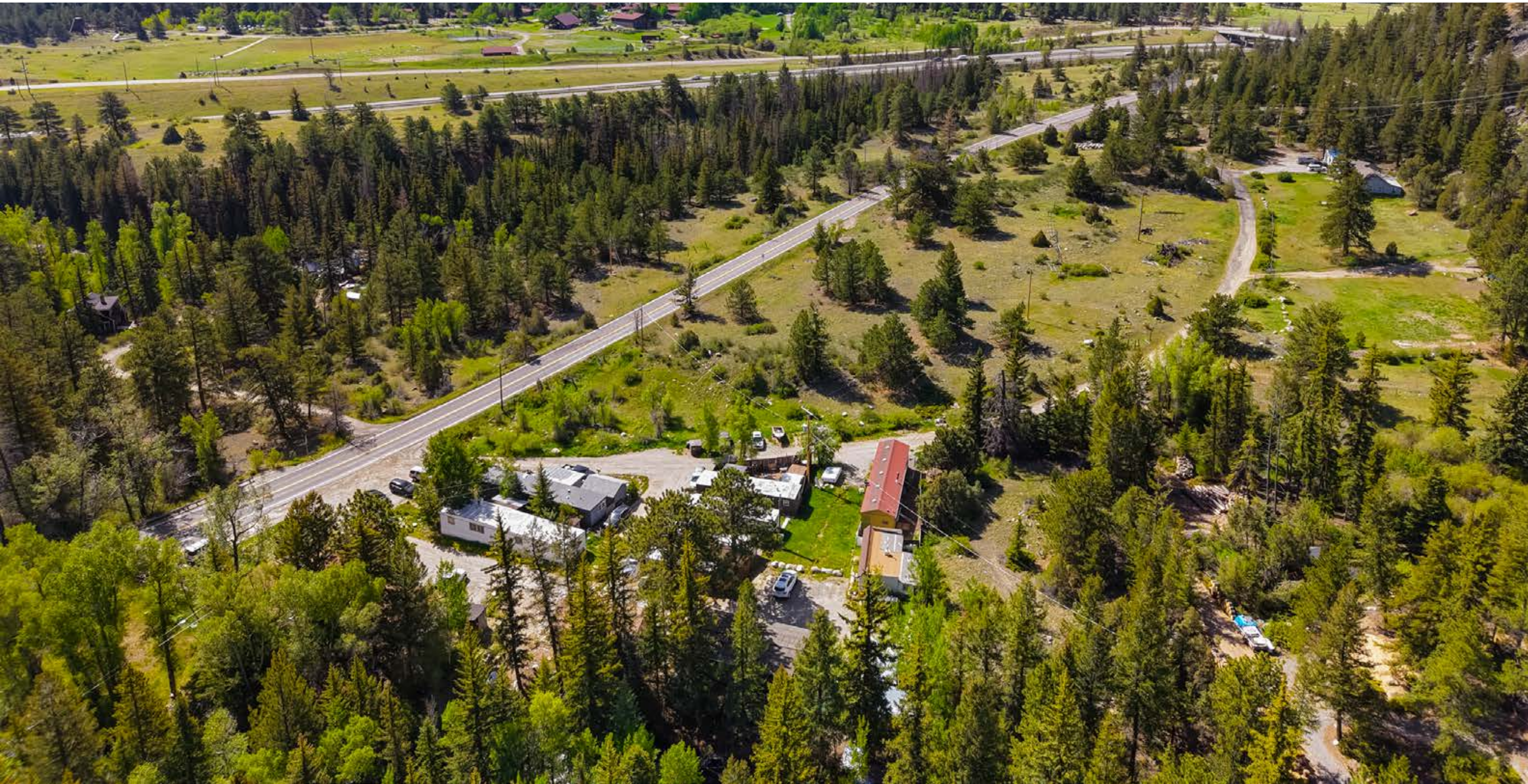


# CLEAR CREEK MHP COLLECTION

Pinnacle Real Estate Advisors has been chosen to market this exceptional opportunity to acquire two income-producing manufactured housing communities along Colorado's highly desirable I-70 mountain corridor. The Lawson & Clear Creek MHP Collection comprises Western Inn MHP in Lawson and Empire Junction MHP in Empire — two complementary parks offering a combined 38 pads, strong in-place cash flow, and meaningful upside through continued rent optimization and occupancy stabilization.

Both communities are situated in Clear Creek County, Colorado — a market defined by its exceptional access to Denver and Colorado's premier ski and recreation corridor, severe constraints on new housing supply, and persistent demand from the workforce populations that support the region's robust tourism and outdoor recreation economy. With all tenant-owned homes across both parks, an incoming owner assumes no park-owned home liability and benefits from a low-maintenance, low-capital-expenditure operating model.

The Collection offers investors an immediate and compelling yield at acquisition, with a blended 9.56% as-is cap rate supported by documented trailing twelve-month income. Below-market rents across both properties and two remaining vacant lots at Western Inn provide a clear and achievable path to revenue growth, while the diversified income mix of lot rent, apartment income, and a rent-to-own contract at Empire Junction reduces revenue concentration risk for a new owner.

## COLLECTION HIGHLIGHTS

- Collection or Individual Sale Flexibility
- Short Term Seller Financing Available to Qualified Buyer
- 38 total pads, all tenant-owned homes, minimal CapEx for a new owner
- 9.56% blended as-is cap rate is one of the strongest yields available in the mountain corridor
- Diverse income mix across lot rent, apartment/SFH rent, and a rent-to-own contract at Empire Junction
- Strong in-place cash flow — $297,686 T12 gross income at Western Inn, 100% occupancy at Empire Junction
- Below-market rents and two vacant lots at Western Inn provide immediate value-add upside

**$3,850,000**
Combined asking price

**38 pads**
Total pads

**2**
Properties

**$367,895**
As-is NOI (combined)

**$367,682**
Market NOI (combined)

**9.56%**
Blended cap rate (as-is)

# COLLECTION DESCRIPTION

## Western Inn MHP

2697 Co Rd 308, Lawson, CO 80436

| $2,200,000 | $199,734 | $220,119 |
|---|---|---|
| Asking price | As-is NOI | Market NOI |
| **9.08%** | **68%** | **$88,000** |
| Current Cap Rate | Occupancy | $/pad |

| UNIT MIX | |
|---|---|
| TOH lots | 17 |
| APT / SFH | 6 |
| Vacant | 2 |
| **Total** | **25** |

| UTILITIES | |
|---|---|
| **Water** | Private well — landlord |
| **Sewer** | Public |
| **Electric** | Public — tenant |
| **Trash** | Dumpster — landlord |
| **Gas** | Public — tenant |

## Empire Junction MHP

275 Junction Loop Rd, Empire, CO 80438

| $1,650,000 | $168,161 | $147,563 |
|---|---|---|
| Asking price | As-is NOI | Market NOI |
| **10.19%** | **100%** | **$126,923** |
| Current Cap Rate | Occupancy | $/pad |

| UNIT MIX | |
|---|---|
| TOH lots | 7 |
| RTO | 1 |
| APT / SFH | 5 |
| **Total** | **13** |

| UTILITIES | |
|---|---|
| **Water** | Private — landlord |
| **Sewer** | Septic — landlord |
| **Electric** | Public — tenant |
| **Trash** | Dumpster — landlord |
| **Gas** | Public — tenant |

# WESTERN INN MHP

2697 CO RD 308
LAWSON, CO 80436

## PROPERTY FEATURES

- 25 total units — 17 tenant-owned home lots, 6 apartment/SFH units, 2 vacant lots

- Clear Creek County; privately maintained paved roads

- Private well water system — landlord pays; public sewer

- Electric and gas — public utilities, tenant pays

- Trash removal via dumpster, landlord pays

- Adjacent to US-6 and Clear Creek, with I-70 access minutes away

## PROPERTY HIGHLIGHTS

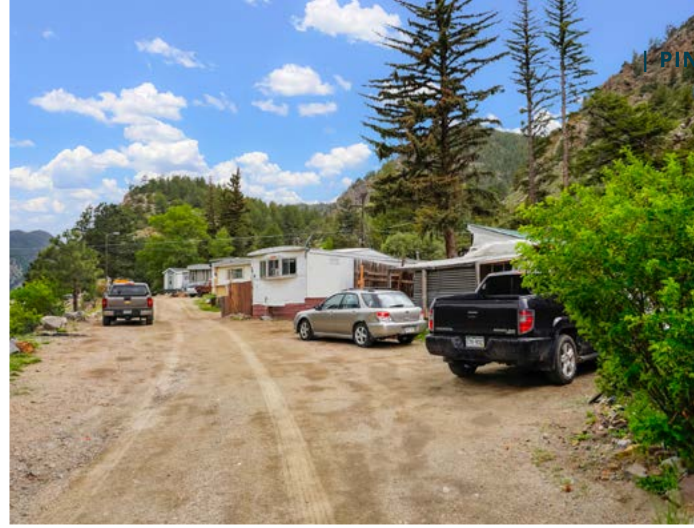
- 25 units generating $297,686 in T12 gross income

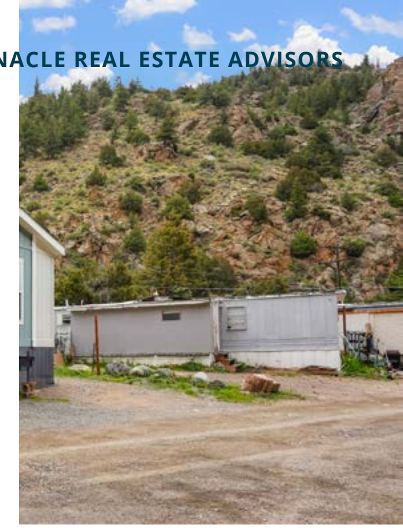
- Recent lot rent increases to $1,350 in March 2026 demonstrating active rent growth

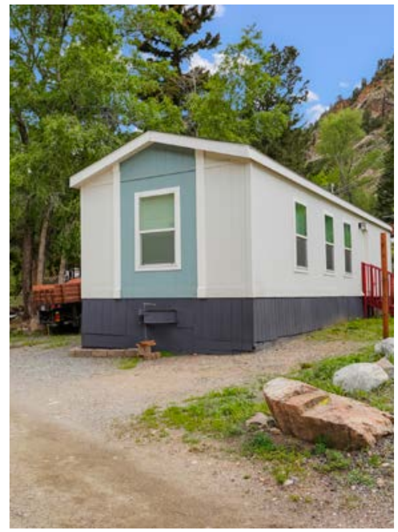
- Diverse income mix of manufactured home lots and apartment/SFH units

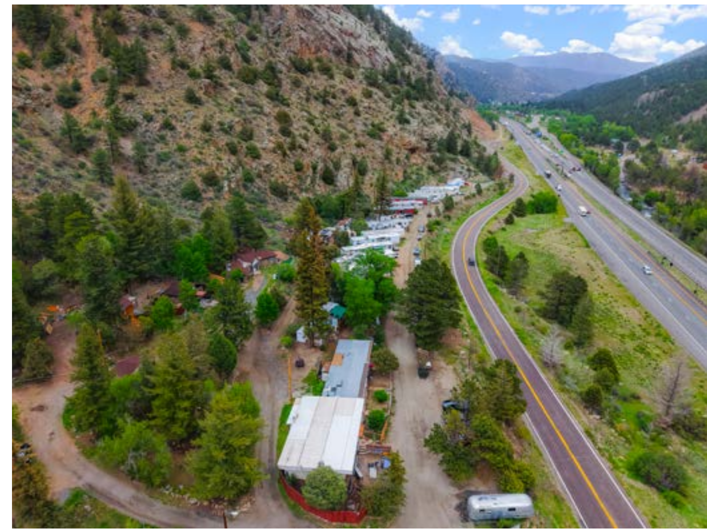
- Strong T12 NOI of $199,734 with clear upside as remaining vacant lots lease up

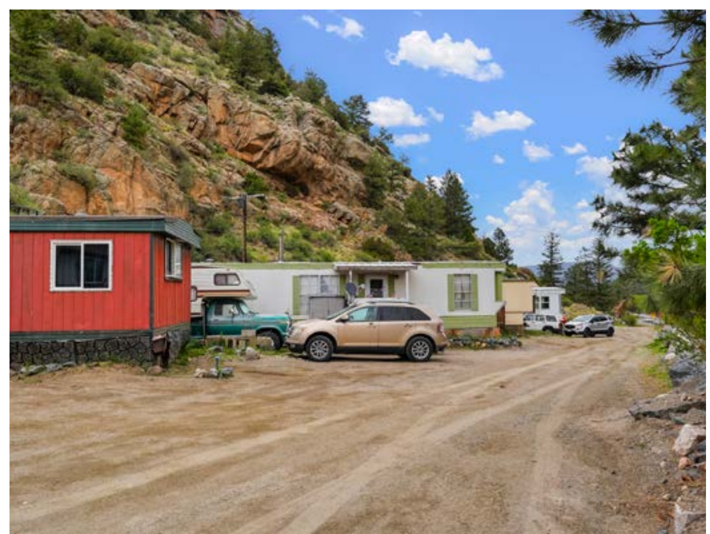
- Below-market lot rents on existing occupied sites provide organic renewal upside

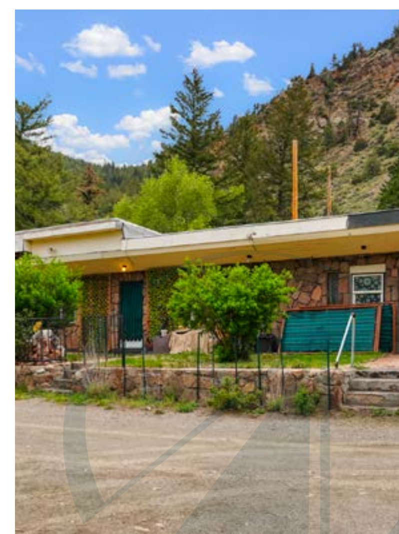












# EMPIRE JUNCTION MHP

## 275 JUNCTION LOOP RD
## EMPIRE, CO 80438

### PROPERTY FEATURES

- 13 total units — 7 tenant-owned home lots, 1 rent-to-own unit, 5 apartment/SFH units

- Clear Creek County; privately maintained roads

- Private well water system — landlord pays; private septic system — landlord pays

- Electric and gas — public utilities, tenant pays

- Trash removal via dumpster, landlord pays

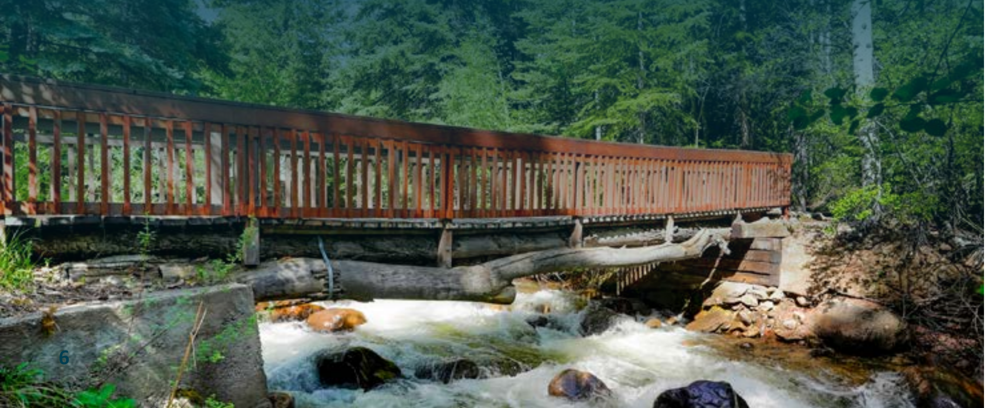
### PROPERTY HIGHLIGHTS

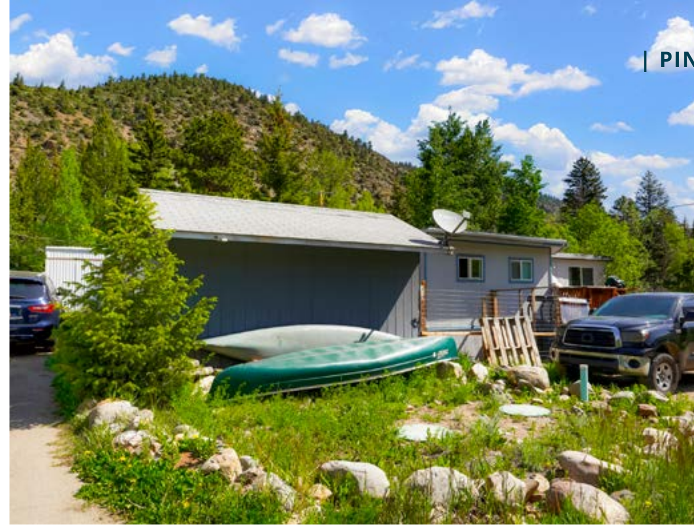
- 100% occupied — stable in-place cash flow with zero lease-up risk at acquisition

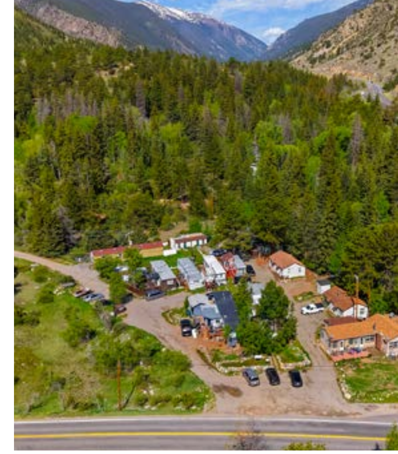
- Diversified income — tenant-owned lots, RTO contract, and apartment/SFH rents

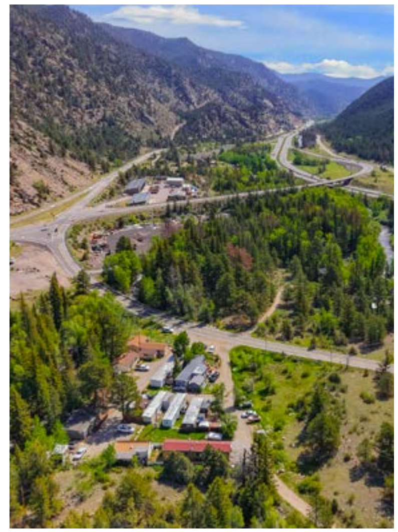
- In-place rents remain below market across all unit types, providing a clear and immediate rent growth path

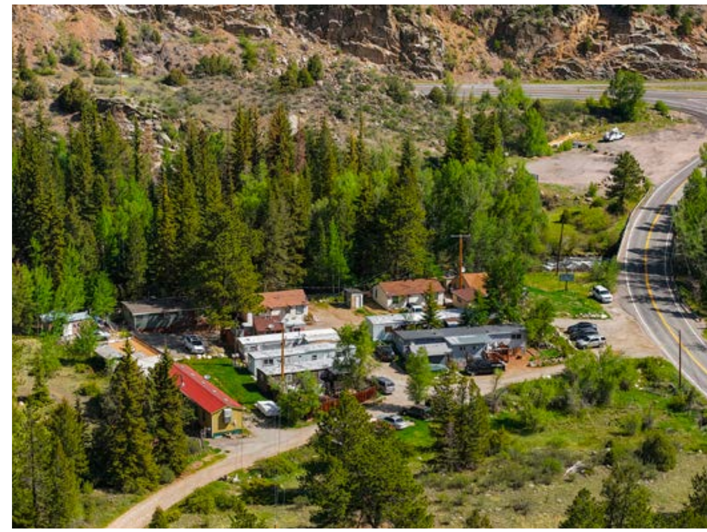
- Exceptional cash-on-cash return of 10.33% at current asking price with strong 1.58x debt coverage

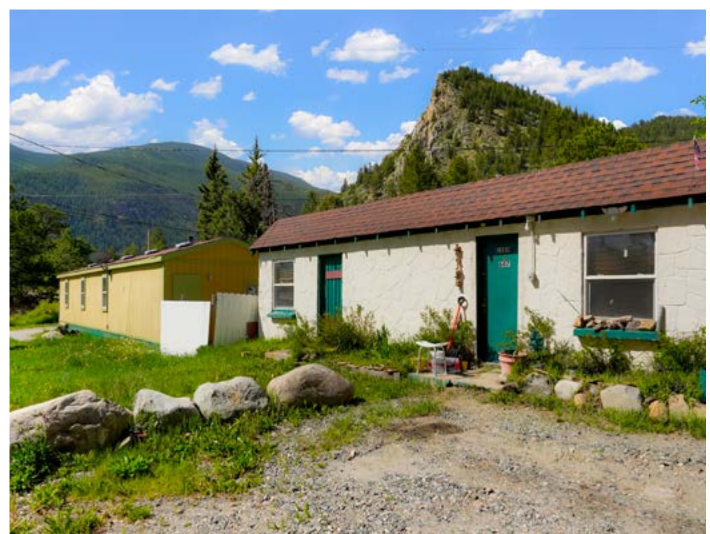


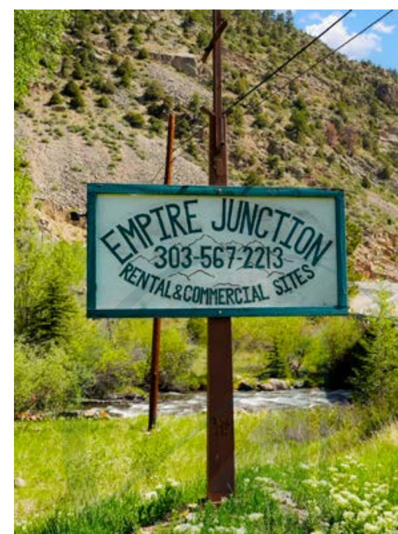




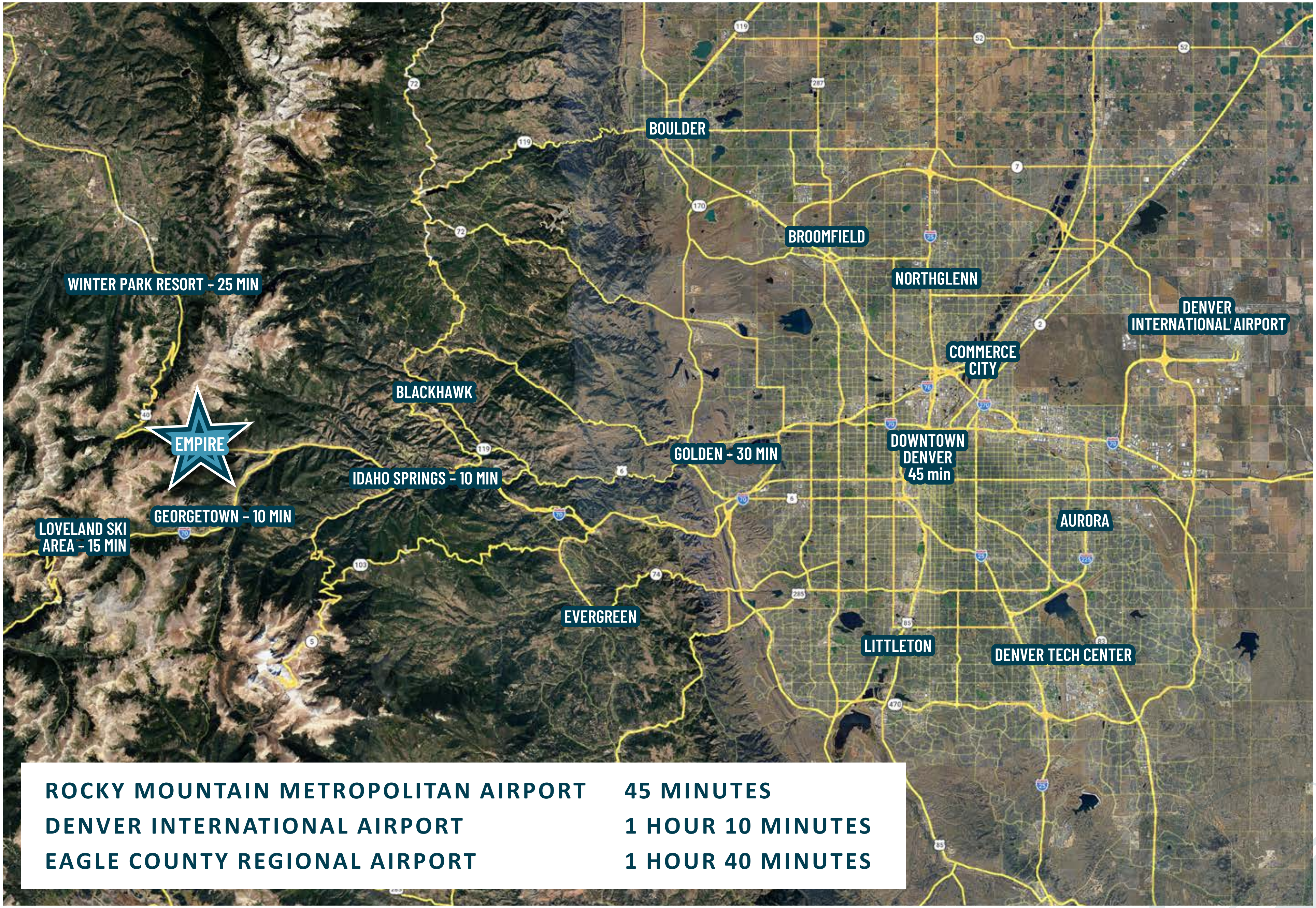








# LOCATION OVERVIEW

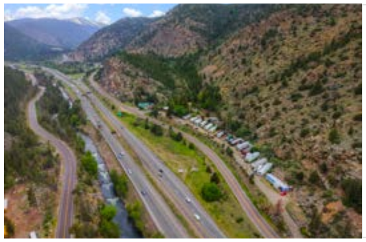



| | |
|---|---|
| ROCKY MOUNTAIN METROPOLITAN AIRPORT | 45 MINUTES |
| DENVER INTERNATIONAL AIRPORT | 1 HOUR 10 MINUTES |
| EAGLE COUNTY REGIONAL AIRPORT | 1 HOUR 40 MINUTES |

# LOCATION OVERVIEW

FINANCIAL ANALYSIS

**CONFIDENTIAL** **Financial Analysis**



## Western Inn MHP

2697 Co Rd 308, Lawson, CO 80436 · 25 units (17 TOH + 6 APT/SFH + 2 vacant) · Clear Creek County

**$2,200,000**

$88,000/unit · 9.08% cap (as-is) ·

| | |
|---|---|
| Loan amount (70%) | **$1,540,000** |
| Down payment (30%) | **$660,000** |
| Interest rate | **6.50%** |
| Amortization | **30 years** |
| Annual debt service | **($116,806)** |
| Principal reduction | **$18,228** |

| Estimated As-Is | | Stabilized Market | |
|---|---|---|---|
| INCOME | | INCOME | |
| Lot rent — TOH (17 sites) | $161,895 | Lot rent — TOH (17 @ $1,350) | $275,400 |
| Apt / SFH rent (6 units) | $129,443 | Apt / SFH (6 @ $1,400 avg) | $100,800 |
| Home rent / fees / other | $6,668 | Home rent / fees / other | $2,540 |
| Utility income (net) | ($320) | | — |
| General vacancy | — | General vacancy (15%) | ($56,811) |
| **Gross operating income** | **$297,686** | **Gross operating income** | **$321,929** |
| EXPENSES | | EXPENSES | |
| Property tax | $5,972 | Property tax | $6,151 |
| Insurance | $5,000 | Insurance | $5,150 |
| Utilities / trash / snow | $47,843 | Utilities / trash / snow | $49,278 |
| Repairs & maintenance | $19,775 | Repairs & maintenance | $20,368 |
| Management (6.0%) | $17,861 | Management (6.0%) | $19,316 |
| Professional fees | $1,502 | Professional fees | $1,547 |
| **Total expenses (33%)** | **$97,953** | **Total expenses (32%)** | **$101,810** |
| **Net operating income** | **$199,734** | **Net operating income** | **$220,119** |

**As-Is NOI**

**$199,734**

| | |
|---|---|
| Before-tax cash flow | **$82,928** |
| Debt coverage ratio | **1.71x** |
| Cash-on-cash return | **12.56%** |
| Total return | **15.33%** |
| Cap rate | **9.08%** |

**Market NOI**

**$220,119**

| | |
|---|---|
| Before-tax cash flow | **$103,313** |
| Debt coverage ratio | **1.88x** |
| Cash-on-cash return | **15.65%** |
| Total return | **18.41%** |
| Cap rate | **10.01%** |

**UNDERWRITING ASSUMPTIONS**

· Land SF based on Clear Creek County Assessor

· "As-Is" rental income based on annualizing rent roll and P&L; provided

· "Market" income based on market rate rent assumptions

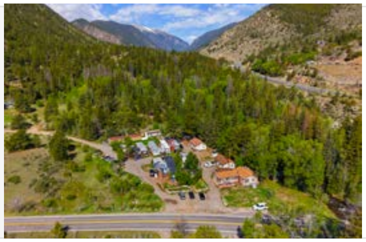
· Market expenses reflect 3.0% increases over As-Is

· Management fee normalized to 6.0% in As-Is and Market columns

FINANCIAL ANALYSIS

CONFIDENTIAL

Financial Analysis



## Empire Junction MHP

275 Junction Loop Rd, Empire, CO 80438 · 13 units (7 TOH + 1 RTO + 5 APT/SFH) · Clear Creek County

**$1,650,000**

$126,923/unit · 10.19% cap (as-is) ·

| | |
|---|---|
| Loan amount (70%) | **$1,155,000** |
| Down payment (30%) | **$495,000** |
| Interest rate | **6.50%** |
| Amortization | **30 years** |
| Annual debt service | **($87,605)** |
| Principal reduction | **$13,248** |

| Estimated As-Is | | Stabilized Market | |
|---|---|---|---|
| INCOME | | INCOME | |
| Lot rent (7 sites) | $97,519 | Lot rent (7 @ $1,295) | $108,780 |
| Apt / SFH rent (5 units) | $93,883 | Apt / SFH (4@$1,385, 1@$2,100) | $91,680 |
| Home sales / RTO (T04) | $13,358 | RTO (1 @ $1,295) | $15,540 |
| Late fees / utility income | ($128) | Late fees / misc | ($128) |
| General vacancy | — | General vacancy (15%) | ($32,381) |
| **Gross operating income** | **$204,632** | **Gross operating income** | **$183,492** |
| EXPENSES | | EXPENSES | |
| Property tax (est.) | $4,500 | Property tax (est.) | $4,635 |
| Insurance | $5,012 | Insurance | $5,162 |
| Utilities / trash / snow | $9,253 | Utilities / trash / snow | $9,531 |
| Repairs & maintenance | $3,926 | Repairs & maintenance | $4,044 |
| Management (6.0%) | $12,278 | Management (6.0%) | $11,010 |
| Professional fees | $1,502 | Professional fees | $1,547 |
| **Total expenses (18%)** | **$36,471** | **Total expenses (20%)** | **$35,929** |
| **Net operating income** | **$168,161** | **Net operating income** | **$147,563** |

**As-Is NOI**

**$168,161**

| | |
|---|---|
| Before-tax cash flow | **$80,556** |
| Debt coverage ratio | **1.92x** |
| Cash-on-cash return | **16.27%** |
| Total return | **18.95%** |
| Cap rate | **10.19%** |

**Market NOI**

**$147,563**

| | |
|---|---|
| Before-tax cash flow | **$59,958** |
| Debt coverage ratio | **1.68x** |
| Cash-on-cash return | **12.11%** |
| Total return | **14.79%** |
| Cap rate | **8.95%** |

**UNDERWRITING ASSUMPTIONS**

· Land SF based on Clear Creek County Assessor

· "As-Is" rental income based on annualizing rent roll and P&L; provided

· "Market" income based on market rate rent assumptions

· Market expenses reflect 3.0% increases over As-Is

· Management fee normalized to 6.0% in As-Is and Market columns

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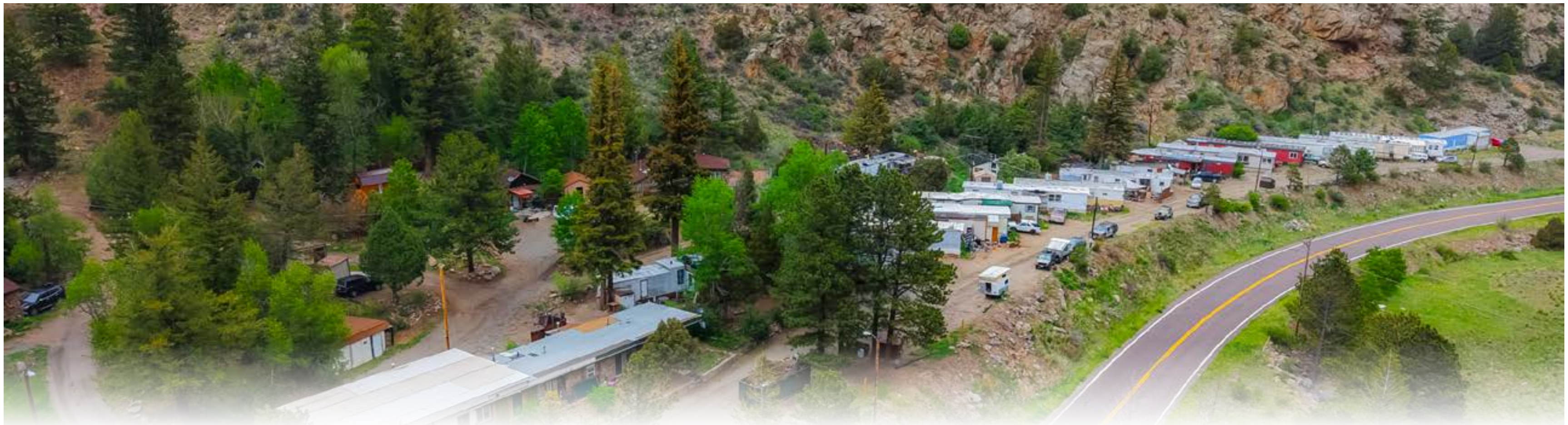

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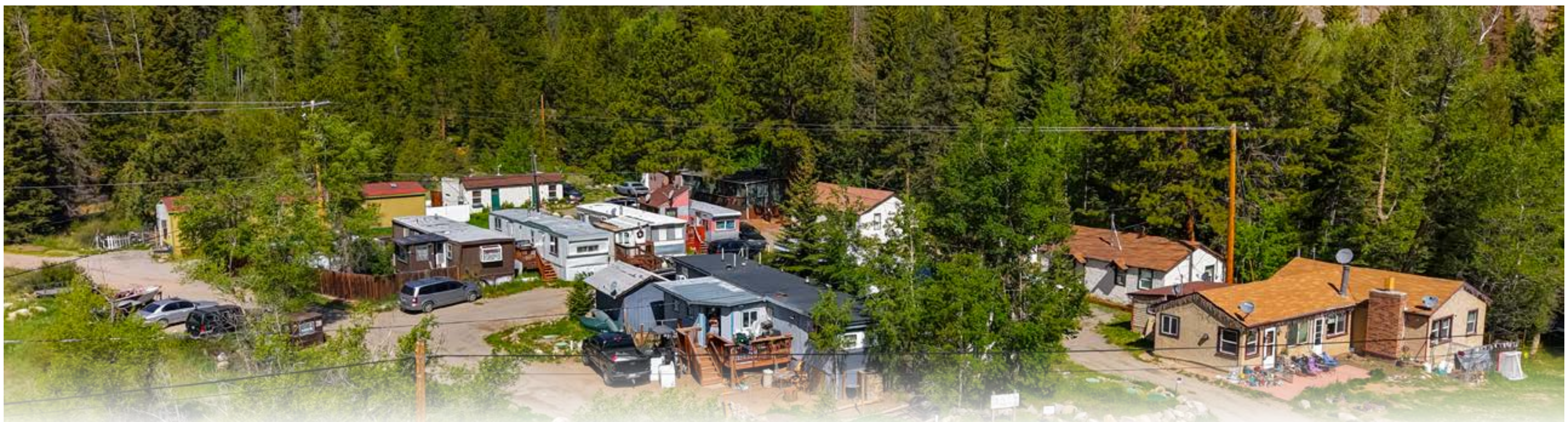

**EMPIRE JUNCTION MHP** — **275 JUNCTION LOOP RD, EMPIRE, CO 80438**

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