

SANTIAGO WENDOVER ESTATES

32 CAROL ST | WEST WENDOVER, NV 89883

RECENT INFILL MANUFACTURED HOUSING COMMUNITY



\$4,700,000

SALE PRICE

74

SPACES

5.95%

CAP RATE (ACTUAL)

99%

OCCUPIED

\$63,514

PER SPACE



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UNIT MIX



LISTING BROKER

JDS REAL ESTATE SERVICES, INC.

JENNIFER STEIN, BROKER

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NV RE Lic: B.1001185.CORP

UPDATED: 3.16.2026

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

THE OFFERING

Santiago Wendover Estates presents a rare opportunity to acquire a 99% occupied, 74-unit community in the high-demand border city of West Wendover, Nevada. Wendover Estates is a high-quality, excellent-condition MHC highlighted by a large number of new tenant-owned homes, direct-billed public utilities, and subdivision appeal.

The community was built in 1998 and recently infilled with predominately new, double-wide homes, significantly increasing curb appeal. The community has asphalt streets; concrete sidewalks, curb, and gutters; and a playground. Utilities are public and directly billed, reducing management responsibilities, expense ratios, and capital expenditures. There are no vertical buildings, which also presents a significant bonus depreciation opportunity.

West Wendover's unique economic environment—anchored by casino resorts, hospitality operations, cross-state tourism, and its strategic location on I-80—drives a stable workforce population and persistent demand for attainable housing. With extremely limited development of new mobile home parks in the region, Santiago Wendover Estates stands as a secure, income-producing investment with built-in growth, long-term stability, and a strong foothold in one of Nevada's most supply-constrained housing markets.





OFFERING HIGHLIGHTS

- **RECENTLY CONSTRUCTED, NEWLY INFILLED WITH LATE MODEL MANUFACTURED HOMES**
- **CONCRETE CURB AND GUTTERS, ASPHALT ROADS**
 - **99% OCCUPIED**
- **PLAYGROUND AND MANAGER'S HOME**
 - **72 TENANT OWNED HOMES**
 - **DIRECT BILLED PUBLIC UTILITIES**

NOTE PORTFOLIO SECURED BY NEW HOMES ALSO AVAILABLE - INQUIRE FOR ADDITIONAL DETAILS

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OFFERING OVERVIEW

PROPERTY ADDRESS

32 CAROL ST, WEST WENDOVER, NV

ZONING

RMH-1

PROPERTY TYPE

MANUFACTURED HOUSING COMMUNITY

LAND SIZE

11.21 ACRES

NO. OF UNITS

74

STREET TYPE

ASPHALT

YEAR BUILT

1998

STREET WIDTH

~30'

FLOOD ZONE

ZONE: AE

COMMUNITY TYPE

ALL AGE

OFFERING PRICE

\$4,700,000

PRICE PER SPACE

\$63,514

CAP RATE (ACTUAL)

5.95%

CAP RATE (PRO FORMA)

6.50%

OCCUPANCY

100%



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UTILITY DETAILS

UTILITY

PROVIDER

METERED

PAYEE

ELECTRICITY

WELLS RURAL ELECTRIC

DIRECTLY METERED

TENANT

GAS

NONE

DIRECTLY METERED

TENANT

WATER

CITY OF WEST WENDOVER

DIRECTLY METERED

TENANT

SEWER

CITY OF WEST WENDOVER

DIRECTLY METERED

TENANT

TRASH

CITY OF WEST WENDOVER

DIRECTLY METERED

TENANT

CABLE

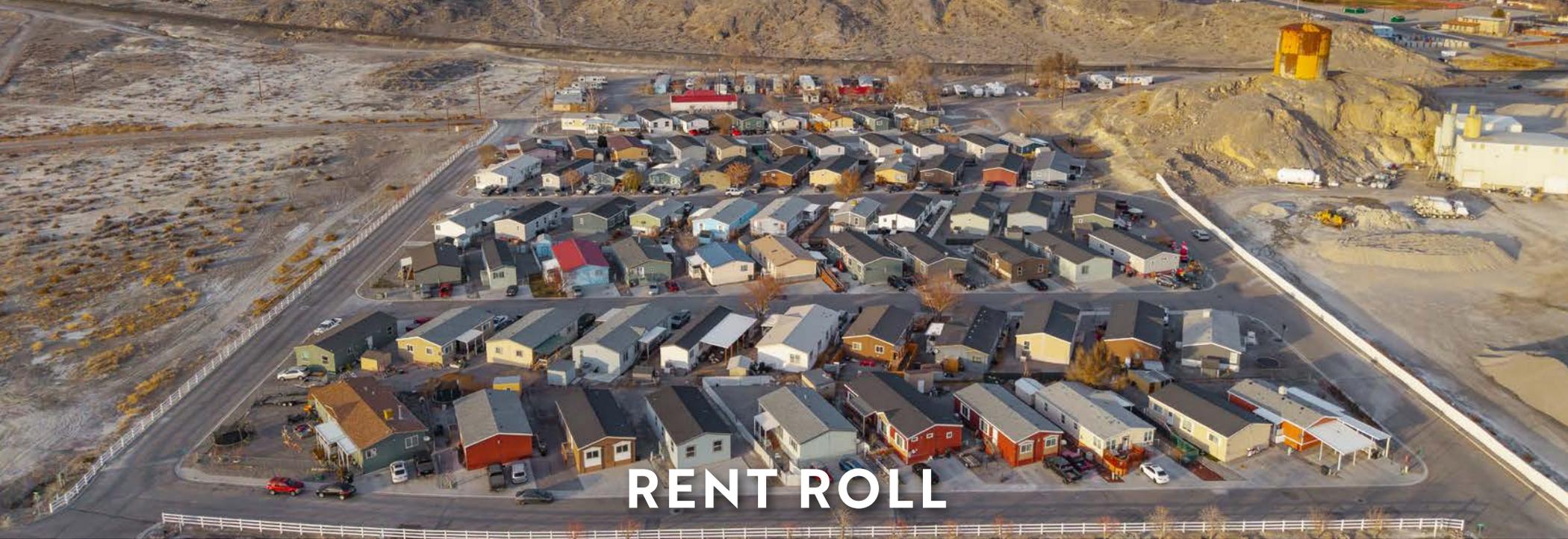
FRONTIER

DIRECTLY METERED

TENANT

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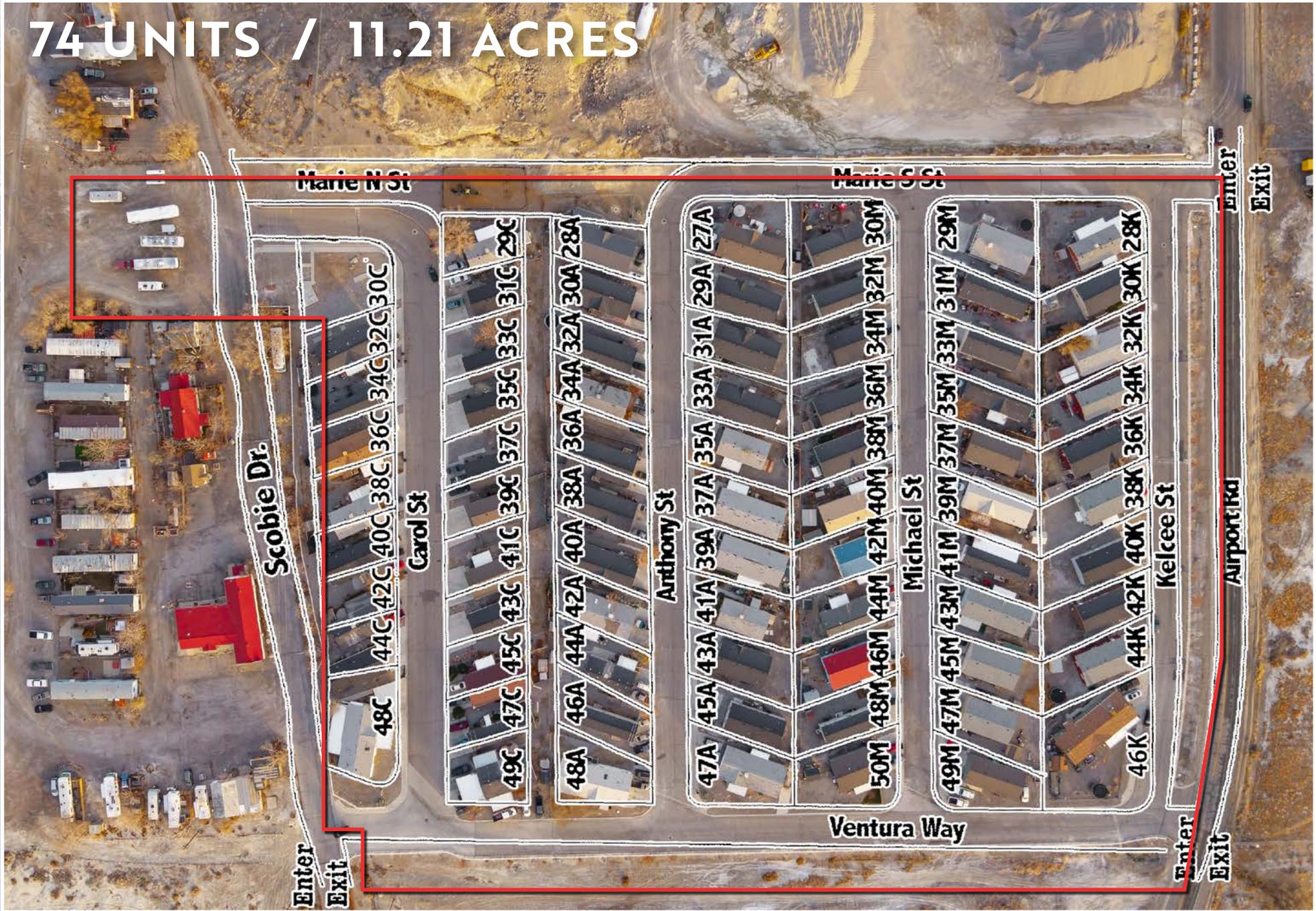
RENT ROLL

CURRENT RENTAL RATE	\$440	TOTAL UNITS	
		MOBILE HOMES	73
RENT COMPARABLES AVG	\$400-\$500	SITE BUILT	0
RENTAL AGREEMENTS	MONTH TO MONTH	SECTIONS	
		SINGLE SECTION	5
OCCUPIED SPACES	73	MULTI-SECTION	68
OCCUPIED HOMES	73	HUD	
		HUD CERTIFIED	73
PARK OWNED HOMES	1	NON-CERTIFIED	0
(MANAGER'S HOUSE)		ROOFS	
PARK FINANCED HOMES	28	PITCHED	73
		FLAT	0

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74 UNITS / 11.21 ACRES





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FINANCIAL SUMMARY



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