

# FOR SALE



ASCENSION PARISH MOBILE HOME PARK

42553 LOUISIANA 42 · PRAIRIEVILLE, LA 70769

## SUMMARY

Price:	\$3,000,000
Scheduled Gross Yrly Income	\$414,000
Net Operating Income	\$262,500
Property Size	4.38 Acres
# of Units	30 Units
# of 3 Bed / 2 Bath Units	26 @ \$1300/Month
# of 2 Bed / 1 Bath Units	1 @ \$950/Month
Occupancy Rate	Consistently 100%



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## Property Description

Exceptional investment opportunity-This mobile home park with 27 park-owned homes and 3 lot rentals offers exceptional value. Located in the desirable Ascension Parish School District, this park is currently reported to maintain strong occupancy. With city maintained road, reported scheduled gross income of \$413,904, city water and sewer, and 2018 model homes described as being in like-new condition, this offering presents a compelling cash-flow investment opportunity. Contact Broker today for investment details.

## Property Highlights

- Located in Flood Zone AE & all homes above Flood Plain
- All homes built in 2018
- Tenants pay city water & sewer
- Strong performer with a 11% CAP rate

## Financials- Income & Expenses

- Prop Tax - \$9,023
- Insurance Exp (including hazard & flood) - \$39,000
- Management: \$29,000 / Utility:\$4,200 / Lawn Care: \$4,000 / Trash:\$4,000
- Actual Gross Income: \$372,000 / Potential Gross Income: \$414,000
- Actual Net Income: \$262,500 / Current CAP Rate: 8.7%



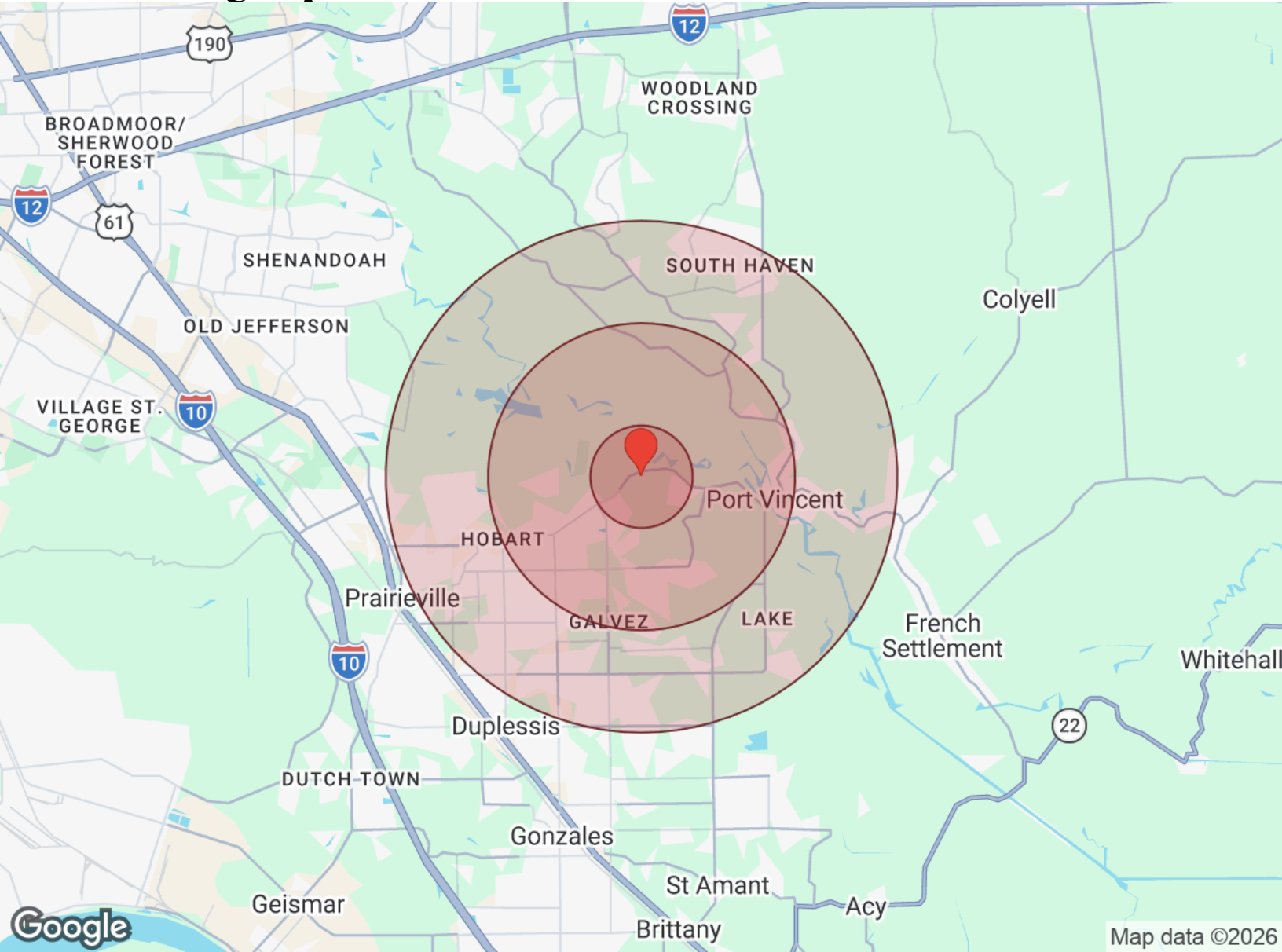
# Aerial Photos



# Assessors Aerial



# Demographics



Map data ©2026

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,227	8,798	26,026
Female	1,228	8,779	26,642
Total Population	2,455	17,577	52,668

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,679	12,970	38,527
Black	504	2,698	7,958
Am In/AK Nat	N/A	14	47
Hawaiian	N/A	N/A	5
Hispanic	177	1,332	4,356
Asian	56	248	858
Multiracial	36	306	895
Other	3	9	21

Housing	1 Mile	3 Miles	5 Miles
Total Units	985	7,111	21,210
Occupied	895	6,542	19,552
Owner Occupied	786	5,541	16,270
Renter Occupied	109	1,001	3,282
Vacant	90	569	1,658

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	554	3,884	11,742
Ages 15 - 24	307	2,096	6,563
Ages 25 - 54	1,017	7,309	21,906
Ages 55 - 64	252	1,965	5,670
Ages 65+	327	2,323	6,789

Income	1 Mile	3 Miles	5 Miles
Median	\$97,301	\$100,393	\$98,458
Under \$15k	108	348	1,110
\$15k - \$25k	2	79	522
\$25k - \$35k	50	445	1,110
\$35k - \$50k	44	706	1,858
\$50k - \$75k	172	985	2,831
\$75k - \$100k	79	690	2,499
\$100k - \$150k	282	1,841	4,323
\$150k - \$200k	136	840	2,773
Over \$200k	21	608	2,526