

MINTO MOBILE HOME PARK

362 NORTHRIDGE DRIVE, MINTO, ND 58261

GOLDMARK™
COMMERCIAL REAL ESTATE INC

FOR SALE



CLASS C PARK

Price: \$465,000
Number of Units: 41

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www.goldmarkcommercial.com

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PRICE

\$465,000

PROFORMA NOI

\$43,195

CAP RATE

9.29 %

LOT SIZE

8 Acres

APN

39-0000-12822-000

YEAR BUILT

1960

NUMBER OF UNITS

41

PROPERTY DESCRIPTION:

Northridge Mobile Home Park is an all-age community operating at 68% occupancy, with all tenant owned homes, located in Minto, North Dakota. Electricity is direct billed and water/sewer/trash are master metered and billed back via a community fee. Many residents commute 31 miles to nearby Grand Forks, ND. Despite the somewhat remote location of this park, Northridge has been entirely operated remotely.

PROPERTY HIGHLIGHTS:

- Value creation by infilling vacant sites
- Below market rents
- 100% tenant owned homes

FEAUTES:

- 1-2 cars per space

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.

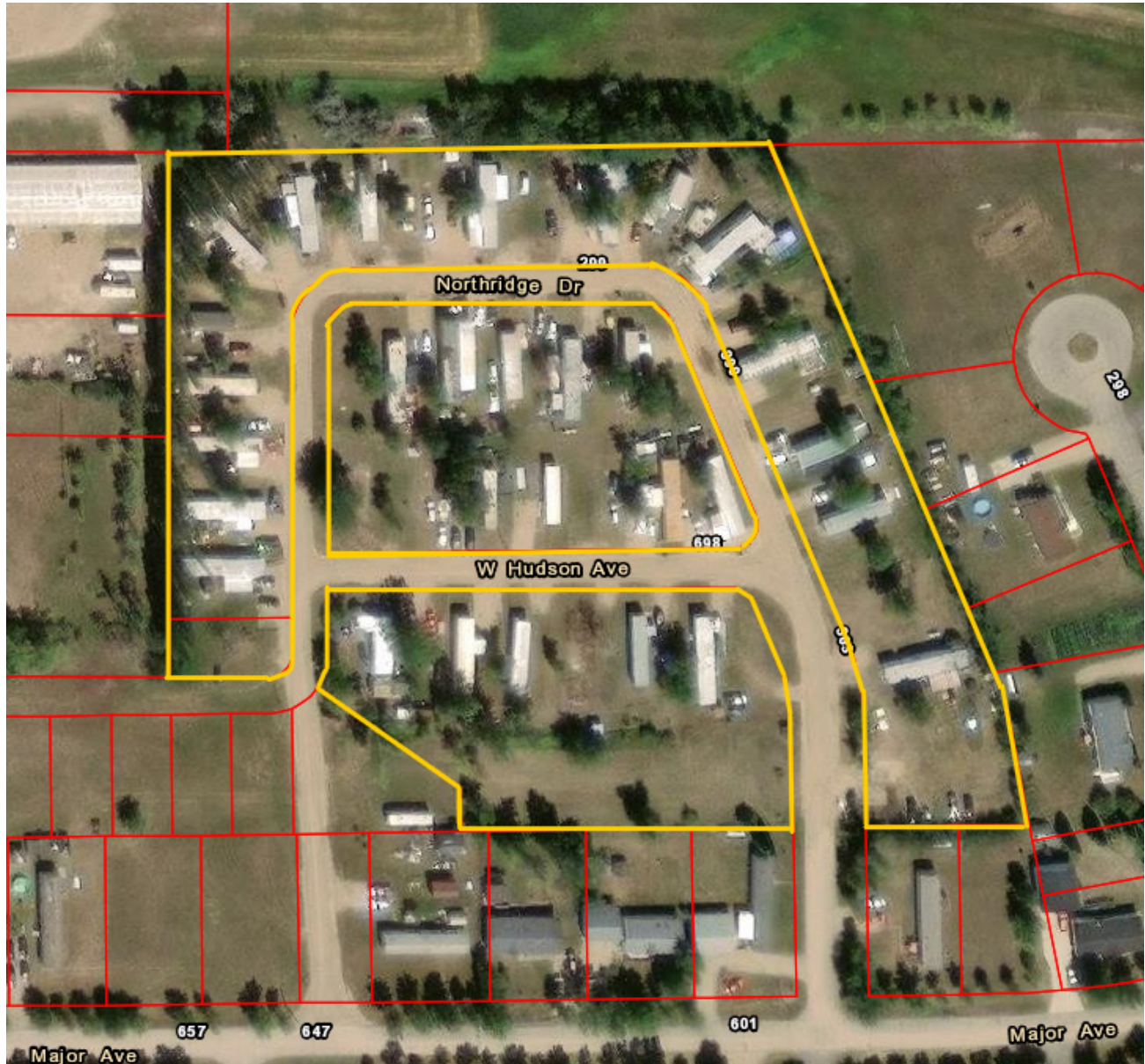


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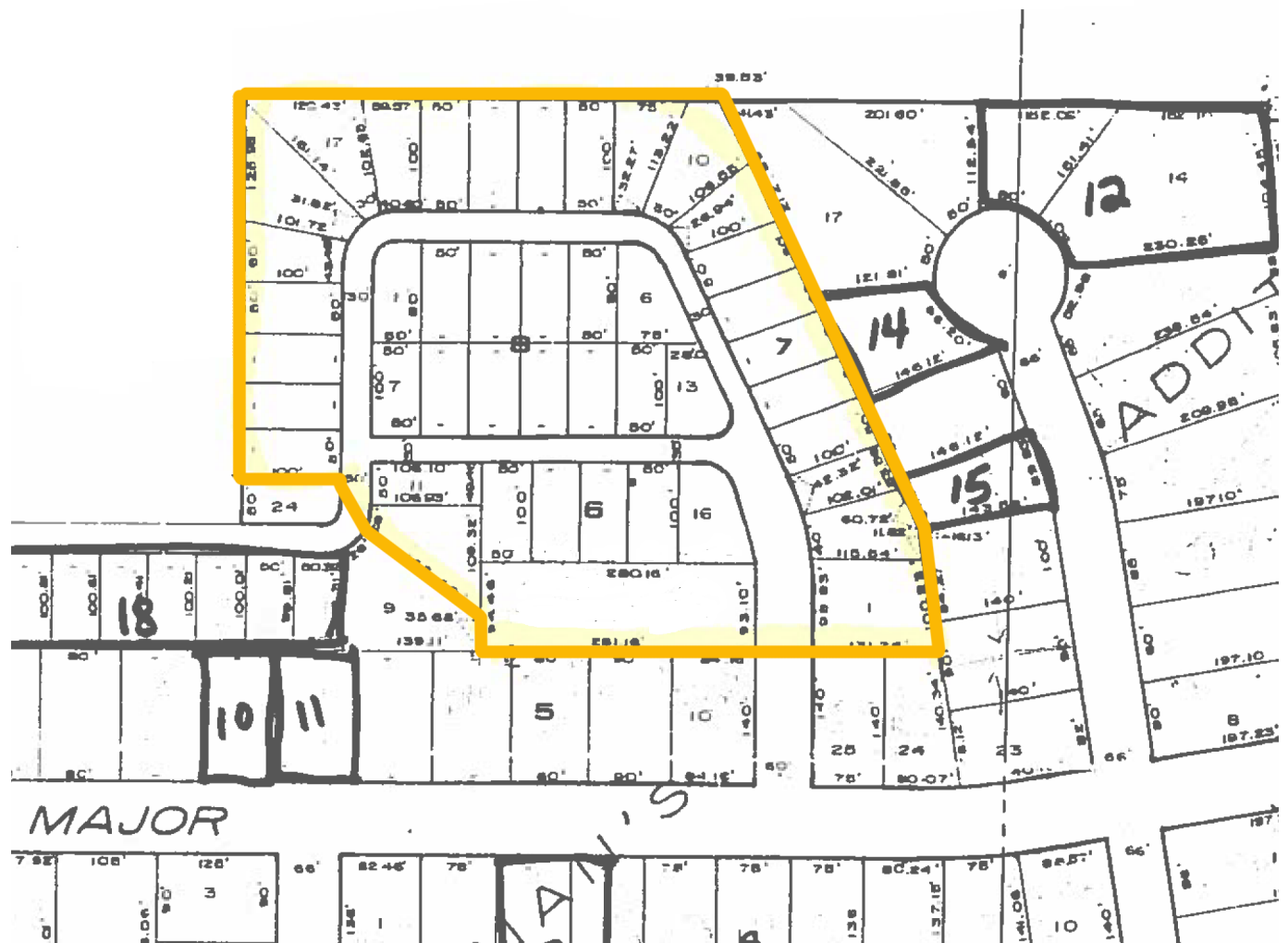
AERIAL VIEW



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