



OFFERING MEMORANDUM

MANUFACTURED HOME PARK

419 Route 16
Conway, New Hampshire

INVESTMENT HIGHLIGHTS

30-Site Workforce Housing Community

Strong In-Place Cash Flow

Current operations generate approximately \$299,000 in annual gross scheduled income and approximately \$225,851 in annual net operating income, resulting in an attractive cap rate at the asking price.

Future Upside Potential

Expansion acreage located behind the existing community may provide future development opportunities, subject to municipal, state, and environmental approvals.

Strategic Location

Located on Route 16 within the Mount Washington Valley, the property benefits from strong workforce housing demand driven by tourism, healthcare, hospitality, retail, and construction industries.

Diverse Revenue Stream

Unlike traditional mobile home parks that rely solely on site rent, Conway Mobile Home Park benefits from a substantial inventory of park-owned homes, providing enhanced revenue potential while maintaining stable lot-rent income from resident-owned homes.

Infrastructure Improvements

The community benefits from public water service, paved roads, established utilities, and the ability to connect to public sewer in the future, creating long-term operational advantages.

100% Occupancy

The property consists of 30 occupied manufactured housing sites, including 25 park-owned rental homes and 5 resident-owned homes generating site rent income.

DEAL OVERVIEW

Conway Mobile Home Park presents an opportunity to acquire a stabilized manufactured housing community in one of New Hampshire's most desirable and supply-constrained housing markets. The property serves as an important source of affordable workforce housing within the Mount Washington Valley, where rental inventory remains limited and housing demand continues to grow.

The community consists of 30 occupied sites featuring a combination of park-owned rental homes and resident-owned homes paying site rent. This ownership structure provides investors with the benefits of strong rental revenue while maintaining a portion of lower-maintenance site-rent income.

The property is strategically positioned along Route 16 with convenient access to North Conway, major employers, shopping, healthcare, recreation, and year-round tourism destinations. Its location supports continued occupancy and rental demand from residents seeking affordable housing alternatives within the region.

Infrastructure includes public water, paved roads, private septic systems, and ownership of internal roadways. The property has the ability to connect to public sewer in the future, which may further improve the long-term operational profile of the asset.

In addition to stable in-place income, the property offers investors future upside through market rent adjustments, infrastructure improvements, and potential expansion opportunities on the rear acreage.

KEY FIGURES

Asking Price

\$2,500,000

Total Sites

30

Occupancy

100%

Cap Rate

9.03%

Annual NOI

\$225,851



PROPERTY OVERVIEW

Property Type

Manufactured Housing Community

Total Sites

30

Park-Owned Homes

25

Resident-Owned Homes

5

Occupancy

100%

Water

Public

Roads

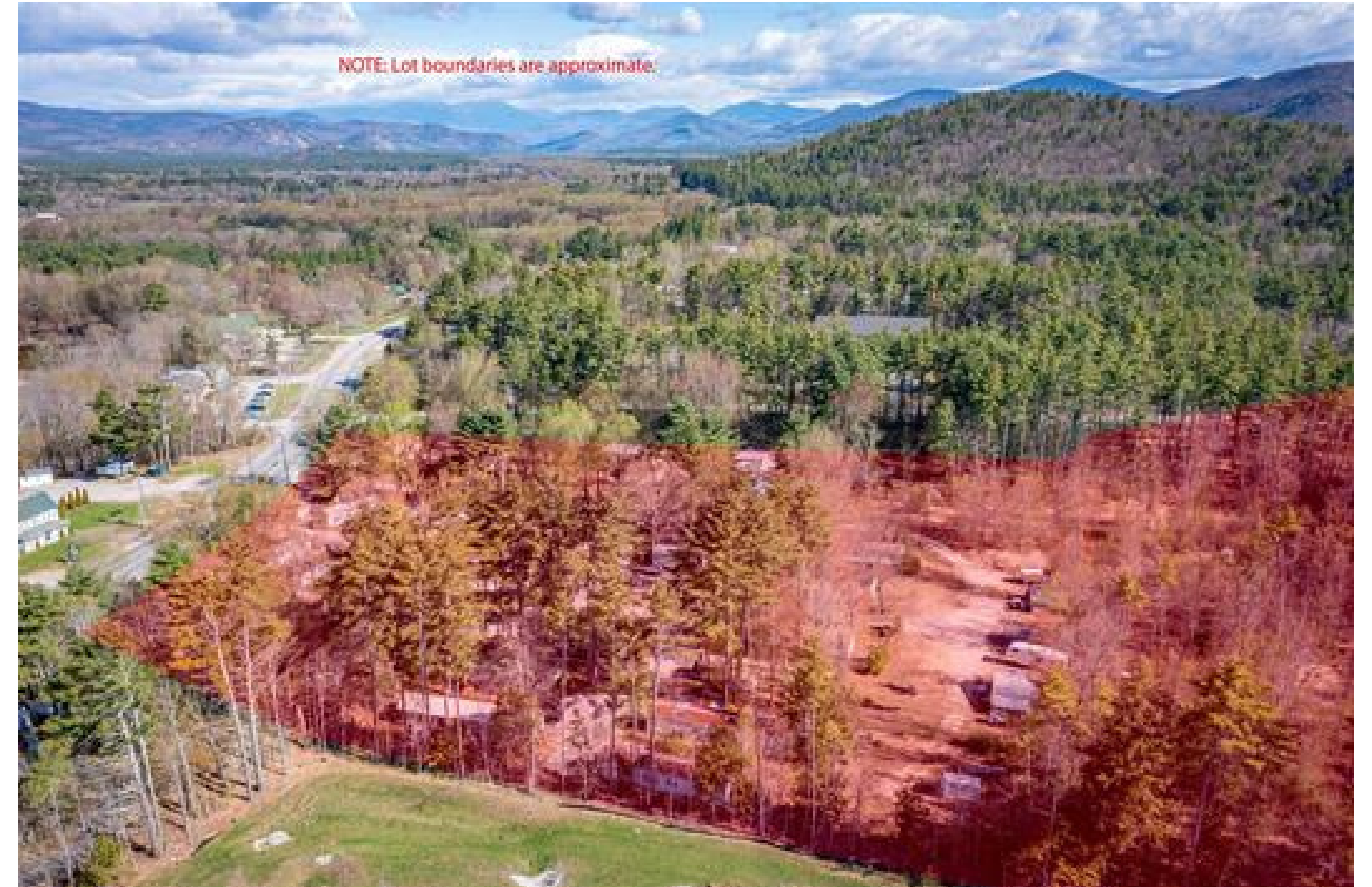
Paved

Sewer

Private Septic / Future Sewer Available

Asking Price

\$2,500,000



RENT ROLL SUMMARY

Full Rent Roll by Street

Mineral Springs

Unit	Rent	Note
28 Mineral Springs	\$1,050	
29 Mineral Springs	\$1,050	
30 Mineral Springs	\$500	owns unit
31 Mineral Springs	\$1,050	
32 Mineral Springs	\$1,050	
33 Mineral Springs	\$1,050	
34 Mineral Springs	\$1,050	
35 Mineral Springs	\$1,050	

Toms Drive

Unit	Rent	Note
1 Toms Drive	\$1,100	
3 Toms Drive	\$1,100	
5 Toms Drive	\$1,100	
7 Toms Drive	\$1,100	
9 Toms Drive	\$1,100	
11 Toms Drive	\$1,100	
13 Toms Drive	\$1,100	
15 Toms Drive	\$525	owns unit
17 Toms Drive	\$1,400	
19 Toms Drive	\$1,100	
21 Toms Drive	\$1,100	
29 Toms Drive	\$500	owns unit

Wills Way

Unit	Rent	Note
2 Wills Way	\$675	
4 Wills Way	\$675	

Lock Shop Loop

Unit	Rent	Note
2 Lock Shop Loop	\$1,100	
4 Lock Shop Loop	\$1,100	
6 Lock Shop Loop	\$1,100	
8 Lock Shop Loop	\$1,100	
10 Lock Shop Loop	\$375	owns unit
11 Lock Shop Loop	\$525	owns unit
12 Lock Shop Loop	\$1,100	
14 Lock Shop Loop	\$1,100	

Annual Gross Income

\$299,000

Net Operating Income

\$225,851

Cap Rate

9.03%

EXPANSION OPPORTUNITY

One of the property's most attractive features is the additional acreage located behind the existing developed community. The rear land area may provide opportunities for future site development, home placement, or other value-add improvements subject to local, state, and environmental approvals.

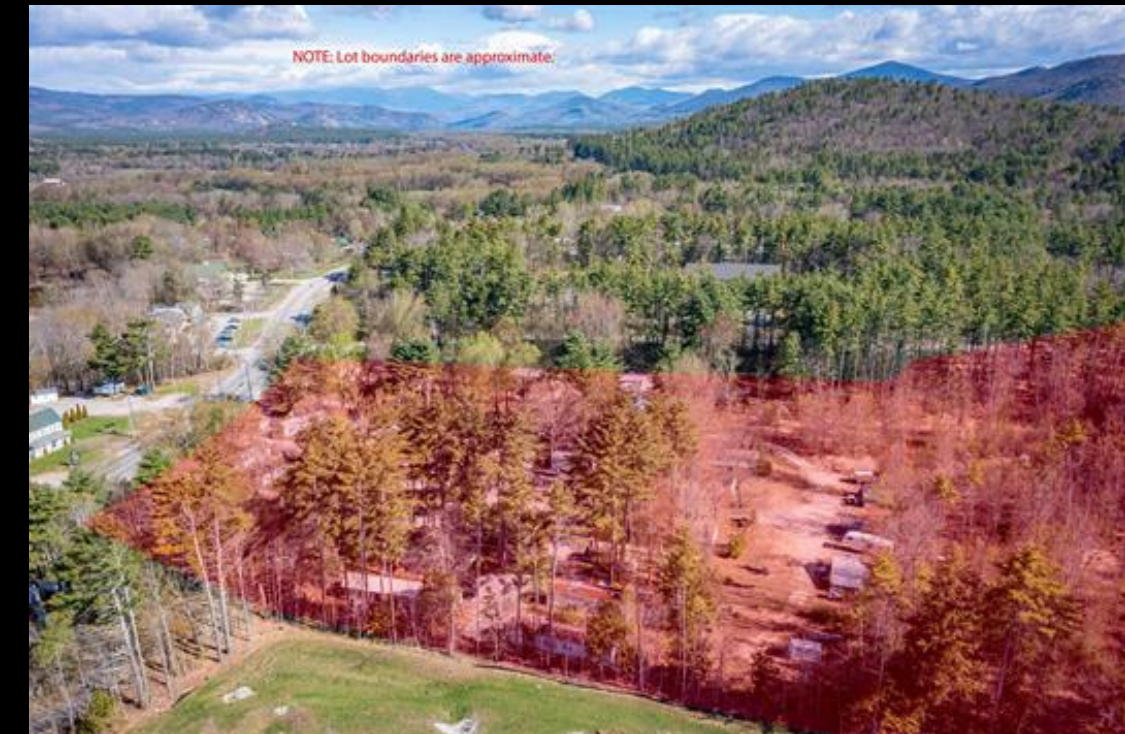
The combination of stabilized income and expansion potential is rarely available within the New Hampshire manufactured housing market and creates both current cash flow and long-term appreciation opportunities.

MARKET OVERVIEW

The Mount Washington Valley remains one of New Hampshire's strongest economic and tourism regions. North Conway serves as a year-round destination supported by:

- Tourism and hospitality
- Memorial Hospital
- Retail and service industries
- Construction and trades
- Outdoor recreation
- Seasonal and year-round employment

Limited housing inventory throughout Carroll County continues to support strong demand for affordable housing alternatives, helping maintain occupancy and rental stability within manufactured housing communities.



ASSET HIGHLIGHTS

- 100% occupied
- 9.03% cap rate at asking price
- Paved roads
- Route 16 location
- Mix of park-owned and resident-owned homes
- Strong cash flow
- Public water
- Workforce housing demand
- Expansion potential
- Stable long-term housing need



EXECUTIVE SUMMARY

Asking Price

\$2,500,000

Total Units

30

Cap Rate

9.03%

Annual Gross Income

\$299,000

Net Operating Income

\$225,851

Occupancy

100%

Conway Mobile Home Park

419 White Mountain Highway, Conway, NH 03860

603 PROPERTY GROUP

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