

# SCANDIALAND MOBILE HOME PARK

OFFERING MEMORANDUM

SALES PRICE: \$3,600,000



**15800 SCANDIA ROAD NW, POULSBO, WA 98370**

27 Space All-Age Community | On-Site Well | City Sewer | Tenants Pay Sewer & Garbage

**[Click Here for Drone Aerial Tour](#)**

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# Property Summary

Scandialand Mobile Home Park | Poulsbo, WA

## Executive Summary

Scandialand Mobile Home Park is a 27-space, all-age manufactured home community located in Poulsbo, Washington, within desirable Kitsap County. The property is situated in a scenic valley between the Olympic and Cascade mountain ranges and benefits from strong regional demand for affordable housing. The park is well maintained and offers a quiet, park-like setting with large lots and open grass recreation areas that support long-term tenant retention. The community is serviced by an on-site private well and city sewer, with tenants responsible for submetered sewer and garbage reimbursements.

The property currently operates at 100% occupancy with space rents of approximately \$850.50 per month. Most all Tenants rent anniversary occur effective September 1st with 5% increase being served to tenants May 2026 (90 Day Notice). Additional income is generated through pet fees, and utility reimbursements further enhance operating performance. The tenant-paid sewer and garbage structure helps reduce operating expense exposure while maintaining stable cash flow. The community's layout, large sites, and residential neighborhood feel contribute to consistent demand and operational stability.

Scandialand is conveniently accessed from Highway 308 with connectivity to Highway WA-3, providing access throughout Kitsap County and the greater Puget Sound region. The property is located approximately 15 minutes from Bremerton, the largest city in the county, and roughly one hour from Seattle. Kitsap County's population of approximately 277,881 and strong residential appeal support long-term manufactured housing demand and investment stability.

Scandialand Mobile Home Park represents an opportunity to acquire a stabilized manufactured housing community with in-place income, strong occupancy, and long-term demand fundamentals in a desirable Washington market. The property's park-like setting, utility reimbursement structure, and proximity to regional employment centers position the asset for durable performance and steady cash flow.



# Property Summary

## PROPERTY OVERVIEW



Property Name	Scandaland Mobile Home Park
Address	15800 Scandia Road NW, Poulsbo, WA 98370
County	Kitsap County
Total MH Sites	27 Spaces
Site Type	On-Site Private Well, City Sewer
Rate Structure	\$850.50 / Month (Tenant Pays Sewer & Garbage)
Caretaker Compensation	Off-Site Management 5% Goss On-Site Management \$950/Month
Zoning	Mobile Home Park Use
Approx. Year Built	1970
Lot Size	Approximately 4 Acres
Access	Highway 308 with Access to WA-3
Nearby Amenities	15 Minutes to Bremerton, 1 Hour to Seattle, Scenic Residential Setting



PROPERTY SUMMARY

LOCATION OVERVIEW

FINANCIAL SUMMARY



**LIST PRICE**  
**\$3,600,000**



**CAP RATE**  
**6.08%**  
(Scheduled, Actual)



**TOTAL NOI**  
**\$218,896**  
(100% Occupancy, Current Rent)

## PROPERTY HIGHLIGHTS

### STABILIZED OCCUPANCY WITH CONSISTENT CASH FLOW

Scandaland Mobile Home Park operates at 100% occupancy with 27 leased spaces, providing reliable in-place income. Tenant-paid sewer and garbage reimbursements further support predictable operating performance and reduce expense exposure.

### TENANT UTILITY REIMBURSEMENT STRUCTURE

Tenants reimburse sewer and garbage in addition to monthly space rent, helping offset operating costs. The property is serviced by an on-site private well, with owner-paid water supporting operational efficiency.

### PARK-LIKE SETTING WITH LARGE LOTS

The community features large home sites, open grass recreation areas, and a quiet residential atmosphere. The spacious layout enhances tenant retention and contributes to long-term stability.

### DESIRABLE KITSAP COUNTY LOCATION

Located in Poulsbo within Kitsap County, the property benefits from strong regional demand and scenic surroundings between the Olympic and Cascade mountain ranges. The area is considered one of the more desirable residential regions in Washington.

### STRONG REGIONAL ACCESS

Scandaland is accessible via Highway 308 with connectivity to Highway WA-3, providing convenient access throughout Kitsap County. The property is approximately 15 minutes from Bremerton and about one hour from Seattle.

### AFFORDABLE HOUSING DEMAND DRIVER

Manufactured housing communities in the region benefit from limited supply and strong demand for affordable housing options. The property's configuration and residential setting support long-term occupancy stability.

### WELL-MAINTAINED COMMUNITY

Built in 1970 and consistently maintained, the property offers a stable operational footprint with established infrastructure including private well service and city sewer connections.

### ADDITIONAL INCOME POTENTIAL

Additional income is generated through monthly pet fees, supplementing base rental income while maintaining a simple operating structure.

## Investment Overview

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**Scandialand Mobile Home Park** is a 27-space, all-age manufactured housing community located in Poulsbo, Washington within Kitsap County. The property is fully occupied and offers stable in-place income supported by tenant-paid sewer and garbage reimbursements. The community features large lots, open grass areas, and a quiet park-like setting, creating strong tenant retention and consistent occupancy.

The park is serviced by an on-site private well and city sewer, providing an efficient utility structure. Tenants reimburse sewer and garbage in addition to space rent, reducing operating expense exposure and supporting predictable cash flow. Current space rents of approximately \$850.50 per month, along with additional pet fee income, provide immediate operational stability.

Scandialand benefits from convenient access via Highway 308 with connectivity to Highway WA-3, providing access throughout Kitsap County and the broader Puget Sound region. The property is located approximately 15 minutes from Bremerton, the largest city in the county, and roughly one hour from Seattle. The surrounding region is known for its scenic landscape, residential appeal, and strong demand for affordable housing.

Built in 1970 and situated on approximately four acres, the community offers a well-maintained layout with spacious home sites and recreational green areas. The established infrastructure and residential setting support long-term occupancy stability and minimal turnover.

Scandialand Mobile Home Park represents an opportunity to acquire a stabilized manufactured housing asset with consistent income, tenant utility reimbursements, and strong regional demand fundamentals. The property's full occupancy, desirable Kitsap County location, and park-like setting position the asset for durable performance and long-term investment stability.

# Property Summary



PROPERTY SUMMARY

LOCATION OVERVIEW

FINANCIAL SUMMARY

# Property Summary



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LOCATION OVERVIEW

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# Location Overview

Scandialand Mobile Home Park | Poulsbo, WA



Poulsbo Middle School



15800 Scandia Road NW  
Poulsbo, WA 98370



Hilder Pearson Elementary School



Trident Blvd



Trigger Ave



Silverdale Way Nw

John Horsley Community Room

Island Lake County Park



Trigger Ave

3

3

308

305

3

# Location Overview

Scandaland Mobile Home Park is located in Poulsbo, Washington, a scenic waterfront community in Kitsap County often referred to as “Little Norway on the Fjord.” The area is known for its natural beauty, strong residential appeal, and proximity to major employment centers. Positioned in a valley between the Olympic and Cascade mountain ranges, the property benefits from a desirable setting that supports long-term demand for affordable housing.

The community is accessible via Highway 308 with connectivity to Highway WA-3, providing regional access throughout Kitsap County and the broader Puget Sound area. The property is approximately 15 minutes from Bremerton, the largest city in the county, and roughly one hour from Seattle, offering convenient access to employment, retail, and regional transportation corridors.

Kitsap County has a population of approximately 277,881 and is considered one of the more desirable places to live in Washington. The region benefits from a mix of residential growth, scenic waterfront amenities, and access to major economic centers across the Puget Sound. Poulsbo offers a small-town atmosphere with strong community appeal, supporting stable occupancy for manufactured housing communities.

Surrounded by natural scenery and established residential neighborhoods, Scandaland provides tenants with a quiet park-like environment while remaining close to regional amenities. The property’s location, accessibility, and residential appeal position it to benefit from continued demand for affordable housing within Kitsap County.

## WITHIN 5 MILES OF SUBJECT PROPERTY

TOTAL  
POPULATION



44,535

AVERAGE  
HOUSEHOLD INCOME



\$107,388

DAYTIME  
POPULATION



28,945

TOTAL  
HOUSEHOLDS



16,567



## Market Overview

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Manufactured housing communities continue to attract investor interest nationwide due to strong demand for affordable housing and limited new supply. Mobile home parks typically offer stable occupancy, lower operating costs, and predictable income streams compared to other asset classes. Communities with existing infrastructure and tenant-paid utilities are particularly attractive due to reduced capital expenditure requirements and operational efficiency.

Scandaland Mobile Home Park is located in Poulsbo within Kitsap County, a desirable residential region in Washington known for its scenic setting and proximity to major employment centers. The area benefits from steady population demand driven by affordability relative to surrounding markets and access to employment hubs across the Puget Sound region. The property's location approximately 15 minutes from Bremerton and about one hour from Seattle supports long-term housing demand.

Kitsap County has a population of approximately 277,881 and is widely considered one of the more attractive places to live in Washington. The region offers a balance of natural scenery, residential growth, and access to employment opportunities. Poulsbo's small-town environment combined with regional accessibility supports demand for affordable housing alternatives such as manufactured home communities.

Demand for manufactured housing remains strong as residents seek lower-cost housing options in markets with rising home prices and limited new development. Scandaland's large lot configuration, park-like setting, and stable occupancy position the property to benefit from continued demand for affordable housing in Kitsap County.

With full occupancy, tenant-paid sewer and garbage reimbursements, and established infrastructure including a private well and city sewer, Scandaland Mobile Home Park offers a stable income-producing asset in a market supported by long-term housing demand. The property's location, operating structure, and consistent occupancy align with broader trends favoring manufactured housing investments.



# Financial Summary

Scandialand Mobile Home Park | Poulsbo, WA

# Financial Summary

## PROPERTY CHARACTERISTICS

Price	\$3,600,000
Down Payment-35%	\$1,260,000
No. of Spaces	27
Scheduled GRM	9.02%
Scheduled Cap Rate	6.08%
Approx. Acreage	4.1
Price Per Unit	\$133,333
Approx. Age	1971

## NEW LOAN

Balance	\$2,340,000
Fixed Interest	6.00%
# Payments	360

Monthly Payment	\$14,029
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INCOME SOURCE	# OF SPACES	RENT/SPACE	MONTHLY RENT
Space Rental Income	27	\$850.50	\$22,964
Rent Increase (5%)	27		\$1,148
Utility Reimbursement	27	\$109.72	\$2,962

<b>Total Monthly Gross</b>			<b>\$27,074</b>
<b>Total Annual Income</b>			<b>\$324,889</b>

# Financial Summary

ANNUALIZED EXPENSES	AMOUNT
Property Taxes	\$22,948
Insurance	\$3,389
Electric	\$1,816
Sewer	\$31,620
Well Testing	\$3,075
Landscaping	\$9,500
On-Site Manager	\$11,900
Off-Site Mgmt.	\$13,863
Maint/Repair**	\$5,000
Phone/office	\$1,382
Legal/Acct.**	\$1,500
<b>Total Expenses</b>	<b>\$105,993</b>
<b>% Expenses</b>	<b>33%</b>

ANNUALIZED OPERATING DATA	AMOUNT	NOTES
Scheduled Gross Income	\$324,889	
<b>Less Vacancy Rate</b>		Actual
<b>Gross Operating Income</b>	<b>\$324,889</b>	
Less Expenses	\$105,993	
<b>Net Operating Income</b>	<b>\$218,896</b>	<b>6.08%</b>
Less Loan Payments	\$168,354	
<b>Total Return Before Taxes</b>	<b>\$50,543</b>	

## Additional Notes

\*\*Estimated - Industry Average

Tenant Pays Sewer & Garbage

- Quality All Age Community, On Site Well, City Sewer, Tenants Pay Garbage & Sewer Reimbursement

# Rent Roll

## SCANDIALAND RENT ROLL AS OF APRIL 1ST 2026

Unit #	Rent	Sewer & Garbage	Charges	Security Deposit	Last Rent Increase Amount	Lease Anniversary (Increase Effective)
1	\$850.50	\$109.72	\$960.22		\$40.50	9/1/26
2	\$850.50	\$109.72	\$960.22	\$250.00	\$40.50	9/1/26
3	\$850.50	\$109.72	\$960.22	\$300.00	\$40.50	9/1/26
4	\$850.50	\$109.72	\$960.22	\$690.00	\$40.50	11/1/26
5	\$850.50	\$109.72	\$960.22		\$40.50	1/1/26
6	\$850.50	\$109.72	\$960.22		\$40.50	9/1/26
7	\$850.50	\$109.72	\$960.22		\$40.50	9/1/26
8	\$850.50	\$109.72	\$960.22		\$40.50	9/1/26
9	\$850.50	\$109.72	\$960.22	\$250.00	\$40.50	9/1/26
10	\$850.50	\$109.72	\$960.22		\$40.50	9/1/26
11	\$850.50	\$109.72	\$960.22		\$40.50	10/1/26
12	\$850.50	\$109.72	\$960.22	\$250.00	\$40.50	12/1/26
13	\$850.50	\$109.72	\$960.22	\$237.00	\$40.50	9/1/26
14	\$850.50	\$109.72	\$960.22	\$350.00	\$40.50	9/1/26
15	\$850.50	\$109.72	\$960.22	\$930.00	\$40.50	9/1/26
16	\$850.50	\$109.72	\$960.22	\$265.00	\$40.50	9/1/26
17	\$850.50	\$109.72	\$960.22	\$700.00	\$40.50	9/1/26
18	\$850.50	\$109.72	\$960.22	\$500.00	\$40.50	9/1/26
19	\$850.50	\$109.72	\$960.22		\$40.50	12/1/26
20	\$850.50	\$109.72	\$960.22		\$40.50	11/1/26
21	\$850.50	\$109.72	\$960.22	\$850.00	\$40.50	9/1/26
22	\$850.50	\$109.72	\$960.22	\$1,280.00	\$40.50	9/1/26
23	\$850.50	\$109.72	\$960.22	\$1,000.00	\$40.50	9/1/26
24	\$850.50	\$109.72	\$960.22	\$250.00	\$40.50	9/1/26
25	\$850.50	\$109.72	\$960.22	\$865.00	\$40.50	9/1/26
26	\$850.50	\$109.72	\$960.22		\$40.50	9/1/26
27	\$850.50	\$109.72	\$960.22	\$1,000.00	\$40.50	1/1/27
		<b>Totals</b>	<b>\$25,925.94</b>	<b>\$9,967.00</b>		

# SCANDIALAND MOBILE HOME PARK

## 15800 SCANDIA ROAD NW, POULSBO, WA 98370

SALES PRICE: \$3,600,000



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EXCLUSIVE BROKERS

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