



Dave Hilbert

Designated Broker



425-280-6542



Dave@Re2000Homes.com



www.RealEstate2000Corp.com



Please
Do Not
Disturb
Tenants

CBA MLS# 40915154



\$2,499,000

17004 E. Lake Goodwin Rd., Stanwood, WA 98292

LAKE SIDE MOBILE HOME PARK

★ **Proforma Gross:** \$322,200 ★ **Net:** \$241,650 ★ **Proforma CAP Rate:** 9.67%

Seize this exceptional investment opportunity with a must-have mobile home park located on Lake Goodwin, the second-largest lake in Snohomish County, spanning over 530 acres! This property features a twelve-space mobile home park with five double wides, six single wides, one RV space, and a 1-bedroom, 1-bath stick-framed house complete with a two-car covered carport. While the 808 sq. ft. home and two of the mobiles require repairs, it offers immense potential to increase income once repaired. All mobile homes are park-owned, ensuring consistent revenue. Enjoy 100 feet of prime waterfront with a large dock for fishing and swimming!

Additional amenities include a three-car garage, a one-car garage with a shop area that could be rented out to generate extra income! There is a 400 sq. ft. laundry facility with two bathrooms, showers, and coin-operated washers and dryers for resident convenience. The park boasts blacktop roads and beautiful landscaping throughout. All mobiles are individually metered for power. Situated on two separate tax lots totaling 1.93 Acres, many mobile homes offer stunning western lake views and high resale values, enhancing your return on investment by selling some or all of the existing mobiles!

This lakeside property uniquely combines investment potential with a prime recreational lifestyle. Don't miss out on this rare, once-in-a-lifetime opportunity to own a mobile home park on Lake Goodwin! This is the investment you've been waiting for!

**All Showings MUST Be Scheduled Through The Listing Agent
Dave Hilbert - 425.280.6542**



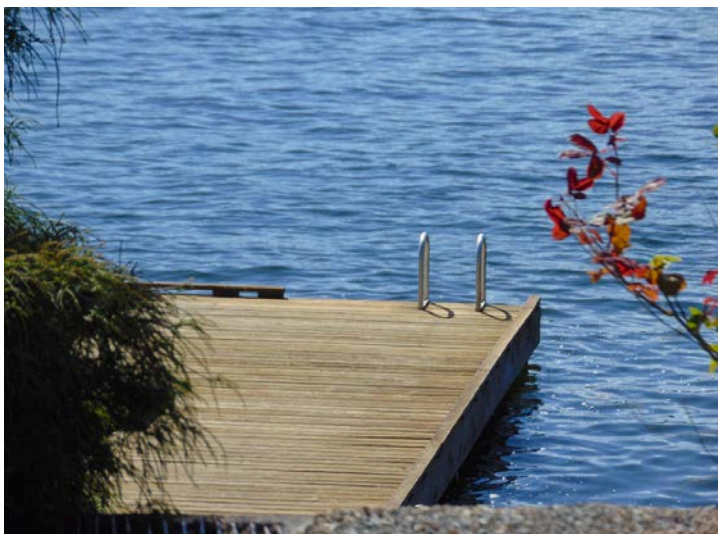
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Lakeside Mobile Home Park

Stanwood, WA

<u>Space #</u>	<u>Bed / Bath</u>	<u>SqFt</u>	<u>Estimated Sales Price</u> <u>After Upgrades</u>
1. (Park Model)	1 / 1	432	\$150K-160K
2. (Double)	2 / 1	768	\$140K-160K
3. (Double)	2 / 2	1,100	\$150K-200K
4. (Single)	2 / 1	784	\$140K-180K
5. (RV Lot)			
6. (Double)	2 / 2	1,056	\$160K-190K
7. (Double)	2 / 1	960	\$150K-180K
8. (Single)	1 / 1	728	\$125K-150K
9. (Single)	1 / 1	728	\$125K-150K
10. (Single)	2 / 2	924	\$140K-180K
11. (Single)	1 / 1	560	\$120K-130K
12. (Double)	2 / 2	1,568	\$300K - 350K
House	1 / 1	808	Total Estimated Sales Price of Mobiles: \$1,700,000 to \$2,030,000
Laundry		400	
Garage		3 Car	
Garage & Shop		1 Car	



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Lakeside Mobile Home Park

Rent Roll (Current/Proforma)

<u>Space #</u>	<u>Current Rent</u>	<u>Proforma Rent</u>
1. (Park Model)	\$900	\$1,800
2. (Double)	\$0	\$2,200
3. (Double)	\$1,500	\$2,200
4. (Single)	\$1,275	\$1,800
5. (RV Lot)	\$700	\$900
6. (Double)	\$1,350	\$2,200
7. (Double)	\$1,350	\$2,200
8. (Single)	\$905	\$1,800
9. (Single)	\$1,150	\$1,800
10. (Single)	\$0	\$1,800
11. (Single)	\$1,000	\$1,800
12. (Double)	\$1,925	\$2,800
House	\$0	\$2,800
Laundry	\$100	\$100
Garage	\$0	\$400
Garage & Shop	\$0	\$250



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Lakeside Mobile Home Park

Rent Roll (Current/Proforma)

Proforma Numbers w/ Current Rents

Monthly Rents:	\$10,805
Gross Income:	\$129,660
Net Income:	\$97,245
Expenses (25%):	\$32,415
CAP rate:	3.9%

Proforma Numbers w/ Raised Rents

Monthly Rents:	\$26,850
Gross Income:	\$322,200
Net Income:	\$241,650
Expenses (25%):	\$80,550
CAP rate:	9.67%

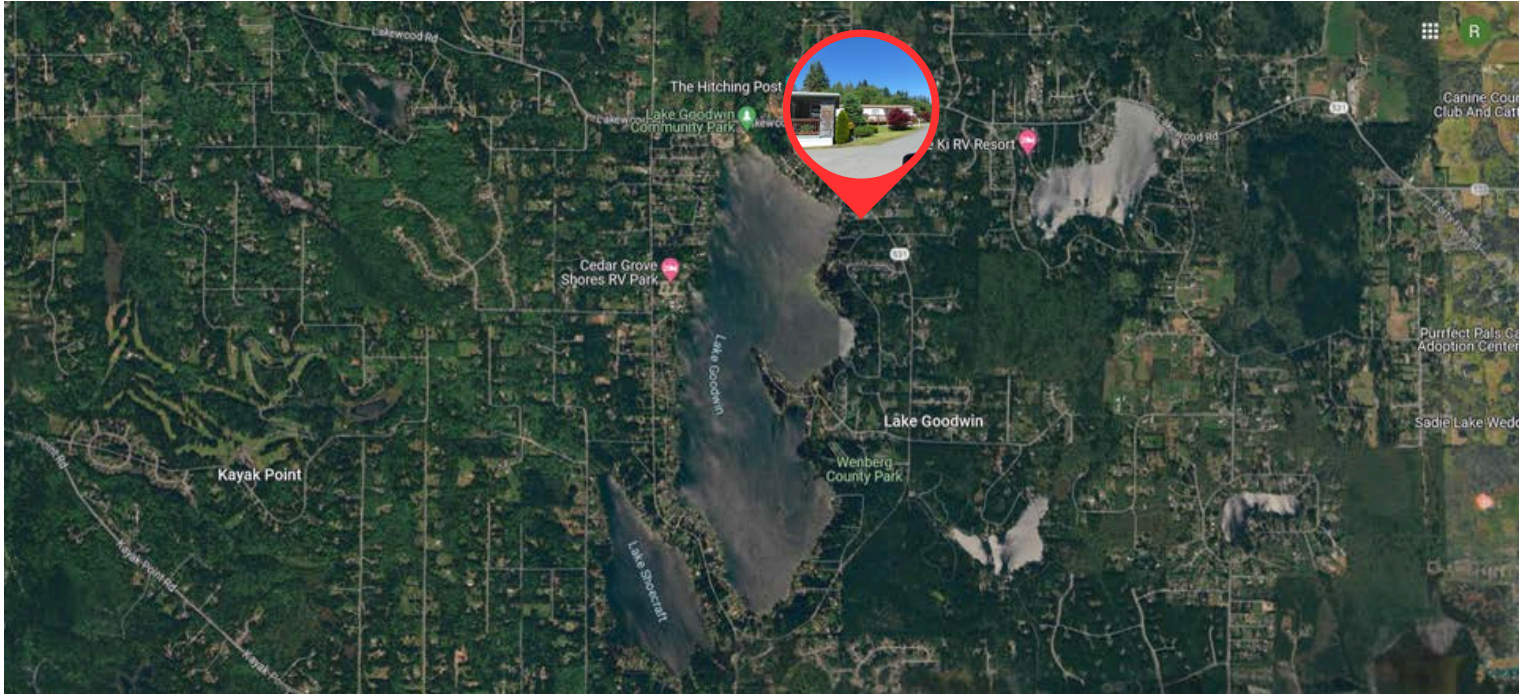


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[Click Here
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Walkthrough of park](#)



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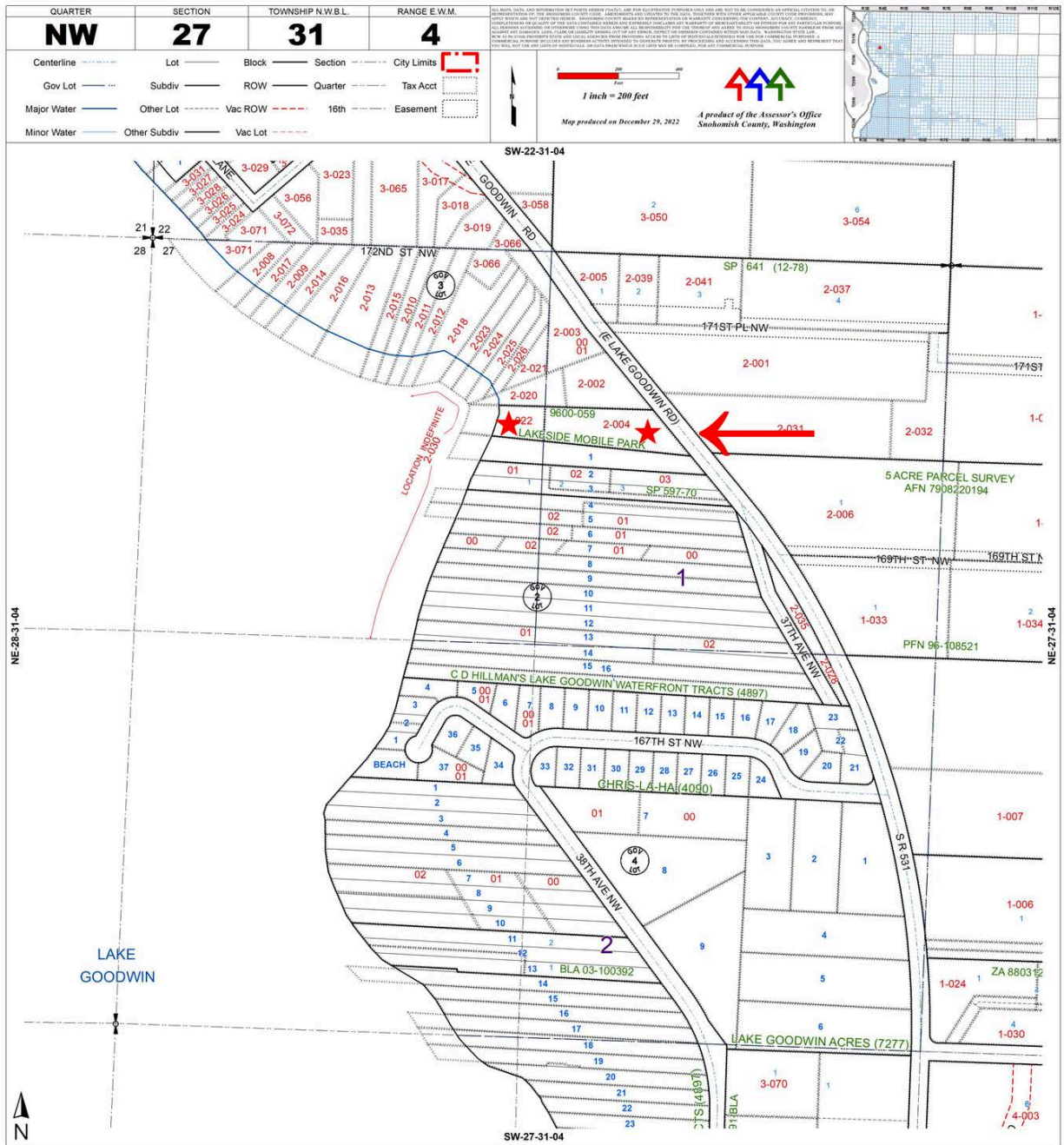
 **CHICAGO TITLE**
OF WASHINGTON

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 OF WASHINGTON
 17004 E Lake Goodwin Rd, Stanwood WA 98292

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inoperable vehicles. Commercial equipment is restricted at the discretion of Management and requires written permission. Failure to receive written permission would require Tenant to remove equipment for the Park.

- 2.9. Vehicles parked in violation of Park rules will be towed away and impounded at the Tenant's expense.
- 2.10. Motor homes, campers, trailers, boats, jet skis, snowmobiles, residential vehicles and other recreational vehicles are not allowed to be stored on Tenant's lot or in the Park.
- 2.11. Loud motor vehicles may not be operated in the community at any time

3. Manufactured Home and Lot Maintenance

- 3.1. Tenant is responsible for keeping clean the exteriors of their manufactured home, as well as all appurtenant structures such as carports, porches, decks, steps, storage building(s) at all times. Exteriors shall not be allowed to become mildewed or stained. Any damage portions shall be promptly repaired.
- 3.2. Common areas, driveways, streets and Tenant's spaces, including porches, decks and other areas observable by the public or neighboring spaces are to be kept clean and free from trash and other litter at all times. Children's toys are not to be left in the street. Garbage cans, gardening tools and equipment, appliances etc. must be stored inside the Tenant's storage shed. Yards, lawns, patios, decks and carports shall not be used for storage.
- 3.3. Furniture left outside the manufactured home shall be limited to items commonly accepted as outdoor or patio furniture. No upholstered or fabric material furniture are allowed.
- 3.4. Dumpsters are provided for Tenant's use only. Outside gardeners are not permitted to dump their yard waste in the dumpsters. Tenants shall condense and compress their waste. Raw garbage must be wrapped and bags closed. Only medium sized flattened cartons may be put in. Please sweep up any spills and close the lid on the dumpster.
- 3.5. Outside drying of laundry is not permitted. Keep patio, deck and railings free of clothes, rugs, towels, lines, etc.
- 3.6. Tenant must remove and take down any holiday decorations from their manufactured home within (fourteen) 14 days after the celebrated holiday.
- 3.7. Tenant will advise Owner of any condition, which adversely affects the habitability thereof.
- 3.8. Tenant will not paint, wallpaper the premises or make alterations without the prior written consent of Owner.
- 3.9. Tenant will not place screws or nails in cabinets, doors or windows.

4. Utilities

- 4.1. Tenant is responsible for the payment of all utilities and services except water, sewer and garbage, which will be paid by the Owner. Tenant will notify the appropriate utility companies to change name of the responsible party to Tenant. No wires are to be run on the outside of the home. Wires must run underneath the home. Tenants will be held responsible for any damage by them or their agents to Park property or underground utilities.
- 4.2. Installation of Satellite Dish requires prior approval of Landlord.
- 4.3. Management shall not be responsible for interruptions of any utility service. Utilities may be interrupted temporarily to make necessary repairs or additions to the utility system. No one shall impede or obstruct access to any manhole, utility line or meter.
- 4.4. Your home is on a septic tank system. Septic tanks require special care and treatment to function properly and trouble free. Please –
 - 4.4.1. Please do not dispose grease, coffee grounds, food or any other solids down the sink.
 - 4.4.2. Do not use the sink as a garbage pail. Scrap food and grease from plates, pots and pans into the garbage bag for disposal into the dumpster.
 - 4.4.3. Do not flush sanitary napkins, tampons, condoms, condom wrappers, disposable diapers, diapers, paper towels, Kleenex, pet waste, kitty litter, or items labeled "flushable" down the toilet.
 - 4.4.4. Do not use drain cleaners in sinks or toilets.
 - 4.4.5. Use toilet tissue that is safe for septic tanks.
 - 4.4.6. Use liquid dishwashing detergent products



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Welcome to Lake Side Mobile Home Park. This guide explains the rules and regulations that help make this community a comfortable, friendly and welcoming place for all. These rules and regulations establish the rights and responsibilities of the Resident and Management and shall apply to all residents of the Park and guests.

1. Residents and Guests

- 1.1. The monthly rental rate agreed on in the rental agreement is based on occupancy of the manufactured home by the persons identified in the agreement. Management must approve any additional occupants prior to move-in, and an additional monthly charge will be assessed as rent.
- 1.2. Resident is responsible for the actions of the other occupants of the manufactured home, guests, licensees and invites.
- 1.3. No commercial trade or business nor gratuitous baby-sitting may be conducted out of Resident's manufactured home or on its lots in the community.
- 1.4. No one will carry on any obnoxious or offensive activity, which Management believes, is or may become an annoyance or nuisance to the community.
- 1.5. Guests of Resident may not remain in the community for more than fourteen (14) days in any twelve month period (whether consecutively or cumulatively) unless written authorization is received from Management. Resident is responsible for their guest's actions.
- 1.6. Resident will respect the peace of the community and see that guests do the same. Neither Resident nor guests shall cause unreasonable loud or disturbing noise through parties, radios, television, stereo equipment, musical instruments, chain saws, motorcycles or the like. There is a noise abatement curfew from 10:00 p.m. until 8:00 a.m.
- 1.7. Resident will provide Management with the name of a person to be contact in the event of an emergency.

2. Vehicles

- 2.1. Only conventional automobiles, pick-up trucks and vans are allowed. Motorcycles or minibikes are allowed only for transportation to and from the Park. Joy riding through the Park is prohibited.
- 2.2. Each lot is provided with off-street parking. Each is permitted to have no more than two vehicles and when not in use must be parked in the off-street parking area for Tenant's lot. All vehicles must be registered with the Park Manager. Vehicles not so registered after notice may be towed at the owner's expense.
- 2.3. Five (5) mph speed limit must be observed at all times.
- 2.4. Water washing of vehicles is not permitted.
- 2.5. Major repair and painting of vehicles is not permitted in the Park. Tenants will be held responsible for damage to pavement and driveways due to dripping oil or gasoline. Fees will be assessed for damage. No motor oil or any other caustic or non-biodegradable substance shall be deposited in any street drain, sewer system or dumped on the grounds within the Park. Tenant shall be responsible for any and all fines and the cost of cleaning up any caustic or non-biodegradable substances deposited by the Tenant in the Park.
- 2.6. Parking on the street is prohibited. Guests may park at the Laundry Facility in designated guest parking. Vehicles shall not be parked in such a way as to impede traffic or be unsightly. Parking is allowed in designated areas only. Parking on the grass, beside or behind mobile homes is not permitted. Parking of trailers, campers, motor homes, boats at the Tenant's lot will be permitted for a maximum of twelve (12) hours for loading and unloading only.
- 2.7. Management may require that a vehicle, including vehicles owned by Tenant not be allowed to enter or remain in the Park, if, in Management's opinion, the vehicle is a) not properly maintained b) constitutes a hazard or c) is in such a dilapidated condition that it distracts for the appearance of the community. If Management intends to remove a vehicle for the Park under this rule, it will give a fifteen (15) day notice to the Tenant responsible for the vehicle. If the vehicle is to be removed from the community within the fifteen-day period, Management may tow the vehicle from the Park at the risk and expense of the vehicle owner and the responsible Tenant.
- 2.8. Tenant is not allowed to park in the community or allow others to park commercial vehicles (other than that temporarily present for the purpose of providing some service to the Tenant) or



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- 4.4.7. Use liquid laundry detergent in our laundry facility.
- 4.4.8. Any expense incurred in clearing a sewer line blockage caused by Tenant's negligence or misuse will be the responsibility of the Tenant.

5. Community Activities and Tenant Relations

- 5.1. The Park maintains quiet hours from 10:00 p.m. through 8:00 a.m. during which time televisions, stereos and other devices are to be operated at low volume so as not to disturb neighbors. All Tenants shall be considerate of their neighbors when entertaining, using their television or stereo, or using appliances late at night.
- 5.2. Campfires and fire pits are not permitted except in the designated area between Unit One and the garage. A garden hose should be available. Residents should contact the Landlord/Manager for a garden hose and hook up as needed.
- 5.3. The laundry facility shall be open to Tenants between 8:00 a.m. and 10:00 p.m. After each use the laundry facility shall be left clean and in good condition.
- 5.4. Disorderly conduct, abusive language or activities which unreasonable disturb or interfere with the peaceful enjoyment, management, or any part of Lake Side Mobile Home Park, or which violate any governmental statute, ordinance, regulation or rule shall not be permitted. Federal, state and local laws and regulations shall be adhered to by Tenants and guests.
- 5.5. There shall be no trespassing on other mobile home lots. All Tenants shall be held responsible for any damage caused by themselves or their guests.

6. Business

- 6.1. Public access, businesses, commercial enterprises, or door to door solicitation shall not be permitted within the Park, by other than public officials or candidates for public office.

7. Subletting

- 7.1. Subletting is not permitted. All homes must be Tenant occupied.

8. Amendments

- 8.1. As permitted under the Residential Landlord Tenant Act, Management shall have the right to amend these rules as may be required, provided adequate notice is given.

9. Dock

- 9.1. Dock and Beach are for Tenant's only. A Tenant of the Park must accompany their guests. Maximum number of guests per home should not exceed six without prior permission from Landlord.
- 9.2. Dock is open dawn to dusk.
- 9.3. No lifeguard is on duty. Swim at your own risk.
- 9.4. Running, pushing, wrestling, diving or causing undue disturbance on the dock is prohibited.
- 9.5. No campfires or fireworks are permitted on the dock or beach.
- 9.6. No children allowed without parental supervision. For safety reasons, adult Tenants shall accompany their children and guests that are under 18 years of age. all The adult must remain with the child(ren) during the entire time they are in the beach and dock area.
- 9.7. Resident will be held responsible for all actions of their guests and children.
- 9.8. No boat or watercraft moorage is permitted.
- 9.9. Do not attach any items to the dock.
- 9.10. Landlord will be held harmless from accidents about the water.
- 9.11. Parking at the waterfront is reserved for Unit 12 and Landlord only.

10. Monthly Rent

- 10.1. Rent is payable in advance on or before the first day of each month. Payments will be made payable to Seth Brooks and mailed or delivered Rental Drop Box located at 17004 East Lake Goodwin Road, Managers Residence.
- 10.2. Please make your rent payments by personal check, certified check or money order.



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Lake Side Mobile Home Park
Tenant Rules and Regulations

10.3. Delinquent rent payments are subject to late charges, as well as legal fees and court costs. Bank returned checks will not be re-deposited. In addition to late charges, the Resident incurs a N.S.F. charge as indicated in Rental Agreement.

10.4. Two returned checks will necessitate that for a period of 12 months, rent payment are made only by cashier's check or money order.

Tenant acknowledges receiving copy of the Park rules and has read and fully understands the Park Rules. Park rules are a part of the Lease Agreement.

Tenant Date

Tenant Date

Lake Side Mobile Home Park Date

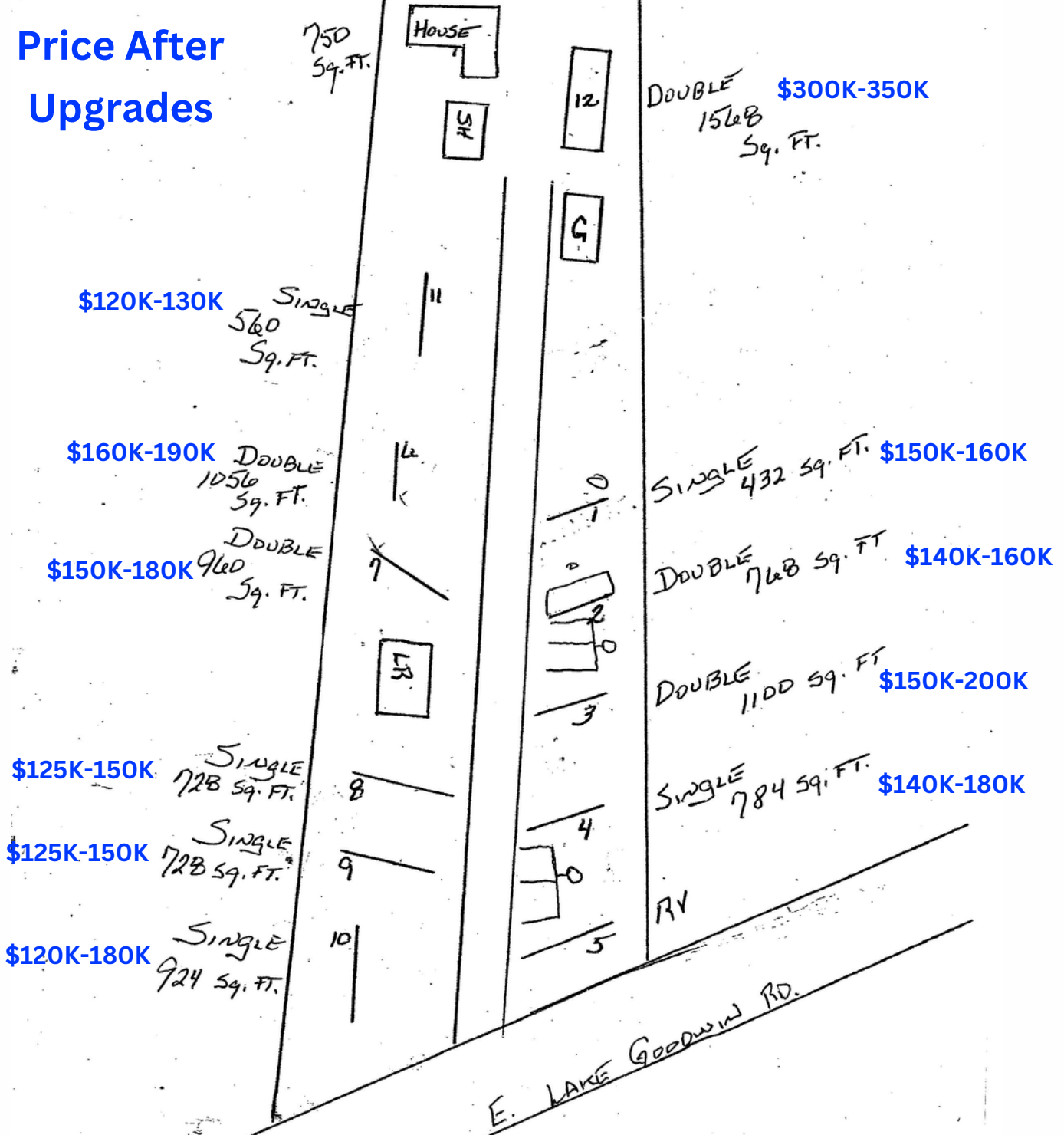


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**Blue Prices are
Estimated Sales
Price After
Upgrades**

LAKE

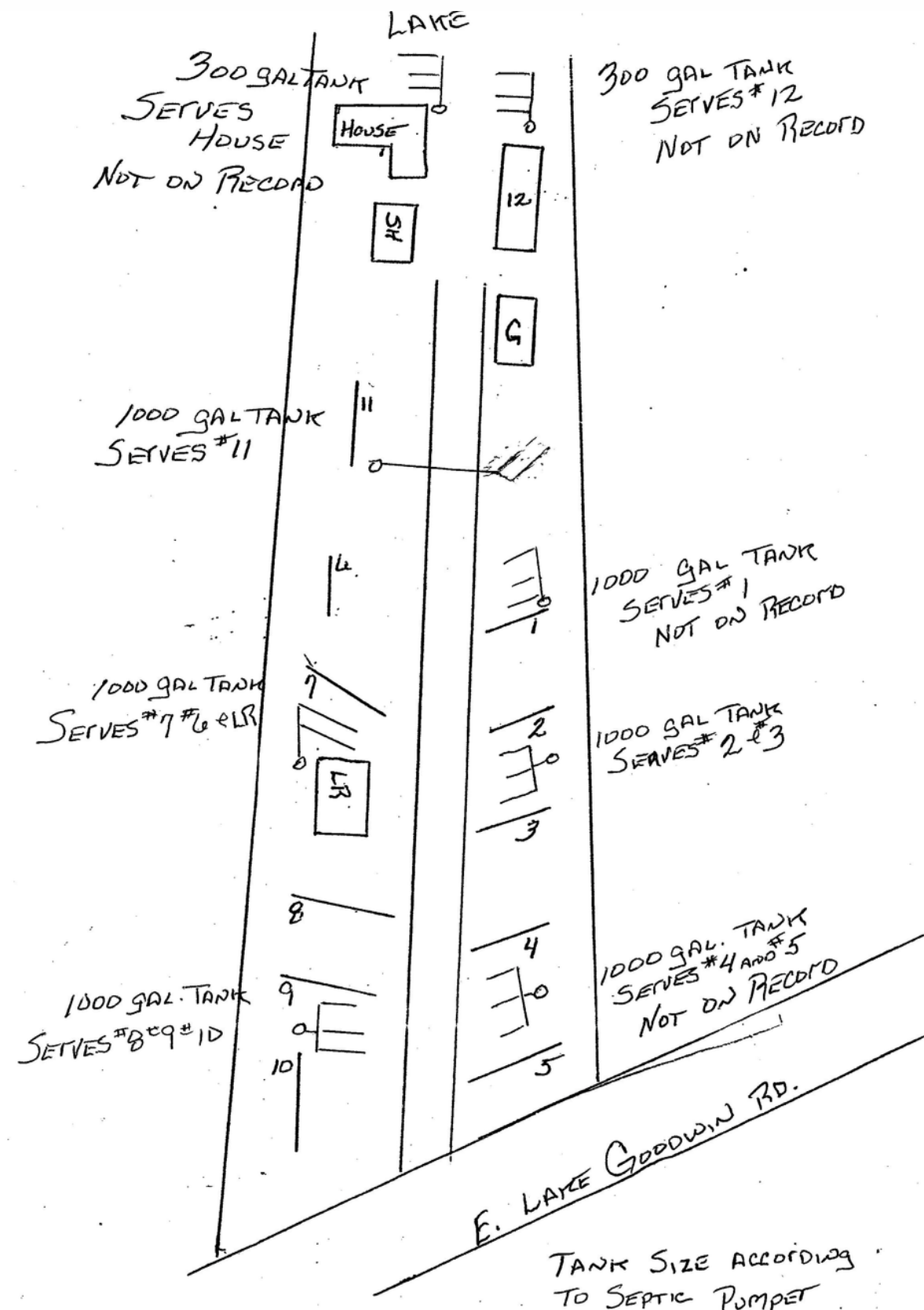


Sq. FT. APPROXIMATE



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Lake Goodwin, Washington

Lake Goodwin is a former census-designated place (CDP) in Snohomish County, Washington, United States. The population was 3,354 at the 2000 census. The CDP was discontinued at the 2010 census.^[3]

Based on per capita income, one of the more reliable measures of affluence, Lake Goodwin ranks 58th of 522 areas in the state of Washington to be ranked.

Geography

Lake Goodwin is located at 48°8′33″N 122°17′5″W﻿ / ﻿48.142455, -122.284668﻿ / -48.142455; -122.284668.^[4]

According to the United States Census Bureau, the CDP has a total area of 5.3 square miles (13.6 km²), of which, 4.0 square miles (10.3 km²) of it is land and 1.3 square miles (3.3 km²) of it (24.14%) is water.

Demographics

As of the census^[1] of 2000, there were 3,354 people, 1,236 households, and 940 families residing in the CDP. The population density was 840.9 people per square mile (324.6/km²). There were 1,472 housing units at an average density of 369.0/sq mi (142.4/km²). The racial makeup of the CDP was 94.60% White, 0.48% African American, 1.34% Native American, 0.72% Asian, 0.09% Pacific Islander, 0.86% from other races, and 1.91% from two or more races. Hispanic or Latino of any race were 2.44% of the population.

There were 1,236 households, out of which 36.6% had children under the age of 18 living with them, 67.2% were married couples living together, 5.7% had a female householder with no husband present, and 23.9% were non-families. 17.6% of all households were made up of individuals, and 4.4% had someone living alone who was 65 years of age or older. The average household size was 2.71 and the average family size was 3.10.

Lake Goodwin, Washington

former CDP



Location of Lake Goodwin, Washington

Coordinates: 48°8′33″N 122°17′5″W﻿ / ﻿48.142455, -122.284668﻿ / -48.142455; -122.284668

Country	<u>United States</u>
State	<u>Washington</u>
County	<u>Snohomish</u>
Area	
• Total	5.3 sq mi (13.6 km ²)
• Land	4.0 sq mi (10.3 km ²)
• Water	1.3 sq mi (3.3 km ²)
Elevation	482 ft (147 m)
Population (2000)	
• Total	3,354
• Density	840.9/sq mi (324.7/km ²)
Time zone	<u>UTC-8 (Pacific (PST))</u>
• Summer (DST)	<u>UTC-7 (PDT)</u>
FIPS code	53-37287 ^[1]
GNIS feature ID	1867616 ^[2]



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In the CDP, the age distribution of the population shows 27.3% under the age of 18, 6.1% from 18 to 24, 32.1% from 25 to 44, 26.6% from 45 to 64, and 7.8% who were 65 years of age or older. The median age was 38 years. For every 100 females, there were 106.1 males. For every 100 females age 18 and over, there were 106.0 males.

The median income for a household in the CDP was \$65,044, and the median income for a family was \$67,346. Males had a median income of \$47,400 versus \$31,597 for females. The per capita income for the CDP was \$27,332. About 0.7% of families and 1.2% of the population were below the poverty line, including 1.5% of those under age 18 and none of those age 65 or over.

References

1. "U.S. Census website" (<https://www.census.gov>). United States Census Bureau. Retrieved 2008-01-31.
 2. "US Board on Geographic Names" (<https://geonames.usgs.gov>). United States Geological Survey. 2007-10-25. Retrieved 2008-01-31.
 3. "Washington: 2010 Population and Housing Unit Counts" (<https://www.census.gov/prod/cen2010/cph-2-49.pdf>) (PDF). United States Census Bureau. Retrieved 26 February 2013.
 4. "US Gazetteer files: 2010, 2000, and 1990" (<https://www.census.gov/geographies/reference-files/time-series/geo/gazetteer-files.html>). United States Census Bureau. 2011-02-12. Retrieved 2011-04-23.
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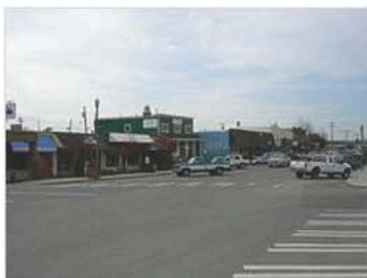
Stanwood, Washington

Stanwood is a city in Snohomish County, Washington, United States. The city is located 50 miles (80 km) north of Seattle, at the mouth of the Stillaguamish River near Camano Island. As of the 2020 census, its population is 7,705.

The Stanwood area has been home to the Stillaguamish people for thousands of years, who originally had a village at the present site of Stanwood. The modern city of Stanwood was later founded in 1866 as **Centerville**, adopting its current name in 1877 after the arrival of postmaster Daniel O. Pearson. It was platted in 1888 and incorporated as a city in 1903. The city was bypassed by the Great Northern Railway, which built a depot one mile (1.6 km) east that grew into its own separate town, incorporated in 1922 as **East Stanwood**. The two Stanwoods were civic rivals for several decades, until their governments were consolidated after a 1960 referendum was approved by voters.

The city was historically home to several food processing plants, which were its largest employers, and was mainly populated by Scandinavians. Since the 1990s, Stanwood has grown into a bedroom community for Seattle and Everett and has annexed uphill areas that were developed into suburban subdivisions. Stanwood is primarily served by State Route 532, which connects Camano Island to Interstate 5, and also has a train station that opened in 2009.

History



Looking west on 271st Street Northwest, formerly the main street of East Stanwood

[Click Here To See More](#)

Stanwood	
<u>City</u>	
Welcome sign in eastern Stanwood	
Seal	
Nickname: <u>Twin City</u> ^[d]	
Location of Stanwood, Washington	
Coordinates: <u>48°14′32″N 122°21′4″W</u>	
Country	<u>United States</u>
State	<u>Washington</u>
County	<u>Snohomish</u>
Incorporated	<u>October 19, 1903</u>
Named for	<u>Clara Stanwood Pearson</u>
Government	



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