

# Hope Village – Manufactured Home Park

515 SE Sheridan Rd.  
Sheridan, OR



**\$1,500,000**


14 Space Manufactured Home Park &  
Unit 4 Included in Sale Price - Rents \$1360/mo  
All Access, Utilities to the Sites and Solar Street  
Lights installed in 2019.

13 of the 14 Homes New Since 2020  
The home on Lot 12 was completely renovated  
inside and out..




Samantha Alley  
Principal Broker for The Home Team

Give me a call for more  
information on this property

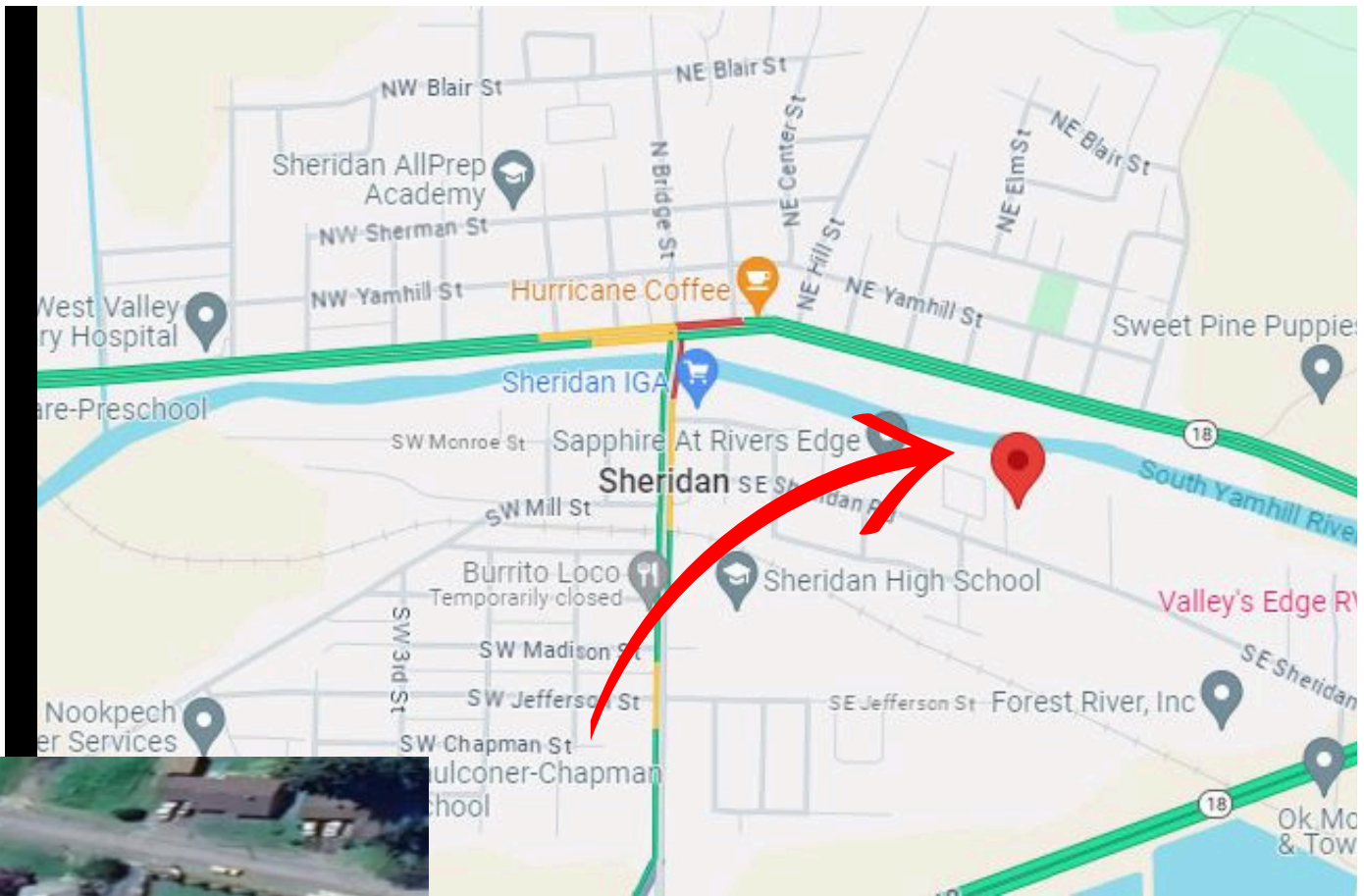
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 RE/MAX Integrity  
535 SW 2nd St.  
Corvallis, OR 97333



# 515 SE Sheridan Rd. ~ Sheridan, OR

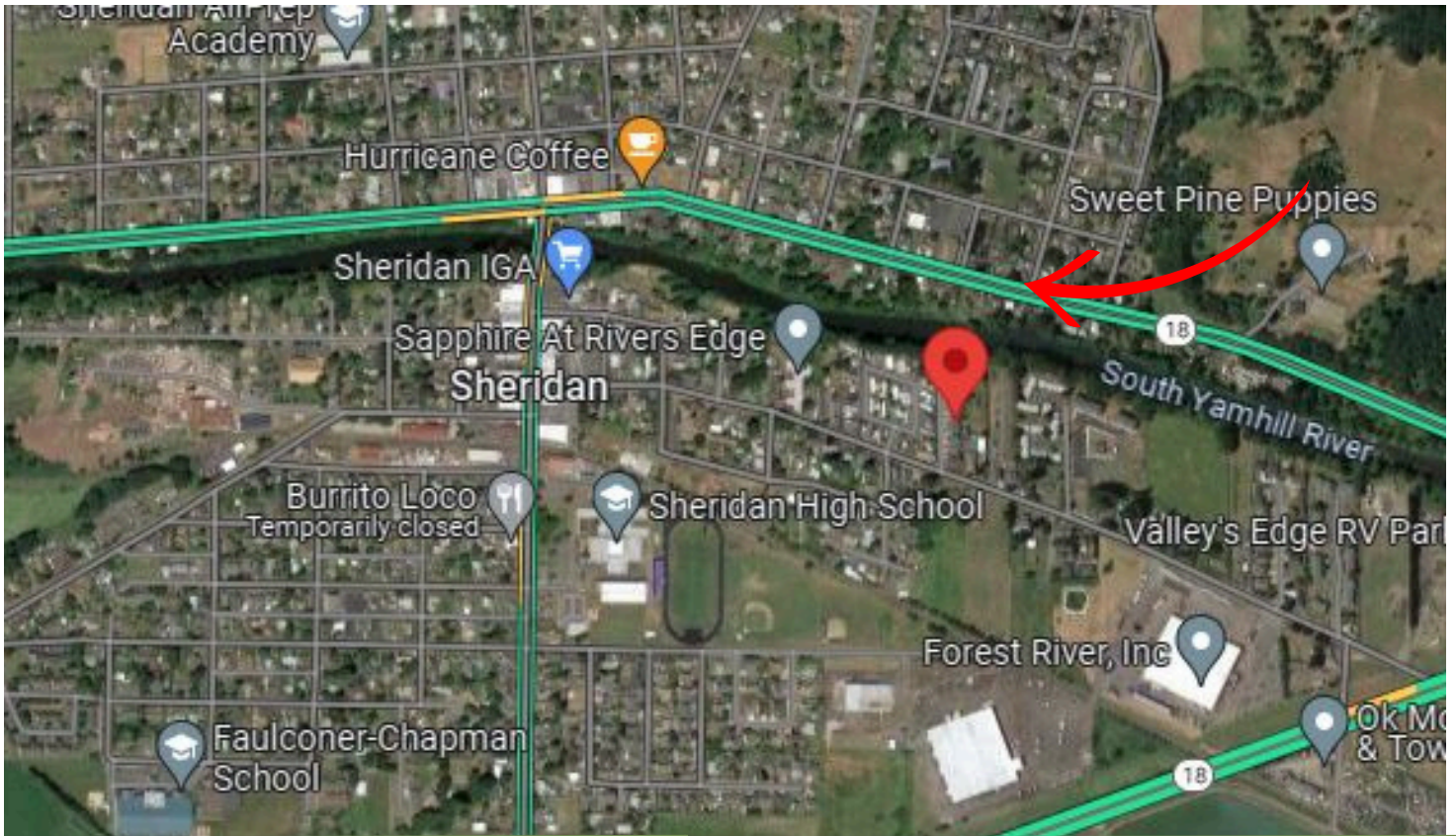


Newly installed manufactured home park was designed to be minimal in maintenance and cost. The park rent is \$550/mo this includes front landscape maintenance. Yards are barked with shrubs in the front yards. Tenants pay all utilities. There is a master meter at the front of the park that can shut off all units. Each space is metered separately through the city and billed direct to tenants.

Walk, Bike or Ride  
Sheridan High School  
Sheridan IGA &  
Hurricane Coffee



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**Furnished by Landlord  
Site Improvements including  
a shed and driveway**

**Self Management  
Designed  
Current PM = Jars of Clay**

Rent: \$550/mo (13) Unit #4 \$1360

Total = \$102,120/yr

Space Rents Increased 1/1/24

Amenities: Each space has front yard landscaping included in rent. Shed, Access to the South Yamhill River, Use of the Community Park All Age Park

Expenses

PM - \$7148.40

Landscape Maint. = \$1,092/yr

Property Tax = \$5989/yr

Insurance = \$629/yr estimated

Total Expenses = \$7530/yr

NOI = \$87261.60

CAP rate 5.82%



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