


COUNTRY LIVING MOBILE HOME PARK

 Baytown, TX | High-Yield Investment with Expansion Potential

 Asking Price: \$1,350,000

Sophisticated Investment Summary

Country Living Mobile Home Park presents a stabilized, income-producing asset located in one of Baytown's fastest-growing residential corridors. With 24 units, consistent NOI, and upside through vacancy fill-up and rent increases, this opportunity blends short-term cash flow with long-term appreciation. An appraisal of \$1.275M was issued for land alone, making this offering incredibly attractive with homes included.

Property Snapshot

- 24 Spaces | 20 Occupied | 3 Vacant Pads | 1 Owner-Financed
- 2024 Gross Income: \$180,036
- 2024 NOI: \$130,170
- Projected 2025 NOI: \$138,000+
- Land Appraisal: \$1,275,000 (excludes homes)

Home Ownership Breakdown

- 10 Park-Owned Homes (all rehabbed, est. value \$80K each)
- 1 Under Rehab – will be ready by Sept 1, expected to rent at higher rate
- Rented for \$1,200–\$1,500 (home + lot combined)
- 11 Tenant-Owned Homes – \$450/mo lot rent (~\$10,800/mo total)
- 1 Owner-Financed Home
- 3 Vacant Pads – ready for infill

Core Investment Highlights

- High occupancy with long-term tenants and low turnover
- Majority tenant-owned homes – reduced management intensity
- Water well, septic system, and individual electric meters
- Room to expand or convert vacant pads
- Nearby Buc-ee's and I-10; 30 miles from Houston

- Surrounded by custom homes – prime location



Value-Add & Exit Strategies

- Raise under-market rents over time
- Infill vacant lots with additional homes
- Rent-to-own model for park-owned units
- Potential to convert park-owned homes to tenant-owned or finance



Financing Options:

- **Cash**
- **HML**
- **PML**

Seller is willing to owner finance with \$1 million down and the remaining balance financed.

Seller's bank is also willing to finance with a conventional loan (if approved).



Contact

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Sneak Peak Photos

