

# SANTIAGO WENDOVER ESTATES

32 CAROL ST | WEST WENDOVER, NV 89883

RECENT INFILL MANUFACTURED HOUSING COMMUNITY

PRICE REDUCED!



**\$4,700,000**

SALE PRICE

**74**

SPACES

**5.95%**

CAP RATE (ACTUAL)

**99%**

OCCUPIED

**\$63,514**

PER SPACE



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UNIT MIX



**LISTING BROKER**

**JDS REAL ESTATE SERVICES, INC.**

**JENNIFER STEIN, BROKER**

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This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

# THE OFFERING

Santiago Wendover Estates presents a rare opportunity to acquire a 99% occupied, 74-unit community in the high-demand border city of West Wendover, Nevada. Wendover Estates is a high-quality, excellent-condition MHC highlighted by a large number of new tenant-owned homes, direct-billed public utilities, and subdivision appeal.

The community was built in 1998 and recently infilled with predominately new, double-wide homes, significantly increasing curb appeal. The community has asphalt streets; concrete sidewalks, curb, and gutters; and a playground. Utilities are public and directly billed, reducing management responsibilities, expense ratios, and capital expenditures. There are no vertical buildings, which also presents a significant bonus depreciation opportunity.

West Wendover's unique economic environment—anchored by casino resorts, hospitality operations, cross-state tourism, and its strategic location on I-80—drives a stable workforce population and persistent demand for attainable housing. With extremely limited development of new mobile home parks in the region, Santiago Wendover Estates stands as a secure, income-producing investment with built-in growth, long-term stability, and a strong foothold in one of Nevada's most supply-constrained housing markets.





# OFFERING HIGHLIGHTS

- **RECENTLY CONSTRUCTED, NEWLY INFILLED WITH LATE MODEL MANUFACTURED HOMES**
- **CONCRETE CURB AND GUTTERS, ASPHALT ROADS**
  - **99% OCCUPIED**
- **PLAYGROUND AND MANAGER'S HOME**
  - **72 TENANT OWNED HOMES**
  - **DIRECT BILLED PUBLIC UTILITIES**

**NOTE PORTFOLIO SECURED BY NEW HOMES ALSO AVAILABLE - INQUIRE FOR ADDITIONAL DETAILS**

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# OFFERING OVERVIEW

## PROPERTY ADDRESS

32 CAROL ST, WEST WENDOVER, NV

## ZONING

RMH-1

## PROPERTY TYPE

MANUFACTURED HOUSING COMMUNITY

## LAND SIZE

11.21 ACRES

## NO. OF UNITS

74

## STREET TYPE

ASPHALT

## YEAR BUILT

1998

## STREET WIDTH

~30'

## FLOOD ZONE

ZONE: AE

## COMMUNITY TYPE

ALL AGE

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## OFFERING PRICE

\$4,700,000

## PRICE PER SPACE

\$63,514

## CAP RATE (ACTUAL)

5.95%

## CAP RATE (PRO FORMA)

6.50%

## OCCUPANCY

100%



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# UTILITY DETAILS

## UTILITY

## PROVIDER

## METERED

## PAYEE

**ELECTRICITY**

WELLS RURAL ELECTRIC

DIRECTLY METERED

TENANT

**GAS**

NONE

DIRECTLY METERED

TENANT

**WATER**

CITY OF WEST WENDOVER

DIRECTLY METERED

TENANT

**SEWER**

CITY OF WEST WENDOVER

DIRECTLY METERED

TENANT

**TRASH**

CITY OF WEST WENDOVER

DIRECTLY METERED

TENANT

**CABLE**

FRONTIER

DIRECTLY METERED

TENANT

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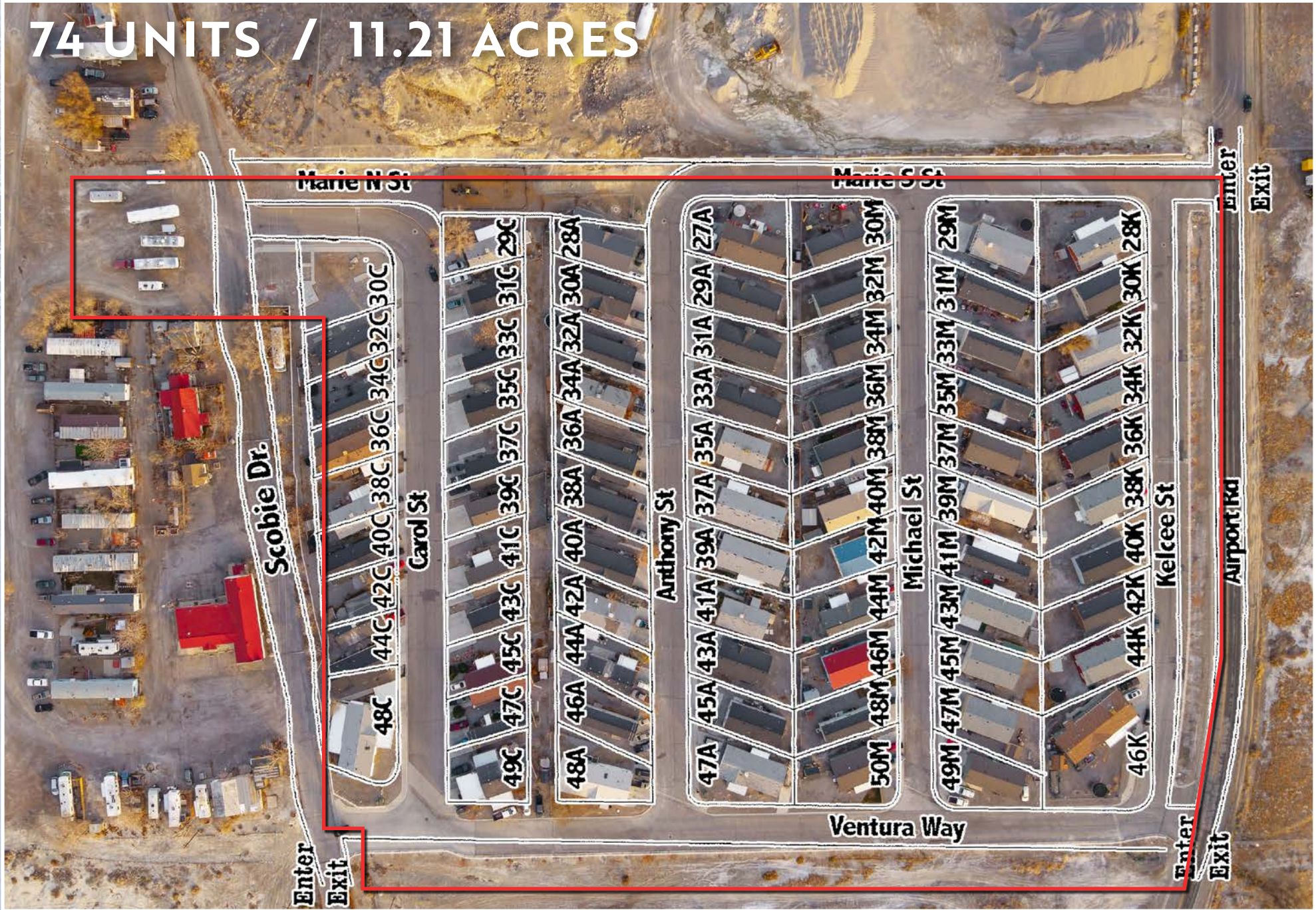
# RENT ROLL

<b>CURRENT RENTAL RATE</b>	\$440	<b>TOTAL UNITS</b>	
		<b>MOBILE HOMES</b>	73
<b>RENT COMPARABLES AVG</b>	\$400-\$500	<b>SITE BUILT</b>	0
<b>RENTAL AGREEMENTS</b>	MONTH TO MONTH	<b>SECTIONS</b>	
		<b>SINGLE SECTION</b>	5
<b>OCCUPIED SPACES</b>	73	<b>MULTI-SECTION</b>	68
<b>OCCUPIED HOMES</b>	73	<b>HUD</b>	
		<b>HUD CERTIFIED</b>	73
<b>PARK OWNED HOMES</b>	1	<b>NON-CERTIFIED</b>	0
<b>(MANAGER'S HOUSE)</b>		<b>ROOFS</b>	
<b>PARK FINANCED HOMES</b>	28	<b>PITCHED</b>	73
		<b>FLAT</b>	0

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# 74 UNITS / 11.21 ACRES





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6 MIN DRIVE

**RAINBOW**  
HOTEL & CASINO



4 MIN DRIVE

**Peppermill**

HOTEL & CASINO

3 MIN DRIVE

**WENDOVER  
NUGGET**  
HOTEL & CASINO

**MONTEGO BAY**  
CASINO & RESORT



**AIRPORT WAY**

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# FINANCIAL SUMMARY



**CLICK HERE TO ACCESS** 

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