

MOBILE HOME PARKS

ADA, MN & MINTO, ND


GOLDMARK™
COMMERCIAL REAL ESTATE INC

FOR SALE



TWO CLASS C MOBILE HOME PARKS FOR SALE

Price: \$830,000
Number of Units: 78

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MOBILE HOME PARKS

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PRICE

\$830,000

PROFORMA NOI

\$76,382

CAP RATE

9.2 %

LOT SIZE (COMBINED)

14.88 Acres

NUMBER OF UNITS

78

APN

Ada - 27107C0242E

Minto - 39-0000-12822-000

YEAR BUILT

Ada - 1970

Minto - 1960

PROPERTY DESCRIPTION:

Ada Mobile Home Park is an all-age community located in Ada, Minnesota. Ada is a quiet commuter community where many of the residents work in surrounding towns or drive to Fargo, ND (48mi) each day. This is the only mobile home park in town and has one seller financed home with the rest being tenant owned homes.

Northridge Mobile Home Park is an all-age community operating at 68% occupancy, with all tenant owned homes, located in Minto, North Dakota. Electricity is direct billed and water/sewer/trash are master metered and billed back via a community fee. Many residents commute 31 miles to nearby Grand Forks, ND. Despite the somewhat remote location of this park, Northridge has been entirely operated remotely.

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.



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ADA PARCEL

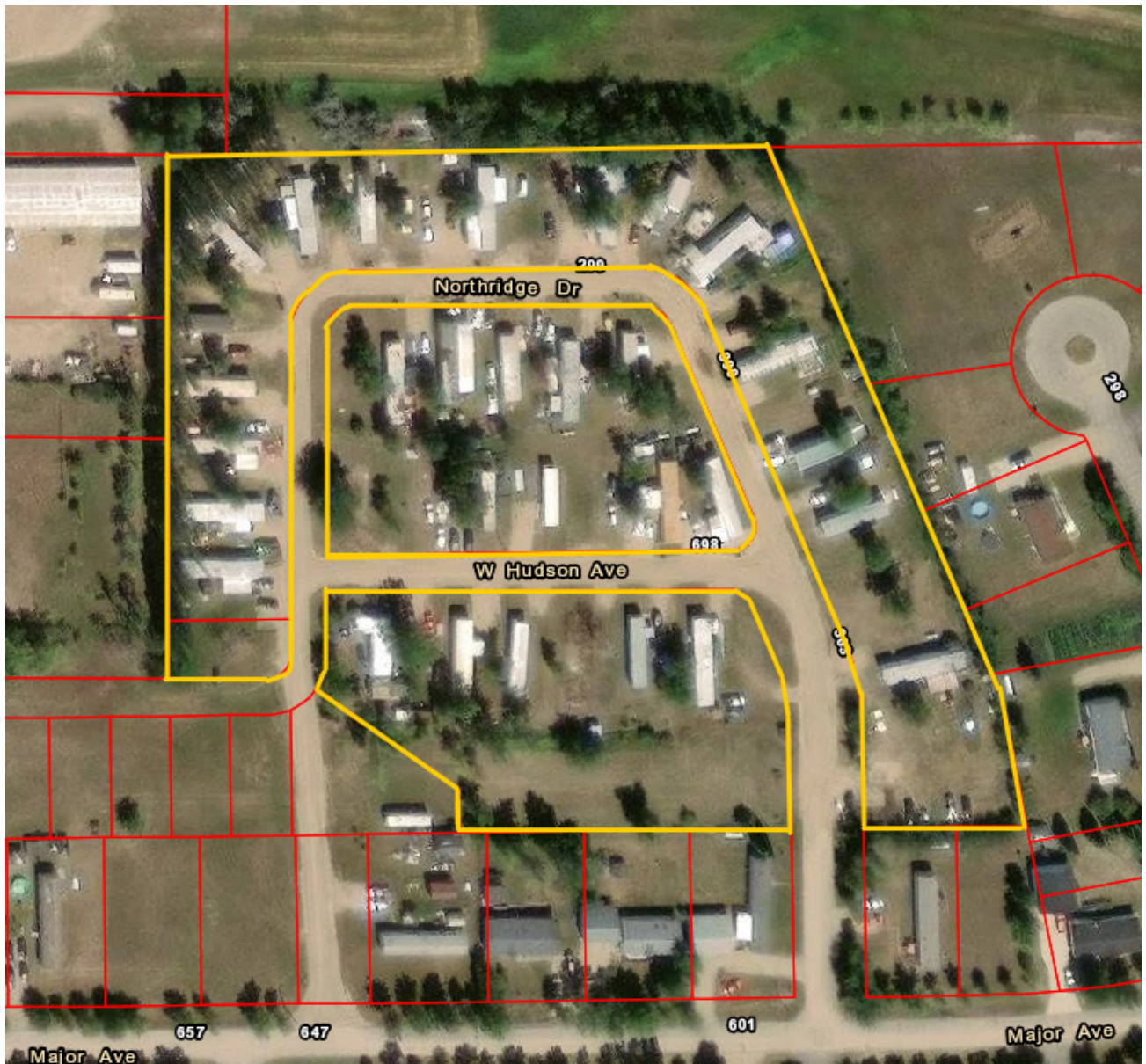


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MINTO PARCEL

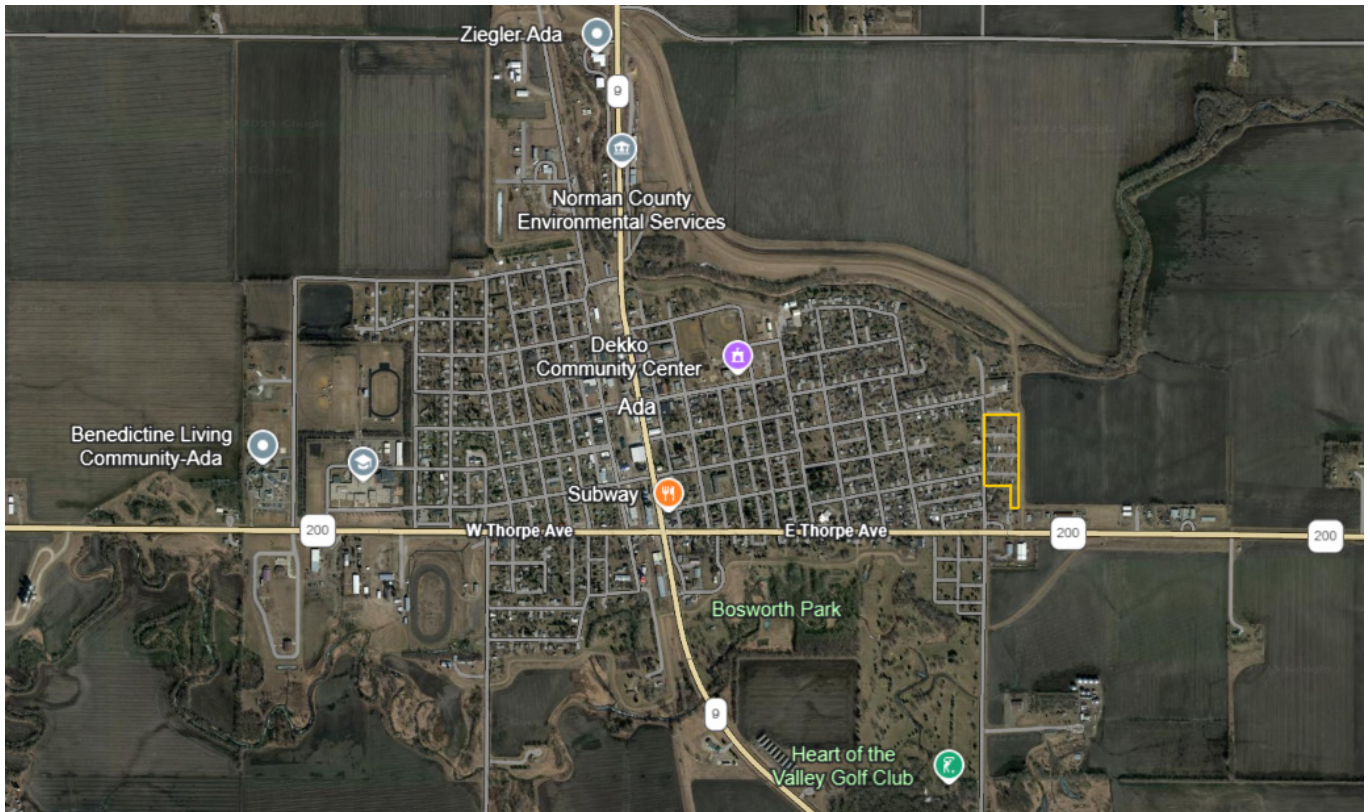


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ADA MAP



MINTO MAP

