

Investment Property for Sale

757 COUNTY ROAD 308, DUMONT, CO 80436

PRICE REDUCED!



Overview

Hoff & Leigh brings you a highly profitable mobile home park and covered land play with I-70 frontage and over 50,000 cars per day! The property is fully leased with annual lease agreements and rent increases; the property currently generates \$119,466 in annual gross income with potential for increased growth. Recent renovations including a new roof on the cabin have the property primed and ready for a hands-off investor to collect checks. The property has 6 units, all units will be owned by the Park Owner. As a covered land play, zoning allows for a variety of uses including restaurant, retail, office, and industrial. A short 40 min drive to downtown Denver and to the major ski resorts makes it ideal for ski town workers or even as short-term rentals. Call us today to take advantage of this rare opportunity!

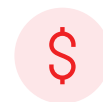
For more info please text/call Michael (720) 683-0399 or Brandon (715) 512-0265

Hoff & Leigh listing website: <https://www.hoffleigh.com/listing/757-county-road-308/>

Highlights

- NOI: \$89,919.54 (Including 8% Management Fee and 2024 Additional Expenses)
- Current Cap Rate of 9.52%
- Proforma Cap Rate 11.85%
- 50,000+ VPD
- Located in Dumont On High Traffic I-70 Frontage Road Between Denver and Ski Resorts
- Redevelopment Opportunity
- Well Water, City Sewer, Xcel Power
- [Enterprise Zone Property](#)

Property Details



Sales Price

~~\$975,000~~
\$945,000



Total Number of Units

6



Lot Size

1.359 Acres



Zoning

C-1

Rev: December 1, 2025

Our Network Is Your Edge

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| Property APOD - 757 CR 308 | | | | | | | | | | |
|----------------------------|--------|--------------|----------------------|-----------------------|--------------|---------------|------------------|---------------------|----------------------|------------------|
| Suite | Tenant | Appx. SF | Current Monthly Rent | Utility Reimbursement | Rate (\$/SF) | % Share | Lease Expiration | Security Deposit | Proforma Market Rent | Proforma Delta |
| Unit 1. 3br/2ba | Tenant | 924 | \$ 1,600.00 | \$ 156.00 | 20.78 | 17.0% | 02/28/26 | \$ 1,900.00 | \$ 1,700.00 | \$ 100.00 |
| Unit 2. 2br/1ba | Tenant | 900 | \$ 1,575.00 | \$ 116.50 | 21.00 | 16.6% | 01/31/26 | \$ 3,150.00 | \$ 1,575.00 | \$ - |
| Unit 3 (Cabin). 3br/1ba | Tenant | 850 | \$ 1,600.00 | \$ 121.00 | 22.59 | 15.7% | 12/31/25 | \$ 1,600.00 | \$ 1,650.00 | \$ 50.00 |
| Unit 4. 3br/2ba | Tenant | 924 | \$ 1,575.00 | \$ 156.00 | 20.45 | 17.0% | 08/31/26 | \$ 2,662.00 | \$ 1,700.00 | \$ 125.00 |
| Unit 5. 2br/1ba | Tenant | 900 | \$ 1,400.00 | \$ 121.00 | 18.67 | 16.6% | 08/31/26 | \$ 1,300.00 | \$ 1,575.00 | \$ 175.00 |
| Unit 6. 2br/1ba | Tenant | 924 | \$ 1,450.00 | \$ 121.00 | 18.83 | 17.0% | 08/31/26 | \$ 2,000.00 | \$ 1,575.00 | \$ 125.00 |
| Total | | 5,422 | \$ 9,200.00 | \$ 791.50 | 20.39 | 100.0% | | \$ 12,612.00 | \$ 9,775.00 | \$ 575.00 |

*loan terms are estimates only

| Category | Current Financials | \$/SF | Proforma Financials | \$/SF |
|--|---------------------|-----------------|----------------------|-----------------|
| Annual Gross Rent | \$ 110,400.00 | \$ 20.36 | \$ 117,300.00 | \$ 21.63 |
| Other Income (Utility Reimbursement) | \$ 9,066.00 | \$ 1.67 | \$ 10,423.05 | \$ 1.92 |
| Effective Gross Income | \$ 119,466.00 | \$ 22.03 | \$ 127,723.05 | \$ 23.56 |
| Annual Expenses (Actual) | Current | | Proforma | |
| Real Property Taxes (Actual) | \$ 2,719.00 | \$ 0.50 | \$ 2,719.00 | \$ 0.50 |
| Property Insurance (Actual) | \$ 2,037.34 | \$ 0.38 | \$ 2,037.34 | \$ 0.38 |
| Total Contract Services (HVAC, Landscape, Pest, Snow, Trash) | \$ 2,212.25 | \$ 0.41 | \$ 2,212.25 | \$ 0.41 |
| Total Utilities (Electric, Water, Sewer, Gas) | \$ 5,654.32 | \$ 1.04 | \$ 5,654.32 | \$ 1.04 |
| Total Repairs and Maintenance | \$ 3,114.00 | \$ 0.57 | \$ 3,114.00 | \$ 0.57 |
| Total Admin Expenses (Management 8%, Tax Prep, Lease fees) | \$ 8,809.55 | \$ 1.62 | \$ - | \$ - |
| Additional expenses (Parking lot resurface 2024) | \$ 5,000.00 | \$ 0.92 | \$ - | \$ - |
| Vacancy | \$ - | \$ - | \$ - | \$ - |
| Annual Gross Expenses | \$ 29,546.46 | \$ 5.45 | \$ 15,736.91 | \$ 2.90 |
| | Current | | Proforma | |
| Net Operating Income | \$ 89,919.54 | \$ 16.58 | \$ 111,986.14 | \$ 20.65 |
| | Current | | Proforma | |
| Purchase Price | \$ 945,000.00 | \$ 174.29 | \$ 945,000.00 | \$ 174.29 |
| Renovation Costs | \$ - | \$ - | \$ - | \$ - |
| Cap Rate | 9.52% | | 11.85% | |
| Cap Rate (no mgmt fee or vacancy) | 10.45% | | | |

| Debt Service Info | |
|-----------------------------|-----------------|
| Purchase Price | \$ 945,000.00 |
| Down Payment | \$ 189,000.00 |
| Loan Amount | \$ 756,000.00 |
| Est Closing Costs | |
| Annual Interest Rate | 7.00% |
| Amortization Period | 360 |
| Number of Payments | 360 |
| Interest Only | No |
| Payment Info | |
| Monthly Payment | \$ 5,029.69 |
| Total Payments | \$ 1,810,684.56 |
| Total Interest Paid | \$ 1,054,684.56 |
| Current Investment Numbers | |
| Initial Cash Investment | \$ 189,000.00 |
| Annual Debt Service | \$ 60,356.28 |
| DSCR | 1.490 |
| Net Yearly Cash Flow | \$ 29,563.26 |
| Cash on Cash | 15.64% |
| Proforma Investment Numbers | |
| Initial Cash Investment | \$ 189,000.00 |
| Annual Debt Service | \$ 60,356.28 |
| DSCR | 1.855 |
| Net Yearly Cash Flow | \$ 51,629.86 |
| Cash on Cash | 27.32% |

Recurring Maintenance:

Filter Changes and furnace cleaning Units 1,2,3,5. Semi Annual.
Swamp Cooler Maintenance and winterization/start-up. Semi annual.
Landscape Clean-up 2x growing season.
Pest Control 2x season.

Capital Improvements:

All Park owned units repainted 2023
Parking lot resurface 2024
Washer Dryer Replacement: Cabin 3 and Unit 5.
Well water was tested as required by the state in 2024. Water was cleared as no concern. No ongoing testing is required due to the size of the park and system.
Parking lot: Grading and crushed asphalt. 2024
Trailer 1: Interior remodel, roof truss replacement and ceiling repair. Flooring replaced. Entry Stairs and deck repair and replacement. January 2025
Furnace and flue Replace January 2024
Fridge replaced October 2024.
Trailer 2: Re-insulate water lines and connection box. Add heat tape.
Unit 3 (Cabin): Re-roof, water proof and exterior paint 2023. Interior plumbing replacement in crawl space. Supply and Drain lines repaired and replaced.
Trailer 5: New Electric panel and circuits 2024. Furnace replacement 2024

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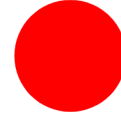
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DEMOGRAPHICS



1,042

Population



49.3

Median Age



Average
Household Size



\$55,449

Median Household
Income

TRAFFIC COUNT

| Cross street | Traffic 1 | Distance |
|--------------|-----------|----------|
| County Rd308 | 43,923 | 0.1 |
| County Rd308 | 51,357 | 0.1 |
| County Rd308 | 43,923 | 0.2 |
| County Rd308 | 33,000 | 0.2 |



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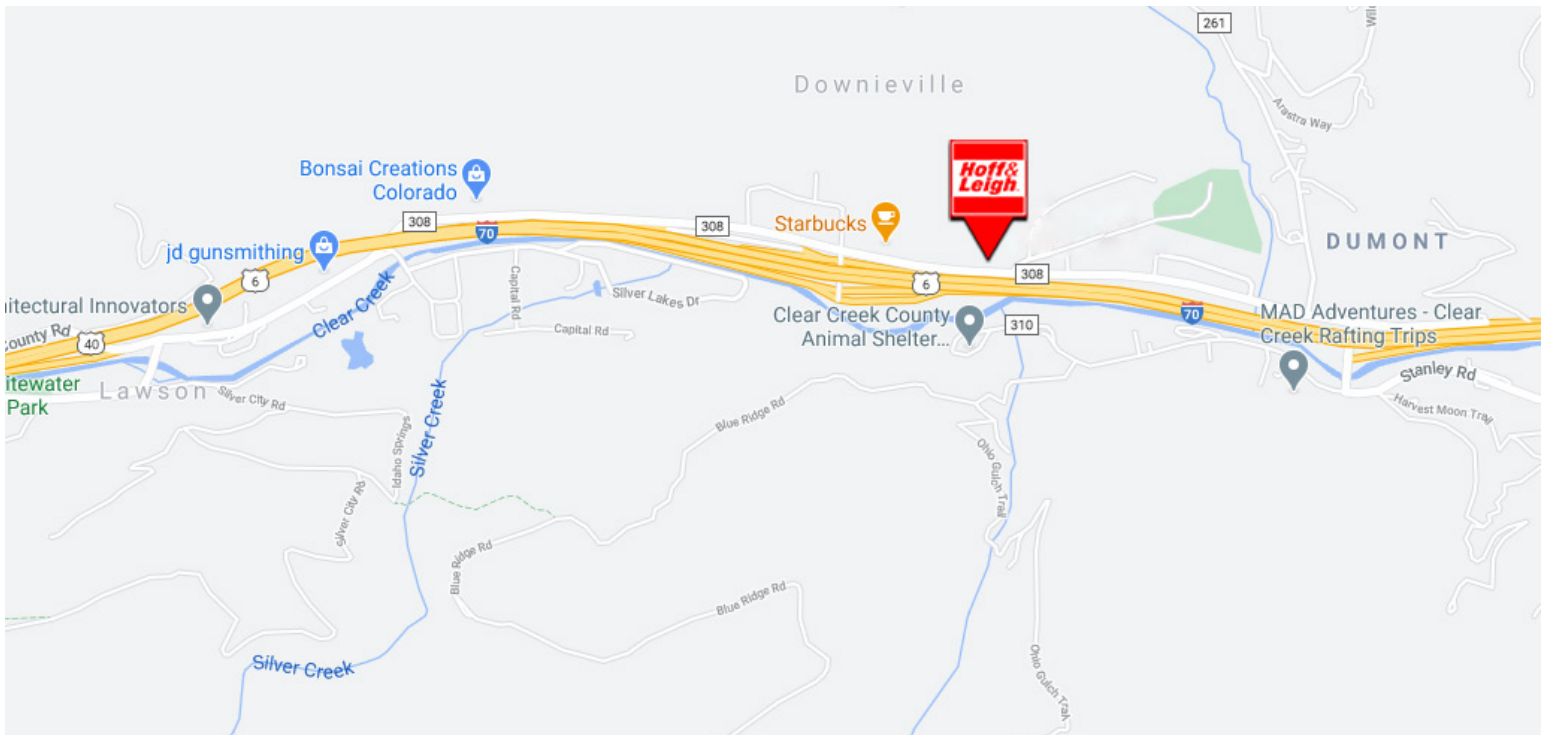
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A PART OF THE CRIMEA LODE U.S. MINERAL SURVEY NO. 11441
LOCATED IN THE DOWNIEVILLE MINING DISTRICT AND
A PART OF THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 73 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF CLEAR CREEK, STATE OF COLORADO



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