

# Investment Opportunity



## Foothills Mobile Home Park

349 N Royal Palm Rd.  
Apache Junction, AZ 85119

Presented by:

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Broker of Record:

Arizona- Keller Williams Realty East Valley - BR553910000  
Nevada- The Gorden Company, LLC - B.1002118  
Utah- KW Utah Realtors Keller Williams - 13913266-AB00

**LIST PRICE: \$1,532,800**

### INVESTMENT HIGHLIGHTS

- **In-Place Cash Flow with Executable Growth Levers:** Stabilized occupancy paired with conservative owner-operator rents creates room for gradual rent optimization.
- **Recently Updated Core Infrastructure:** 2023 septic system upgrade and newly sealed roads reduce long-term ownership risk and preserve asset durability.
- **Embedded Optionality:** Storage areas and upgraded park-owned units provide long-term income flexibility.
- **Retention-Oriented Community Design:** Central mini-golf amenity promotes resident engagement and long-term tenancy.

### PROPERTY DETAILS

Parcel Size	73,616
Total Units:	16
Year Built:	1967





