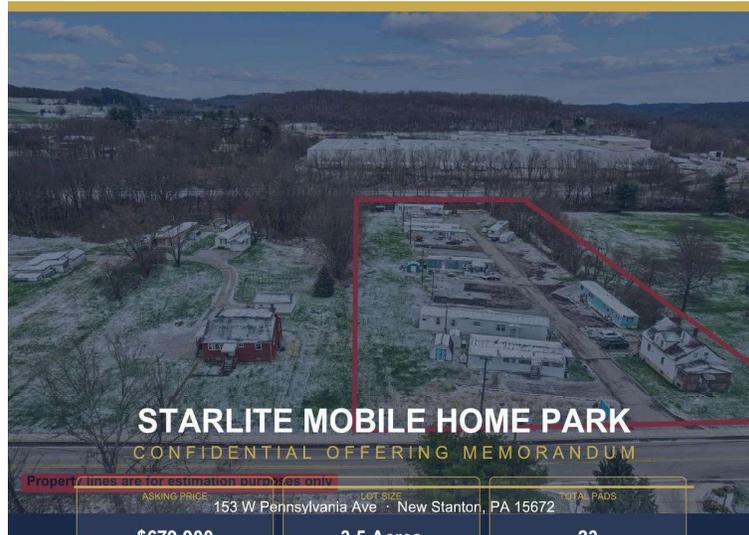


Mobile Home Park | 23 Total Pads | For Sale

# 153 W Pennsylvania Ave New Stanton, PA 15672

\$629,900



## PROPERTY PHOTO GALLERY

### Aerial Views



Starlite Mobile Home Park — Aerial Overview



Park Layout & Pads

## PROPERTY OVERVIEW

Starlite Mobile Home Park is a 23-pad mobile home park on 3.5 acres in New Stanton, PA — strategically positioned directly on I-70 with 75,000+ vehicles per day passing the property. Currently 10 paying tenants with 9 vacant pads representing immediate upside opportunity. The park includes a house on-site generating additional rental income. A professional financial analysis projects \$80,214 NOI and \$34,422 cash flow before taxes in Year 1 on a \$141,000 down payment — a 24.41% cash-on-cash return growing to 33.01% by Year 7. The property projects to \$1,002,675 in resale value in Year 1 against a \$650,000 asking price. B-1 Business zoning. Westmoreland County. Minutes from the Pennsylvania Turnpike interchange.

## PROPERTY DETAILS

<b>Asking Price</b>	\$629,900	<b>Status</b>	Active
<b>Address</b>	153 W Pennsylvania Ave, New Stanton, PA 15672	<b>County</b>	Westmoreland
<b>Zoning</b>	B-1 Business	<b>Lot Size</b>	3.5 Acres

<b>Total Pads</b>	23	<b>Current Paying Tenants</b>	10
<b>Vacant Pads</b>	9 — Immediate Upside	<b>On-Site House</b>	Included — Additional Rental Income
<b>I-70 Traffic</b>	75,000+ VPD	<b>Property Type</b>	Mobile Home Park

## INVESTMENT HIGHLIGHTS

- 24.41% cash-on-cash return in Year 1 — growing to 33.01% by Year 7
- \$34,422 cash flow before taxes Year 1 on just \$141,000 down payment
- 12.14% cap rate on cost Year 1 — growing to 13.97% by Year 7
- 9 vacant pads = \$43,200/year in untapped income at current rates
- Projected resale value of \$1,002,675 in Year 1 on \$650,000 purchase
- 75,000+ VPD on I-70 — one of the highest-traffic corridors in western PA
- B-1 Business zoning — broad permitted uses and strong redevelopment optionality
- On-site house included — additional income stream beyond pad rents

## FINANCIAL SUMMARY

<b>Asking Price</b>	<b>\$629,900</b>
<b>Down Payment (Est. 21.69%)</b>	\$141,000
<b>Potential Annual Income (Stabilized)</b>	\$117,000
<b>Net Operating Income (NOI) — Year 1</b>	\$80,214
<b>Cash Flow Before Taxes — Year 1</b>	\$34,422
<b>Cap Rate on Cost — Year 1</b>	12.14%   13.97% by Year 7
<b>Cash-on-Cash Return — Year 1</b>	24.41%   33.01% by Year 7
<b>Debt Coverage Ratio — Year 1</b>	1.75x
<b>Projected Resale Value — Year 1</b>	\$1,002,675
<b>Projected Resale Value — Year 5</b>	\$1,101,503
<b>Current Vacant Pads</b>	9 Pads @ \$400/mo = \$43,200/yr Upside
<b>Pad Rent</b>	\$400/mo per Pad   House: \$550/mo

## WHY THIS IS A GREAT BUY

- 9 Vacant Pads — \$43,200 Per Year Sitting on the Table

At \$400/month per pad, the 9 currently vacant pads represent \$43,200 in annual income that a buyer can begin capturing immediately. Filling even half of those pads transforms the already-strong returns into exceptional ones.

■ **\$141,000 Down Buys a \$1,000,000+ Asset**

The financial analysis projects a Year 1 resale value of \$1,002,675 on a \$650,000 purchase price — meaning a buyer acquires a property worth over \$1 million for a \$141,000 down payment. That equity gap exists from day one.

■ **24.41% Cash-on-Cash Return in Year 1 — At Current Occupancy**

With only 10 of 23 pads occupied, the property already delivers a 24.41% cash-on-cash return. As vacant pads are filled, that return climbs toward 33%+ by Year 7. Most real estate investors never see returns like this at any occupancy level.

■ **75,000+ VPD on I-70 — Mobile Home Parks Cannot Buy This Exposure**

I-70 is one of the most heavily traveled interstates in western Pennsylvania. 75,000 vehicles per day passing a mobile home park drives awareness, demand, and tenant stability in a way that off-highway parks simply cannot replicate.

■ **Mobile Home Parks Are the Most Recession-Resistant Asset Class in Real Estate**

Tenants own their homes and rent the land — meaning turnover is extremely low and evictions are rare. During economic downturns, demand for affordable housing increases. This park benefits from both the income stability of real estate and the defensive nature of affordable housing.

## LOCATION & DEMOGRAPHICS

Located at 153 W Pennsylvania Ave in New Stanton, Westmoreland County — directly adjacent to I-70 with 75,000+ vehicles per day. New Stanton sits at the intersection of I-70 and the Pennsylvania Turnpike (I-76), one of the most strategically located communities in western PA. Minutes from Greensburg, Irwin, and the greater Pittsburgh metro. Strong working-class residential demand and limited competing mobile home park inventory in the immediate area.

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*Information contained herein is from sources deemed reliable but not guaranteed. All measurements are approximate. Broker co-op available. Buyer responsible to verify all information.*