



Investment Highlights

- Denver Co MSA
- Public Water & Sewer - Included in Rent (\$86K)
- Below Market Rents

Known Issues

Mile High & Ful Vu MHC | Commerce City, CO

\$6,900,000

Investment Information	
List Price	\$6,900,000
Gross Income	\$461,640
Lot Rent Income	\$461,640
Cap rate (lot rent only)	4.61%
Gross Cap Rate	4.61%
Cash on Cash - Levered	
Total Return - Levered	
Price Per Lot	\$94,521
Price Per Occupied Lot	\$94,521
Utility Income	\$0
Lot Rent Expense	30.46%
Gross POH Income	\$0
POH Expense Ratio	50.00%

Park information	
Property Address	5720 East 63rd Ave Commerce City CO 80022
Occupancy Rate	100.00%
Total Rentable Units	73
MHP Lots	73
Vacant MH Lots	0
Total POH	0
Vacant POH	0
RV Lots	0
Vacant RV Lots	0.00%
Single Family Home(s)	0
Vacant SFH	0
Other Units - Cabins	0
Vacant Other Units	0
Total Acres	3.97

Additional Documents	
Offering Memorandum	COMING SOON
Brokers Excel Sheet	COMING SOON
Brokers Summary Video	COMING SOON
Letter of Intent	CLICK HERE

Executive Summary	
Total Tenants	73
Lot Renters	73
POH renters	0
RV Renters	0
Other Renters	0
Current Lot Rent	\$534
Current POH Rent	\$0
Market Lot Rent	\$561
Market POH Rent	\$0
RV Lot Rent	\$0
Cabin Rent	\$0

Utility Infrastructure	
Water	Public-Park Pays
Sewer	Public-Park Pays
Garbage	Landlord
Gas	Public - Direct Billed
Cable	Direct Bill
Snow Removal	Tenant
Mowing Responsibilities	Tenant

Additional Info	
Can this park be expanded?	No
Opportunity Zone	No
Flood Zone	No
Enterprise Zone	Yes
Double-Wide Homes	TBD