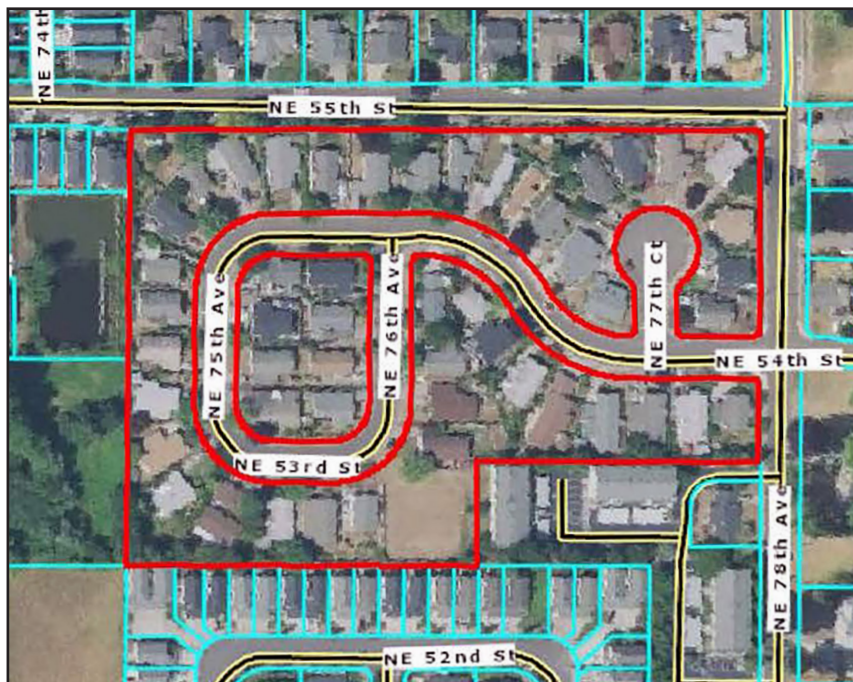




FOR SALE

Idylwood Mobile Home Park A Manufactured Home Subdivision



- **50 Spaces**
- Approximately 8 Acres
- Spaces vary in size:
 - > 4,100 +/- SqFt to 9,600 +/- SqFt
 - > 21 spaces exceed 5,000 +/- SqFt
- Well located near shopping, retail, restaurants and bus service
- Entire property is recorded as a residential subdivision
- Constructed in 1993
- City of Vancouver maintains streets

5405 NE 77th Court, Vancouver, WA 98662

- Idylwood has a central location close to the Vancouver Mall and many Amenities.
 - All City Services: Electricity, Water, Sewer & Trash.
- Each space is separately metered for Utilities. Tenants pay all Utilities & Services direct.
 - All homes are tenant owned. **NO** park owned homes.
- Space rents are \$450 monthly and not raised in 3+ years. Rents are below market.
- Park owner's expenses limited to Property Taxes, a \$6,000 annual Manager's Salary and Landscaping at \$2,400^{+/} annually.

Zoned R1-6 Single Family Residential, City of Vancouver

Parcel #108141-350

2021 Property Taxes are \$32,403.⁰⁸

Washington is an Income Tax Free State

\$7,000,000.⁰⁰

STEVE MACK

Investment Properties

Direct: 360.823.5131

Cell: 360.619.2999

Email: Steve@MAJCRE.com



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