

FOR SALE

GRAND VIEW MHC & SUMMIT VIEW MHC CEDAR RAPIDS, IA

2 PARKS | 936 SITES | \$110,000,000



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

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AGREEMENT & FINANCIALS](#)

PORTFOLIO OVERVIEW



GRAND VIEW



SUMMIT VIEW

	GRAND VIEW	SUMMIT VIEW
COUNTY	Linn	Linn
YEAR BUILT	1996	1990
SITES	476	460
COMMUNITY TYPE	All ages	All ages
LAND SIZE (ACRES)	112.95 Acres	94.33 Acres
PHYSICAL OCCUPANCY	100%	100%
ECONOMIC OCCUPANCY	441 / 92.6%	448 / 97.4%
RENT EXEMPT	5	4
AVERAGE LOT RENT	\$548.75 (10/01/2026)	\$545 (10/01/2026)
NEXT RENT INCREASE	10/01/2026	10/01/2026

PARK-OWNED HOMES

TOTAL INVENTORY	30	8
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UTILITIES

WATER	City of Cedar Rapids	City of Cedar Rapids
SEWER	City of Cedar Rapids	City of Cedar Rapids
ELECTRICITY	Alliant Energy & REC (Rural Electric Co-operative)	Alliant Energy
GAS	MidAmerican Energy	MidAmerican Energy
INTERNET / TELEPHONE / TV	ImOn Communications, Mediacom, CenturyLink/Lumen	ImOn Communications, Mediacom, CenturyLink/Lumen
TRASH	ABC Disposal	ABC Disposal



SCAN OR CLICK TO VIEW DRONE FOOTAGE OF **GRAND VIEW**



SCAN OR CLICK TO VIEW DRONE FOOTAGE OF **SUMMIT VIEW**

KEY FEATURES



LARGE MOBILE HOME COMMUNITY

Two parks — Grand View Village & Summit View — totaling approximately 936 home sites across 207 acres.



ANCILLARY BUSINESSES INCLUDED

The offering includes four additional revenue-generating businesses providing a fully integrated, turnkey investment opportunity:

- retail homes sale company
- home service department
- in-house mortgage finance company
- in-house insurance company



PRIME CEDAR RAPIDS LOCATION

Situated just off Highway 151 and Highway 30, providing easy access to employers, shopping, healthcare, and parks.



INDUSTRIAL WAREHOUSE

A 14,000 SF steel-frame warehouse and 2,100 SF post-frame warehouse on 2.15 acres with 6 drive-in doors, built in 2018, currently serving as the central maintenance facility.



ESTABLISHED COMMUNITIES

Built in the late 1990s, both communities feature well-kept home sites, mature landscaping, and a friendly neighborhood atmosphere — proven, stable assets.



SIGNIFICANT LAND HOLDINGS

Five parcels totaling 132.34 acres of AG land with a future land use designation of Urban Medium Intensity (i.e. MH zoning +/- 519 sites) — strong development potential. **Not included in the offering** but available for sale separately. Asking price \$6,857,000 or \$51,950 per acre.



GRAND VIEW MHC & SUMMIT VIEW MHC AMENITIES

HAMES HOMES - COMMUNITY AMENITIES

Recreation & Outdoor Amenities

- Basketball courts
- Soccer fields/Soccer nets
- Disc golf course
- Fitness trail
- Walking trails/walking paths
- Playgrounds/children's parks
- Covered picnic pavilions
- Dog park
- Abundant green spaces & recreation areas



Community Gathering & Events

- Community center
- Large community room
- Organized/family-friendly activities
- Weekly food pantry

Services & Safety

- On-site management
- 24-hour emergency on-site management
- Emergency storm shelters
- Resident screening
- Garage storage
- Gated outdoor storage
- Safe, peaceful environments



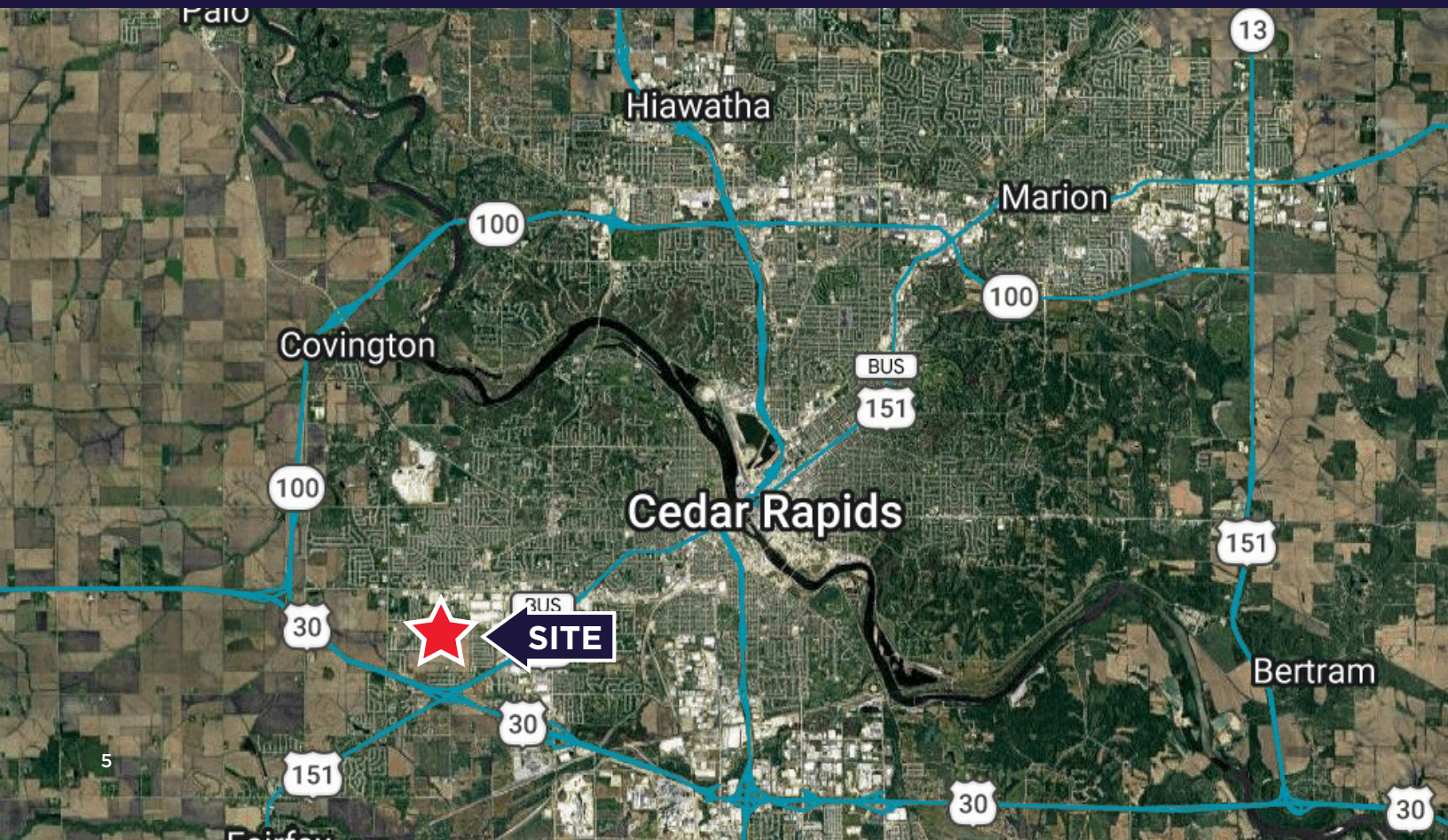
LOCATION OVERVIEW

Summit View Village and Grand View sit directly adjacent to both Highway 151 and Highway 30, placing residents at the heart of Cedar Rapids' transportation network with quick access to major employers, retail, dining, healthcare, and recreation. Everything residents need is within a short drive — grocery stores, big-box retailers, pharmacies, and parks are all nearby along these two major corridors.

For investors, that everyday convenience translates directly into what matters most — long-term residents, low turnover, and consistent occupancy. This is a location that sells itself.

DEMOGRAPHICS

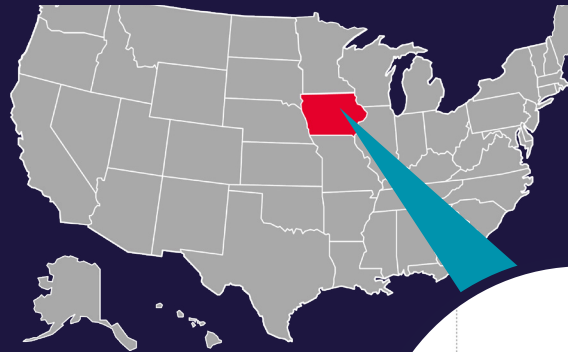
	5 Mile	15 Mile	30 Mile
Total Population	73,746	234,024	449,451
Total Households	30,913	96,569	183,892
AVG HH Income	\$66,967	\$77,069	\$76,280
Daytime Population	86,942	245,989	458,383



MARKET OVERVIEW

Cedar Rapids MSA, Iowa

The Cedar Rapids MSA features a stable, diversified economy supported by advanced manufacturing, food processing, healthcare, logistics, and technology employers, including Collins Aerospace and General Mills. Workforce-driven demographics, a below-average cost of living, and rising housing affordability pressures continue to support strong demand for manufactured housing. Limited new supply and zoning constraints enhance long-term occupancy stability and pricing power for existing mobile home communities.



Employment Overview

Cedar Rapids is a major economic center in Eastern Iowa with a diverse employment base anchored by advanced manufacturing, food processing, healthcare, and technology. Key employers include Collins Aerospace, Quaker Oats (PepsiCo), General Mills, Cargill, and major healthcare systems such as Mercy Medical Center and UnityPoint Health. The area benefits from a strong workforce pipeline, including Kirkwood Community College, and robust transportation infrastructure. Additionally, two data centers currently under construction have contributed to increased housing demand, including recent home sales within local manufactured housing communities. Overall, the region maintains stable job growth and low unemployment, supporting consistent demand for affordable workforce housing.



DISCLAIMER

Cushman & Wakefield Iowa Commercial Advisors (“Broker”) has retained on an exclusive basis to market the property described herein (“Property”). Broker has been authorized by the Seller of the Property (“Seller”) to prepare and distribute the enclosed information (“Material”) for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you will be asked to provide financial references. The eventual purchaser will be chosen based upon assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for acquisition of the Property. The Material is not to be copied and/or used for any other purpose or be made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or offices, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, expressed or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



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FOR MORE INFORMATION, PLEASE CONTACT:

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