



# PROPERTY FOR SALE

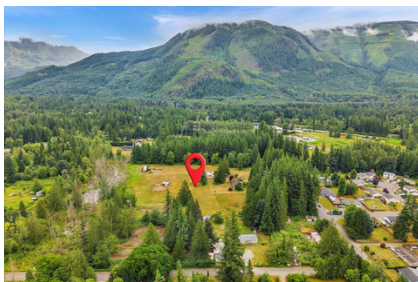
# \$850,000

## ABOUT THE PROPERTY

4 Separate Tax Parcels, Each with a manufactured home. All utilities in place including well water, septic, power and easy access to all 4 parcels. Superb location for redevelopment, custom homes or rental income.

## PROPERTY FEATURES

- 4 Tax Parcels
- Close to Sultan
- Easy Hwy 2 access
- Over 10 acres
- 4 existing homes
- Septic + Well





MLS Beds	1	MLS Full Baths	1	Half Baths	N/A	Sale Price	N/A	Sale Date	N/A
MLS Sq Ft	784	Lot Sq Ft	101,059	MLS Yr Built	1980	Type	MANUFD HM		

OWNER INFORMATION			
Owner Name (LN FN)	Fairbanks Calvin K	Tax Billing Zip	98248
Tax Billing Address	4295 Saltspring Dr	Tax Billing Zip+4	9018
Tax Billing City & State	Ferndale, WA	Owner Occupied	No

LOCATION INFORMATION			
Zip Code	98251	Zoning	R5
School District Name	Sultan	Range/Township/Section/Quarter	09-27-08NE
School District Code	311	Street Type	Blacktop
Census Tract	538.03	Within 250 Feet of Multiple Flood Zone	Yes (Ae, X500, X)
Neighborhood Code	4218002-4218002	Flood Zone Code	X
Carrier Route	R002		

TAX INFORMATION			
Tax-ID	270908-001-029-00	% Improved	7%
Alt. Tax-ID	082709-1-029-00-07	Tax Area	3377
Parcel ID	27090800102900		
Legal Description	SEC 08 TWP 27 RGE 09LOT 1 AS DESC IN SP 69(3-86) AF NO 860624 0066 BEING A PTNOF NE1/4 NE1/4		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$197,700	\$196,400	\$194,400
Assessed Value - Land	\$182,900	\$180,800	\$178,200
Assessed Value - Improved	\$14,800	\$15,600	\$16,200
Market Value - Total	\$197,700	\$196,400	\$194,400
Market Value - Land	\$182,900	\$180,800	\$178,200
Market Value - Improved	\$14,800	\$15,600	\$16,200
YOY Assessed Change (\$)	\$1,300	\$2,000	
YOY Assessed Change (%)	0.66%	1.03%	
Total Tax	Tax Year	Change (\$)	Change (%)
\$1,840	2024		
\$1,874	2025	\$34	1.86%
\$1,868	2026	-\$6	-0.34%

CHARACTERISTICS			
Lot Acres	2.32	MLS Total Baths	1
Lot Area	101,059	Full Baths	1
Land Use	Manufactured Home	Condition	Fair
County Land Use	Manufactured Home (Owned Site)	Quality	Fair
Style	Mobile Home	Water Source	Type Unknown
Year Built	1980	Sewer	None
Total Living Sq Ft	784	Heat Type	Forced Air
Above Gnd Sq Ft	784	Patio Type	Wood Deck
Gross Area	784	Patio/Deck 1 Area	72
Ground Floor Sq Ft	784	Roof Type	Gable
Basement Type	Basement	Roof Frame	Metal
Stories	1	Roof Shape	Gable
Bedrooms	MLS: 1	Foundation	Pier
Total Baths	1	Topography	Open Space

SELL SCORE			
Rating	High	Value As Of	2026-07-05 08:50:27

**Snohomish County R-5 (Rural 5-Acre) is a rural zoning designation intended to preserve low-density, rural character where urban services are not available; it generally allows single-family homes and typical rural uses (small-scale agriculture, accessory buildings, certain home occupations and limited public uses), with minimum lot sizes around five acres (200,000 sq ft) and dimensional standards set in the UDC bulk matrix (height ~45 ft, lot coverage ~35%, and prescribed front/side/rear setbacks). Detached accessory units, conditional uses, and specific development rules (including ADU size/eligibility) are governed by county code and recent ordinances, and properties may also be subject to overlays or critical-area restrictions—always confirm exact standards for a parcel with the Snohomish County code and assessor/SCOPI records.**

# Aerial View

4 Lots - Level and Buildable



# Construction Cost Estimate

Table 1

Category	Subcategory	Per Home (USD)	Total for 4 Homes (USD)
Structure Foundation	- Concrete/slab or crawl foundation	30000	120000
Structure Framing	- Wood framing & labor	90000	360000
Structure	- Siding/trim	30000	120000
Exterior Structure - Roofing	Roof materials & labor	12000	48000
Structure - Windows & Doors	Windows, exterior doors	18000	72000
Structure - Insulation & Drywall	Insulation, drywall, tape/texture	18000	72000
Structure - Interior Finishes	Paint, trim, interior doors	54000	216000
Structure - Kitchen Cabinets & Counters	Cabinets, countertops, hardware	24000	96000
Structure - Flooring	Carpet/laminate/tile	18000	72000
Structure - Electrical	Service, wiring, panels, fixtures	18000	72000
Structure - Plumbing	Supply/drain lines, fixtures	24000	96000
Structure - Fixtures & Appliances	Heating & basic cooling	12000	48000
Structure - Miscellaneous	Bath/kitchen fixtures, basic appliances	9000	36000
Structure - GC Overhead & Profit	Job cleanup, temporary protections, small extras	21000	84000
Structure Subtotal		396000	1584000
Site - Septic	General contractor installation of overhead gravity system)	12000	48000
Site - Well	Drilling, pump, hookup	10000	40000
Site - Driveway & Grading	Driveway surfacing, site grading, erosion control	10000	40000
Site - Utilities Hookup	Power/telecom/waterline to house	6000	24000
Site - Permits & Impact Fees	County permits, inspections, impact fees	5000	20000
Site - Landscaping	Basic landscaping & seed	3000	12000
Site - Erosion Control	BMPs, silt fence, temporary measures	2000	8000
Site Subtotal		48000	192000



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*blatext*

# FOUR-PARCEL INCOME PORTFOLIO

16527415th Avenue SE · Gold Bar, Washington 98251

## OFFERING MEMORANDUM

PRICE	PARCELS	GROSS MONTHLY INCOME	GRM	ZONING
\$850,000	4	\$4,800	14.8x	R-5

### INVESTMENT OVERVIEW

***This is a rare opportunity to acquire a four-parcel, fully-tenanted manufactured home income portfolio in one transaction along the Highway 2 corridor. Each of the four parcels is improved with its own manufactured home, is separately serviced by on-site well and septic, and carries its own utility connections — giving an investor four discrete, self-contained income units under a single closing. At \$850,000 for a portfolio generating \$4,800 per month in gross rents, this offers a straightforward entry point into cash-flowing Snohomish County real estate at a basis well below new construction cost, in a market where entitled, utility-ready manufactured home sites are increasingly difficult to replace.***

### WHY THIS DEAL WORKS FOR CASH-FLOW INVESTORS

- Four separately platted parcels, each already improved and income-producing — no development risk, no lease-up period, no entitlement uncertainty.***
- Every parcel is self-sufficient: on-site well and septic serve each home individually, eliminating shared-system liability and simplifying future subdivision or individual disposition.***
- R-5 zoning provides flexibility for continued manufactured home use, potential replacement/upgrade of units over time, or long-term repositioning as the corridor continues to grow.***
- Basis of roughly \$212,500 per parcel is a fraction of the cost to permit, install utilities, and place a new manufactured home today — built-in replacement-cost protection.***
- Located in the Highway 2 corridor with direct proximity to Monroe and Stevens Pass — one of the Puget Sound region's key commuter, recreation, and second-home arteries, with steady population inflow from investors and residents alike leaving higher-tax jurisdictions for Washington's more favorable tax climate.***
- Four-unit scale allows for simplified single-source management and future flexibility to sell individual parcels, refinance, or hold for long-term land and income appreciation.***













