

**KEITH**wilson**CO.**

**MOBILE HOME PARK REAL ESTATE BROKERAGE**

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10401 Pond Meadow Drive, Oklahoma City, OK 73151

**FOR SALE**

**EDGEWOOD RV COMMUNITY**

**8801 SE 29<sup>TH</sup> St.**

**Midwest City, OK 73110 (OKC)**

**169 Sites**

**\$9,100,000**

**65% LTV 5 Year Seller Financing**

**7.01% | 7.84% Cap Rate**



# EDGEWOOD RV COMMUNITY

## INTRODUCTION

Keith Wilson Co., as exclusive broker, is pleased to present Edgewood RV Community, a 169-site, high-performing RV park located in Midwest City, Oklahoma (pop. 58,000), a primary suburb within the Oklahoma City MSA (pop. 1.4 million).

Edgewood is strategically positioned less than one-eighth mile north of I-40 and approximately one-quarter mile northeast of Tinker Air Force Base, the largest single-site employer in Oklahoma with 26,000 employees. Tinker encompasses 8.2M square feet across 62 buildings and is the primary Air Logistics Center within the U.S. Air Force Materiel Command. The base supports maintenance for AWACS, E-3, E-6, B-52, B-1 and Boeing 737s. Tinker is also the operational base for the KC-46 Pegasus and maintains 2B in pre-positioned parts supporting the B-1 bomber.

The Edgewood property spans 15.27 acres and has been extensively repositioned from a mobile home park into a fully upgraded RV community, supported by over \$1.6 million in capital improvements. The asset features 169 concrete RV pads, full utility hookups, individually metered electrical pedestals, paved and lit streets, and a complete amenity offering including a clubhouse, pool, laundry facilities and on-site mail services.

Edgewood operates as a true long-term residency RV community with approximately **95% of revenue derived from monthly tenants**. Historical occupancy has remained exceptionally strong, averaging 93.6% in 2024 and 96.8% in 2025, demonstrating stability and sustained demand.

Current rents range from \$550 to \$750 per month, with a clear and actionable mark-to-market opportunity. Approximately 125 legacy tenants remain below market and are scheduled for rent increases in 2026, providing immediate upside with no additional capital required.

The surrounding Oklahoma City market is one of the leading aerospace hubs in the United States, with approximately 220 firms employing over 36,000 workers. Boeing's aerospace division employs approximately 32,000 of those, with facilities located near the property. Additionally, an 11-acre retail and restaurant development across SE 29th Street is scheduled to break ground in February 2026, further enhancing the immediate area.

Edgewood RV Park offers investors a combination of scale, stability and near-term revenue growth in a supply-constrained submarket anchored by one of the strongest employment drivers in the region.

# EDGEWOOD RV COMMUNITY

## GENERAL INFORMATION

Address: 8801 S.E. 29th  
Midwest City, OK 73110 (OKC)

No. of sites: 169

Age: Built 1970

Lot rent: \$550/mo.- includes water, sewer, trash and WIFI  
\$750/mo.- includes all above plus electricity  
\$70/daily  
\$275/weekly

Utilities:	<u>2024</u>	<u>2025</u>
Electricity	\$70,404	\$66,283
Gas	1,431	1,966
Water/trash	126,710	163,182
	\$198,604	\$231,431

- 70% of utility cost is water/sewer/trash and 30% is electricity-RV pads
- 17% of monthly tenants are \$750/mo. (includes electric) 82% are \$550/mo.
- Tenancy is permanent monthly RV, not transitory
- Less than 1% of income is daily-\$40 or weekly-\$200

Many of the tenants are Boeing, Tinker AFB and pipeline industry

Occupancy: Avg. 2024 - 93.6%  
Avg. 2025 - 96.8%

Land: 15.2701 flat acres MOL, 11 sites per acre

- Amenities:
- 2000' MOL clubhouse with office, kitchen, storage, laundry, mailroom, and maintenance
  - Laundry facilities with 5 washers and 6 dryers (75¢ each)
  - 2021 V-shaped gunite community swimming pool with concrete decking
  - Full water/waste hookups, 50/30/20-amp service, and trash bins at all sites
  - Clean concrete 20' x 40' parking pads (6-11 years old) accommodating motorhomes, RVs and 5th wheels
  - Free basic WIFI (premium service available through T-Mobile)
  - Outdoor-access showers
  - Cable TV and telephone installation permitted
  - Individual mailboxes, trash and recycling, with USPS post office facility on site
  - Mature landscaping in a quiet wooded community
  - Perimeter fencing (N. & E. sections recently replaced)

# EDGEWOOD RV COMMUNITY

## GENERAL INFORMATION

**Flood zone:** According to the survey prepared 5/16/1996, the site is not located within an area having any special flood prone hazards

**Park policies:** No RVs more than 10 years old (8 older RVs are grandfathered-in)  
 No cars, boats, jet skis  
 Credit application after 30 days in the park  
 Tenants can get Cox Cable & AT&T (pedestals throughout the park)

**Streets/parking:** Asphalt paved and lighted

**Utilities:** Municipal water and sewer. Each space contains newer, separately metered electrical pedestals. Municipal water is metered and paid by the park. All public utilities are available to the site, including natural gas.

**Cap Ex:** Edgewood RV Park transitioned from a Mobile Home Park to RV in the 2012-2018 period. From Jan. 2012-July 2021 a total of \$1,602,000 in capital expenditures including:

RV Pads	\$617,085 (169 44' x 20' concrete pads)
Plumbing	114,186
Pool/deck	104,833
Clubhouse remodel	75,781
Streets/paving/curbs	57,850
Electrical	54,720 (mostly pedestals- Smart OG&E meters)
Fence	36,787
Laundry room	19,123
WIFI	15,275

70% of all PVC sewer lines replaced in this period with Schedule 40 PVC  
 Much of the galvanized water lines replaced with PEX  
 Water shutoffs: whole park-by office & 10 others throughout the park

**Zoning:** "R-MH-2" Residential Mobile Home, by the City of Midwest City

**Location:** Edgewood RV Park is in Midwest City, OK (pop. 58,000), an east Oklahoma City (pop. 1,400,000) suburb. The property is 1/8 mile north of I-40 and 1/4 mile northeast of Tinker Air Force Base. Tinker AFB employs approximately 26,000 people and is the largest single-site employer in Oklahoma. An 11-acre retail and restaurant development across SE 29th Street is scheduled to break ground in February 2026.

# EDGEWOOD RV COMMUNITY

## PROFIT & LOSS

	<u>2024</u>	<u>2025</u>
Income.....	\$1,054,036.....	\$1,077,474 (95% is rental)
Expenses.....	\$383,209.....	\$439,512 <sup>(1)</sup>
NOI.....	\$670,827.....	\$637,962 (7.01% cap)
Rent increases.....		\$75,000 <sup>(2)</sup>
Adjusted NOI.....		\$712,962 (7.84% cap)

- (1) After auto/travel deducted, note that 70% of utility cost is water/trash and 30% is electricity for RV pads.
- (2) 125 tenants at \$500/month = \$75,000 annually. In 2025, rents for 25 new tenants were increased to \$550–\$750 per month. The existing pre-2025 tenants (approx. 125) were not increased but will be in 2026. Tenancy is permanent, not transient.

# EDGEWOOD RV COMMUNITY

## 2024/2025 FINANCIALS

	<u>Jan - Dec 25</u>	<u>Jan - Dec 24</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>A-Rental Income</b>	1,063,606.50	1,003,956.91
<b>insurance Reimbursement</b>	0.00	8,221.20
<b>Laundry Income</b>	13,868.27	18,358.74
<b>Other Income</b>	0.00	23,500.00
<b>Total Income</b>	<u>1,077,474.77</u>	<u>1,054,036.85</u>
<b>Expense</b>		
<b>Automobile Expense</b>	1,583.83	346.64
<b>Bank Service Fee</b>	8.00	8.00
<b>Cleaning Services</b>	0.00	0.00
<b>Computer and Internet Expenses</b>	3,808.04	2,903.13
<b>Dues and Subscriptions</b>	330.99	1.25
<b>Insurance Expense</b>	17,110.24	14,209.01
<b>Landscaping and Groundskeeping</b>	13,000.00	16,515.00
<b>Merchant Credit Card Fee</b>	17,570.87	16,998.62
<b>Office Supplies</b>	6,678.73	6,886.15
<b>Outside services</b>	19,825.49	6,763.20
<b>PayLease Merchant Fee</b>	463.32	420.12
<b>Payroll Expense</b>	78,558.20	70,874.96
<b>Permits and Licenses</b>	375.00	225.00
<b>Plumbing Expenses</b>	2,458.38	700.00
<b>Pool Expense</b>	4,383.96	1,558.54
<b>Postage and Delivery</b>	133.31	97.13
<b>Repairs and Maintenance</b>	25,670.99	29,662.06
<b>Taxes</b>	17,643.28	16,751.78
<b>Telephone Expense</b>	46.74	30.00
<b>Travel Expense</b>	4,611.28	5,293.08
<b>Utilities</b>	231,446.04	198,604.88
<b>Total Expense</b>	<u>445,706.69</u>	<u>388,848.55</u>
<b>Net Ordinary Income</b>	<u>631,768.08</u>	<u>665,188.30</u>
<b>Net Income</b>	<u><u>631,768.08</u></u>	<u><u>665,188.30</u></u>

**EDGEWOOD RV COMMUNITY**  
**SALES INFORMATION**

Sales Price.....	\$9,100,000
Seller Carry.....	\$5,915,000 <sup>(1)</sup>
Down.....	\$3,275,000
Cap Rate.....	7.01% / 7.84% <sup>(2)</sup>

(1) 6% interest, 5 yr carry, 1st yr interest only

(2) Higher cap rate after \$50 rent increase to pre-2025 tenants  
2025 tenants have already been raised in 2025

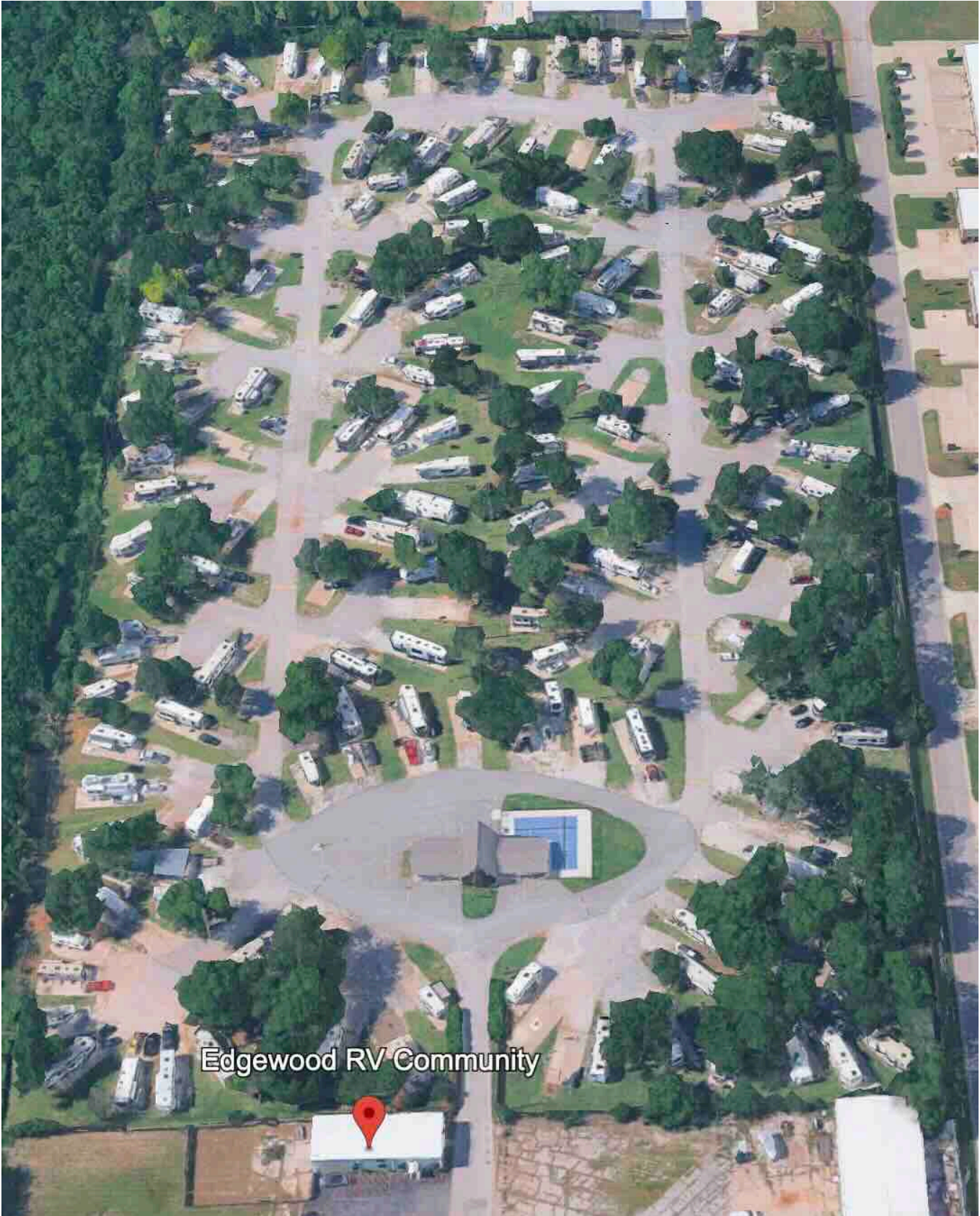
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## SITE PLAN



# EDGEWOOD RV COMMUNITY

AERIAL

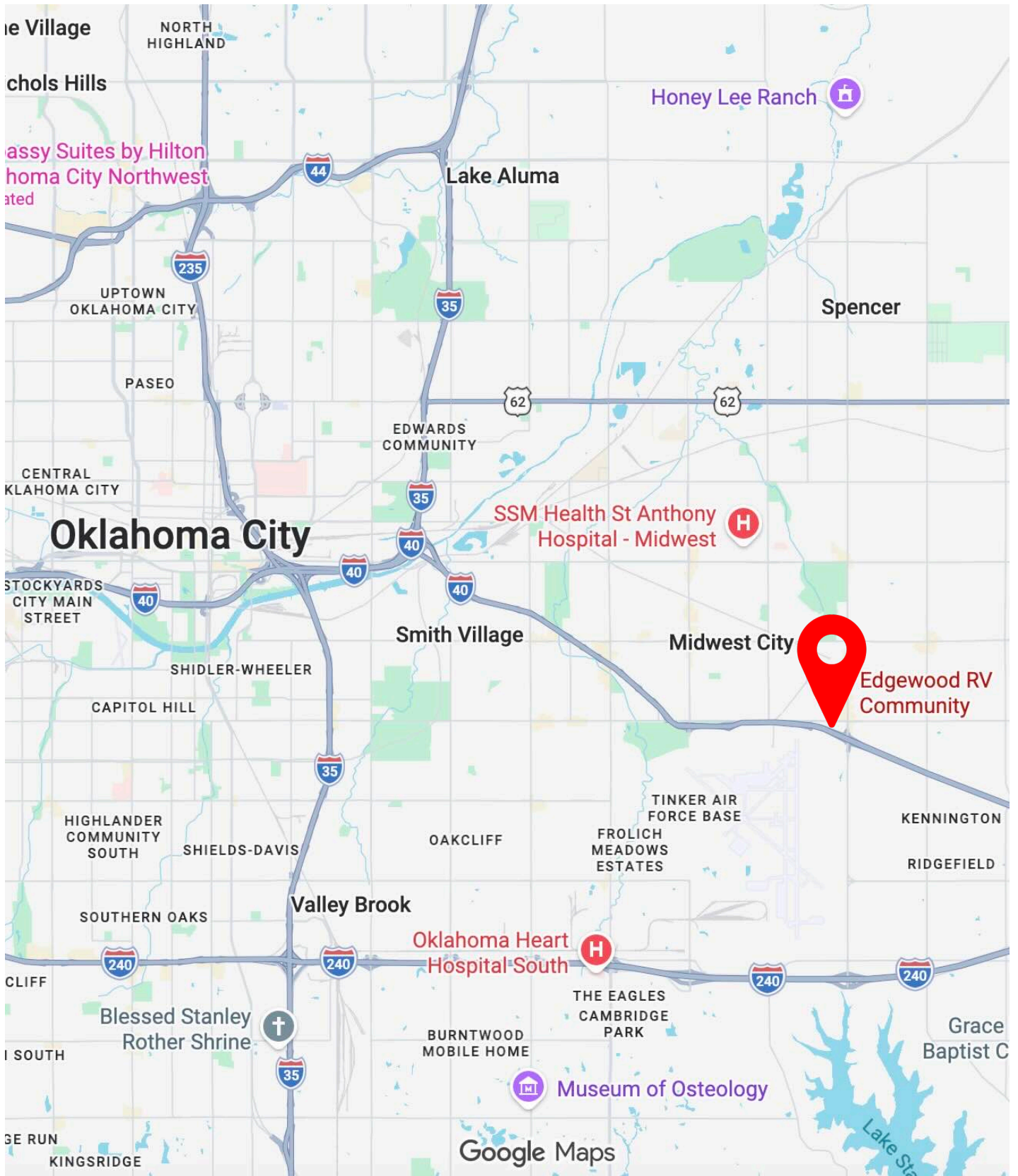


Edgewood RV Community



# EDGEWOOD RV COMMUNITY

## MAP



**EDGEWOOD RV COMMUNITY**  
PHOTOGRAPHY



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