

D STREET MOBILE HOME PARK

810 N D Street, Grangeville, ID 83530



Contact

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PROPERTY INFORMATION

Purchase Price
\$589,000.00

Property Address
810 N D Street
Grangeville, ID 83530

Property Size
10 Units

Land Size
0.88 Acres

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



D STREET MOBILE HOME PARK

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PROPERTY OVERVIEW

D-Street Mobile Home Park is a well-maintained 10-space community located in Grangeville, Idaho. The park is currently 80% occupied, featuring eight tenant-owned homes, one park-owned home, and 1 open space, providing both stability and immediate upside potential.

Situated less than a mile from Highway 95, the park allows quick access to downtown Grangeville and surrounding areas. Nearby amenities include a local grocer, several cafés, and essential retailers, with a Cash and Carry located just a mile away.

With its solid occupancy, low maintenance requirements, and opportunity to increase income through the remaining vacant space, D-Street Mobile Home Park presents an ideal investment for those seeking a stable, income-producing asset.

D-Street Mobile Home Park is a **10-space manufactured housing community** located in **Grangeville, Idaho**. The property is currently **80% occupied**, consisting of **eight tenant-owned homes, an open space and one park-owned home** that is **currently vacant**, with a **market rent of approximately \$900 per month** once leased.

Investment Highlights

- **Stabilized Tenant Base:** Strong occupancy with long-term, tenant-owned homes providing consistent and reliable income.
- **Immediate Upside:** Opportunity to increase cash flow by leasing the **vacant park-owned home** at market rent.
- **Low Operating Expenses:** Tenants are responsible for their own **electricity and gas**, minimizing landlord obligations.
- **Public Utilities:** Serviced by **city water and sewer**, ensuring stable infrastructure and reduced maintenance complexity.
- **Accessible Location:** Situated less than **one mile from Highway 95**, offering easy access to downtown Grangeville and surrounding areas.
- **Nearby Amenities:** Close to **local grocers, cafés, and daily-needs retailers**, including a **Cash and Carry** within one mile of the property.

Investment Summary

D-Street Mobile Home Park presents an attractive opportunity to acquire a well-maintained, income generating asset in a market with strong rental demand and limited supply of affordable housing.

PROPERTY PHOTOS



PROPERTY PHOTOS



10-YEAR CASH FLOW ANALYSIS

INITIAL INVESTMENT

Purchase Price	\$589,000
+ Acquisition Costs	\$11,780
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$600,780

MORTGAGE DATA

MORTGAGE DATA	1ST LIEN
Loan Amount	\$0
Interest Rate (30/360)	0.000%
Amortization Period	0 Years
Loan Term	0 Years
Loan Fees Points	0.00%
Periodic Payment	\$0.00
Annual Debt Service	\$0

CASH FLOW

For the Year Ending	Year 1 Mar-2027	Year 2 Mar-2028	Year 3 Mar-2029	Year 4 Mar-2030	Year 5 Mar-2031	Year 6 Mar-2032	Year 7 Mar-2033	Year 8 Mar-2034	Year 9 Mar-2035	Year 10 Mar-2036
POTENTIAL RENTAL INCOME (PRI)	\$70,800	\$72,924	\$75,112	\$77,365	\$79,686	\$82,077	\$84,539	\$87,075	\$89,687	\$92,378
- Vacancy / Credit Loss	\$9,763	\$10,056	\$10,358	\$10,669	\$10,989	\$11,318	\$11,658	\$12,008	\$12,368	\$12,739
EFFECTIVE RENTAL INCOME	\$61,037	\$62,868	\$64,754	\$66,696	\$68,697	\$70,759	\$72,881	\$75,067	\$77,319	\$79,639
+ Other Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$61,037	\$62,868	\$64,754	\$66,696	\$68,697	\$70,759	\$72,881	\$75,067	\$77,319	\$79,639
- Operating Expenses	\$24,804	\$25,380	\$25,973	\$26,584	\$27,214	\$27,862	\$28,530	\$29,218	\$29,927	\$30,656
NET OPERATING INCOME (NOI)	\$36,233	\$37,488	\$38,781	\$40,112	\$41,483	\$42,897	\$44,351	\$45,849	\$47,392	\$48,983
Net Operating Income (NOI)	\$36,233	\$37,488	\$38,781	\$40,112	\$41,483	\$42,897	\$44,351	\$45,849	\$47,392	\$48,983
- Capital Expenses / Replacement Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
- Annual Debt Service 1st Lien	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CASH FLOW BEFORE TAXES	\$36,233	\$37,488	\$38,781	\$40,112	\$41,483	\$42,897	\$44,351	\$45,849	\$47,392	\$48,983
Sales Proceeds	1	2	3	4	5	6	7	8	9	10
Sale Price Per Square Foot	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sale Price Per Unit	\$53,600	\$55,400	\$57,300	\$59,300	\$61,300	\$63,400	\$65,500	\$67,700	\$70,000	\$72,300
Sales Price	\$536,000	\$554,000	\$573,000	\$593,000	\$613,000	\$634,000	\$655,000	\$677,000	\$700,000	\$723,000
- Sales Expenses	\$37,520	\$38,780	\$40,110	\$41,510	\$42,910	\$44,380	\$45,850	\$47,390	\$49,000	\$50,610
- Mortgage Balance 1st Lien	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sales Proceeds Before Tax	\$498,480	\$515,220	\$532,890	\$551,490	\$570,090	\$589,620	\$609,150	\$629,610	\$651,000	\$672,390

Acquisition CAP Rate	6.15%
Cost of Sale upon Disposition	7.00%
Purchase Price per Square Foot	\$0.00

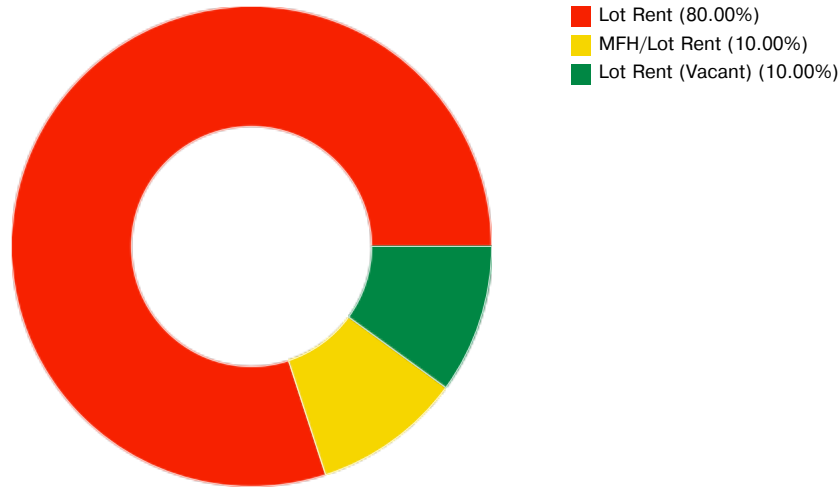
Combined LTV at Acquisition	0.00%
Combined DSCR at Acquisition	0.00
Purchase Price per Unit	\$58,900

Summary of Investment Measures

For the Year Ending	Year 1 Mar-2027	Year 2 Mar-2028	Year 3 Mar-2029	Year 4 Mar-2030	Year 5 Mar-2031	Year 6 Mar-2032	Year 7 Mar-2033	Year 8 Mar-2034	Year 9 Mar-2035	Year 10 Mar-2036
Loan-to-Value (LTV) - 1st Lien	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Combined Lien Loan-to-Value (LTV)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
DSCR - 1st Lien	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Combined DSCR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Return on Equity	7.27%	7.28%	7.28%	7.27%	7.28%	7.28%	7.28%	7.28%	7.28%	7.28%
Before Tax Cash on Cash	6.03%	6.24%	6.46%	6.68%	6.90%	7.14%	7.38%	7.63%	7.89%	8.15%
Year Property Sold	1	2	3	4	5	6	7	8	9	10
Before Tax Unleveraged Property Yield (IRR)	0.00%	0.00%	2.57%	4.42%	5.52%	6.27%	6.79%	7.19%	7.50%	7.74%
Effective Annual Cost of Borrowed Funds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Before Tax Impact of Leverage	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Equity Multiple	0.89	0.98	1.07	1.17	1.27	1.38	1.48	1.59	1.71	1.82
Before Tax EQUITY Yield (IRR)	N/A	N/A	2.57%	4.42%	5.52%	6.27%	6.79%	7.19%	7.50%	7.74%

# of Units	Unit Description	Size (Sq. Ft.)	Monthly Rent per Unit	Total Size (Sq. Ft.)	Total Monthly Income	Monthly Rate per Sq. Ft.	Year 1 Potential Rental Income (PRI)
8	Lot Rent	0	\$625	0	\$5,000	\$0.00	\$60,000
1	MFH/Lot Rent	0	\$900	0	\$900	\$0.00	\$10,800
1	Lot Rent (Vacant)	0	\$0	0	\$0	\$0.00	\$0
10				0	\$5,900	\$0.00	\$70,800

Unit Mix



INCOME

For the Year Ending	Year 1 Mar-2027	Year 2 Mar-2028	Year 3 Mar-2029	Year 4 Mar-2030	Year 5 Mar-2031	Year 6 Mar-2032	Year 7 Mar-2033	Year 8 Mar-2034	Year 9 Mar-2035	Year 10 Mar-2036
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+ Other Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL OTHER INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$61,037	\$62,868	\$64,754	\$66,696	\$68,697	\$70,759	\$72,881	\$75,067	\$77,319	\$79,639

EXPENSE DETAIL

Real Estate Taxes	\$1,197	\$1,233	\$1,270	\$1,308	\$1,348	\$1,388	\$1,430	\$1,473	\$1,517	\$1,562
Personal Property Taxes	\$602	\$620	\$639	\$658	\$678	\$698	\$719	\$741	\$763	\$786
Property Insurance	\$308	\$317	\$327	\$337	\$347	\$357	\$368	\$379	\$390	\$402
Property Management	\$3,052	\$3,143	\$3,238	\$3,335	\$3,435	\$3,538	\$3,644	\$3,753	\$3,866	\$3,982
Utilities : Water, Sewer & Garbage	\$14,044	\$14,466	\$14,900	\$15,347	\$15,807	\$16,281	\$16,770	\$17,273	\$17,791	\$18,325
Accounting And Legal	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600
Maintenance & Repairs	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
TOTAL OPERATING EXPENSES	\$24,804	\$25,380	\$25,973	\$26,584	\$27,214	\$27,862	\$28,530	\$29,218	\$29,927	\$30,656
NET OPERATING INCOME (NOI)	\$36,233	\$37,488	\$38,781	\$40,112	\$41,483	\$42,897	\$44,351	\$45,849	\$47,392	\$48,983

ASSUMPTION / INPUTS

Purchase Price	\$589,000
Year 1 Potential Income	\$70,800
Vacancy & Credit Loss	13.79%
Year 1 Expenses	\$24,804
Acquisition CAP Rate	6.15%
Sale Price - CAP Rate	7.00%

Acquisition Costs (% of Purchase Price)	2.00%
Annual Income Increase	3.00%
Other Income Increase	0.00%
Annual Expense Increase	N/A
Loan Fees Points	0.00%
Cost of Sale upon Disposition	7.00%

10-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

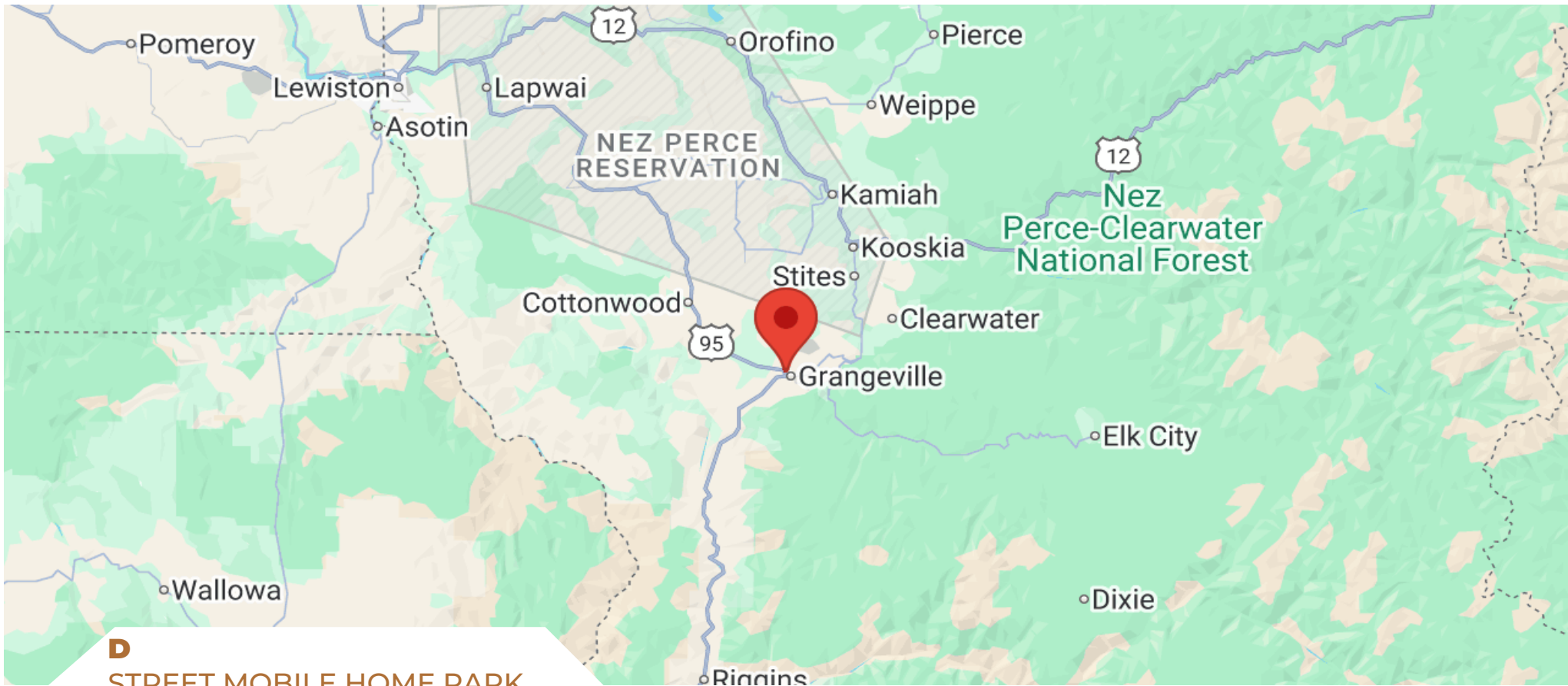
Unleveraged Investment Cash Flow & 10-year Yield			Financing Cash Flow & Effective Rate			Equity Investment Cash Flow & 10-year Yield	
N	\$		N	\$		N	\$
0	(\$600,780)	+	0	\$0	=	0	(\$600,780)
1	\$36,233		1	\$0		1	\$36,233
2	\$37,488		2	\$0		2	\$37,488
3	\$38,781		3	\$0		3	\$38,781
4	\$40,112		4	\$0		4	\$40,112
5	\$41,483		5	\$0		5	\$41,483
6	\$42,897		6	\$0		6	\$42,897
7	\$44,351		7	\$0		7	\$44,351
8	\$45,849		8	\$0		8	\$45,849
9	\$47,392		9	\$0		9	\$47,392
10	\$721,373		10	\$0		10	\$721,373

Property IRR/Yield = 7.74%

Effective Loan Rate = N/A

Equity IRR / Yield = 7.74%

Neutral Leverage - The Equity Yield Remained the SAME with Leverage



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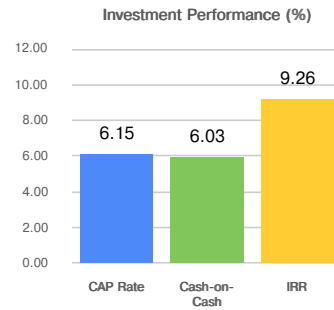
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KEY INVESTMENT FACTS

INITIAL INVESTMENT

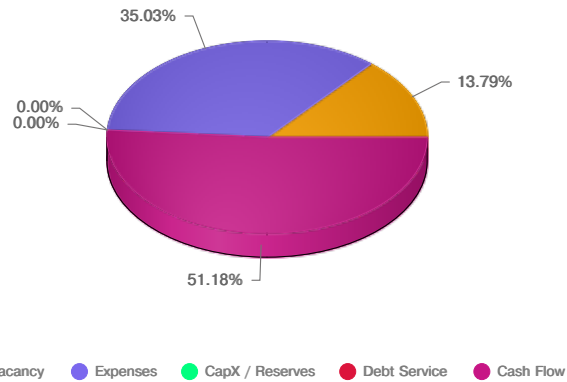
Purchase Price	\$589,000
+ Acquisition Costs	\$11,780
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$600,780

INVESTMENT PERFORMANCE



Internal Rate of Return (IRR)	9.26%
Acquisition CAP Rate	6.15%
Year 1 Cash-on-Cash	6.03%
Gross Rent Multiplier	8.32
Price Per Unit	\$58,900
Price Per Square Foot	\$0.00
Loan to Value	0.00%
Debt Service Coverage Ratio	0.00

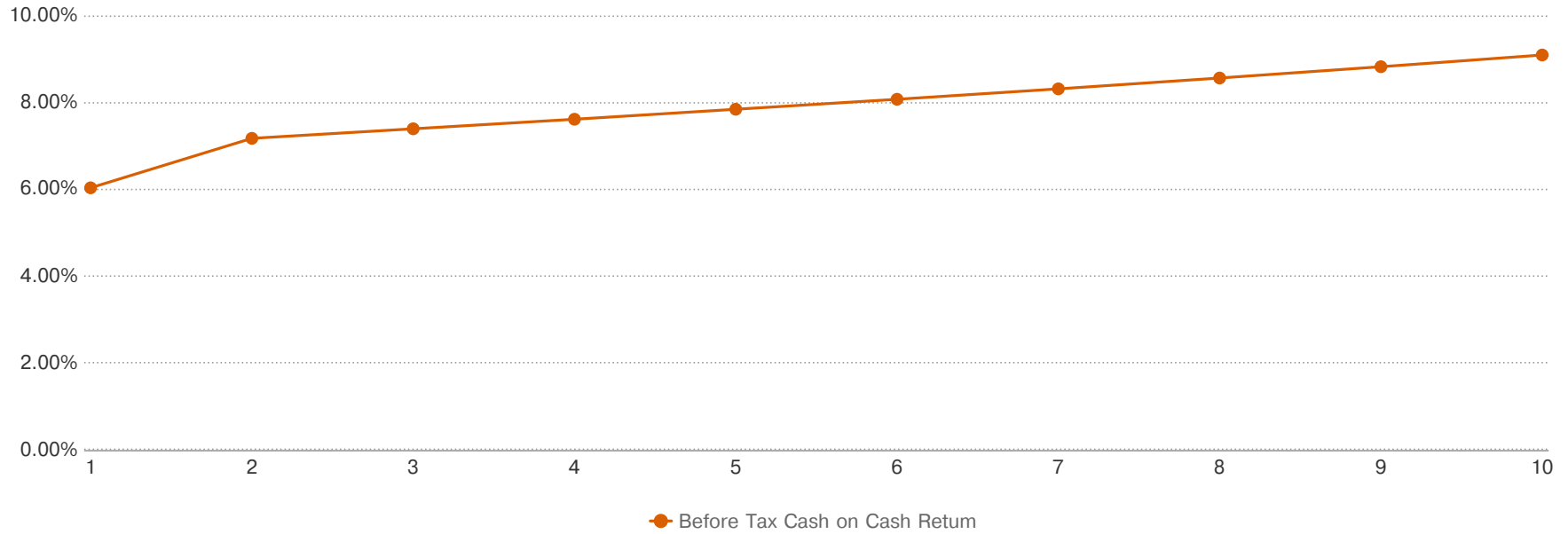
CASH FLOW



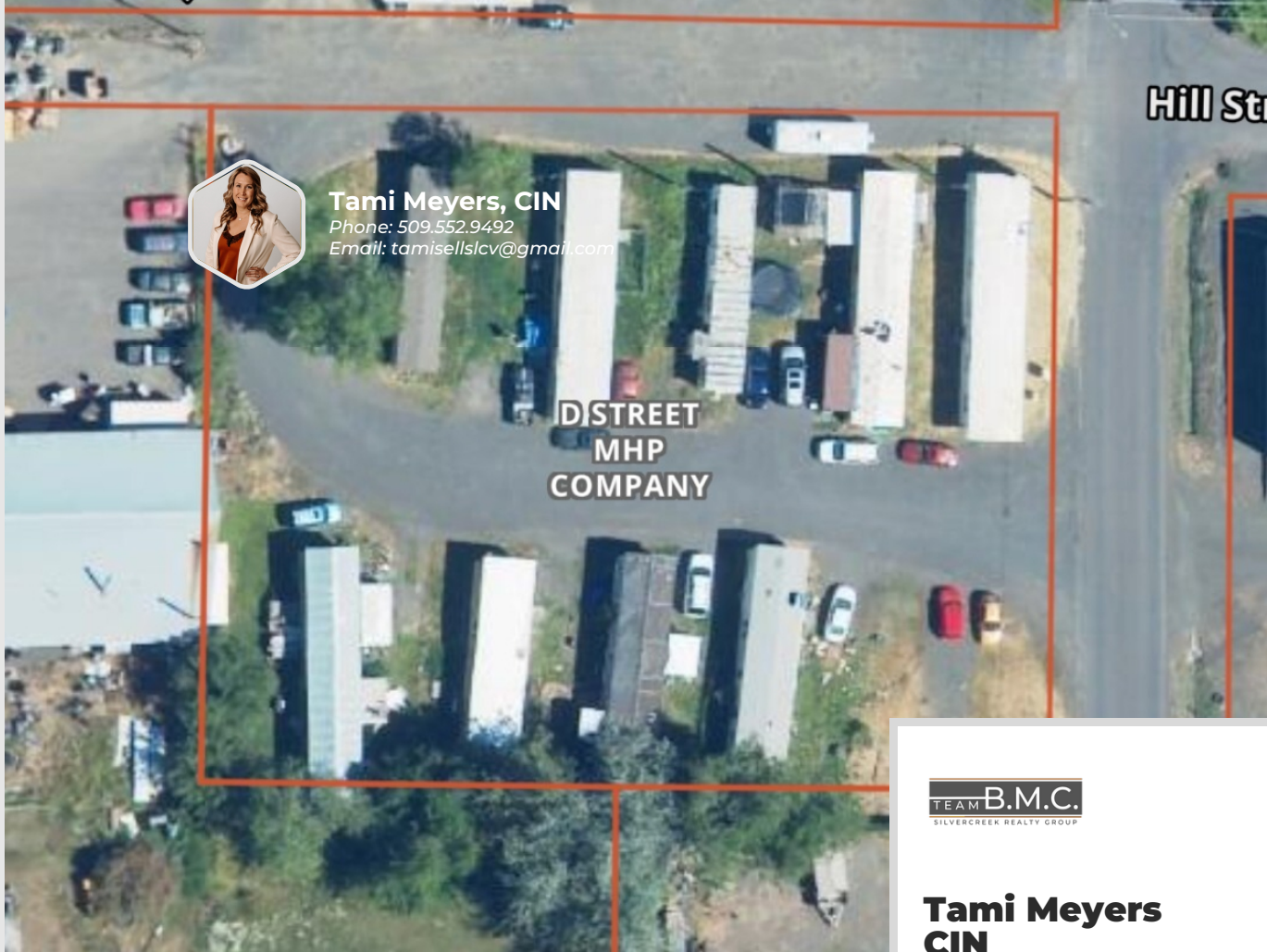
For the Year Ending	Year 10 Dec-2035
POTENTIAL RENTAL INCOME (PRI)	\$92,378
- Vacancy / Credit Loss	\$12,739
EFFECTIVE RENTAL INCOME	\$79,639
Other Income	\$0
GROSS OPERATING INCOME (GOI)	\$79,639
- Operating Expenses	\$25,056
NET OPERATING INCOME (NOI)	\$54,583
Net Operating Income (NOI)	\$54,583
- Capital Expenses / Replacement Reserves	\$0
- Annual Debt Service 1st Lien	\$0
CASH FLOW BEFORE TAXES	\$54,583

ANNUAL CASH-ON-CASH DIVIDEND RETURN

Annual Cash-on-Cash Dividend Return



Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Before Tax Cash on Cash Return	6.03%	7.17%	7.39%	7.61%	7.84%	8.07%	8.31%	8.56%	8.82%	9.09%






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