

Investment Property for Sale

757 COUNTY ROAD 308, DUMONT, CO 80436

MOBILE HOME PARK INVESTMENT OPPORTUNITY



Overview

Hoff & Leigh brings you a highly profitable mobile home park and covered land play with I-70 frontage and over 50,000 cars per day! The property is 100% leased with annual lease agreements and rent increases; the property currently generates \$120,012 in annual gross income with potential for increased growth. Recent renovations including a new roof on the cabin have the property primed and ready for a hands-off investor to collect income.

The property has 6 units, all units are owned by the Park Owner. As a covered land play, zoning allows for a variety of uses including restaurant, retail, office, and industrial. A short 40 min drive to downtown Denver and to the major ski resorts makes this park ideal for ski town workers, long-term rentals or short-term rentals. Call us today to take advantage of this rare opportunity!





For more info please text/call Michael (720) 683-0399 or Brandon (715) 512-0265

Hoff & Leigh listing website: <https://www.hoffleigh.com/listing/757-county-road-308/>

Highlights

- NOI: \$83,490 (Including 8% Management Fee and 2025 Additional Expenses)
- Current Cap Rate of 8.84%
- Proforma Cap Rate 11.86%
- 50,000+ VPD
- Located in Dumont On High Traffic I-70 Frontage Road Between Denver and Ski Resorts
- All Units Park-Owned
- Redevelopment Opportunity
- Well Water, City Sewer, Xcel Power
- [Enterprise Zone Property](#)

Property Details

-  **Sales Price**
\$945,000
-  **Total Number of Units**
6
-  **Lot Size**
1.359 Acres
-  **Zoning**
C-1

Rev: March 31, 2026



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Property APOD - 757 CR 308										
Suite	Tenant	Appx. SF	Current Monthly Rent	Utility Reimbursement	Rate (\$/SF)	% Share	Lease Expiration	Security Deposit	Proforma Market Rent	Proforma Delta
Unit 1: 3br/2ba	Tenant	924	\$ 1,600.00	\$ 171.00	20.78	17.0%	02/28/27	\$ 1,900.00	\$ 1,700.00	\$ 100.00
Unit 2: 2br/1ba	Tenant	900	\$ 1,400.00	\$ 161.00	18.67	16.6%	02/28/27	*alternative SD	\$ 1,575.00	\$ 175.00
Unit 3 (Cabin): 3br/1ba	Tenant	850	\$ 1,625.00	\$ 171.00	22.94	15.7%	12/31/26	\$ 1,600.00	\$ 1,650.00	\$ 25.00
Unit 4: 3br/2ba	Tenant	924	\$ 1,575.00	\$ 171.00	20.45	17.0%	08/31/26	\$ 2,662.00	\$ 1,700.00	\$ 125.00
Unit 5: 2br/1ba	Tenant	900	\$ 1,355.00	\$ 161.00	18.07	16.6%	01/31/27	\$ 1,355.00	\$ 1,575.00	\$ 220.00
Unit 6: 2br/1ba	Tenant	924	\$ 1,450.00	\$ 161.00	18.83	17.0%	08/31/26	\$ 2,000.00	\$ 1,575.00	\$ 125.00
Total		5,422	\$ 9,005.00	\$ 996.00	19.96	100.0%		\$ 9,517.00	\$ 9,775.00	\$ 770.00

Category	Current Financials	\$/SF	Proforma Financials	\$/SF
Annual Gross Rent	\$ 108,060.00	\$ 19.93	\$ 117,300.00	\$ 21.63
Other Income (Utility Reimbursement)	\$ 11,952.00	\$ 2.20	\$ 11,952.00	\$ 2.20
Effective Gross Income	\$ 120,012.00	\$ 22.13	\$ 129,252.00	\$ 23.84
Annual Expenses (Actual)	Current		Proforma	
Real Property Taxes (2025 taxes due in 2026)	\$ 2,106.60	\$ 0.39	\$ 2,106.60	\$ 0.39
Property Insurance (Actual 2026)	\$ 807.49	\$ 0.15	\$ 807.49	\$ 0.15
Total Contract Services (HVAC, Landscape, Pest, Snow, Tras)	\$ 2,140.00	\$ 0.39	\$ 2,140.00	\$ 0.39
Total Utilities (Electric, Gas, Sewer, Water)	\$ 4,430.32	\$ 0.82	\$ 4,430.32	\$ 0.82
Total Repairs and Maintenance (roof, plumbing, cleaning)	\$ 6,408.40	\$ 1.18	\$ 6,408.40	\$ 1.18
Total Admin Expenses (Tax Prep, Lease fees, etc)	\$ 1,235.14	\$ 0.23	\$ 1,235.14	\$ 0.23
Non-Recurring Expenses (roof & building improvements)	\$ 11,244.13	\$ 2.07	\$ -	\$ -
Property Management (8%)	\$ 8,149.01	\$ 1.50	\$ 0.00	\$ 0.00
Annual Gross Expenses	\$ 36,521.09	\$ 6.74	\$ 17,127.95	\$ 3.16
Net Operating Income	\$ 83,490.91	\$ 15.40	\$ 112,124.05	\$ 20.68
	Current		Proforma	
Purchase Price	\$ 945,000.00	\$ 174.29	\$ 945,000.00	\$ 174.29
Renovation Costs	\$ -	\$ -	\$ -	\$ -
Cap Rate	8.84%		11.86%	
Cap Rate (no mgmt fee or vacancy)	8.97%			

*loan terms are estimates only

Debt Service Info	
Purchase Price	\$ 945,000.00
Down Payment	\$ 189,000.00
Loan Amount	\$ 756,000.00
Est Closing Costs	
Annual Interest Rate	6.00%
Amortization Period	360
Number of Payments	360
Interest Only	No
Payment Info	
Monthly Payment	\$ 4,532.60
Total Payments	\$ 1,631,738.26
Total Interest Paid	\$ 875,738.26
Current Investment Numbers	
Initial Cash Investment	\$ 189,000.00
Annual Debt Service	\$ 54,391.20
DSCR	1.535
Net Yearly Cash Flow	\$ 29,099.71
Cash on Cash	15.40%
Proforma Investment Numbers	
Initial Cash Investment	\$ 189,000.00
Annual Debt Service	\$ 54,391.20
DSCR	2.061
Net Yearly Cash Flow	\$ 57,732.85
Cash on Cash	30.55%

Recurring Maintenance:

Filter Changes and furnace cleaning Units 1,2,3,5. Semi Annual.
Swamp Cooler Maintenance and winterization/start-up. Semi annual.
Landscape Clean-up 2x growing season.
Pest Control 2x season.

Capital Improvements:

All Park owned units repainted 2023
Parking lot resurface 2024
Washer Dryer Replacement: Cabin 3 and Unit 5.
Well water was tested as required by the state in 2024. Water was cleared as no concern. No ongoing testing is required due to the size of the park and system.
Parking lot: Grading and crushed asphalt. 2024
Trailer 1: Interior remodel, roof truss replacement and ceiling repair. Flooring replaced. Entry Stairs and deck repair and replacement. January 2025
Furnace and flue Replace January 2024
Fridge replaced October 2024.
Trailer 2: Re-insulate water lines and connection box. Add heat tape.
Unit 3 (Cabin): Re-roof, water proof and exterior paint 2023. Interior plumbing replacement in crawl space. Supply and Drain lines repaired and replaced.
Trailer 5: New Electric panel and circuits 2024. Furnace replacement 2024

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DEMOGRAPHICS



1,042
Population



49.3
Median Age



2.3
Average Household Size



\$55,449
Median Household Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
County Rd308	43,923	0.1
County Rd308	51,357	0.1
County Rd308	43,923	0.2
County Rd308	33,000	0.2

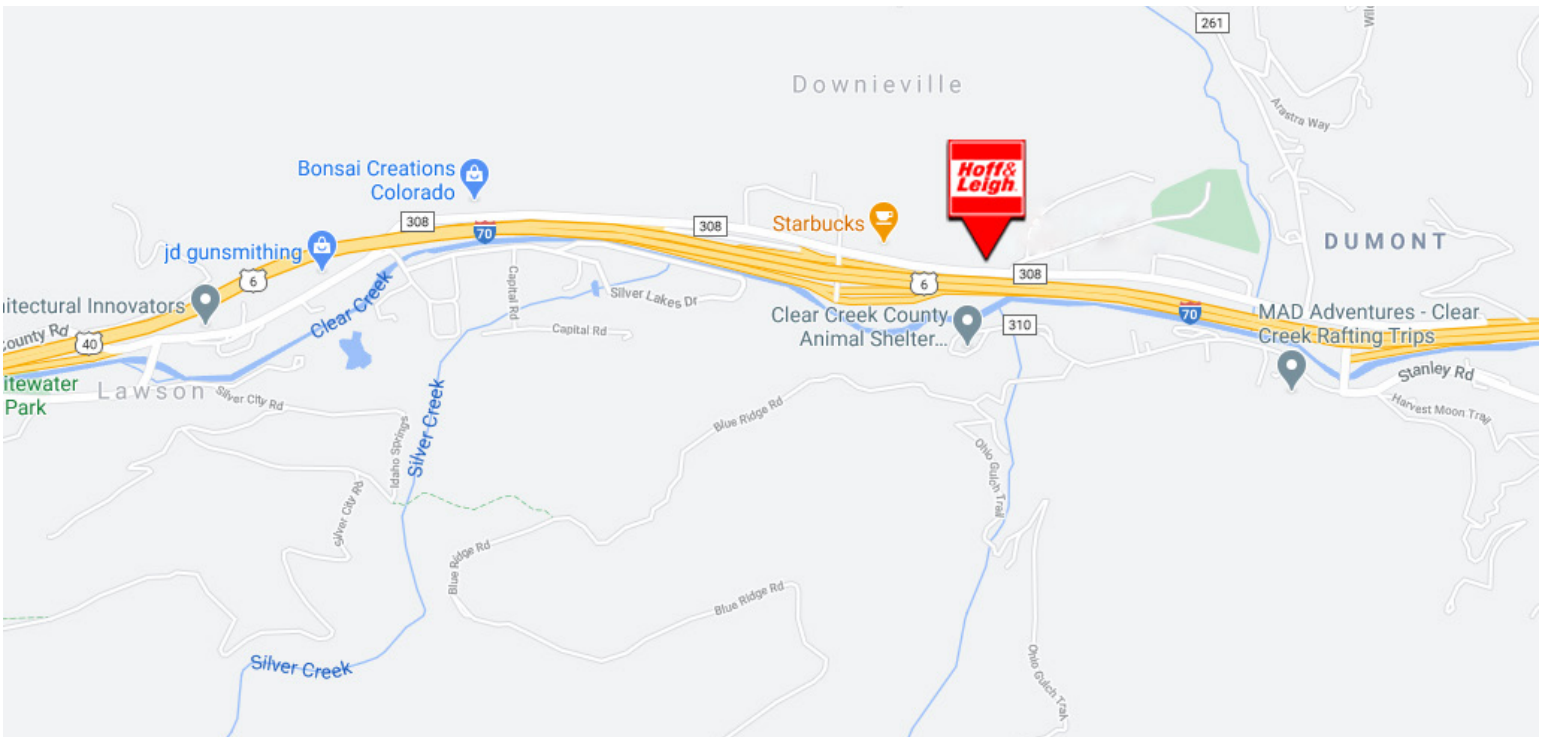


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