

ELLENSBURG MOBILE ESTATES PARK

ELLENSBURG, WA



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CLOSED: \$1,600,000

CLOSED DEAL REPORT

ELLENSBURG MOBILE ESTATES PARK



The Investment Sales Group and Compass Commercial are pleased to present this Closed Deal Report for the successful sale of Ellensburg Mobile Estates Park, a 33-pad mobile home park in Ellensburg, Washington, which closed for \$1,600,000. Situated on 2.26 acres and built in 1950, this well-established property was offered for the first time in fifty years, providing a unique opportunity to acquire a stable, income-generating asset in a growing market.

This private exclusive listing received 9 Letters of Intent and was sold on seller financing, reflecting strong demand and favorable terms for both the Sellers & Buyer. The property closed with a 5.82% CAP rate, \$48,484.85 price per unit, and 7.86 GRM. 80% occupied and connected to city utilities with private well irrigation, the property is strategically positioned for long-term growth and value appreciation. With strong rental demand and considerable upside potential in rental income, this transaction highlights the asset's prime location and future investment opportunities within the housing sector.

Please contact us for more information on similar investment opportunities, or to explore how you can achieve similar successful results.

**\$1,600,000**

Price

**\$48,484.85**

Price Per Unit

**5.82%**

CAP Rate

**7.93%**

Yr 2 CAP Rate

**1950**

Year Built

**7.86**

GRM

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