

Triangle Court Mobile Home Park

OSAGE, IA 50461

\$435,000

Property Features

 35

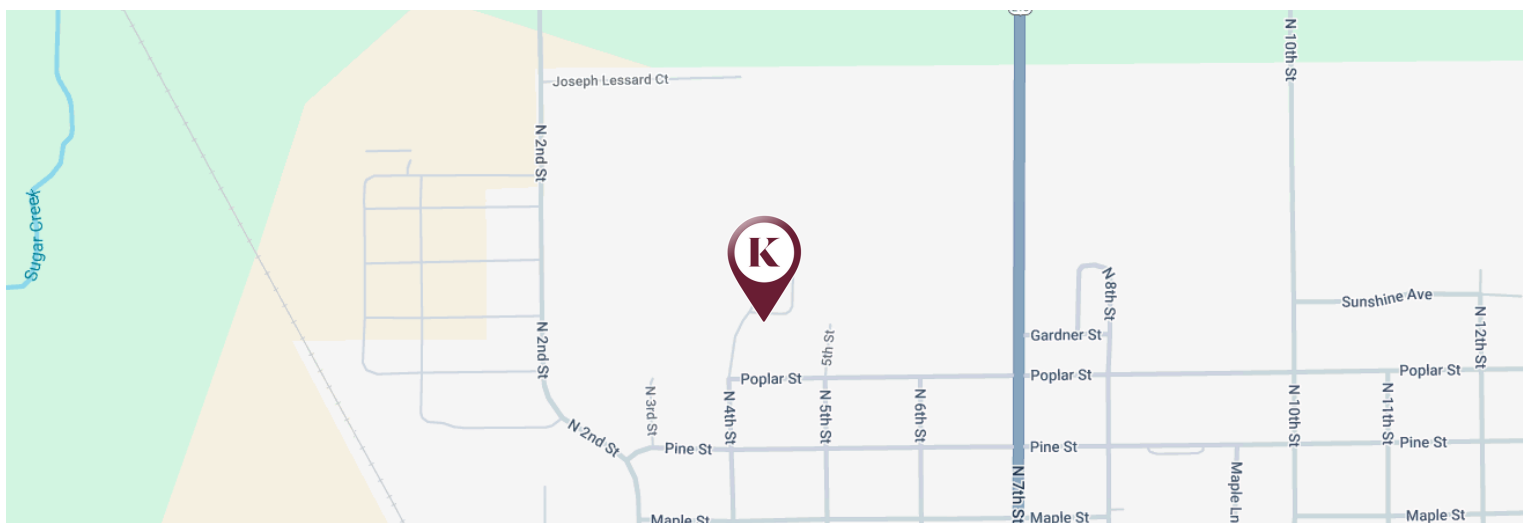
 \$12,428

 12.52%

PROPERTY OVERVIEW



The KataLYST Team as part of KW Commercial is pleased to offer exclusively for sale Triangle Court Mobile Home Park located in Osage, IA. This mobile home park consists of 35 lots of which 23 are leased at \$265 per month with ability to raise lot rents to \$300.

Additionally to the lots, new ownership will acquire also 15 mobile homes that are additionally rented.



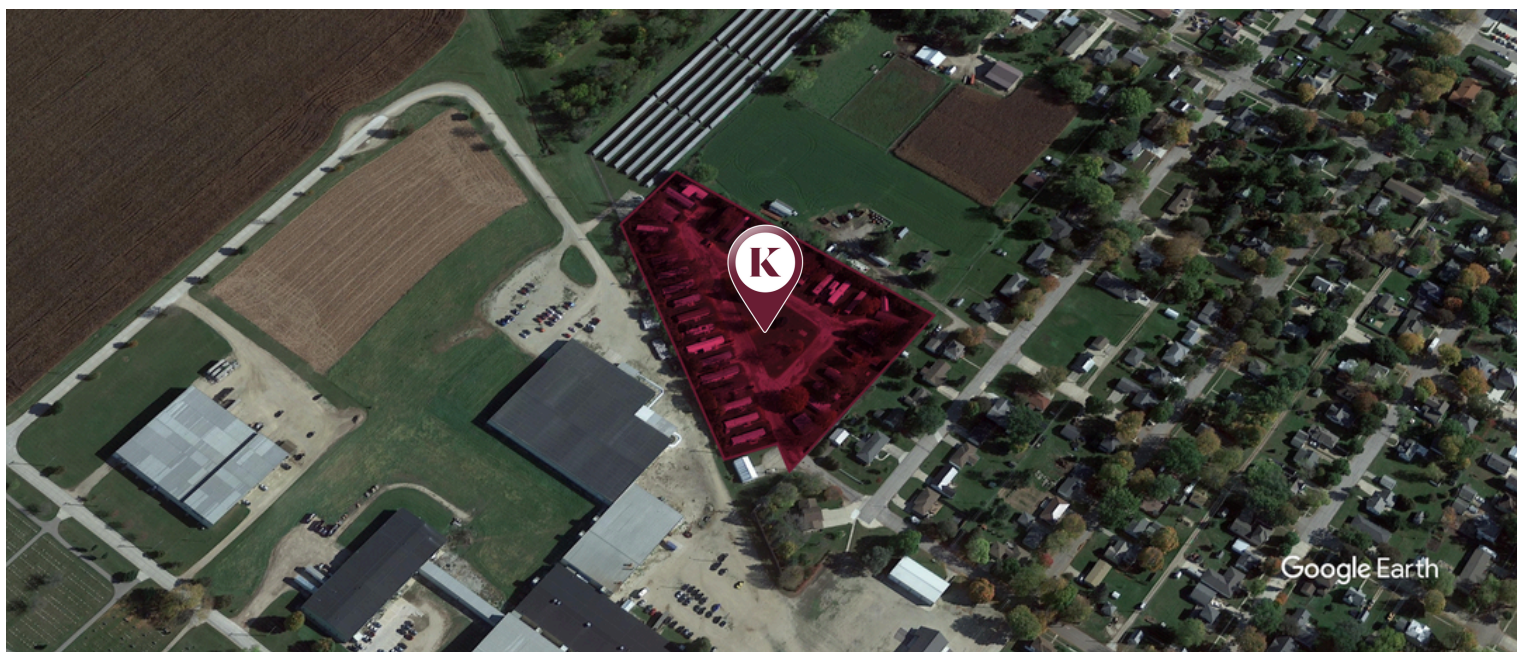
JARED HUSMANN

President, KataLYST Team
License: B63372000

 (515) 706-4305
 Sales@KataLYSTteam.com

4001 Westown Parkway,
West Des Moines, IA 50266
www.katalystteam.com

DESCRIPTION YEAR ENDING	YEAR 1 08/2025	YEAR 2 08/2026	YEAR 3 08/2027	YEAR 4 08/2028	YEAR 5 08/2029
Income					
Rental Income	\$92,700	\$92,700	\$92,700	\$92,700	\$92,700
Gross Scheduled Income	\$92,700	\$92,700	\$92,700	\$92,700	\$92,700
Turnover Vacancy	(\$18,540)	(\$18,540)	(\$18,540)	(\$18,540)	(\$18,540)
Gross Operating Income	\$74,160	\$74,160	\$74,160	\$74,160	\$74,160
Expenses					
Building Insurance	(\$7,895)	(\$7,895)	(\$7,895)	(\$7,895)	(\$7,895)
Taxes – Real Estate	(\$5,874)	(\$5,874)	(\$5,874)	(\$5,874)	(\$5,874)
Utilities	(\$5,909)	(\$5,909)	(\$5,909)	(\$5,909)	(\$5,909)
Total Operating Expenses	(\$19,679)	(\$19,679)	(\$19,679)	(\$19,679)	(\$19,679)
Operating Expense Ratio	26.54%	26.54%	26.54%	26.54%	26.54%
Net Operating Income	\$54,481	\$54,481	\$54,481	\$54,481	\$54,481



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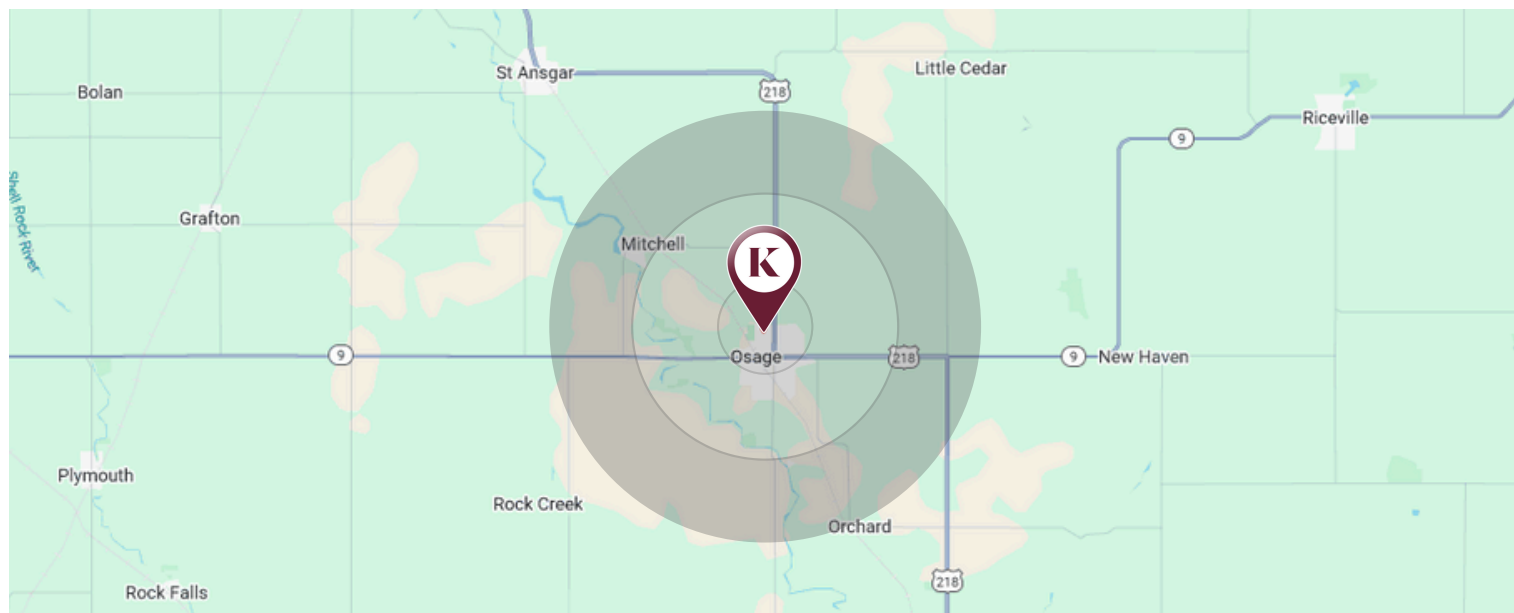
POPULATION	1 MILE	3 MILES	5 MILES
Male	711	1,831	1,831
Female	799	2,083	2,083
Total Population	1,510	3,914	3,914

AGE	1 MILE	3 MILES	5 MILES
Ages 0-14	298	683	683
Ages 15-24	219	533	533
Ages 25-34	529	1,390	1,390
Ages 35-44	159	469	469
Ages 45-54	305	839	839

RACE	1 MILE	3 MILES	5 MILES
White	1,500	3,896	3,896
Black	N/A	N/A	N/A
AM In/ AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	5	11	11
Multi-Racial	20	36	36

INCOME	1 MILE	3 MILES	5 MILES
Median	\$35,161	\$40,285	\$40,285
< \$15,000	101	287	287
\$15,000-\$24,999	48	176	176
\$25,000-\$34,999	173	280	280
\$35,000-\$49,999	148	302	302
\$50,000-\$74,999	128	361	361
\$75,000-\$99,999	48	176	176
\$100,000-\$149,999	10	126	126
\$150,000-\$199,999	N/A	14	14
> \$200,000	11	11	11

HOUSING	1 MILE	3 MILES	5 MILES
Total Units	713	1,854	1,854
Occupied	657	1,704	1,704
Owner Occupied	499	1,273	1,273
Renter Occupied	158	431	431
Vacant	56	150	150



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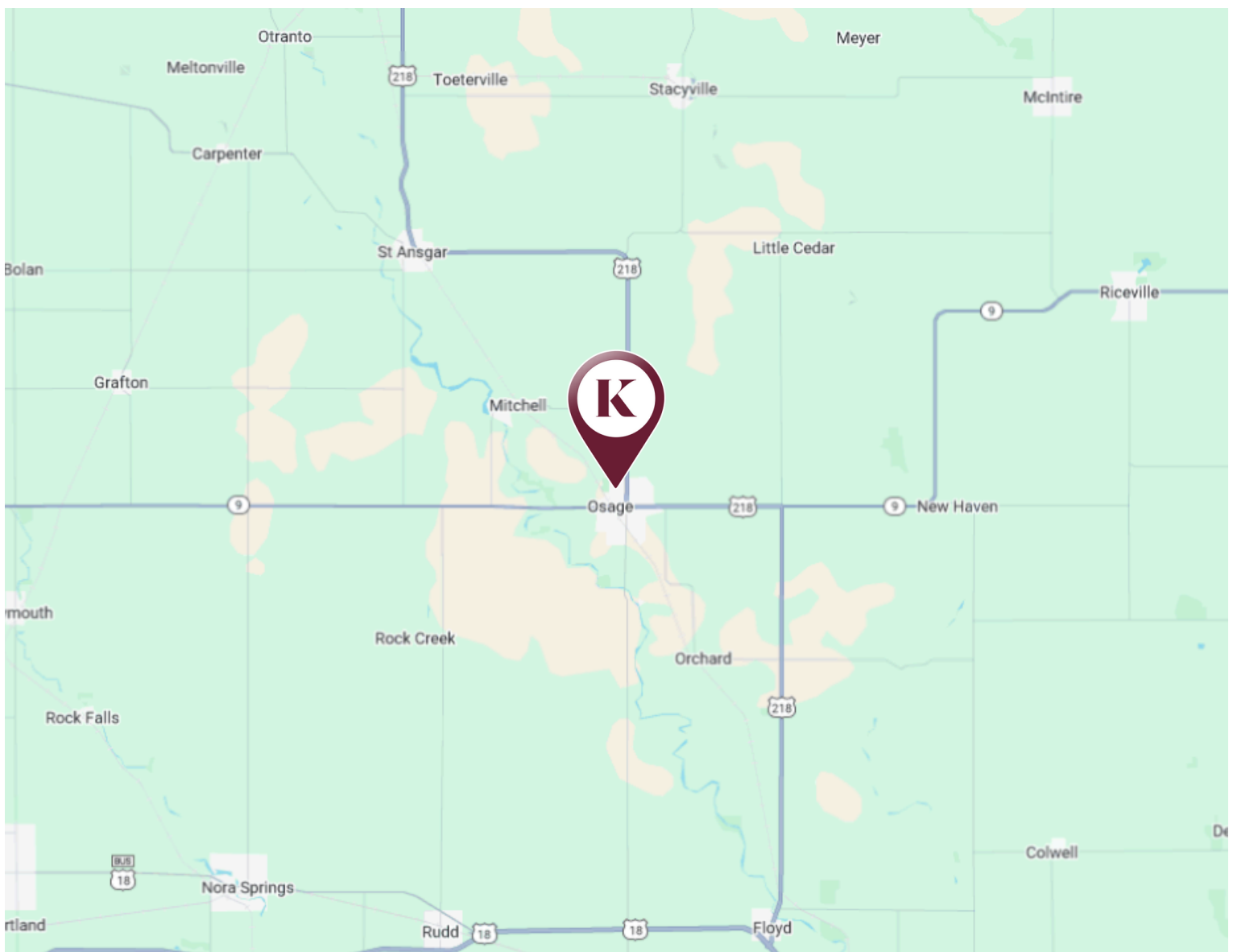
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OFFERING SUMMARY

Price	\$435,000
Number of Lots	35
Price/ Unit	\$12,428
NOI	\$54,481
Cap Rate	12.52%
Occupancy	65.7%
GRM	4.69



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