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 $117,180 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 John (720) 202-7271 or Brandon (715) 512-0265.

Click to View Website

Highlights

- NOI: $85,702 (Including 8% Management Fee)
- Current Cap Rate of 9.58%
- Proforma Cap Rate 11.35%
- 50,000+ VPD
- Located in Dumont On High Traffic I-70 Frontage Rd between Denver and Ski Resorts
- All Units Park-Owned
- Redevelopment Opportunity
- Well Water, City Sewer, Xcel Power
- Enterprise Zone Property

Property Details

- **Sales Price** | **$895,000**
- **Total Number of Units** | 6
- **Lot Size** | 1.359 Acres
- **Zoning** | C-1

Rev: November 11, 2026

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Property APOD - 757 CR 308										
Suite	Tenant	Appx. SF	Current Monthly Rent	Utility Reimbursement	Rate ($/SF)	% Share	Lease Start Date	Lease Expiration	Security Deposit	Proforma Market Rent
Unit 1: 3br/2ba	Tenant	924	$ 1,600.00	$ 120.00	20.78	17.0%	03/01/25	02/28/27	$ 1,900.00	########
Unit 2: 2br/1ba	Tenant	900	$ 1,400.00	$ 120.00	18.67	16.6%	02/21/26	02/28/27	alternative SI	########
Unit 3 (Cabin): 3br/1ba	Tenant	850	$ 1,625.00	$ 120.00	22.94	15.7%	12/30/23	12/31/26	$ 1,600.00	########
Unit 4: 3br/2ba	Tenant	924	$ 1,595.00	$ 120.00	20.71	17.0%	09/01/25	08/31/27	$ 2,662.00	########
Unit 5: 2br/1ba	Tenant	900	$ 1,355.00	$ 120.00	18.07	16.6%	02/01/25	01/31/27	$ 1,355.00	########
Unit 6: 2br/1ba	Tenant	924	$ 1,470.00	$ 120.00	19.09	17.0%	11/10/20	08/31/27	$ 2,000.00	########
Total		**5,422**	**$ 9,045.00**	**$ 720.00**	**20.04**	**100.0%**			**$ 9,517.00**	########

Category	Current Financials	$/SF	Proforma Financials	$/SF
Annual Gross Rent	$ 108,540.00	$ 20.02	$ 115,800.00	$ 21.36
Other Income (Utility Reimbursement)	$ 8,640.00	$ 1.59	$ 8,640.00	$ 1.59
Effective Gross Income	$ 117,180.00	$ 21.61	$ 124,440.00	$ 22.95
Annual Expenses (Actual)	**Current**		**Proforma**	
Real Property Taxes (2025 taxes due in 2026)	$ 2,698.10	$ 0.50	$ 2,698.10	$ 0.50
Property Insurance (Actual 2026)	$ 3,385.00	$ 0.62	$ 3,385.00	$ 0.62
Total Contract Services (HVAC, Landscape, Pest, Snow,	$ 2,208.00	$ 0.41	$ 2,208.00	$ 0.41
Total Utilities (Electric, Gas, Sewer, Water)	$ 4,733.98	$ 0.87	$ 4,733.98	$ 0.87
Total Repairs and Maintenance (roof, plumbing, cleaning)	$ 6,469.09	$ 1.19	$ 6,469.09	$ 1.19
Total Admin Expenses (Tax Prep, Lease fees, etc)	$ 3,342.11	$ 0.62	$ 3,342.11	$ 0.62
Property Management (8%)	$ 8,640.83	$ 1.59	$ -	$ -
Annual Gross Expenses	**$ 31,477.11**	**$ 5.81**	**$ 22,836.28**	**$ 4.21**
	Current		**Proforma**	
Net Operating Income	**$ 85,702.89**	**$ 15.81**	**$ 101,603.72**	**$ 18.74**
	Current		**Proforma**	
Purchase Price	$ 895,000.00	$ 165.07	$ 895,000.00	$ 165.07
Renovation Costs	$ -	$ -		$ -
Cap Rate	**9.58%**		**11.35%**	
Cap Rate (no mgmt fee or vacancy)	**9.95%**			

*loan terms are estimates only

Debt Service Info		
Purchase Price	$ 895,000.00	
Down Payment	$ 223,750.00	25%
Loan Amount	$ 671,250.00	
Est Closing Costs		
Annual Interest Rate	6.00%	
Amortization Period	360	
Number of Payments	360	
Interest Only	No	
Payment Info		
Monthly Payment	$ 4,024.48	
Total Payments	$ 1,448,815.91	
Total Interest Paid	$ 777,565.91	
Current Investment Numbers		
Initial Cash Investmen	$ 223,750.00	
Annual Debt Service	$ 48,293.76	
DSCR	1.775	
Net Yearly Cash Flow	$ 37,409.13	
Cash on Cash	16.72%	
Proforma Investment Numbers		
Initial Cash Investmen	$ 223,750.00	
Annual Debt Service	$ 48,293.76	
DSCR	2.104	
Net Yearly Cash Flow	$ 53,309.96	
Cash on Cash	23.83%	

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.
The sewer lines have been replaced from the units to the city sewer tap. Nov. 2026
Well water was tested a Grading and crushed asphalt. 2024

Parking lot:	Interior remodel, roof truss replacement and ceiling repair. Flooring replaced. Entry Stairs and deck repair and replacement. January 2025
Trailer 1:	Furnace and flue Replace January 2024
	Fridge replaced October 2024.
	Re-insulate water lines and connection box. Add heat tape.
Trailer 2:	Re-roof, water proof and exterior paint 2023. Interior plumbing replacement in crawl space. Supply and Drain lines repaired and replaced.
Unit 3 (Cabin):	New Electric panel and circuits 2024. Furnace replacement 2024
Trailer 5:	

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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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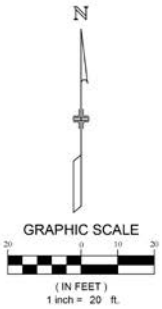
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ALTA/NSPS LAND TITLE SURVEY

A PART OF THE CRIMEA LODE U.S. MINERAL SURVEY NO. 11441
LOCATED IN THE DOWNIEVILLE MINING DISTRICT AND
A PART OF THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 73 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF CLEAR CREEK, STATE OF COLORADO



VICINITY MAP
SCALE 1"=400'





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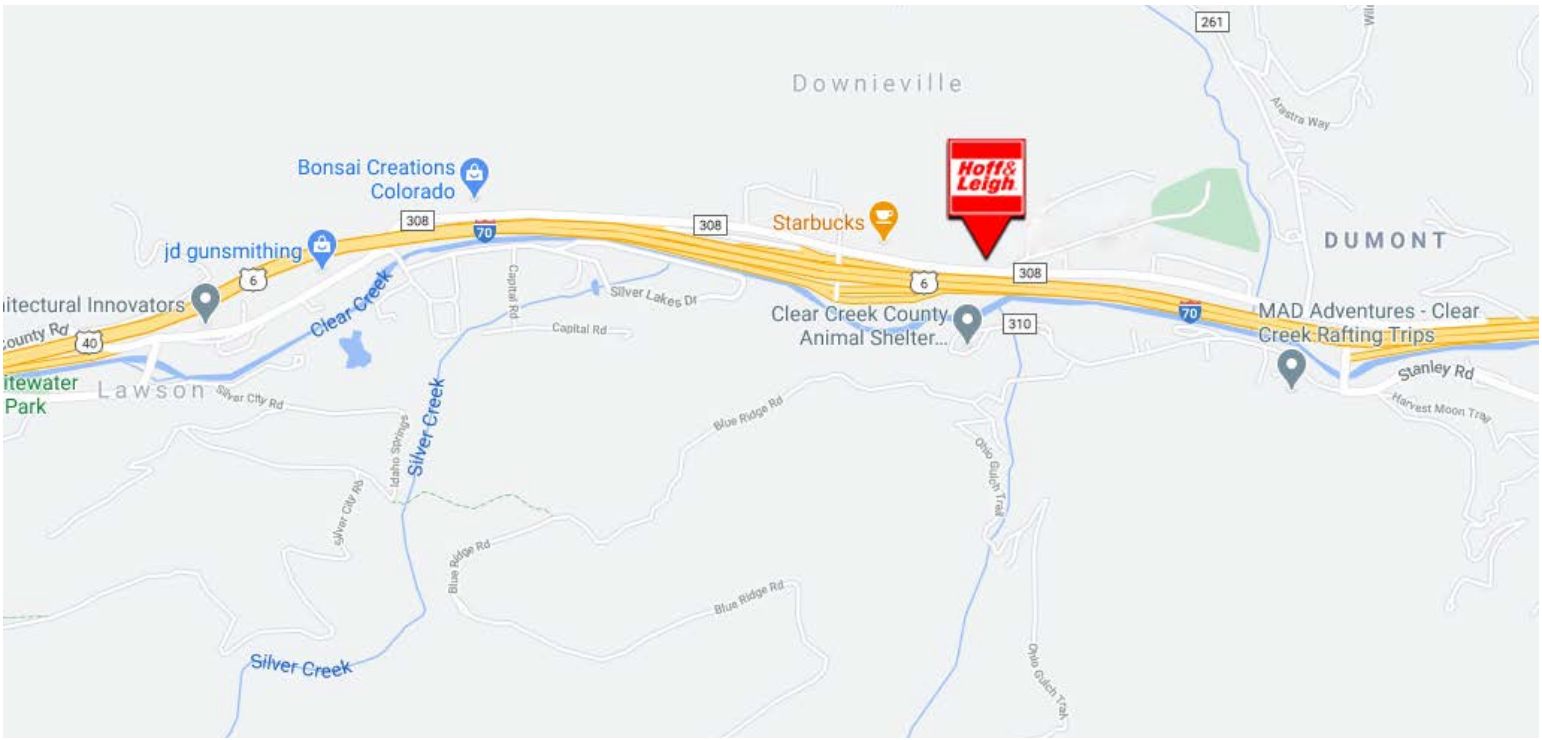


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