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: $81,485.20 (Including 8% Management Fee)
- Current Cap Rate of 9.1%
- 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 24, 2026

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



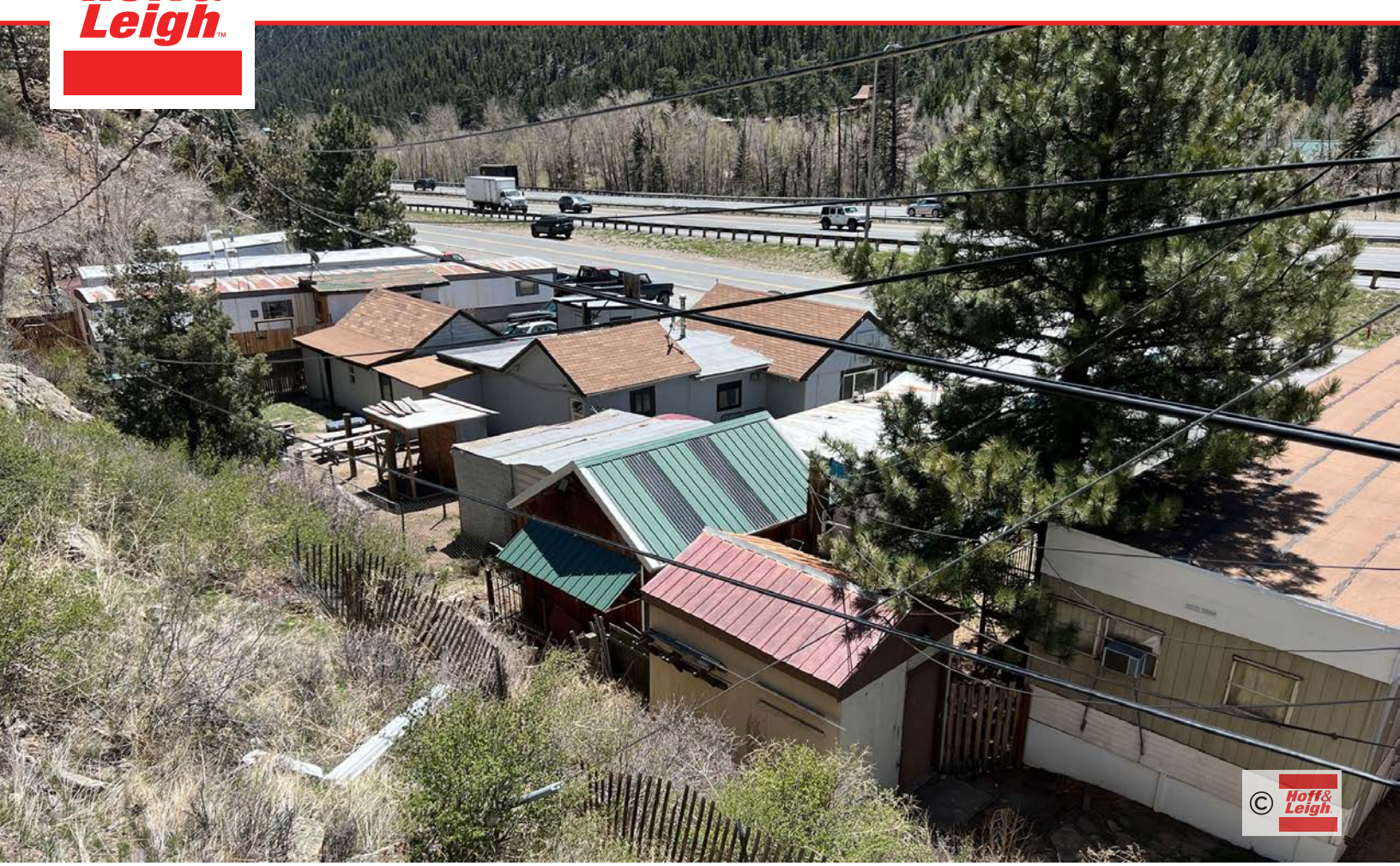
John Kersch
C: 720.202.7271
O: 720.572.5187
JKersch@HoffLeigh.com



Brandon Langiewicz, SIOR
C: 715.512.0265
O: 720.572.5187
Brandon@HoffLeigh.com

Investment Property for Sale

757 COUNTY ROAD 308, DUMONT, CO 80436







Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



John Kersch
C: 720.202.7271
O: 720.572.5187
JKersch@HoffLeigh.com



Brandon Langiewicz, SIOR
C: 715.512.0265
O: 720.572.5187
Brandon@HoffLeigh.com

Investment Property for Sale

757 COUNTY ROAD 308, DUMONT, CO 80436









Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



John Kersch
C: 720.202.7271
O: 720.572.5187
JKersch@HoffLeigh.com



Brandon Langiewicz, SIOR
C: 715.512.0265
O: 720.572.5187
Brandon@HoffLeigh.com

Investment Property for Sale

757 COUNTY ROAD 308, DUMONT, CO 80436

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	**9.1%**		**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:	

Rev: November 24, 2026

Our Network Is Your Edge
All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



John Kersch
C: 720.202.7271
O: 720.572.5187
JKersch@HoffLeigh.com



Brandon Langiewicz, SIOR
C: 715.512.0265
O: 720.572.5187
Brandon@HoffLeigh.com

Investment Property for Sale

757 COUNTY ROAD 308, DUMONT, CO 80436

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



Rev: November 24, 2026

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



John Kersch
C: 720.202.7271
O: 720.572.5187
JKersch@HoffLeigh.com



Brandon Langiewicz, SIOR
C: 715.512.0265
O: 720.572.5187
Brandon@HoffLeigh.com

Investment Property for Sale

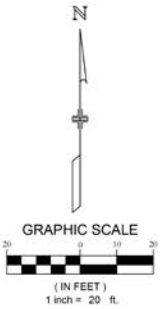
757 COUNTY ROAD 308, DUMONT, CO 80436

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'





Rev: November 24, 2026

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



John Kersch
C: 720.202.7271
O: 720.572.5187
JKersch@HoffLeigh.com

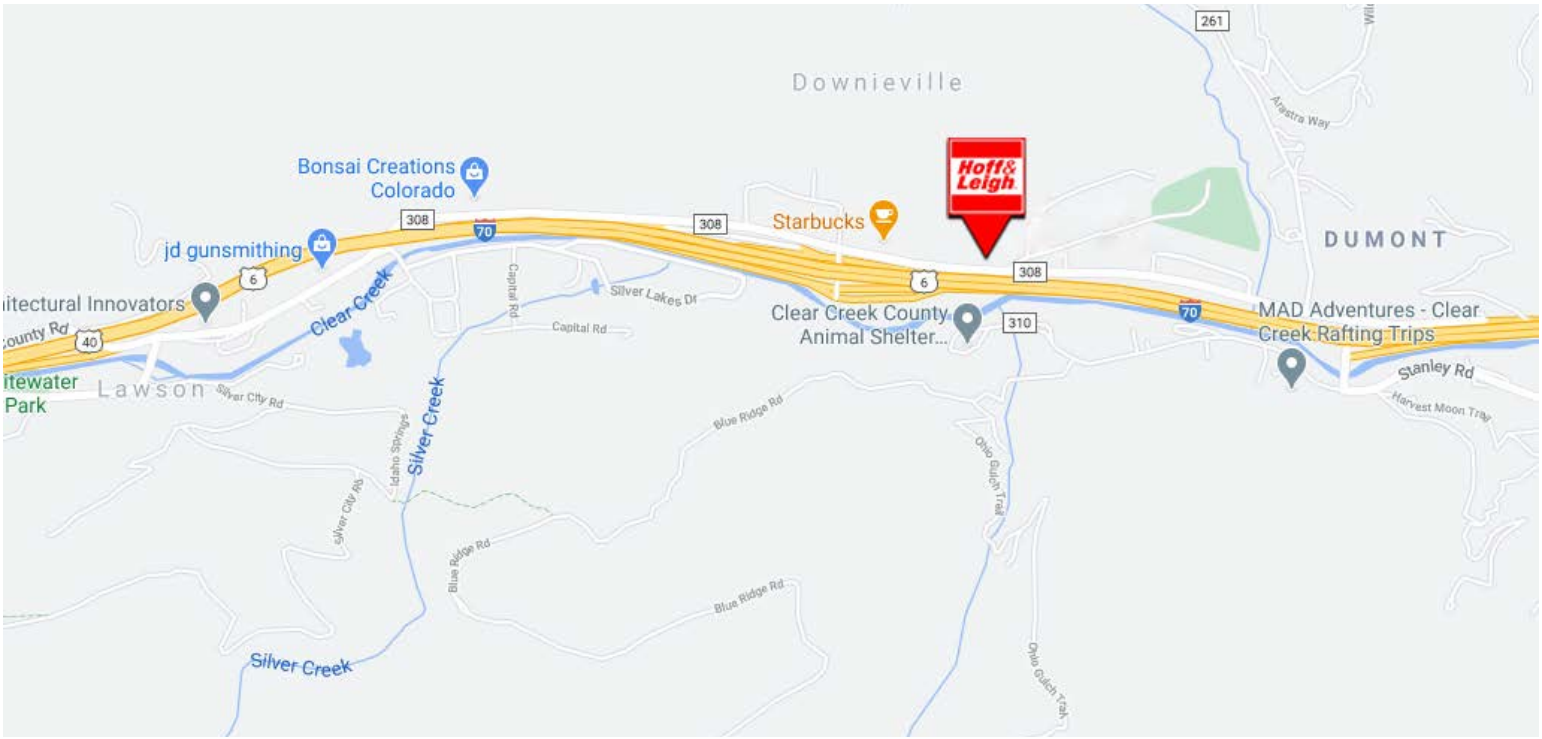


Brandon Langiewicz, SIOR
C: 715.512.0265
O: 720.572.5187
Brandon@HoffLeigh.com

Investment Property for Sale

757 COUNTY ROAD 308, DUMONT, CO 80436





Rev: November 24, 2026

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



John Kersch
C: 720.202.7271
O: 720.572.5187
JKersch@HoffLeigh.com



Brandon Langiewicz, SIOR
C: 715.512.0265
O: 720.572.5187
Brandon@HoffLeigh.com