

GRANDVIEW

MOBILE HOME PARK

146 pad mobile home park in large market

1085 Spring Bay Rd, East Peoria, IL 61611

Not Priced: Now Accepting Offers

146 pads | 55 Occupied | Well Water | Waste Water Treatment Plant



THE FUNDAMENTALS

- ✓ Large Metro: 377K pop.
- ✓ \$54K Median Income
- ✓ \$114k Median Home Price
- ✓ 5 minutes to downtown Peoria, IL
- ✓ 11 minutes to Walmart Supercenter
- ✓ Low market vacancy (9.2% vs 12% US Average)



KEY FACTS

- ✓ Value add by infill
- ✓ \$300 lot rent | 4 POH | 49 TOH
- ✓ Low density (7.3 per acre)
- ✓ Recently put in \$100k into WWTP
- ✓ Long term tenants