

SALE

547 S BILLINGS BLVD

Billings, MT 59101



SALE PRICE

\$1,025,000

Nathan Matelich, CCIM

(406) 781-6889

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Sale Price

\$1,025,000

OFFERING SUMMARY

Lot Size:	1.286 Acres
Number of Units:	8
Cap Rate:	8.64%
NOI:	\$88,512
Year Built:	1935
Renovated:	2025
Zoning:	RMH

PROPERTY OVERVIEW

- 7 Unit Mobile Home Park + Single Family Home
- City Water, City Sewer, Natural Gas & Electric
- Single Family Home Has Been Completely Remodeled with New Roof, Windows, Paint & Remodeled Interior
- 7 Seller Owned Mobile Homes
- Room to Add 1-2 More Mobile Homes (Pending City Approval)
- Well Water & Automatic Sprinklers
- 2 Storage Sheds - 1 for Landlord Storage, 1 for Tenant Storage

LOCATION OVERVIEW

547 S Billings Blvd is a clean, well-managed, owner operated mobile home park located in the Billings Heights. With 7 mobiles, single family home and an extra room for possible expansion (pending city approval), a new owner has endless opportunities to both enjoy strong cashflow and create additional upside. All mobiles & house are connected to city services. This mobile home park exemplifies true pride of ownership as the seller has performed a light remodel to each seller owned mobile & house during tenant turnover.

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ANNUAL OPERATING DATA

547 S BILLINGS BLVD

Billings, MT 59101

Property Name 547 S Billings Blvd
Location _____
Type of Property Mobile Home Park
Size of Property 8 Units
Purpose of analysis Purchase

Annual Property Operating Data

Purchase Price _____
Plus Acquisition Costs _____
Plus Loan Fees/Costs _____
Less Mortgages _____
Equals Initial Investment _____

Assessed/Appraised Values
Land 0 15%
Improvements 0 85%
Personal Property 0 0%
Total 0 100%

Adjusted Basis as of 26-Nov-25

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period
1st			12		
2nd			12		

ALL FIGURES ARE ANNUAL			\$/SQ FT or \$/Unit	% of GOI		COMMENTS/FOOTNOTES
1	POTENTIAL RENTAL INCOME				114,000	Gross Potential Rent
2	Less: Vacancy & Cr. Losses	(5. % of PRI)			5,700	5% Vacancy (Projected)
3	EFFECTIVE RENTAL INCOME				108,300	
4	Plus: Other Income (collectable)					
5	GROSS OPERATING INCOME				108,300	
OPERATING EXPENSES:						
7	Real Estate Taxes			3,731		2025 Actual
8	Vacancy & Credit Loss					
9	Property Insurance			1,669		2025 Actual
10	Off Site Management			5,415		5% (If Property Management Added)
11	Payroll					
12	Expenses/Benefits					
13	Taxes/Worker's Compensation					
14	Repairs and Maintenance			4,365		2025 Actual (Annualized)
Utilities:						
15	Water			1,740		\$145/mo Avg 2025
16	Sewer			1,824		\$152/mo Avg 2025
17	Garbage			1,044		\$87/mo Avg 2025
18						
19	Accounting and Legal					
20	Licenses/Permits					
21	Advertising					
22	Supplies					
23	Miscellaneous Contract Services:					
24						
25						
26						
27						
28						
29	TOTAL OPERATING EXPENSES				19,788	
30	NET OPERATING INCOME				88,512	\$1,025,000 @ 8.6% CAP RATE
31	Less: Annual Debt Service				-	
32	Less: Participation Payments (from Assumptions)				-	
33	Less: Leasing Commissions				-	
34	Less: Funded Reserves				-	
35	CASH FLOW BEFORE TAXES				88,512	

Authored by Gary G. Sharp, CCIM Copyright© 2004 by the CCIM Institute

The statements and figures herein, while not guaranteed, are secured
from sources we believe authoritative.

Prepared for: Buyer

Prepared by: Seller

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PARK LICENSE

547 S BILLINGS BLVD

Billings, MT 59101

MONTANA DEPARTMENT OF PUBLIC HEALTH AND HUMAN SERVICES

2025 ***

CAMPGROUND/TC 1-10

*** 2025

County # 56

2025 LICENSE

Yellowstone County

LICENSEE (OPERATOR) MAILING ADDRESS	ESTABLISHMENT LOCATION ADDRESS
MOUNTAIN WEST PROPERTIES 115 S 8TH ST W BILLINGS MT 59102	MOUNTAIN WEST PROPERTIES 547 S BILLINGS BLVD BILLINGS MT 59101

Year	Fee Received	Category	License No.
2025	\$ 40.00	CAMPGROUND/TC 1-10	323916

Date Issued:
01/01/2025

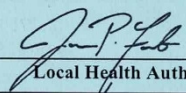
Date Expires:
12/31/2025

LICENSE TYPES	LICENSE SUB-TYPES	UNITS
Trailer Court		7

NON-TRANSFERRABLE

Issued by the Montana Department of Public Health and Human Services, Environmental Health and Food Safety,
PO Box 202951 Helena, Montana 59620-2951

APPROVED: HEALTH OFFICIAL VALIDATION


Local Health Authority

Yellowstone
County

THIS LICENSE MUST BE PLAINLY DISPLAYED IN YOUR PLACE OF BUSINESS

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FINANCIAL INFORMATION

547 S BILLINGS BLVD

Billings, MT 59101

	A	B	C	D
1	547 S. Billings Blvd. Financial Info.			
2				
3	Property Address	Rent Roll	2025 Taxes	
4			Mobile Home	
5	547 S. Billings Blvd #1	\$ 1,325.00	\$ 43.15	
6	547 S. Billings Blvd #2	\$ 1,300.00	\$ 99.01	
7	547 S. Billings Blvd #3	\$ 1,100.00	\$ -	
8	547 S. Billings Blvd #4	\$ 1,150.00	\$ 27.75	
9	547 S. Billings Blvd #5	\$ 1,325.00	\$ 140.17	
10	547 S. Billings Blvd #6	\$ 1,100.00	\$ 23.06	
11	551 S. Billings Blvd	\$ 1,100.00	\$ -	
12	553 S. Billings Blvd	\$ 1,100.00	\$ 80.20	
13				
14	Total	\$ 9,500.00	\$ 413.34	
15				
16				
17	Insurance yearly	\$1,669.00		
18				
19	Property Tax	\$ 3,318.00		
20				
21				
22	Water Monthly	\$ 145.00±		
23	Sewer Monthly	\$ 152.00±		
24	Garbage Monthly	\$ 87.00±		
25	Utility Total per Month	\$ 384.00±		

Mountain West Properties
115 S. 8th St. West
Billings, MT 59102

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SELLER OWNED MOBILES

547 S BILLINGS BLVD

547 S Billings Blvd Billings, MT 59101

547 S. Billings Blvd Mobile Info							
Property Address	Year	Make	Model	VIN	size	# Bedrooms	# Baths
547 S. Billings Blvd #1	1975	Gallatin	Gallatin	1239	14x67	2	2
547 S. Billings Blvd #2	1978	Great Northern		GN10060A	24x52	3	2
547 S. Billings Blvd #3	1963	Marlette			10x52	2	2
547 S. Billings Blvd #4	1970	New Moon		4461	12x56	2	1
547 S. Billings Blvd #5	2003	Wick Building	Marshfield	75277AB	28x40	2	1
547 S. Billings Blvd #6	1975	DeRose	Rosewood	2138	14x66	3	1
551 S. Billings Blvd	1935	Stick Built Home				2	1
553 S. Billings Blvd	1985	Windsor		ZWK751612656	16X71	3	2



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EXPENSES 2025

547 S BILLINGS BLVD

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Bill Detail

Property Groups: South Billings Blvd

Payees: All

Payment Type: All

Created By: All

GL Accounts: Showing 16 accounts

Bill Status: All

Date Type: Bill Date

Date Range: 01/01/2025 to 11/19/2025

Show Reversed Transactions: No

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
6073 - General Maintenance Labor											
4785	05/16/2025	05/16/2025	6073 - General Maintenance Labor	547 S. Billings Blvd #1 - 547 S. Billings Blvd #1 Billings, MT 59101		Morrison, Chad	700.00	0.00	4785	05/16/2025	Carport
4786	05/23/2025	05/23/2025	6073 - General Maintenance Labor	551 S. Billings Blvd Billings, MT 59101		Morrison, Chad	650.00	0.00	4786	05/23/2025	547 Fence
4815	06/13/2025	06/13/2025	6073 - General Maintenance Labor	547 S. Billings Blvd #2 Billings, MT 59101		Morrison, Chad	66.88	0.00	4815	06/13/2025	Fence
4815	06/13/2025	06/13/2025	6073 - General Maintenance Labor	547 S. Billings Blvd #3 Billings, MT 59101		Morrison, Chad	66.88	0.00	4815	06/13/2025	Fence
4815	06/13/2025	06/13/2025	6073 - General Maintenance Labor	551 S. Billings Blvd Billings, MT 59101		Morrison, Chad	66.88	0.00	4815	06/13/2025	Fence
4815	06/13/2025	06/13/2025	6073 - General Maintenance Labor	553 S. Billings Blvd Billings, MT 59101		Morrison, Chad	66.88	0.00	4815	06/13/2025	Fence
4815	06/13/2025	06/13/2025	6073 - General Maintenance Labor	547 S. Billings Blvd #4 Billings, MT 59101		Morrison, Chad	66.87	0.00	4815	06/13/2025	Fence
4815	06/13/2025	06/13/2025	6073 - General Maintenance Labor	547 S. Billings Blvd #5 Billings, MT 59101		Morrison, Chad	66.87	0.00	4815	06/13/2025	Fence
4815	06/13/2025	06/13/2025	6073 - General Maintenance Labor	547 S. Billings Blvd #6 Billings, MT 59101		Morrison, Chad	66.87	0.00	4815	06/13/2025	Fence
4815	06/13/2025	06/13/2025	6073 - General Maintenance Labor	547 S. Billings Blvd #1 - 547 S. Billings Blvd #1		Morrison, Chad	66.87	0.00	4815	06/13/2025	Fence

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EXPENSES 2025 - 2

547 S BILLINGS BLVD

Billings, MT 59101

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
				Billings, MT 59101							
4927	09/15/2025	09/15/2025	6073 - General Maintenance Labor	547 S. Billings Blvd #2 Billings, MT 59101		Service, Billings Lawn & Sprinkler	17.00	0.00	4927	09/15/2025	Blow out Sprinklers
4927	09/15/2025	09/15/2025	6073 - General Maintenance Labor	547 S. Billings Blvd #3 Billings, MT 59101		Service, Billings Lawn & Sprinkler	17.00	0.00	4927	09/15/2025	Blow out Sprinklers
4927	09/15/2025	09/15/2025	6073 - General Maintenance Labor	551 S. Billings Blvd Billings, MT 59101		Service, Billings Lawn & Sprinkler	17.00	0.00	4927	09/15/2025	Blow out Sprinklers
4927	09/15/2025	09/15/2025	6073 - General Maintenance Labor	553 S. Billings Blvd Billings, MT 59101		Service, Billings Lawn & Sprinkler	17.00	0.00	4927	09/15/2025	Blow out Sprinklers
4927	09/15/2025	09/15/2025	6073 - General Maintenance Labor	547 S. Billings Blvd #4 Billings, MT 59101		Service, Billings Lawn & Sprinkler	17.00	0.00	4927	09/15/2025	Blow out Sprinklers
4927	09/15/2025	09/15/2025	6073 - General Maintenance Labor	547 S. Billings Blvd #5 Billings, MT 59101		Service, Billings Lawn & Sprinkler	17.00	0.00	4927	09/15/2025	Blow out Sprinklers
4927	09/15/2025	09/15/2025	6073 - General Maintenance Labor	547 S. Billings Blvd #6 Billings, MT 59101		Service, Billings Lawn & Sprinkler	17.00	0.00	4927	09/15/2025	Blow out Sprinklers
4927	09/15/2025	09/15/2025	6073 - General Maintenance Labor	547 S. Billings Blvd #1 - 547 S. Billings Blvd #1 Billings, MT 59101		Service, Billings Lawn & Sprinkler	17.00	0.00	4927	09/15/2025	Blow out Sprinklers
							2,021.00	0.00			
6074 - Landscaping											
4861	07/30/2025	07/30/2025	6074 - Landscaping	547 S. Billings Blvd #2 Billings, MT 59101		Service, Billings Lawn & Sprinkler	24.38	0.00	4861	07/30/2025	Get well going
4861	07/30/2025	07/30/2025	6074 - Landscaping	547 S. Billings Blvd #3 Billings, MT 59101		Service, Billings Lawn & Sprinkler	24.38	0.00	4861	07/30/2025	Get well going
4861	07/30/2025	07/30/2025	6074 - Landscaping	551 S. Billings Blvd Billings, MT 59101		Service, Billings Lawn & Sprinkler	24.38	0.00	4861	07/30/2025	Get well going
4861	07/30/2025	07/30/2025	6074 - Landscaping	553 S. Billings Blvd Billings, MT 59101		Service, Billings Lawn & Sprinkler	24.38	0.00	4861	07/30/2025	Get well going
4861	07/30/2025	07/30/2025	6074 -	547 S. Billings		Service, Billings	24.37	0.00	4861	07/30/2025	Get well going

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EXPENSES 2025 - 3

547 S BILLINGS BLVD

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Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
	2025	2025	Landscaping	Blvd #4 Billings, MT 59101		Lawn & Sprinkler				2025	
4861	07/30/2025	07/30/2025	6074 - Landscaping	547 S. Billings Blvd #5 Billings, MT 59101		Service, Billings Lawn & Sprinkler	24.37	0.00	4861	07/30/2025	Get well going
4861	07/30/2025	07/30/2025	6074 - Landscaping	547 S. Billings Blvd #6 Billings, MT 59101		Service, Billings Lawn & Sprinkler	24.37	0.00	4861	07/30/2025	Get well going
4861	07/30/2025	07/30/2025	6074 - Landscaping	547 S. Billings Blvd #1 - 547 S. Billings Blvd #1 Billings, MT 59101		Service, Billings Lawn & Sprinkler	24.37	0.00	4861	07/30/2025	Get well going
							195.00	0.00			
6144 - HVAC (Heat, Ventilation, Air)											
4961	10/07/2025	10/07/2025	6144 - HVAC (Heat, Ventilation, Air)	547 S. Billings Blvd #1 - 547 S. Billings Blvd #1 Billings, MT 59101		Construction, Skidmore	308.00	0.00	4961	10/07/2025	Furnace repair
6146 - Roof Repair											
4719	07/11/2025	07/11/2025	6146 - Roof Repair	547 S. Billings Blvd #2 Billings, MT 59101		Morrison, Chad	153.33	0.00	4719	07/11/2025	
4719	07/11/2025	07/11/2025	6146 - Roof Repair	547 S. Billings Blvd #3 Billings, MT 59101		Morrison, Chad	153.33	0.00	4719	07/11/2025	
4719	07/11/2025	07/11/2025	6146 - Roof Repair	547 S. Billings Blvd #4 Billings, MT 59101		Morrison, Chad	153.34	0.00	4719	07/11/2025	
							460.00	0.00			
6150 - Supplies											
4662	02/06/2025	02/06/2025	6150 - Supplies	547 S. Billings Blvd #5 Billings, MT 59101		Hardware, Kings Ace	112.95	0.00	4662	02/06/2025	
4661	02/06/2025	02/06/2025	6150 - Supplies	551 S. Billings Blvd Billings, MT 59101		Hardware, Lockwood Ace	205.00	0.00	4661	02/06/2025	
4661	02/06/2025	02/06/2025	6150 - Supplies	547 S. Billings Blvd #3 Billings, MT 59101		Hardware, Lockwood Ace	87.95	0.00	4661	02/06/2025	

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EXPENSES 2025 - 4

547 S BILLINGS BLVD

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Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
4741	04/09/2025	04/09/2025	6150 - Supplies	551 S. Billings Blvd Billings, MT 59101		Hardware, Kings Ace	43.50	0.00	4741	04/09/2025	Light Pole
4799	06/02/2025	06/02/2025	6150 - Supplies	547 S. Billings Blvd #2 Billings, MT 59101		Hardware, Kings Ace	50.89	0.00	4799	06/02/2025	
4799	06/02/2025	06/02/2025	6150 - Supplies	547 S. Billings Blvd #1 - 547 S. Billings Blvd #1 Billings, MT 59101		Hardware, Kings Ace	15.98	0.00	4799	06/02/2025	
4799	06/02/2025	06/02/2025	6150 - Supplies	547 S. Billings Blvd #6 Billings, MT 59101		Hardware, Kings Ace	37.99	0.00	4799	06/02/2025	
4872	08/01/2025	08/01/2025	6150 - Supplies	547 S. Billings Blvd #2 Billings, MT 59101		Ace, Ace Hardware Heights	76.94	0.00	4872	08/01/2025	
4905	09/01/2025	09/01/2025	6150 - Supplies	547 S. Billings Blvd #2 Billings, MT 59101		Hardware, Kings Ace	31.99	0.00	4905	09/01/2025	
4950	10/01/2025	10/01/2025	6150 - Supplies	547 S. Billings Blvd #1 - 547 S. Billings Blvd #1 Billings, MT 59101		Ace, Ace Hardware Heights	151.41	0.00	4950	10/29/2025	
4951	10/01/2025	10/01/2025	6150 - Supplies	547 S. Billings Blvd #1 - 547 S. Billings Blvd #1 Billings, MT 59101		Hardware, Kings Ace	64.24	0.00	4951	10/01/2025	
							878.84	0.00			
Total							3,862.84	0.00			

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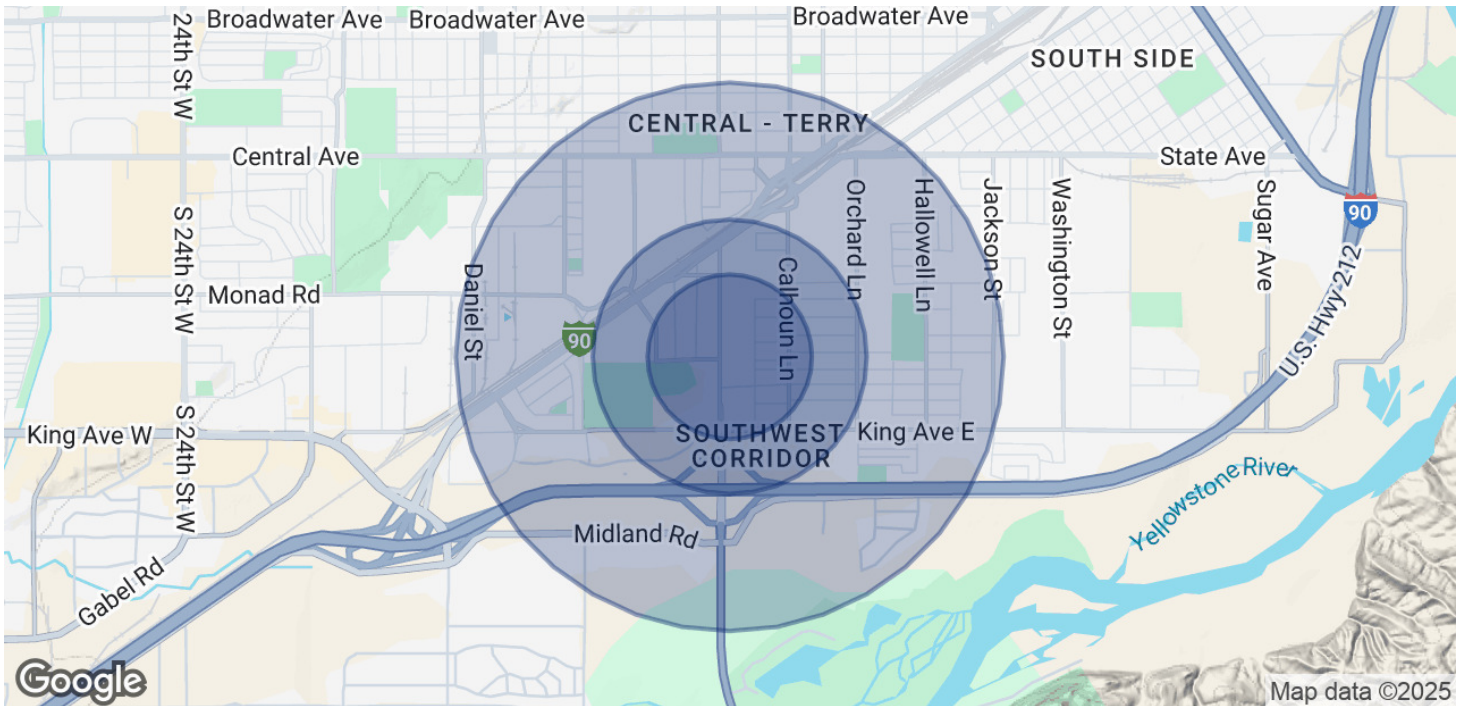


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	740	1,839	7,147
Average Age	41	40	38
Average Age (Male)	41	40	37
Average Age (Female)	42	41	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	302	765	2,944
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$70,926	\$66,867	\$60,276
Average House Value	\$257,571	\$260,658	\$272,947

Demographics data derived from AlphaMap

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