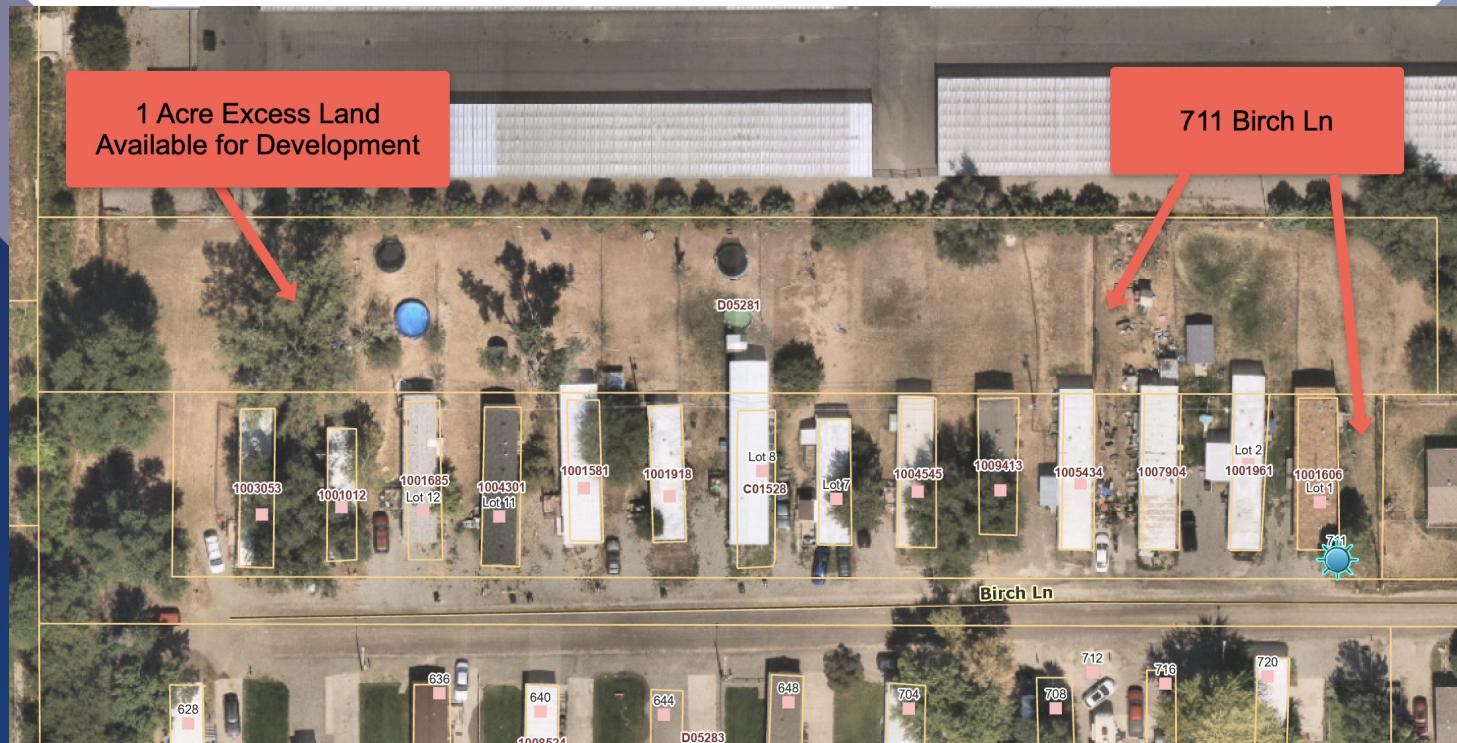


SALE

711 BIRCH LN

Billings, MT 59105



SALE PRICE

\$1,486,000

Nathan Matelich, CCIM

(406) 781-6889

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Sale Price	\$1,486,000
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OFFERING SUMMARY

Lot Size:	1.9 Acres
Number of Units:	14
Cap Rate:	8.92%
NOI:	\$132,577
Year Built:	1960
Zoning:	RMH

PROPERTY OVERVIEW

- 14 Unit Mobile Home Park
- For Sale \$1,486,000
- 8.9% Cap Rate
- Net Operating Income = \$132,577
- City Water, City Sewer, Natural Gas & Electric
- Zoned Residential Manufactured Home
- 10 Seller Owned Mobile Homes, 4 Lot Rent
- Room for Expansion on 1 Acre of Excess Land Zoned Residential Manufactured Home

LOCATION OVERVIEW

711 Birch Ln is a clean, well-managed, owner operated mobile home park located in the Billings Heights. With 14 mobiles currently and an extra 1 acre for possible expansion, a new owner has endless opportunities to both enjoy strong cashflow and create additional upside. All mobiles 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 during tenant turnover.

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ANNUAL OPERATING DATA

711 BIRCH LN

Billings, MT 59105

Property Name 711 Birch Ln
 Location
 Type of Property Mobile Home Park
 Size of Property 14 Units
 Purpose of analysis Purchase
 Assessed/Appraised Values
 Land 0 15%
 Improvements 0 85%
 Personal Property 0 0%
 Total 0 100%
 Adjusted Basis as of 13-Jan-26

Annual Property Operating Data

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

	1st	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort	Period
				<u>12</u>			
				<u>12</u>			

<u>ALL FIGURES ARE ANNUAL</u>		<u>\$/SQ FT or \$/Unit</u>	<u>% of GOI</u>	<u>COMMENTS/FOOTNOTES</u>
1	POTENTIAL RENTAL INCOME			<u>181,512</u> <u>Current Leases</u>
2	Less: Vacancy & Cr. Losses		(5.0% of PRI)	<u>9,076</u> <u>5% Vacancy (Projected)</u>
3	EFFECTIVE RENTAL INCOME			<u>172,436</u>
4	Plus: Other Income (collectable)			
5	GROSS OPERATING INCOME			<u>172,436</u>
OPERATING EXPENSES:				
7	Real Estate Taxes		<u>10,529</u>	<u>2025 Actual</u>
8	Vacancy & Credit Loss			
9	Property Insurance		<u>1,306</u>	<u>2025 Actual</u>
10	Off Site Management		<u>8,622</u>	<u>5% If Property Management Added</u>
11	Payroll			
12	Expenses/Benefits			
13	Taxes/Worker's Compensation			
14	Repairs and Maintenance		<u>9,167</u>	<u>2025 Actual (Annualized)</u>
Utilities:				
15	Water		<u>3,600</u>	<u>\$300/mo Avg 2025</u>
16	Sewer		<u>4,200</u>	<u>\$350/mo Avg 2025</u>
17	Garbage		<u>2,436</u>	<u>\$203/mo Avg 2025</u>
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		<u>39,860</u>	
30	NET OPERATING INCOME		<u>132,577</u>	<u>\$1,486,000 @ 8.9% CAP RATE</u>
31	Less: Annual Debt Service		<u>-</u>	
32	Less: Participation Payments (from Assumptions)		<u>-</u>	
33	Less: Leasing Commissions		<u>-</u>	
34	Less: Funded Reserves		<u>-</u>	
35	CASH FLOW BEFORE TAXES		<u>132,577</u>	

Authored by Gary G. Tharp, 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**

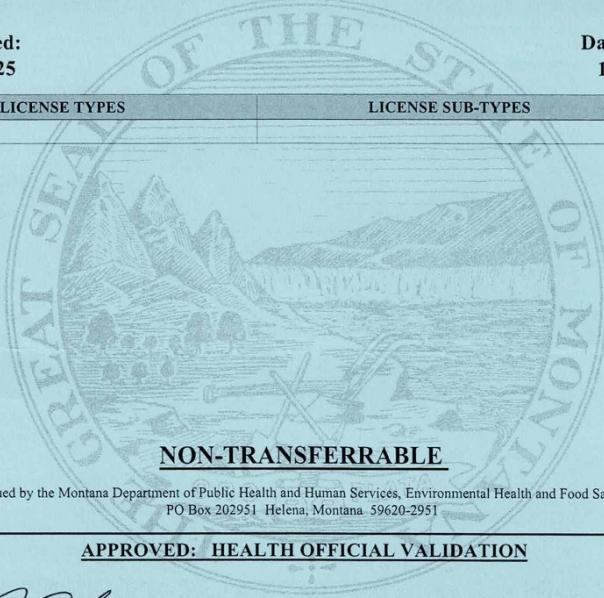
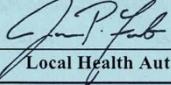
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PARK LICENSE

711 BIRCH LN
Billings, MT 59105

MONTANA DEPARTMENT OF PUBLIC HEALTH AND HUMAN SERVICES			
2025	***	CAMPGROUND/TC 11-25	*** 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 VILLAGE 711 BIRCH LN BILLINGS MT 59105	
Year	Fee Received	Category	License No.
2025	\$ 60.00	CAMPGROUND/TC 11-25	323917
 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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SELLER OWNED MOBILES

711 BIRCH LN

Billings, MT 59105

711 Birch Ln Mobile Info							
Property Address	Year	Make	Model	VIN	size	# Bedrooms	# Baths
711 Birch Ln #1	1978	Latewood	L2642	16X66		2	2
711 Birch Ln #4	1970	Kenwood	Lexington	R515R26E	14x76	2	1
711 Birch Ln #6	1972	Mongnolia		GBMFFHMN7551	14x62	2	2
711 Birch Ln #7	1977	Liberty		2693006	14x56	2	1
711 Birch Ln #8	2006	Clay	2200IO	CLM84125TN	16x77	3	2
711 Birch Ln #9	1975	New Moon		10233190	14x56	2	1
711 Birch Ln #10	1980	Guerdon		GDB01D29803388	14x68	3	1
711 Birch Ln #12	1982	Regal		4252	14X60	3	1
711 Birch Ln #13	1964	Rushmore		57212915	12x53	2	1
711 Birch Ln #14	1975	Chickasha		271W	14x66	2	1

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

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FINANCIAL INFORMATION

711 BIRCH LN

Billings, MT 59105

	A	B	C	D
1	711 Birch Ln Financial Info.			
2				
3	Property Address	Rent Roll	2025 Taxes	
4			Mobile Home	
5	711 Birch Ln #1	\$ 1,200.00	\$ 340.00	
6	711 Birch Ln #2	\$ 675.00		
7	711 Birch Ln #3	\$ 675.00		
8	711 Birch Ln #4	\$ 1,225.00	\$ 75.00	
9	711 Birch Ln #5	\$ 675.00		
10	711 Birch Ln #6	\$ 1,150.00	\$ 184.00	
11	711 Birch Ln #7	\$ 1,100.00	\$ 62.00	
12	711 Birch Ln #8	\$ 1,400.00	\$ 325.00	
13	711 Birch Ln #9	\$ 1,300.00	\$ 190.00	
14	711 Birch Ln #10	\$ 1,250.00	\$ 145.00	
15	711 Birch Ln #11	\$ 675.00		
16	711 Birch Ln #12	\$ 1,300.00	\$ 152.00	
17	711 Birch Ln #13	\$ 1,401.00	\$ 60.00	
18	711 Birch Ln #14	\$ 1,100.00		
19				
20	Total	\$ 15,126.00	\$ 1,533.00	
21				
22				
23	Insurance yearly	\$ 1,306.00		
24				
25	Property Tax 709	\$ 3,321.00		
26	Property Tax 711	\$ 5,675.00		
27				
28	Water Monthly	\$ 300.00±		
29	Sewer Monthly	\$ 350.00±		
30	Garbage Monthly	\$ 203.00±		
31	Utility Total per Month	\$ 853.00±		

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ACTUAL EXPENSES 2025

711 BIRCH LN

Billings, MT 59105

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
6071 - Carpet Cleaning												
4912	09/08/2025	09/08/2025	6071 - Carpet Cleaning	711 Birch Ln #12 - 711 Birch Ln #12 Billings, MT 59105		Cleaning, Premier Carpet	233.20	0.00	4912	09/08/2025		
6073 - General Maintenance Labor												
4641	01/09/2025	01/09/2025	6073 - General Maintenance Labor	711 Birch Ln #8 - 711 Birch Ln #8 Billings, MT 59105		Morrison, Chad	300.00	0.00	4641	01/09/2025		
4649	01/24/2025	01/24/2025	6073 - General Maintenance Labor	711 Birch Ln #13 - 711 Birch Ln #13 Billings, MT 59105		Morrison, Chad	1,057.00	0.00	4649	01/24/2025	Electrical	
4728	03/13/2025	03/13/2025	6073 - General Maintenance Labor	711 Birch Ln #10 - 711 Birch Ln #10 Billings, MT 59105		Morrison, Chad	520.00	0.00	4728	03/13/2025	Windows	
4893	08/19/2025	08/19/2025	6073 - General Maintenance Labor	711 Birch Ln #13 - 711 Birch Ln #13 Billings, MT 59105		Morrison, Chad	625.00	0.00	4893	08/19/2025	Replace water heater	
4966	10/10/2025	10/10/2025	6073 - General Maintenance Labor	711 Birch Ln #13 - 711 Birch Ln #13 Billings, MT 59105		Stratton, Don	845.00	0.00	4966	10/10/2025	Tree Work	
							3,347.00	0.00				
6147 - Repairs - Other												
4798	06/02/2025	06/02/2025	6147 - Repairs - Other	711 Birch Ln #6 - 711 Birch Ln #6 Billings, MT 59105		Ace, Ace Hardware Heights	61.44	0.00	4798	06/02/2025		
4910	09/05/2025	09/05/2025	6147 - Repairs - Other	711 Birch Ln #12 - 711 Birch Ln #12 Billings, MT 59105		Morrison, Chad	760.00	0.00	4910	09/05/2025		
							821.44	0.00				
6150 - Supplies												
	01/09/2025	01/09/2025	6150 - Supplies	711 Birch Ln #8 - 711 Birch Ln #8 Billings, MT 59105		Spark Business Card , Capital One	475.00	0.00	Capital One	01/09/2025	Water Heater	
	01/24/2025	01/24/2025	6150 - Supplies	711 Birch Ln #13 - 711 Birch Ln #13 Billings, MT 59105		Spark Business Card , Capital One	120.00	0.00	capital One	01/24/2025	New Breakers	
	03/13/2025	03/13/2025	6150 - Supplies	711 Birch Ln #10 - 711 Birch Ln #10 Billings, MT 59105		Spark Business Card , Capital One	375.00	0.00	Capital One	03/13/2025	Window	
4836	07/01/2025	07/01/2025	6150 - Supplies	711 Birch Ln #8 - 711 Birch Ln #8 Billings, MT 59105		Lockwood Water, Lockwood Water and Sewer	162.64	0.00	4836	07/01/2025		
4844	07/08/2025	07/08/2025	6150 - Supplies	711 Birch Ln #8 - 711 Birch Ln #8 Billings, MT 59105		Ace, Ace Hardware Heights	256.66	0.00	4844	07/08/2025		
	08/19/2025	08/19/2025	6150 - Supplies	711 Birch Ln #13 - 711 Birch Ln #13 Billings, MT 59105		Spark Business Card , Capital One	475.00	0.00	Capital One	08/19/2025	Water Heater	
4906	09/01/2025	09/01/2025	6150 - Supplies	711 Birch Ln #13 - 711 Birch Ln #13 Billings, MT 59105		Ace, Ace Hardware Heights	189.62	0.00	4906	09/01/2025		
	09/05/2025	09/05/2025	6150 - Supplies	711 Birch Ln #12 - 711 Birch Ln #12 Billings, MT 59105		Spark Business Card , Capital One	1,500.00	0.00	Capital One	09/05/2025	Windows	
4950	10/01/2025	10/01/2025	6150 - Supplies	711 Birch Ln #12 - 711 Birch Ln #12 Billings, MT 59105		Ace, Ace Hardware Heights	156.26	0.00	4950	10/29/2025		
							-----	-----				
Total							8,111.82	0.00				

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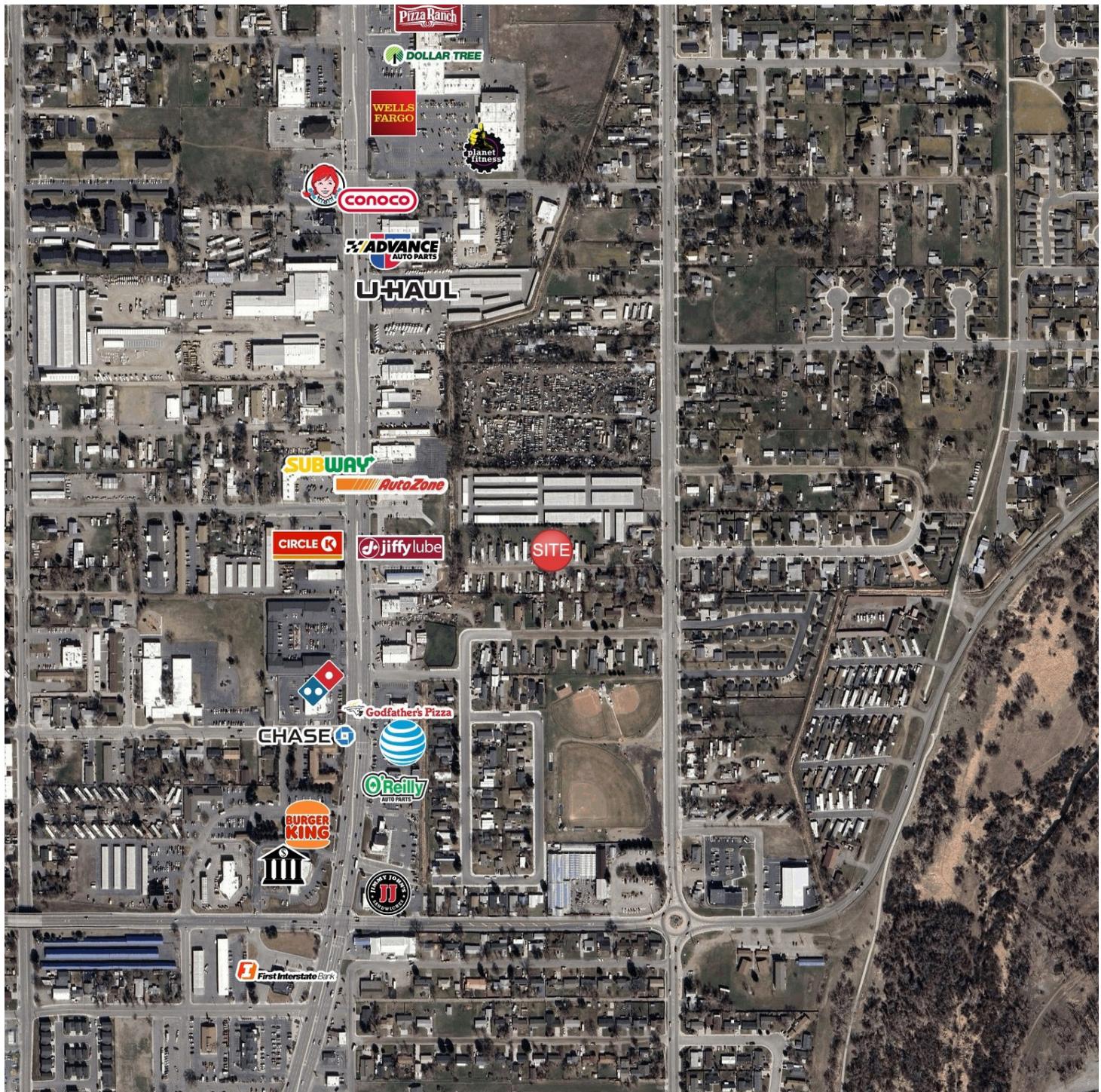


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SALE

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Billings, MT 59105



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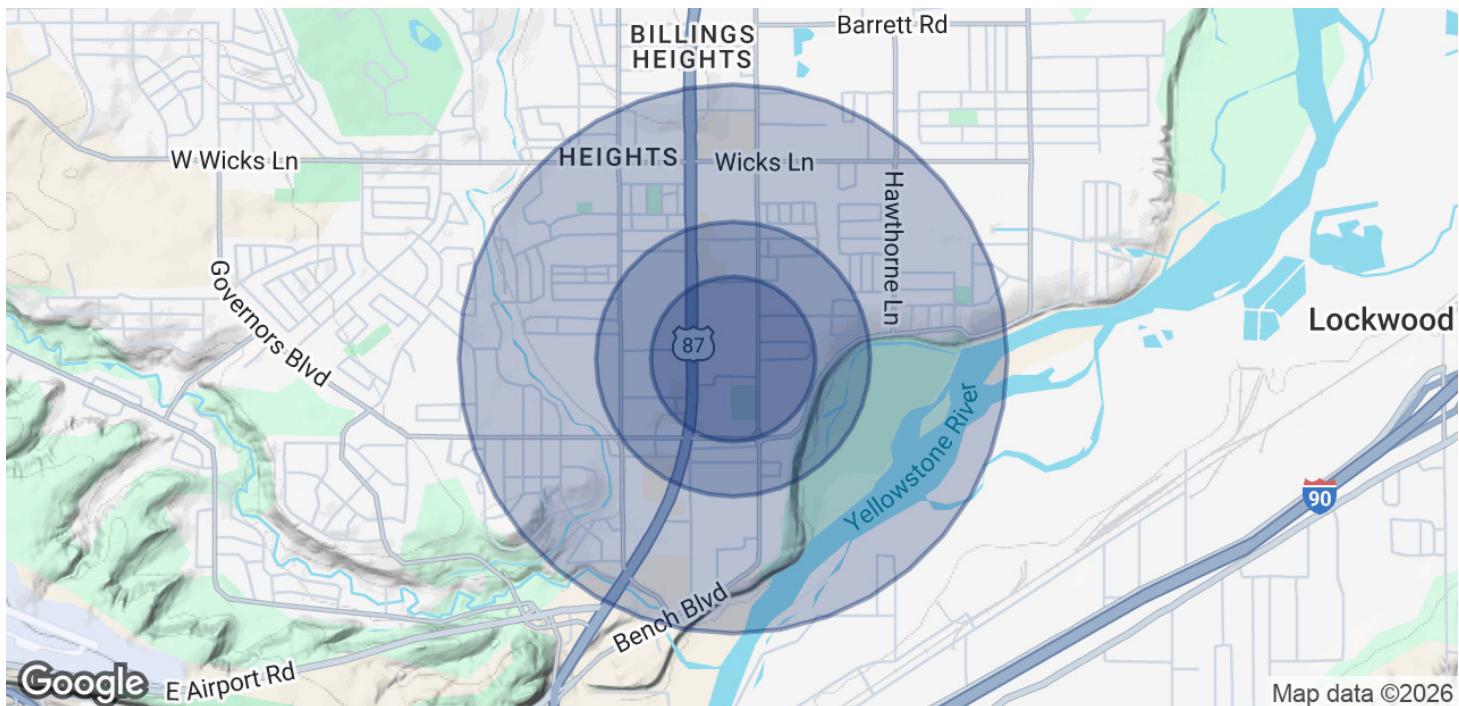


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	638	2,491	9,729
Average Age	38	38	39
Average Age (Male)	37	37	37
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	278	1,102	4,152
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$73,855	\$70,465	\$72,944
Average House Value	\$300,386	\$296,988	\$293,929

Demographics data derived from AlphaMap

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