

SALE

711 BIRCH LN

Billings, MT 59105



SALE PRICE

\$1,486,000

Nathan Matelich, CCIM

(406) 781-6889

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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

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 13-Jan-26

	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				181,512	Current Leases
2	Less: Vacancy & Cr. Losses	(5.0% of PRI)			9,076	5% Vacancy (Projected)
3	EFFECTIVE RENTAL INCOME				172,436	
4	Plus: Other Income (collectable)					
5	GROSS OPERATING INCOME				172,436	
OPERATING EXPENSES:						
7	Real Estate Taxes			10,529		2025 Actual
8	Vacancy & Credit Loss					
9	Property Insurance			1,306		2025 Actual
10	Off Site Management			8,622		5% If Property Management Added
11	Payroll					
12	Expenses/Benefits					
13	Taxes/Worker's Compensation					
14	Repairs and Maintenance			9,167		2025 Actual (Annualized)
Utilities:						
15	Water			3,600		\$300/mo Avg 2025
16	Sewer			4,200		\$350/mo Avg 2025
17	Garbage			2,436		\$203/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				39,860	
30	NET OPERATING INCOME				132,577	\$1,486,000 @ 8.9% 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				132,577	

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

Date Issued:
01/01/2025

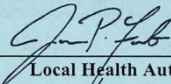
Date Expires:
12/31/2025

LICENSE TYPES	LICENSE SUB-TYPES	UNITS
Trailer Court		14

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
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THIS LICENSE MUST BE PLAINLY DISPLAYED IN YOUR PLACE OF BUSINESS

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SELLER OWNED MOBILES

711 BIRCH LN

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711 Birch Ln Mobile Info							
Property Address	Year	Make	Model	VIN	size	# Bedrooms	# Baths
711 Birch Ln #1	1978		Lalewood	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		GDB0ID29803388	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

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	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

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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		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		
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Total							8,111.82	0.00				

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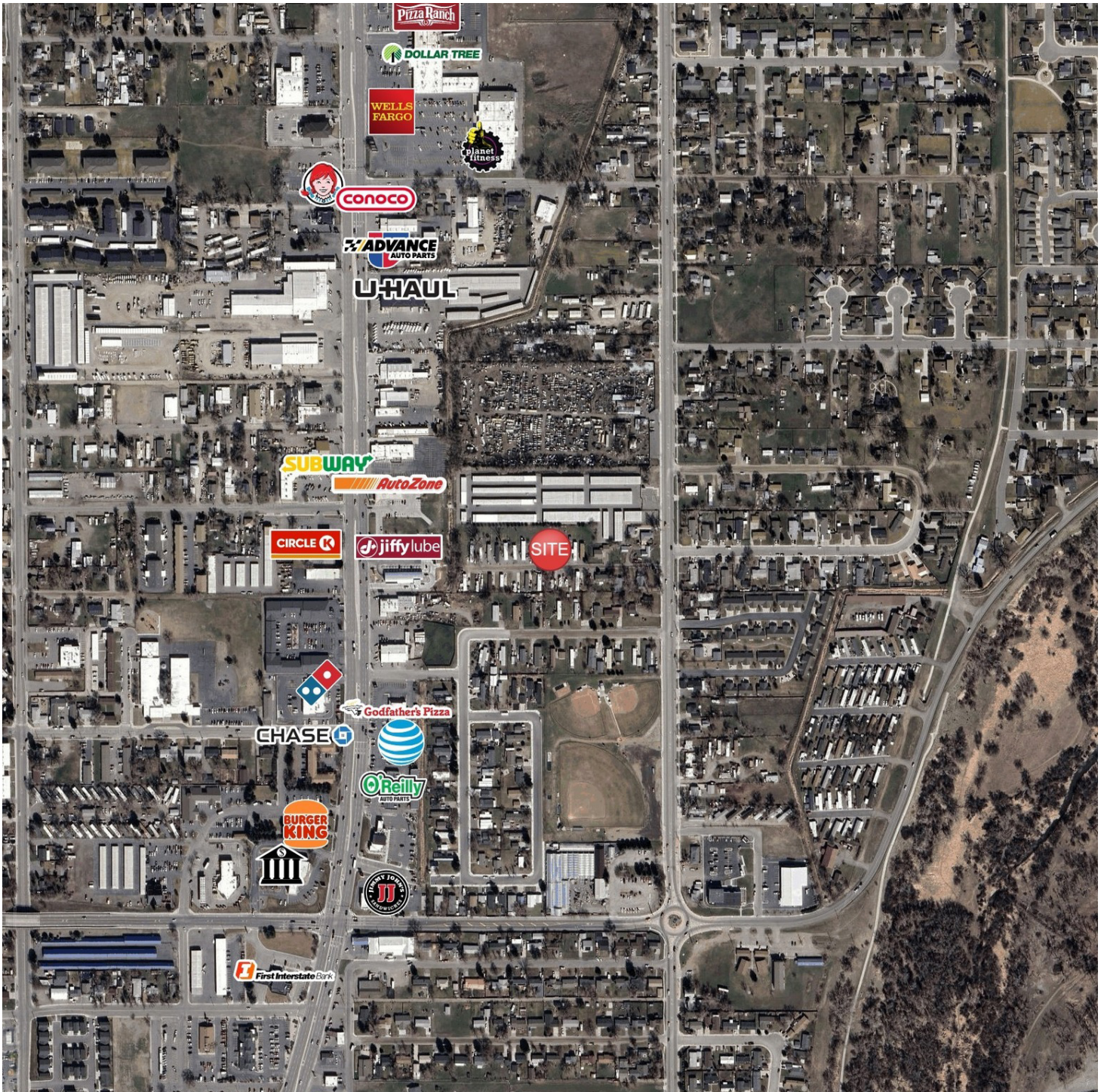


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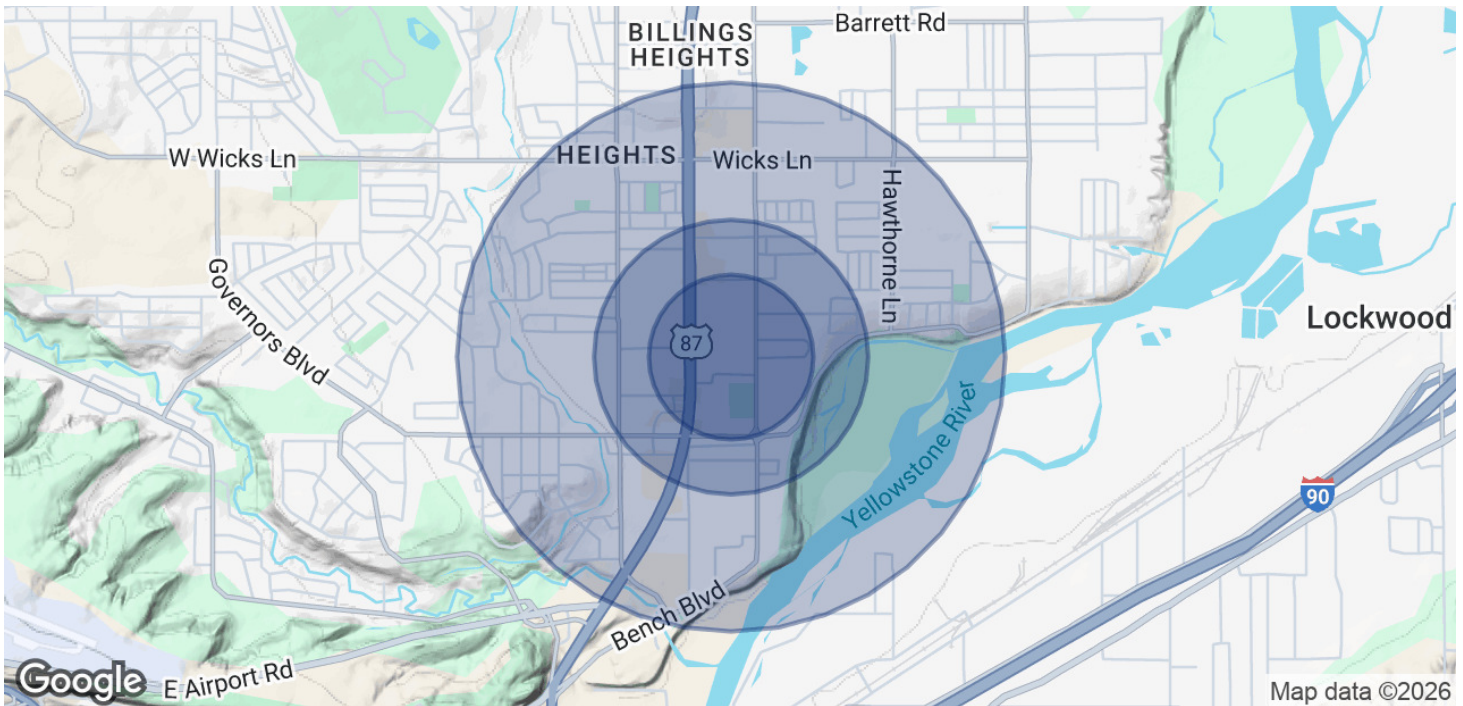


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POPULATION

	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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