

PEAK COLLECTIVE

REAL ESTATE
RESIDENTIAL | COMMERCIAL | INVESTMENT



14 UNIT PORTFOLIO

14 UNIT INVESTMENT IN SHOSHONI & HUDSON, WYOMING

PROPERTY OVERVIEW



Peak Collective Real Estate with KW Commercial is pleased to present for sale, a 14 property portfolio in Shoshoni and Hudson Wyoming.

This 14-unit mobile home portfolio presents a modern, well-maintained investment opportunity. All infrastructure was updated starting in 2020, with the latest addition completed in June 2024.


The portfolio consists of 12 single-wide homes and 2 double-wide units. All units are equipped with central air conditioning, providing year-round comfort. Most of the homes are 3-bedroom, 2-bathroom units, with the exception of two single-wides, #307 and #309, which are 2-bedroom, 2-bathroom, and the double-wide on #305, which offers 4 bedrooms and 2 bathrooms.

Many of the units feature recently redone roofing. Each home includes an outdoor shed, with most of these sheds being less than three years old. Every unit also has its own deck or landing, with the majority being added or updated within the last three years. All homes come fully equipped with washers and dryers for added convenience.

This portfolio is **Turn-Key**, offering a seamless investment opportunity with potential for long-term, reliable income.

PROPERTY SUMMARY

PROPERTY INFORMATION



Portfolio Price	\$2,500,000
Property Type	Mobile Home
Number of Units	14
Total Acreage	2.11 AC
Property Locations	Shoshoni & Hudson, WY
Cap Rate	7.0%
2023 Taxes	\$6,404.61
Parcel Numbers	38942715110300
	38942723100400
	38942715100500
	34982130700700

11 UNITS SHOSHONI, WY



11 UNITS SHOSHONI, WY

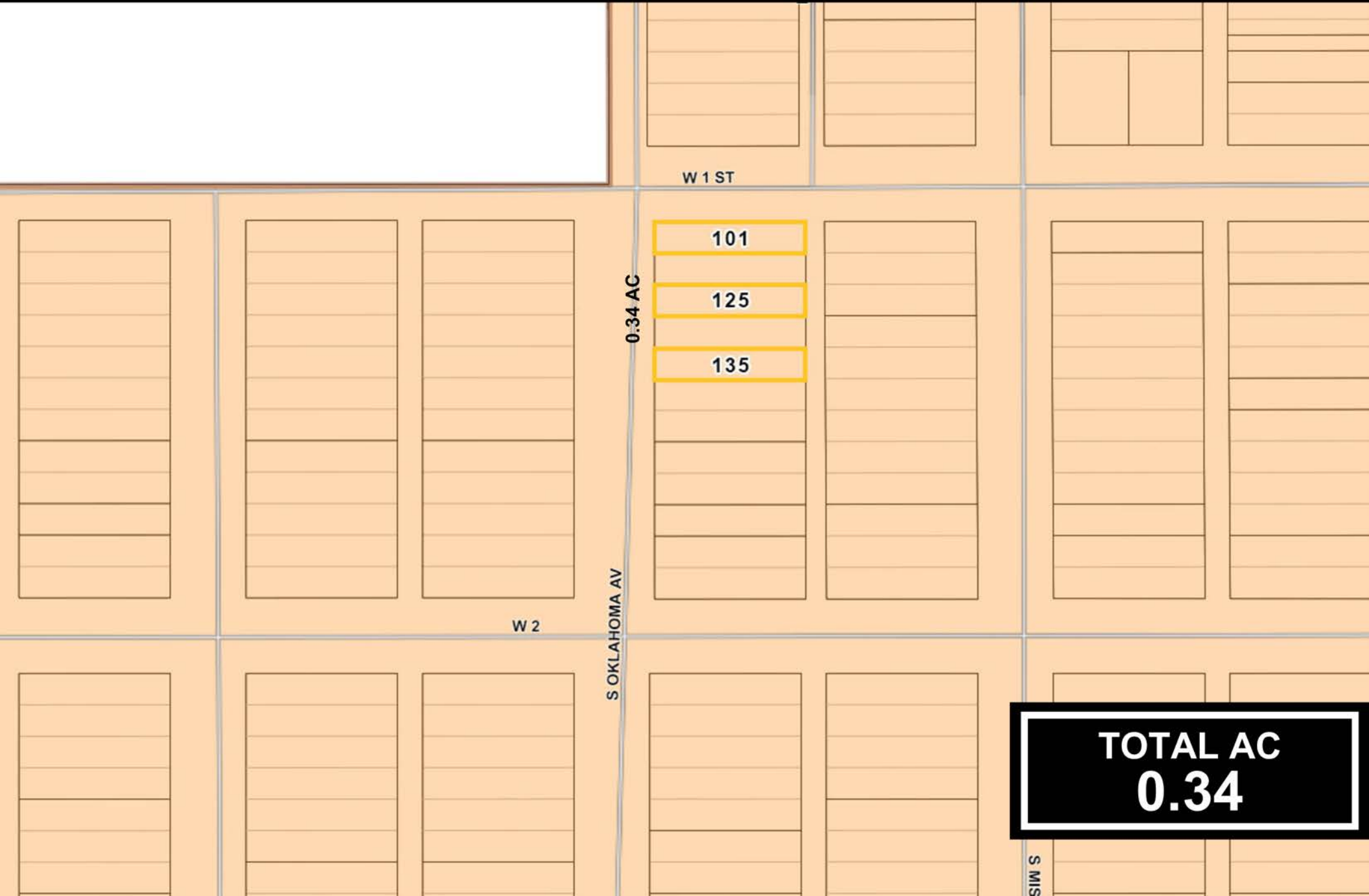


3 UNITS
HUDSON, WY



3 UNITS

HUDSON, WY



W 1 ST

101

125

135

0.34 AC

W 2

S OKLAHOMA AV

TOTAL AC
0.34

S 101 W



FREMONT COUNTY MARKET ANALYSIS

Fremont County, Wyoming, has a population of approximately 39,815 as of 2023, reflecting modest growth in recent years. The county's diverse economy, which includes agriculture, energy, and tourism, supports a stable workforce and creates demand for affordable housing options like mobile homes.

This growing need for mobile homes is driven by multiple factors, including an aging population (20% of residents are 65 or older) and the housing requirements of the local workforce. Fremont County's favorable business environment and steady demand for affordable living options make it an attractive target for mobile home portfolio investors, who can expect stable occupancy and long-term returns due to lower tenant turnover and a consistent market need .

The southern end of the county is traversed by the Oregon Trail and in the northwest corner lies Dubois, one of the gateway towns for Yellowstone National Park and Grand Teton National Park. Although the county seat is Lander, the largest community is Riverton, home of Central Wyoming College and the economic hub of the region. A large portion of the western edge of the county follows the Continental Divide at the crest of the Wind River Range of the Rocky Mountains, known for its wilderness areas and home of the largest glaciers in the American Rocky Mountains.



SHOSHONI, WY MARKET ANALYSIS

The town of Shoshoni hosts one of the busiest crossroads in central Wyoming, a linking point for many visitors on their way to or from Yellowstone National Park.

The majority of people driving to Yellowstone from the east pass through the town and sees about 1.4 million travelers a year, based on Wyoming Department of Transportation traffic studies.

At the center of town and smack-dab at the crossroad of east, west, south and north facing highways, sits the Fast Lane gas station. The business employs 46 people and provides important tax revenue for the town that that is on its way up.

Another major economic driver for the town is the Wyoming Mushroom Farm, which employs 70 people.

The town has undeniable potential, only 20 minutes from the nearest Walmart and a bigger community, and even closer to stunning recreation such as the Wind River Canyon and the Boysen Reservoir.

An aerial photograph of Hudson, Wyoming, showing a mix of residential buildings, trees, and open fields. A dirt road curves through the landscape, and a river is visible in the distance. The text 'HUDSON, WY MARKET ANALYSIS' is overlaid on the image.

HUDSON, WY MARKET ANALYSIS

Hudson, WY is a small town located in the western part of the state. It offers a peaceful and relaxed atmosphere that many people enjoy. The town has plenty of outdoor activities to explore and take part in, such as hiking, fishing, and camping. The local community is close-knit and residents often get together for barbecues or other social events.

You will find that everyone in this friendly town is welcoming and willing to help out their neighbors when needed. With its beautiful scenery, great people, and abundance of activities to take part in, living in Hudson makes for an enjoyable experience that you won't soon forget. Small metro area set in the high desert and rivers of the Rocky Mountains. Primary industries include healthcare and agriculture. - Located in central Wyoming, 170 miles west of Casper and 90 miles south of Jackson.

The local economy is quite varied. Agriculture plays a big part, with ranching and farming being important activities. There's also oil and gas production, mining, and tourism, thanks to the natural beauty that attracts visitors from near and far. This blend of industries helps keep the community vibrant and provides jobs for residents.

PROJECTED INCOME STATEMENT

Projections are based off of a Rent Growth Rate of 4% and an Operating Expense Growth rate of 2%.

	2024E	2025E	2026E	2027E	2028E	2029E
Rent Revenue	\$181,495	\$196,482	\$204,341	\$212,515	\$221,016	\$229,856
Other Revenue	\$6,510	\$6,770	\$7,041	\$7,323	\$7,616	\$7,920
Total Revenue	\$188,005	\$203,252	\$211,382	\$219,838	\$228,631	\$237,777
Operating Expenses						
Water, Sewer	(\$8,676)	(\$8,850)	(\$9,027)	(\$9,207)	(\$9,391)	(\$9,579)
Trash	(\$7,420)	(\$7,568)	(\$7,720)	(\$7,874)	(\$8,032)	(\$8,192)
Business License	(\$20)	(\$20)	(\$21)	(\$21)	(\$22)	(\$22)
Cleaning	(\$1,621)	(\$1,653)	(\$1,686)	(\$1,720)	(\$1,754)	(\$1,789)
Office/ Postage	(\$30)	(\$30)	(\$31)	(\$31)	(\$32)	(\$33)
Background Checks	(\$490)	(\$500)	(\$510)	(\$520)	(\$530)	(\$541)
Repairs	(\$3,674)	(\$3,748)	(\$3,823)	(\$3,899)	(\$3,977)	(\$4,057)
Property Taxes	(\$6,405)	(\$6,469)	(\$6,533)	(\$6,599)	(\$6,665)	(\$6,731)
Misc.	(\$43)	(\$44)	(\$45)	(\$45)	(\$46)	(\$47)
Total Operating Expenses	(\$28,378)	(\$28,881)	(\$29,394)	(\$29,917)	(\$30,449)	(\$30,992)
Net Operating Income	\$159,627	\$174,371	\$181,988	\$189,921	\$198,182	\$206,785
NOI Margin	84.9%	85.8%	86.1%	86.4%	86.7%	87.0%

The financial projections provided are for informational purposes only and do not constitute investment advice or recommendations. These projections are based on certain assumptions and estimates and are subject to change without notice. Actual results may differ materially from those anticipated in the projections due to a variety of factors, including but not limited to market conditions, economic trends, regulatory changes, and other risks. We make no representations or warranties regarding the accuracy, completeness, or reliability of these projections. Before making any investment decisions, please consult with a qualified financial advisor.

PROJECTED RETURNS & IRR

Projection based off of acquiring property at year end 2024, holding for 5-years to show the rate of return on investment with Capital Expense Reserve of 4.0%, LTC of 65% (\$1,625,000), Loan Origination Fees of 1.5%, interest rate of 6.5%, amortized over 25 years, & 7% exit cap rate.

	2024	2025E	2026E	2027E	2028E	2029E	2030E
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Net Operating Income	-	\$174,371	\$181,988	\$189,921	\$198,182	\$206,785	\$215,056
DSCR		1.32	1.38	1.44	1.51	1.57	
Capital Expense Reserve	-	(\$7,859)	(\$8,174)	(\$8,501)	(\$8,841)	(\$9,194)	
Cash Flow Before Debt Service	-	\$166,512	\$173,814	\$181,420	\$189,341	\$197,591	
Principal Payment		(\$26,830)	(\$28,627)	(\$30,544)	(\$32,590)	(\$34,773)	
Interest Payment		(\$104,835)	(\$103,038)	(\$101,121)	(\$99,075)	(\$96,893)	
Total Debt Service		(\$131,665)	(\$131,665)	(\$131,665)	(\$131,665)	(\$131,665)	
Cash Flow After Debt Service	-	\$34,846	\$42,149	\$49,755	\$57,676	\$65,925	
Acquisition Cost	(\$2,500,000)						
Sale Proceeds						\$3,072,233	
Costs of Sale						(\$184,334)	
Total Unlevered Cash Flows	(\$2,500,000)	\$166,512	\$173,814	\$181,420	\$189,341	\$3,085,489	
Loan Proceeds	\$1,625,000						
Loan Origination Fee	(\$24,375)						
Loan Payoff						(\$1,778,365)	
Total Levered Cash Flows	(\$899,375)	\$166,512	\$173,814	\$181,420	\$189,341	\$1,307,125	
IRR	22.8%						
Equity Multiple	2.2x						

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EXTERIOR PHOTOS





EXTERIOR PHOTOS





EXTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS





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