



Confidential Offering Memorandum

# Oaknoll Trailer Park

10404 S Tacoma Way, Lakewood, WA 98499



**Colliers Seattle**  
601 Union Street, Suite 5300  
Seattle, WA 98101  
colliers.com

**Arvin Vander Veen, SIOR**  
Executive Vice President  
+1 206 654 0521  
arvin.vanderveen@colliers.com





# Executive Summary

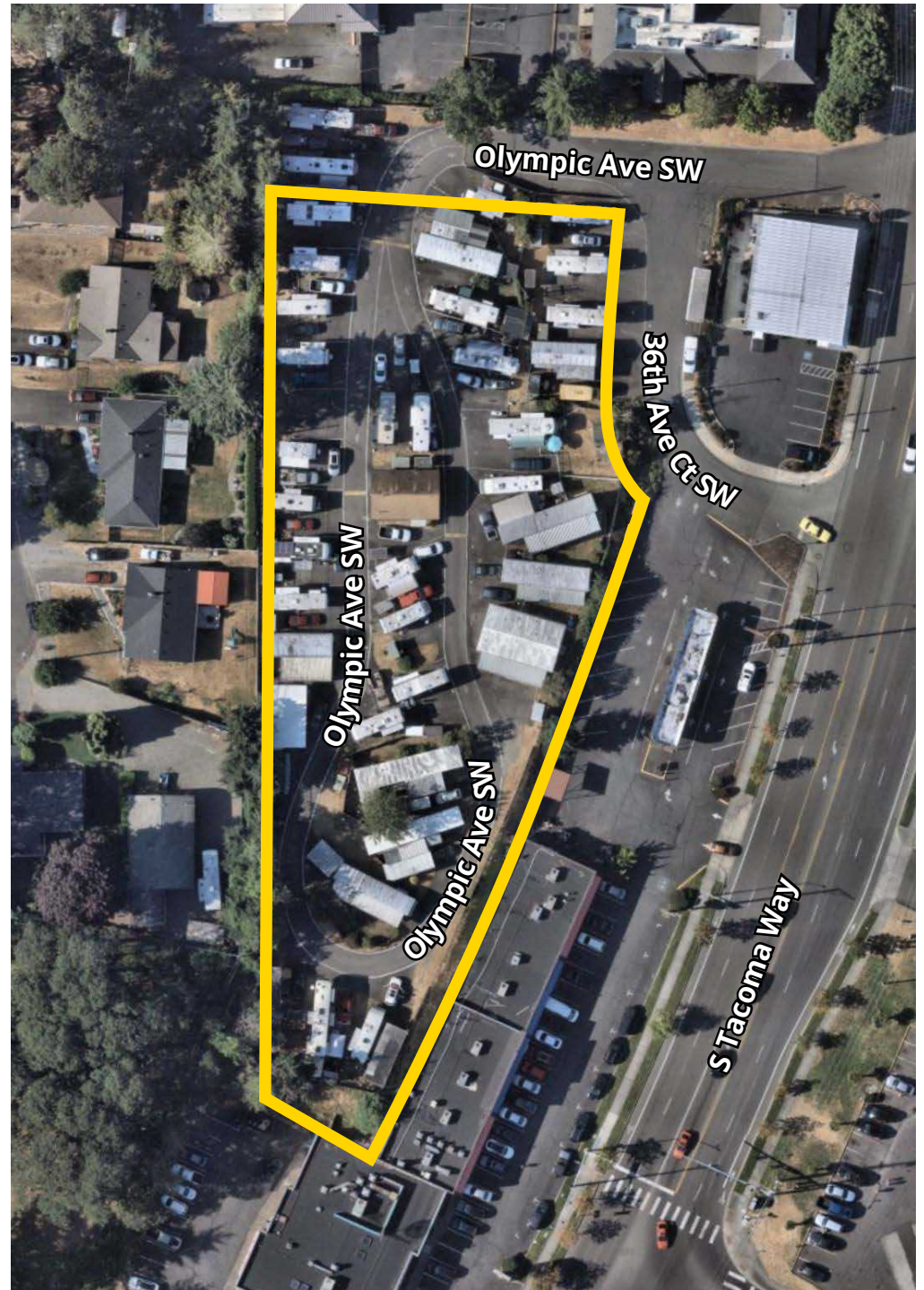
Oaknoll Trailer Park is a well-established, consistently performing asset in Lakewood, WA. It is situated on a 1.71-acre parcel with excellent visibility and convenient access to I-5. The property was developed in 1958 for single-wide trailers, but has evolved over time to include a mix of mobile homes. Currently, there are 6 single-wide, 1 double-wide, and 30 RVs in the park, offering a stable and diversified income stream. Each pad includes a private storage shed, providing added value and convenience for tenants. Utilities are laid out such that the outer ring of pads is supplied with 50-amp power, and the inner ring is supplied with 30-amp power. Long-term management has been in place for over 30 years, contributing to smooth operations and a consistently-maintained community.



# Property Details

|                  |  |
|------------------|--|
| Address          | 10404 S Tacoma Way<br>Lakewood, WA 98499   |
| Site Parcel      | 4002002500   |
| County           | Pierce   |
| Lot Size         | 1.71 acres (74,662 SF)   |
| Zoning           | Commercial 2 (C2)  |
| Property Type    | Trailer/RV Park  |
| Year Built       | 1958   |
| # Units          | 37 pads  |
| Occupancy        | 91.9%  |
| Tenant Amenities | <ul style="list-style-type: none"><li>• On-site laundry facilities</li><li>• WiFi access throughout the park</li></ul> |
| Price            | <b>\$2,500,000</b>   |

*Please do not disturb tenants*





# Property Photos





# Offering Highlights

## Investment Potential:

- **Low-Cost Housing Option:** Manufactured home communities generally offer more affordable housing compared to traditional apartments or single-family homes. This makes it an attractive option for individuals or families seeking affordable living in the Lakewood/Tacoma area, which can help ensure high demand for the units.
- **Appreciation in Value:** As the population continues to grow in the region, demand for affordable housing will increase, which leads to a long-term appreciation in the value of the property and rental income.
- **Low Maintenance Costs:** Tenants own their homes, reducing maintenance costs and liability for the park owner.

## Job Opportunity and Economic Growth:

- **Growing Local Economy:** Lakewood and the broader Pierce County area are seeing steady economic growth, driven by industries such as healthcare, manufacturing, and retail. The nearby Fort Lewis Military Base and McChord Air Force Base also contribute significantly to the local economy, providing job opportunities and creating a stable customer base for the property.
- **Diverse Employment Options:** The property's proximity to Tacoma opens up a wide range of employment opportunities in various sectors, including healthcare, retail, education, and professional services. Residents will benefit from easy access to these employment opportunities, which enhances the attractiveness of the location.





# Offering Highlights

## Close Proximity to Key Areas:

- **Proximity to Tacoma & Seattle:** Just minutes from Tacoma and within commuting distance to Seattle, offering access to services, employment, and cultural attractions.
- **Transportation Access:** Immediate access to Interstate 5 for easy commuting to neighboring cities.

## Nearby Activities & Amenities:

- **Outdoor Recreation:** Fort Steilacoom Park, Waughop Lake, American Lake, and Oakbrook Golf Course offer outdoor activities like hiking, biking, fishing, and golf.
- **Shopping & Dining:** Nearby Lakewood Towne Center and Tacoma Mall provide shopping, dining, and entertainment, along with local grocery stores and dining options.

## Community and Family-Friendly Environment:

- **All-Ages Park:** The park's all-ages designation makes it appealing to a broader range of potential residents, from young families to retirees, contributing to a stable and diverse tenant base.
- **Schools & Healthcare:** Close to schools in the Lakewood School District and St. Clare Hospital, offering convenience for families and easy access to medical services.





# Pierce County

Pierce County is a vibrant and diverse region with over 900,000 residents, making it Washington's second-most populous county. Tacoma, the county seat, has a rich industrial history and is now a cultural hub. The county's economy has evolved from manufacturing to include healthcare, education, technology, and services. Its proximity to Seattle, major transportation routes, and the Puget Sound make it attractive for businesses and individuals.

The county boasts stunning natural beauty, with Mount Rainier offering hiking, fishing, and skiing opportunities. Popular destinations like Mount Rainier National Park and Chambers Bay, home of the 2015 U.S. Open, draw tourists. The Puget Sound coastline also provides opportunities for boating, fishing, and waterfront living.

Pierce County's economy is diverse, with key sectors such as aerospace, defense, logistics, technology, and healthcare driving growth. Boeing has a significant presence, supported by the Port of Tacoma, one of the largest container ports in the U.S. Healthcare institutions like MultiCare Health System and educational establishments like the University of Washington Tacoma further contribute to the local economy.



Tacoma, WA



# Lakewood, WA

Lakewood, Washington, is a suburban city located in Pierce County, just south of Tacoma. With a population of around 60,000 residents, Lakewood has grown rapidly in recent decades, driven by its proximity to the larger metropolitan areas of Tacoma and Seattle, as well as its affordable housing and family-friendly environment. The city offers a mix of residential, commercial, and recreational spaces, making it an attractive place for both individuals and families looking to live outside of the urban core while still enjoying convenient access to nearby cities.

The economy of Lakewood is diverse and has benefited from its strategic location near major transportation routes and military bases like Joint Base Lewis-McChord (JBLM), one of the largest military installations in the country. JBLM plays a significant role in the local economy, providing jobs in defense and military contracting, as well as civilian positions in areas like healthcare and logistics. Retail and services also form an essential part of the city's economy, with the Lakewood Towne Center being a key commercial hub. Additionally, the city's ongoing development plans focus on improving infrastructure, business opportunities, and overall quality of life, which helps support both the local economy and population growth.



Population

63,500



Average Home Value

\$501,334



Median HH Income

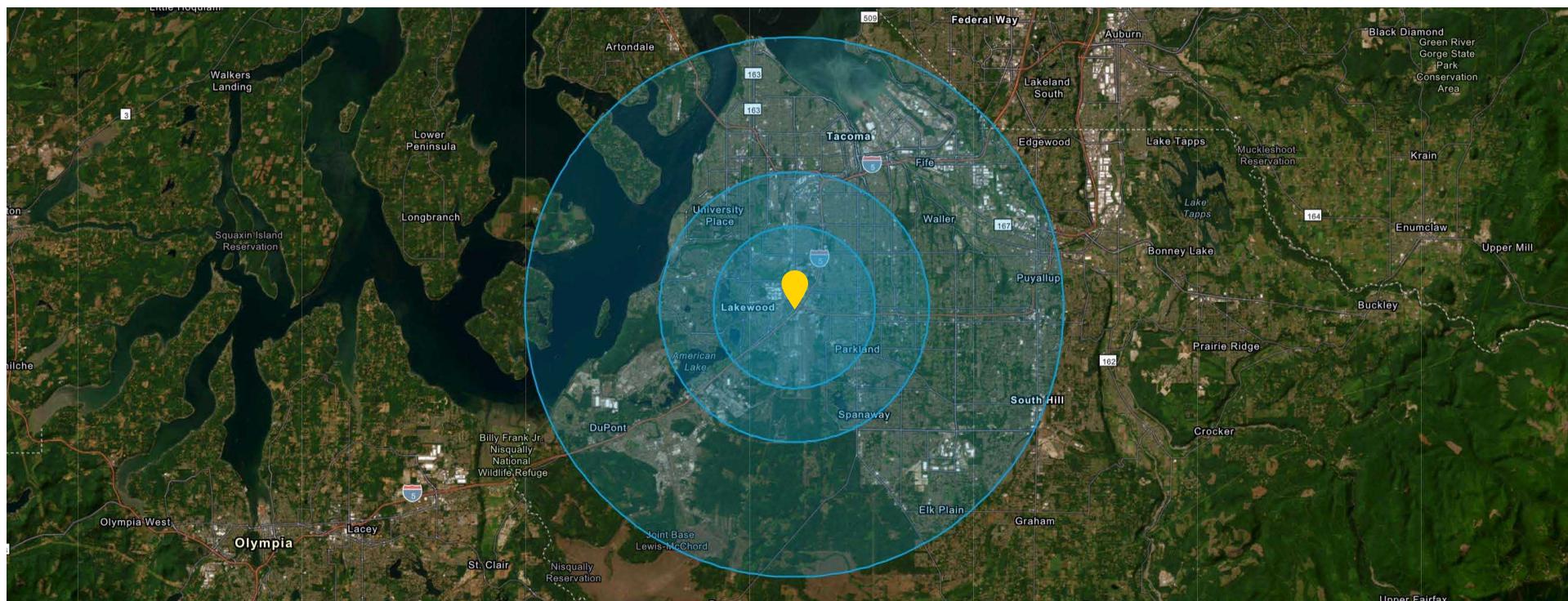
\$70,524





# Property Demographics

|                                    | 1 mile    | 3 miles   | 5 miles   | 10 miles  |
|------------------------------------|-----------|-----------|-----------|-----------|
| <b>Current Population</b>          | 10,537    | 100,069   | 253,168   | 622,905   |
| <b>5 Year Projected Population</b> | 10,682    | 102,812   | 258,610   | 641,358   |
| <b>Current Total Households</b>    | 4,074     | 37,071    | 95,443    | 234,973   |
| <b>5 Year Projected Households</b> | 4,146     | 38,120    | 97,560    | 242,964   |
| <b>Median Household Income</b>     | \$50,993  | \$66,092  | \$74,397  | \$85,750  |
| <b>Median Home Value</b>           | \$364,375 | \$490,896 | \$519,298 | \$570,801 |
| <b>Total Businesses</b>            | 817       | 3,643     | 7,206     | 19,065    |
| <b>Total Employees</b>             | 9,238     | 38,086    | 83,451    | 243,315   |





# Site Aerial



Pal-Do World Market  
Korean Grocery

Biscuit House

Dairy Queen

Aliberto's Jr Mexican

Ivar's Seafood & Bar

Black Bear Diner

McDonald's

The Captain Crab

7-Eleven

Starbucks

512

Sur Argentine Bakery

Taco Time NW

Tienda Y Carniceria Los  
Guerreros Mexican Grocery

Cham Garden Korean BBQ

Mazatlan Mexican

S Tacoma Way

S Tacoma Way

5



# Site Aerial



Safeway

Zesty Steakhouse

USPS

Hobby Lobby

Lowe's

Lakewood Towne Center

Bruno's European Restaurant

Wendy's

Target

Chick-fil-A

Lakewood Family YMCA

Jack in the Box

IHOP

Taqueria El Sabroso

Mazatlan Mexican

Cham Garden Korean BBQ

The Captain Crab

Sur Argentine Bakery

7-Eleven

Starbucks

Wendy's

Harbor Freight

Tienda Y Carniceria Los Guerreros Mexican Grocery

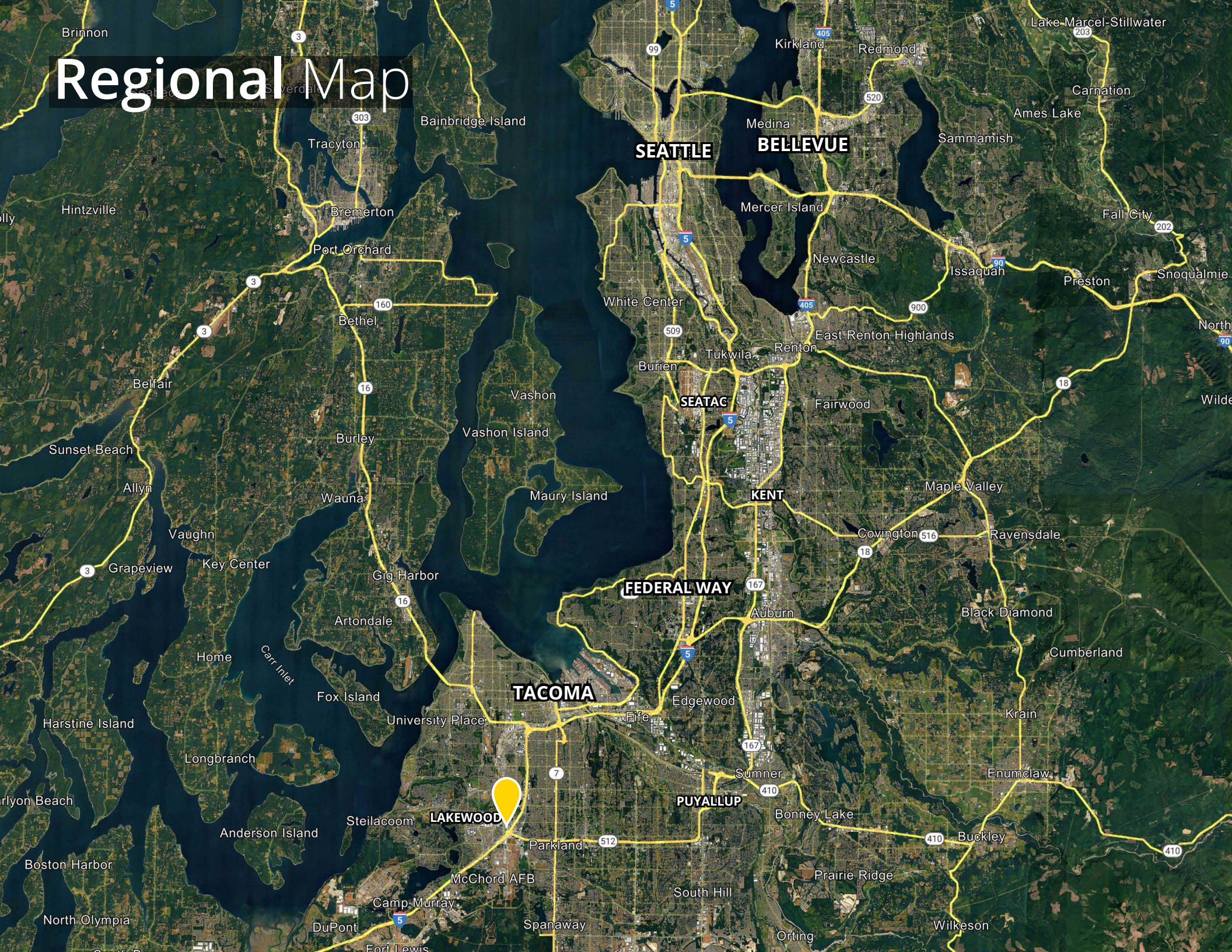
Taco Time NW

McDonald's

INTERSTATE 5



# Regional Map





# January 2026 Rent Roll

| Pad      | Move-In (Out) Date | Bal/Fwd.     | Rent/Refund | Power      | Total Due   | Total Paid    | Owing        | L/M/R      | SEC/Dpt    | L/M/R & Dep | Refund Amt | Total       |
|----------|--------------------|--------------|-------------|------------|-------------|---------------|--------------|------------|------------|-------------|------------|-------------|
| 01       | 8/28/2016          |              | \$700.00    | \$86.55    | \$786.55    | (\$786.55)    |              |            | \$150.00   | \$150.00    |            | \$150.00    |
| 02 (OUT) | (1/31/2026)        |              | \$700.00    | \$84.16    | \$784.16    | (\$784.16)    |              |            | \$150.00   | \$150.00    |            | \$150.00    |
| 03       | 8/1/2022           |              | \$700.00    | \$97.34    | \$797.34    | (\$797.34)    |              | \$525.00   | \$300.00   | \$825.00    |            | \$825.00    |
| 04       | 11/6/2024          | (\$0.72)     | \$700.00    | \$70.81    | \$770.09    | (\$780.00)    | (\$9.91)     | \$630.00   | \$300.00   | \$930.00    |            | \$930.00    |
| 05       | 4/27/2023          |              | \$700.00    | \$36.70    | \$736.70    | (\$730.00)    | \$6.70       | \$525.00   | \$300.00   | \$825.00    |            | \$825.00    |
| 06       | 2/11/2023          |              | \$700.00    | \$92.23    | \$792.23    | (\$792.23)    |              | \$525.00   | \$300.00   | \$825.00    |            | \$825.00    |
| 07       | 8/1/2024           |              | \$700.00    | \$86.05    | \$786.05    | (\$786.05)    |              | \$630.00   | \$300.00   | \$930.00    |            | \$930.00    |
| 08       | 11/9/2024          |              | \$700.00    | \$31.43    | \$731.43    | (\$731.43)    |              | \$630.00   | \$300.00   | \$930.00    |            | \$930.00    |
| 09       | 1/1/2026           |              | \$700.00    |            | \$1,700.00  | (\$1,700.00)  |              | \$700.00   | \$300.00   | \$1,000.00  |            | \$1,000.00  |
| 10       |                    |              |             |            |             |               |              |            |            |             |            |             |
| 11       | 4/1/2015           |              | \$700.00    | \$50.05    | \$750.05    | (\$750.05)    |              |            | \$150.00   | \$150.00    |            | \$150.00    |
| 12       | 9/1/2005           |              | \$700.00    | \$80.50    | \$780.50    | (\$780.95)    | (\$0.45)     |            | \$200.00   | \$200.00    |            | \$200.00    |
| 13       | 7/16/2022          | (\$97.70)    | \$700.00    | \$99.07    | \$701.37    | (\$740.00)    | (\$38.63)    | \$525.00   | \$300.00   | \$825.00    |            | \$825.00    |
| 14       | 10/1/2025          |              | \$700.00    | \$100.30   | \$800.30    | (\$800.30)    |              | \$700.00   | \$300.00   | \$1,000.00  |            | \$1,000.00  |
| 15       | 1/1/2016           | (\$27.53)    | \$700.00    | \$55.33    | \$727.80    | (\$750.00)    | (\$22.20)    |            | \$150.00   | \$150.00    |            | \$150.00    |
| 16       | 2/1/2019           |              | \$700.00    | \$73.61    | \$773.61    | (\$773.61)    |              |            | \$200.00   | \$200.00    |            | \$200.00    |
| 17       | 2/1/2017           | (\$1,724.66) | \$700.00    | \$107.64   | (\$917.02)  |               | (\$917.02)   |            | \$250.00   | \$250.00    |            | \$250.00    |
| 18       | 1/1/2021           |              | \$700.00    | \$54.66    | \$754.66    | (\$754.66)    |              |            | \$200.00   | \$200.00    |            | \$200.00    |
| 19       | 10/21/2022         |              | \$700.00    | \$102.93   | \$802.93    | (\$802.93)    |              | \$525.00   | \$300.00   | \$825.00    |            | \$825.00    |
| 20       | 7/11/2019          | \$1,254.00   | \$1,050.00  |            | \$2,304.00  | (\$3,473.00)  | (\$1,169.00) | \$750.00   | \$800.00   | \$1,550.00  |            | \$1,550.00  |
| 21       | 11/1/2003          |              | \$700.00    | \$97.17    | \$797.17    | (\$797.17)    |              |            | \$200.00   | \$200.00    |            | \$200.00    |
| 22       | 7/1/2017           |              | \$700.00    | \$121.82   | \$821.82    | (\$821.82)    |              |            | \$250.00   | \$250.00    |            | \$250.00    |
| 23       | 9/12/2017          |              | \$700.00    | \$104.51   | \$804.51    | (\$804.51)    |              |            | \$150.00   | \$150.00    |            | \$150.00    |
| 24       | 8/2/2018           | (\$3.38)     | \$700.00    | \$70.89    | \$767.51    | (\$770.00)    | (\$2.49)     |            | \$150.00   | \$150.00    |            | \$150.00    |
| 26       | 8/13/2020          |              | \$700.00    | \$124.56   | \$824.56    | (\$824.56)    |              |            | \$200.00   | \$200.00    |            | \$200.00    |
| 26A      | 5/1/2023           | \$0.11       | \$700.00    | \$61.25    | \$761.36    | (\$761.36)    |              | \$527.00   | \$300.00   | \$827.00    |            | \$827.00    |
| 27       | 9/1/2011           | (\$0.84)     | \$700.00    | \$56.15    | \$755.31    | (\$756.00)    | (\$0.69)     |            | \$200.00   | \$200.00    |            | \$200.00    |
| 28       | 8/1/2025           |              | \$700.00    | \$47.50    | \$747.50    | (\$747.50)    |              | \$700.00   | \$300.00   | \$1,000.00  |            | \$1,000.00  |
| 29       | 10/1/2019          |              | \$700.00    | \$74.60    | \$774.60    | (\$774.60)    |              |            | \$200.00   | \$200.00    |            | \$200.00    |
| 30       | 11/1/2024          | (\$0.40)     | \$700.00    | \$39.09    | \$738.69    | (\$740.00)    | (\$1.31)     | \$630.00   | \$300.00   | \$930.00    |            | \$930.00    |
| 31       |                    |              |             |            |             |               |              |            |            |             |            |             |
| 32       | 6/18/2009          |              | \$700.00    |            | \$700.00    | (\$700.00)    |              |            | \$100.00   | \$100.00    |            | \$100.00    |
| 33       |                    |              |             |            |             |               |              |            |            |             |            |             |
| 34       | 11/16/2024         | (\$0.20)     | \$700.00    | \$65.04    | \$764.84    | (\$765.04)    | (\$0.20)     | \$630.00   | \$300.00   | \$930.00    |            | \$930.00    |
| 35       | 4/8/2021           |              | \$700.00    | \$59.52    | \$759.52    | (\$760.00)    | (\$0.48)     |            | \$250.00   | \$250.00    |            | \$250.00    |
| 36       | 8/22/2007          |              | \$700.00    |            | \$700.00    | (\$700.00)    |              |            | \$100.00   | \$100.00    |            | \$100.00    |
| 37 (OUT) | (1/31/2026)        |              | \$700.00    | \$24.35    | \$724.35    |               | \$724.35     | \$700.00   | \$300.00   | \$1,000.00  | (\$724.35) | \$275.65    |
| Laundry  |                    |              | \$325.00    |            | \$325.00    | \$(325.00)    |              |            |            |             |            |             |
| Total    |                    | (\$601.32)   | \$24,475.00 | \$2,255.81 | \$27,129.49 | (\$28,560.82) | (\$1,431.33) | \$9,152.00 | \$8,250.00 | \$17,402.00 | (\$724.35) | \$16,677.65 |



# 2025 Profits & Loss

| EXPENDITURES              | Jan                | Feb                | Mar                | Apr                | May                | Jun                | Jul                | Aug                | Sept               | Oct                | Nov                | Dec                | Total               |
|---------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|
| SF Wages                  | \$1,502.58         | \$1,502.58         | \$1,502.58         | \$1,502.58         | \$1,502.58         | \$2,270.61         | \$1,502.58         | \$1,502.58         | \$1,502.58         | \$1,502.58         | \$1,502.58         | \$2,270.61         | \$19,567.02         |
| Puget Sound Energy        | \$208.98           | \$264.11           | \$237.02           | \$191.11           | \$143.00           | \$118.64           | \$95.63            | \$101.58           | \$98.48            | \$129.68           | \$194.62           | \$216.05           | \$1,998.90          |
| Lakewood Water            |                    | \$1,031.25         |                    | \$925.25           |                    | \$829.68           |                    | \$809.20           |                    | \$778.49           |                    | \$693.16           | \$5,067.03          |
| Comcast                   | \$186.34           | \$186.45           | \$186.45           | \$186.45           | \$186.26           | \$186.26           | \$186.26           | \$186.37           | \$186.37           | \$186.37           | \$186.74           | \$197.29           | \$2,247.61          |
| LeMay Refuse              | \$997.00           | \$997.00           | \$997.00           | \$1,026.06         | \$1,026.06         | \$1,038.20         | \$1,058.26         | \$1,026.06         | \$1,026.06         | \$1,122.66         | \$1,026.06         | \$1,050.35         | \$12,390.77         |
| Lakeview Power            | \$3,203.91         | \$3,757.67         | \$2,788.59         | \$2,597.41         | \$1,898.61         | \$1,727.21         | \$1,503.07         | \$1,601.95         | \$1,555.81         | \$1,305.30         | \$2,043.65         | \$2,511.71         | \$26,494.89         |
| Pacific Laundry           | \$110.10           | \$110.10           | \$110.10           | \$114.50           | \$114.50           | \$114.50           | \$114.50           | \$114.50           | \$114.50           |                    | \$114.50           | \$114.50           | \$1,246.30          |
| Pierce County Sewer       | \$4,368.83         |                    | \$4,547.99         |                    | \$4,547.99         |                    | \$4,547.99         |                    | \$4,547.99         |                    | \$4,547.99         |                    | \$27,108.78         |
| P/R Taxes                 | \$2,526.44         |                    |                    | \$2,460.03         |                    |                    | \$2,133.17         |                    |                    | \$1,735.68         |                    |                    | \$8,855.32          |
| Security Deposit Refunds  |                    |                    |                    |                    |                    | \$201.50           |                    | \$768.10           | \$1,643.39         | \$43.44            |                    | \$1,845.72         | \$4,502.15          |
| R.E. Tax (Pierce County)  |                    |                    | \$8,064.10         |                    |                    |                    |                    |                    |                    | \$8,064.10         |                    |                    | \$16,128.20         |
| Bus Dues/Memberships/BOIR | \$220.20           |                    | \$170.00           |                    |                    |                    |                    |                    |                    | \$150.00           |                    |                    | \$540.20            |
| MHP WA Fee/Lakewood Lic   |                    |                    |                    |                    |                    |                    |                    |                    |                    | \$70.00            |                    |                    | \$70.00             |
| SF P.C. Reimbursement     |                    | \$700.00           |                    |                    |                    |                    | \$800.00           |                    |                    |                    | \$800.00           |                    | \$2,300.00          |
| Repairs/Maintenance       |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    | \$-                 |
| Office Supplies           | \$341.74           |                    |                    |                    | \$2.31             | \$73.00            |                    | \$156.00           |                    | \$151.00           |                    |                    | \$724.05            |
| 1099 MISC Items           |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    | \$-                 |
| Misc/Business Lic/Fees    | \$50.00            |                    |                    |                    |                    |                    |                    |                    |                    | \$655.64           |                    | \$50.00            | \$755.64            |
| Capital Assets/Upgrades   |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    | \$-                 |
| Bank Charges              |                    |                    |                    |                    |                    |                    | \$62.64            |                    |                    |                    |                    |                    | \$62.64             |
| Insurance for LLC         |                    |                    |                    |                    |                    |                    | \$2,600.50         |                    |                    |                    |                    |                    | \$2,600.50          |
| Legal                     |                    |                    | \$280.00           |                    |                    |                    | \$2,312.50         |                    |                    | \$437.50           |                    |                    | \$3,030.00          |
| Landscaping               |                    |                    |                    |                    | \$1,200.00         |                    |                    |                    |                    |                    |                    |                    | \$1,200.00          |
| <b>Total Expenses</b>     | <b>\$13,716.12</b> | <b>\$8,549.16</b>  | <b>\$18,883.83</b> | <b>\$9,003.39</b>  | <b>\$10,621.31</b> | <b>\$6,559.60</b>  | <b>\$16,917.10</b> | <b>\$6,266.34</b>  | <b>\$10,675.18</b> | <b>\$16,332.44</b> | <b>\$10,416.14</b> | <b>\$8,949.39</b>  | <b>\$136,890.00</b> |
| <b>DEPOSITS</b>           |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                     |
| Dep: Rent                 | \$24,463.10        | \$24,319.61        | \$26,873.84        | \$25,264.99        | \$24,615.28        | \$24,930.30        | \$21,076.31        | \$28,087.77        | \$25,150.19        | \$25,325.08        | \$28,803.87        | \$24,465.96        | \$303,376.30        |
| Dep: Laundry              | \$320.00           | \$340.00           | \$320.00           | \$270.00           | \$470.00           | \$370.00           | \$300.00           | \$360.00           | \$360.00           | \$375.00           | \$380.00           | \$430.00           | \$4,295.00          |
| Dep: Security             |                    |                    |                    |                    |                    |                    |                    | \$600.00           |                    | \$300.00           |                    | \$300.00           | \$1,200.00          |
| <b>Total Deposits</b>     | <b>\$24,783.10</b> | <b>\$24,659.61</b> | <b>\$27,193.84</b> | <b>\$25,534.99</b> | <b>\$25,085.28</b> | <b>\$25,300.30</b> | <b>\$21,376.31</b> | <b>\$29,047.77</b> | <b>\$25,510.19</b> | <b>\$26,000.08</b> | <b>\$29,183.87</b> | <b>\$25,195.96</b> | <b>\$308,871.30</b> |
| <b>NOI</b>                | <b>\$11,066.98</b> | <b>\$16,110.45</b> | <b>\$8,310.01</b>  | <b>\$16,531.60</b> | <b>\$14,463.97</b> | <b>\$18,740.70</b> | <b>\$4,459.21</b>  | <b>\$22,781.43</b> | <b>\$14,835.01</b> | <b>\$9,667.64</b>  | <b>\$18,767.73</b> | <b>\$16,246.57</b> | <b>\$171,981.30</b> |



# 2025 Annualized

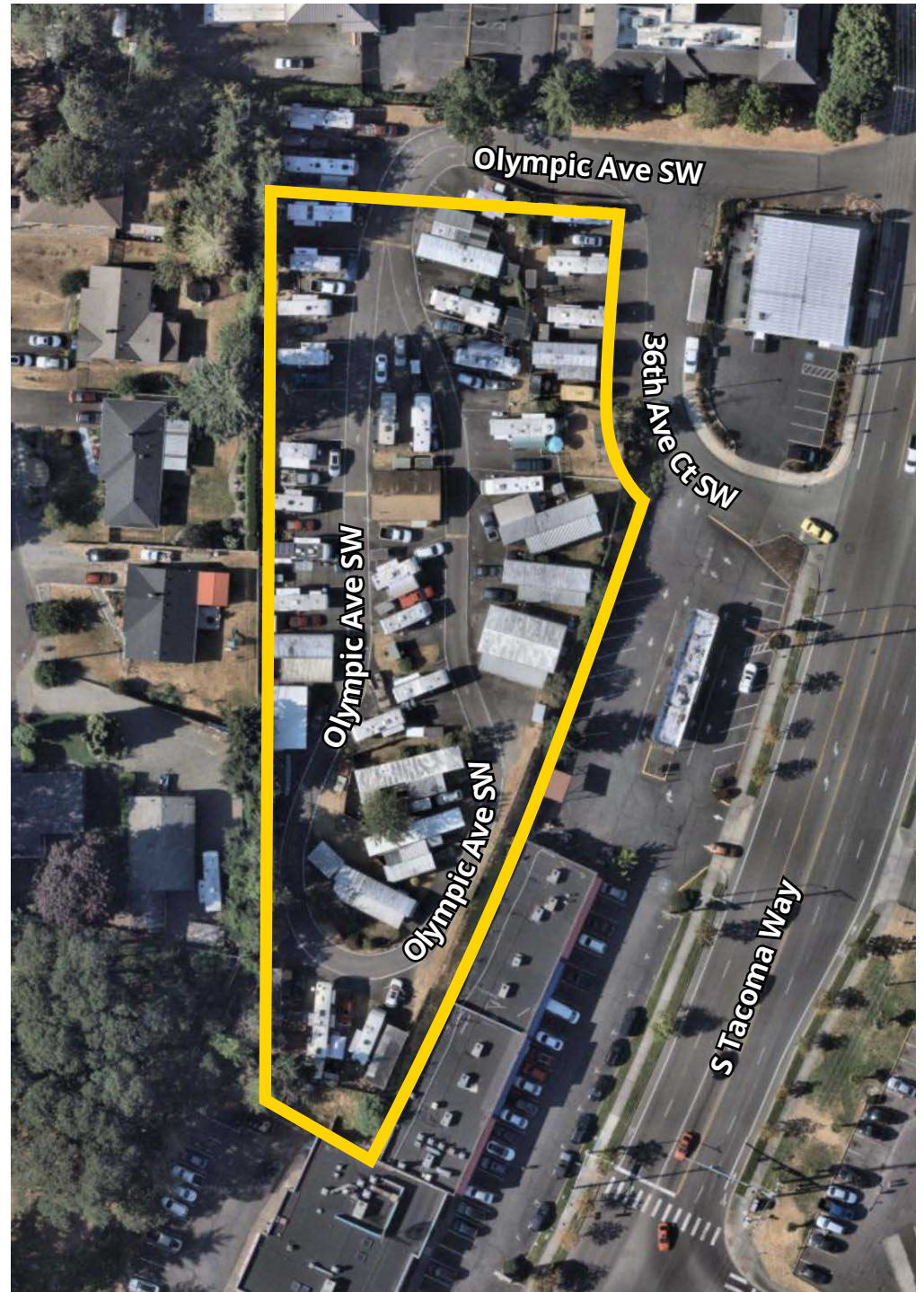
## INCOME

|                     |                     |
|---------------------|---------------------|
| Rental Income       | \$303,376.30        |
| Security Deposits   | \$1,200.00          |
| Laundry Income      | \$4,295.00          |
| <b>Total Income</b> | <b>\$308,871.30</b> |

## EXPENSES

|                             |                     |
|-----------------------------|---------------------|
| Annualized Expenses         | \$(136,890.00)      |
| <b>Net Operating Income</b> | <b>\$171,981.30</b> |

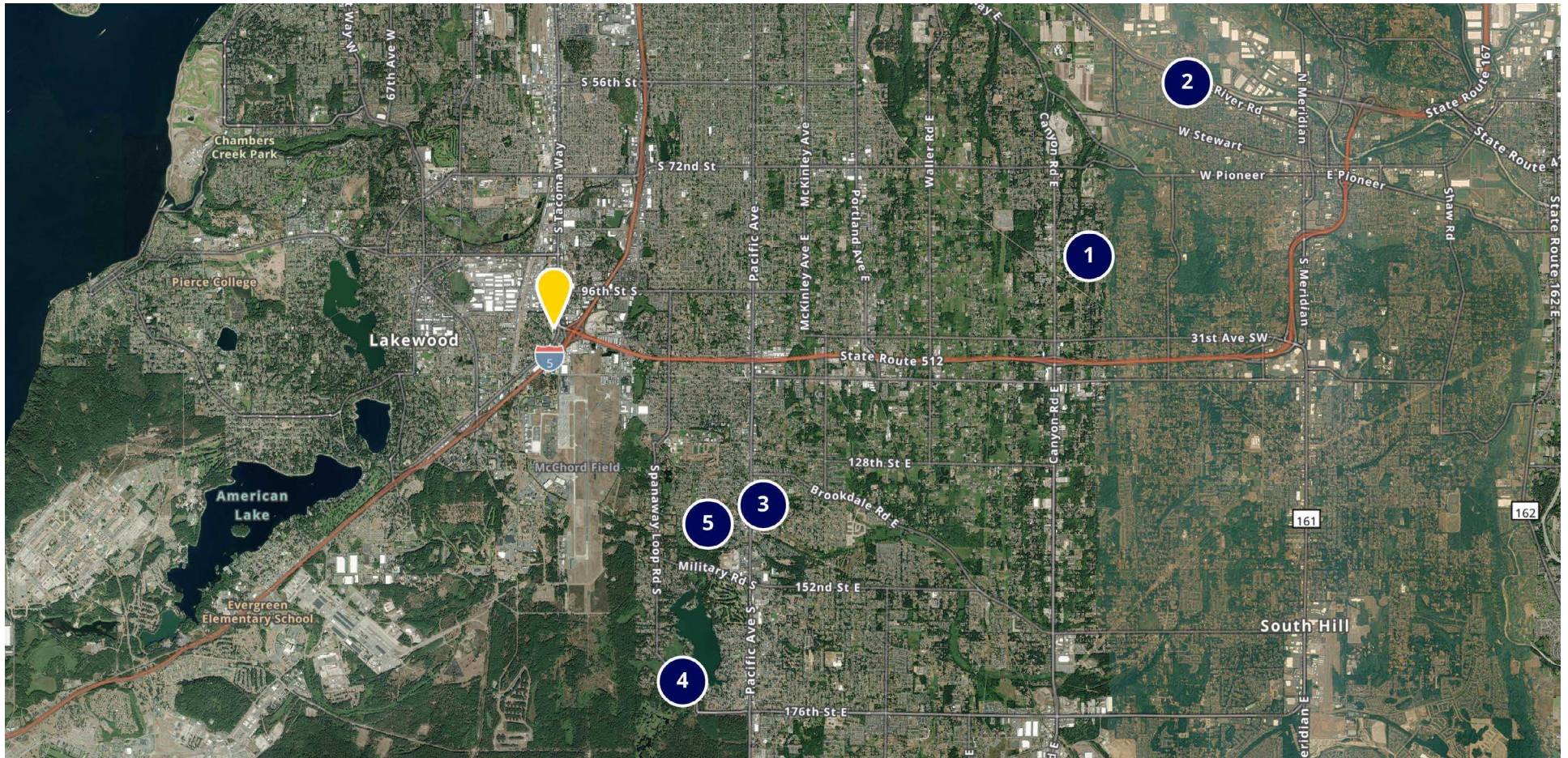
|                           |                       |
|---------------------------|-----------------------|
| <b>Asking Price</b>       | <b>\$2,500,000.00</b> |
| <b>Cap Rate</b>           | <b>6.88%</b>          |
| <b>Price Per Pad (37)</b> | <b>\$67,567.57</b>    |





# Lakewood Sales Comps

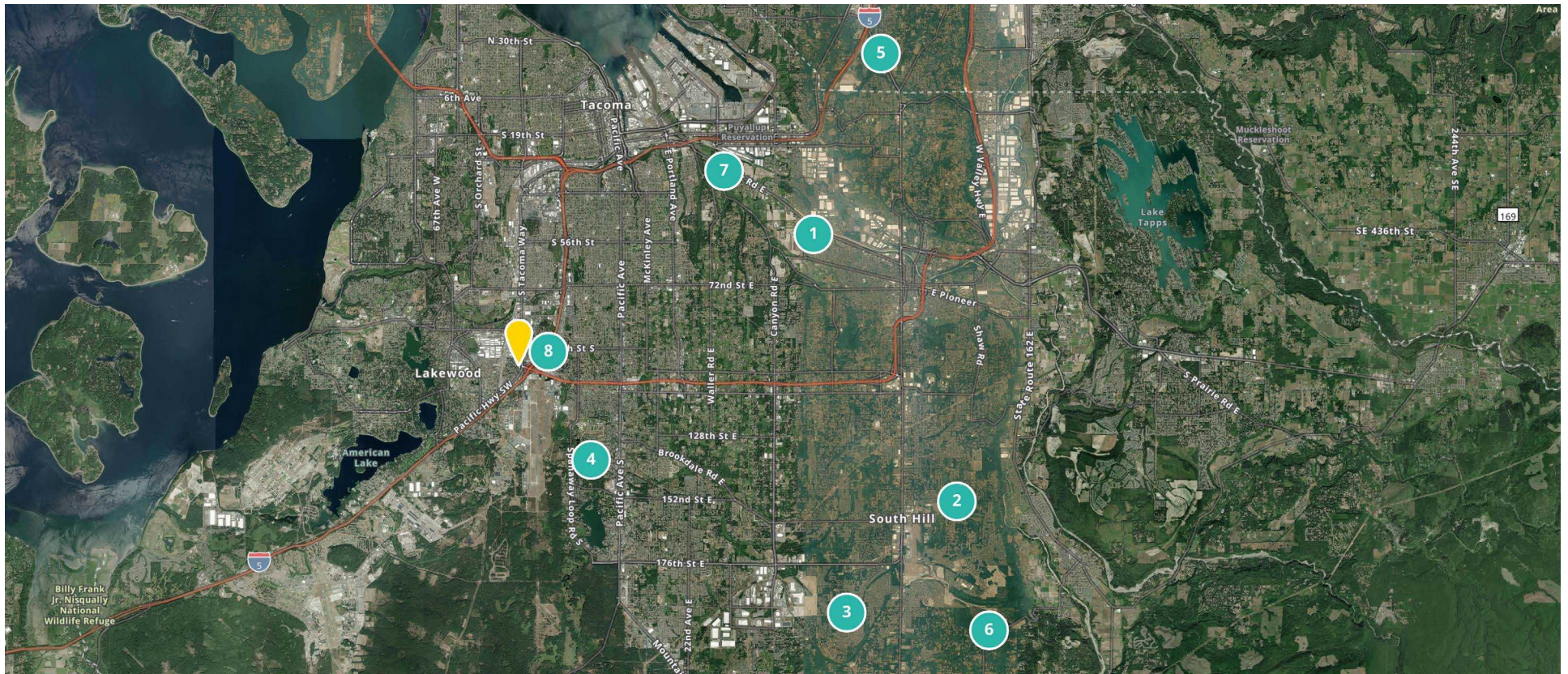
| # | MHP sales comparables            | # Pads | Size        | Type    | Sales Price     | Price per Pad | Vacancy | Year Built | Zoning | Cap Rate |
|---|----------------------------------|--------|-------------|---------|-----------------|---------------|---------|------------|--------|----------|
| 1 | 6101 89th Street Ct E, Puyallup  | 187    | 36.4 Acres  | Doubles | \$28,784,286.00 | \$153,927.00  | 4%      | 1996       | RSEP   |          |
| 2 | 5526 80th Ave. E, Puyallup       | 100    | 12.65 Acres | Mixed   | \$7,136,429.00  | \$71,364.00   | 0%      | 1960       | MUD    |          |
| 3 | 159 S 136th Street, Parkland     | 48     | 4.56 Acres  | Doubles | \$6,000,000.00  | \$125,000.00  | 0%      | 2000       | UCOR   |          |
| 4 | 17103 Spanaway Loop Rd, Spanaway | 38     | 4 Acres     | Mixed   | \$2,624,846.00  | \$69,075.00   | 0%      | 1958       | RR     | 5.6%     |
| 5 | 1004 138th Street S, Parkland    | 15     | 1.23 Acres  | Mixed   | \$2,260,000.00  | \$150,667.00  | 0%      | 1964       | RMH    | 8.2%     |





# Lakewood Rental Comps

| # | MHP Rental Comps               | Location    | Type              | Size         | Rent       | Vacancy |
|---|--------------------------------|-------------|-------------------|--------------|------------|---------|
| 1 | Majestic Mobile Home & RV Park | Puyallup    | Singles & RV      | MH 64-RV 107 | \$1,050.00 | 3.50%   |
| 2 | Viking Estates                 | Puyallup    | Doubles           | 75           | \$1,135.00 | 0%      |
| 3 | Crystal Points Estates         | Spanaway    | Doubles           | 151          | \$1,185.00 | 0%      |
| 4 | Brookdale Mobile Home Park     | Parkland    | Singles & Doubles | 20           | \$895.00   | 0%      |
| 5 | Kloshe Illahee                 | Federal Way | Doubles           | 258          | \$1,452.00 | 3.10%   |
| 6 | Angler Pointe                  | Graham      | Doubles           | 148          | \$1,150.00 | 0%      |
| 7 | Tacoma County                  | Tacoma      | Doubles           | 85           | \$995.00   | 3.50%   |
| 8 | Laural Lanes                   | Parkland    | Singles & Doubles | 37           | \$960.00   | 0%      |







**Colliers Seattle**  
601 Union Street, Suite 5300  
Seattle, WA 98101  
[colliers.com](http://colliers.com)

**Arvin Vander Veen, SIOR**  
Executive Vice President  
+1 206 654 0521  
[arvin.vanderveen@colliers.com](mailto:arvin.vanderveen@colliers.com)

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2026. All rights reserved.