



Confidential Offering Memorandum

# Oaknoll Trailer Park

10404 S Tacoma Way, Lakewood, WA 98499

**Colliers**

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# 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  
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

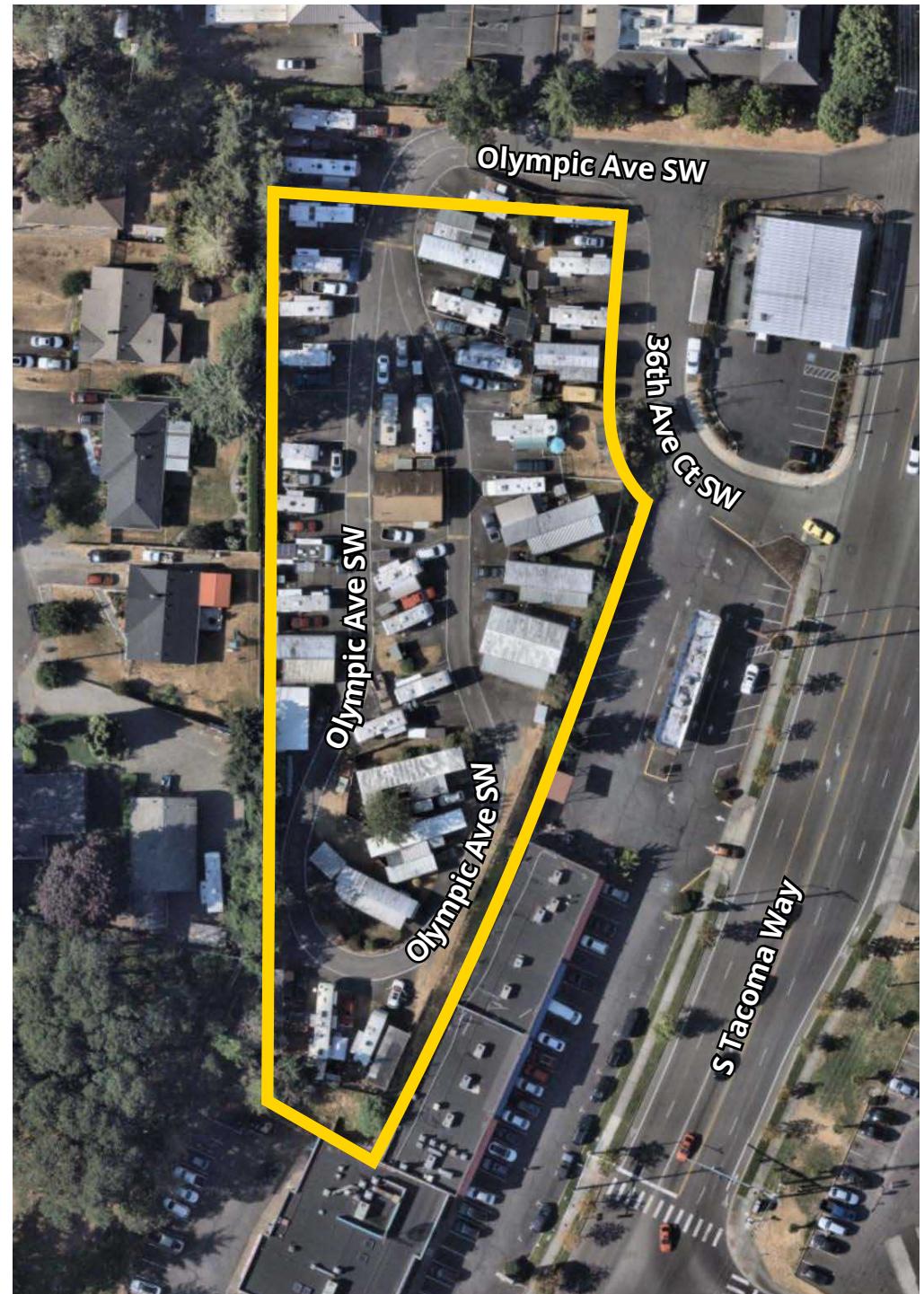
**Occupancy** 91.9%

**Tenant Amenities**

- On-site laundry facilities
- WiFi access throughout the park

**Price** **\$2,500,000**

*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**

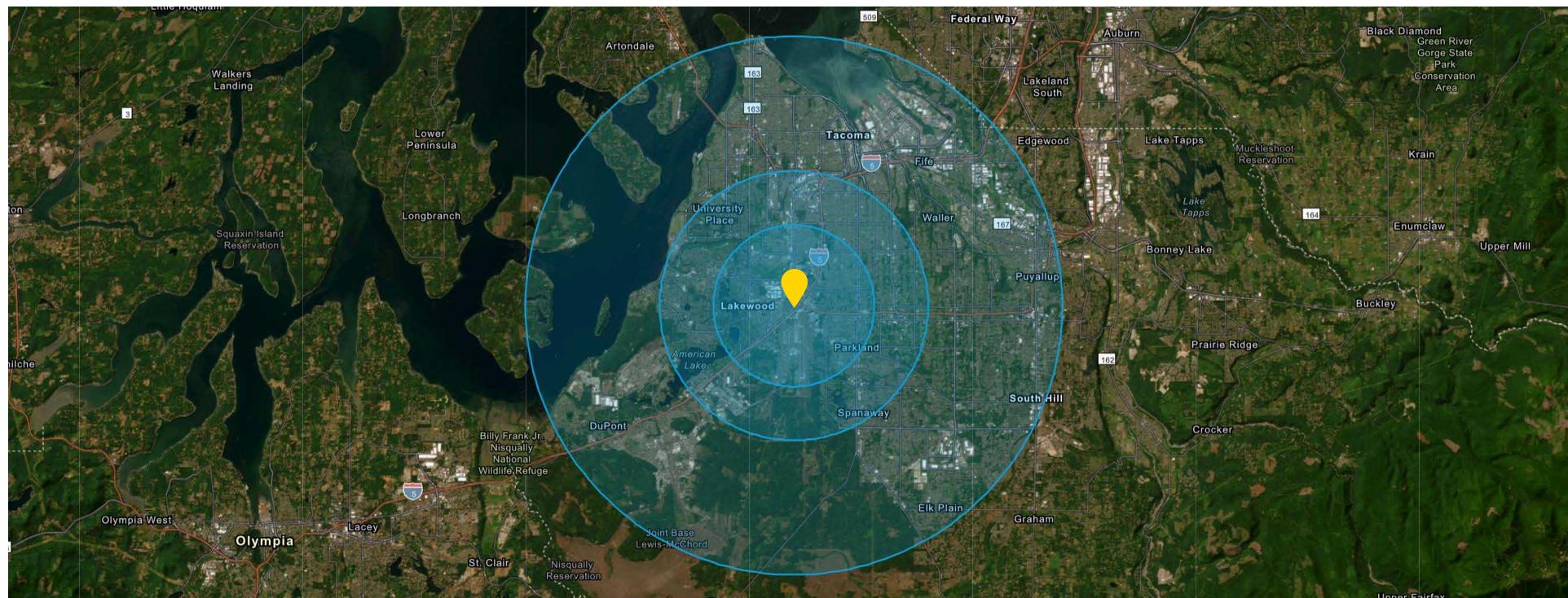


Median HH Income  
**\$70,524**



# 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



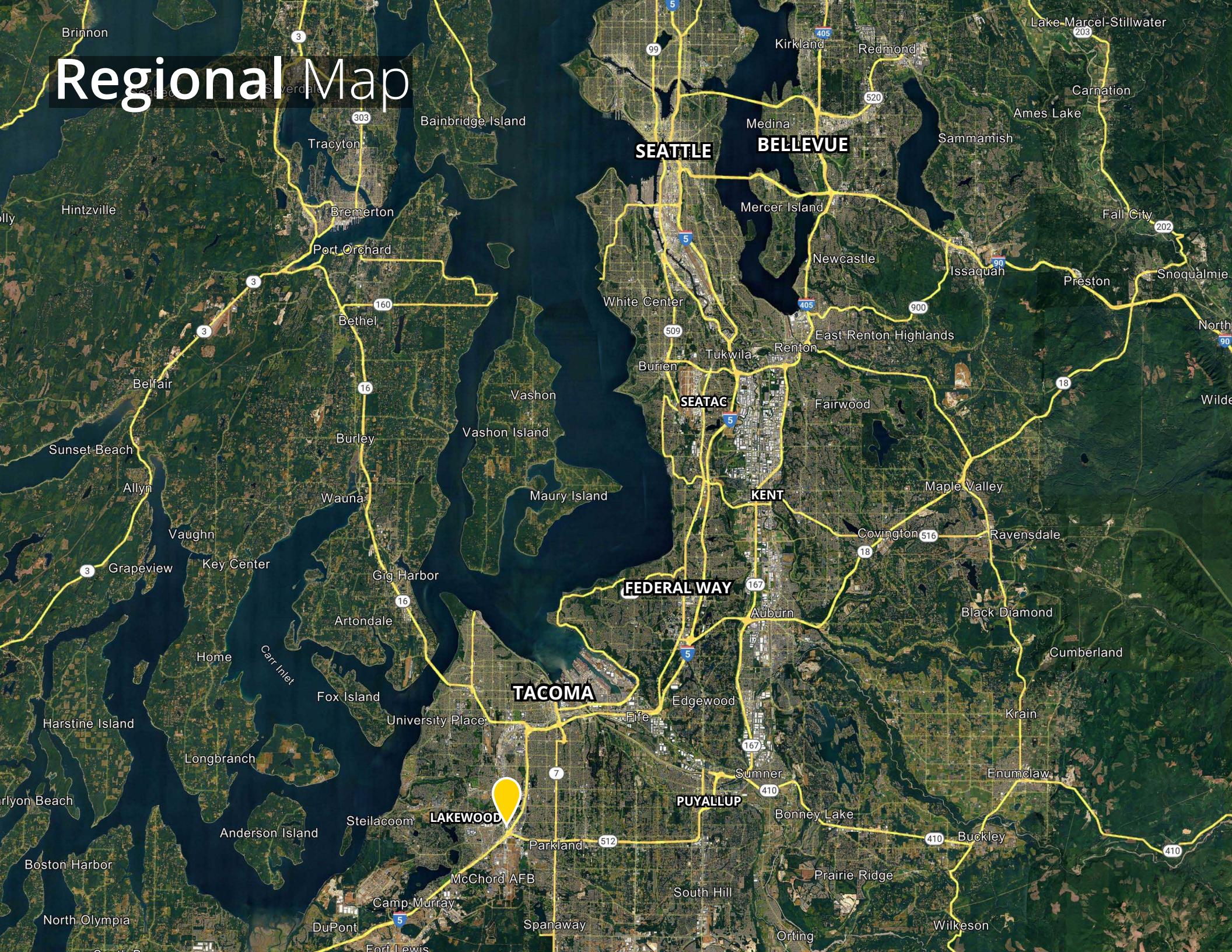
# Site Aerial



# Site Aerial



# 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	
<b>01</b>	8/28/2016		\$700.00	\$86.55	\$786.55	(\$786.55)			\$150.00	\$150.00		\$150.00	
<b>02 (OUT)</b>	(1/31/2026)		\$700.00	\$84.16	\$784.16	(\$784.16)			\$150.00	\$150.00		\$150.00	
<b>03</b>	8/1/2022		\$700.00	\$97.34	\$797.34	(\$797.34)		\$525.00	\$300.00	\$825.00		\$825.00	
<b>04</b>	11/6/2024	(\$0.72)	\$700.00	\$70.81	\$770.09	(\$780.00)	(\$9.91)	\$630.00	\$300.00	\$930.00		\$930.00	
<b>05</b>	4/27/2023		\$700.00	\$36.70	\$736.70	(\$730.00)	\$6.70	\$525.00	\$300.00	\$825.00		\$825.00	
<b>06</b>	2/11/2023		\$700.00	\$92.23	\$792.23	(\$792.23)		\$525.00	\$300.00	\$825.00		\$825.00	
<b>07</b>	8/1/2024		\$700.00	\$86.05	\$786.05	(\$786.05)		\$630.00	\$300.00	\$930.00		\$930.00	
<b>08</b>	11/9/2024		\$700.00	\$31.43	\$731.43	(\$731.43)		\$630.00	\$300.00	\$930.00		\$930.00	
<b>09</b>	1/1/2026		\$700.00		\$1,700.00	(\$1,700.00)		\$700.00	\$300.00	\$1,000.00		\$1,000.00	
<b>10</b>													
<b>11</b>	4/1/2015		\$700.00	\$50.05	\$750.05	(\$750.05)			\$150.00	\$150.00		\$150.00	
<b>12</b>	9/1/2005		\$700.00	\$80.50	\$780.50	(\$780.95)	(\$0.45)		\$200.00	\$200.00		\$200.00	
<b>13</b>	7/16/2022	(\$97.70)	\$700.00	\$99.07	\$701.37	(\$740.00)	(\$38.63)	\$525.00	\$300.00	\$825.00		\$825.00	
<b>14</b>	10/1/2025		\$700.00	\$100.30	\$800.30	(\$800.30)		\$700.00	\$300.00	\$1,000.00		\$1,000.00	
<b>15</b>	1/1/2016	(\$27.53)	\$700.00	\$55.33	\$727.80	(\$750.00)	(\$22.20)		\$150.00	\$150.00		\$150.00	
<b>16</b>	2/1/2019		\$700.00	\$73.61	\$773.61	(\$773.61)			\$200.00	\$200.00		\$200.00	
<b>17</b>	2/1/2017	(\$1,724.66)	\$700.00	\$107.64	(\$917.02)		(\$917.02)		\$250.00	\$250.00		\$250.00	
<b>18</b>	1/1/2021		\$700.00	\$54.66	\$754.66	(\$754.66)			\$200.00	\$200.00		\$200.00	
<b>19</b>	10/21/2022		\$700.00	\$102.93	\$802.93	(\$802.93)		\$525.00	\$300.00	\$825.00		\$825.00	
<b>20</b>	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	
<b>21</b>	11/1/2003		\$700.00	\$97.17	\$797.17	(\$797.17)			\$200.00	\$200.00		\$200.00	
<b>22</b>	7/1/2017		\$700.00	\$121.82	\$821.82	(\$821.82)			\$250.00	\$250.00		\$250.00	
<b>23</b>	9/12/2017		\$700.00	\$104.51	\$804.51	(\$804.51)			\$150.00	\$150.00		\$150.00	
<b>24</b>	8/2/2018	(\$3.38)	\$700.00	\$70.89	\$767.51	(\$770.00)	(\$2.49)		\$150.00	\$150.00		\$150.00	
<b>26</b>	8/13/2020		\$700.00	\$124.56	\$824.56	(\$824.56)			\$200.00	\$200.00		\$200.00	
<b>26A</b>	5/1/2023	\$0.11	\$700.00	\$61.25	\$761.36	(\$761.36)		\$527.00	\$300.00	\$827.00		\$827.00	
<b>27</b>	9/1/2011	(\$0.84)	\$700.00	\$56.15	\$755.31	(\$756.00)	(\$0.69)		\$200.00	\$200.00		\$200.00	
<b>28</b>	8/1/2025		\$700.00	\$47.50	\$747.50	(\$747.50)		\$700.00	\$300.00	\$1,000.00		\$1,000.00	
<b>29</b>	10/1/2019		\$700.00	\$74.60	\$774.60	(\$774.60)			\$200.00	\$200.00		\$200.00	
<b>30</b>	11/1/2024	(\$0.40)	\$700.00	\$39.09	\$738.69	(\$740.00)	(\$1.31)	\$630.00	\$300.00	\$930.00		\$930.00	
<b>31</b>													
<b>32</b>	6/18/2009		\$700.00		\$700.00	(\$700.00)			\$100.00	\$100.00		\$100.00	
<b>33</b>													
<b>34</b>	11/16/2024	(\$0.20)	\$700.00	\$65.04	\$764.84	(\$765.04)	(\$0.20)	\$630.00	\$300.00	\$930.00		\$930.00	
<b>35</b>	4/8/2021		\$700.00	\$59.52	\$759.52	(\$760.00)	(\$0.48)		\$250.00	\$250.00		\$250.00	
<b>36</b>	8/22/2007		\$700.00		\$700.00	(\$700.00)			\$100.00	\$100.00		\$100.00	
<b>37 (OUT)</b>	(1/31/2026)		\$700.00	\$24.35	\$724.35			\$724.35	\$700.00	\$300.00	\$1,000.00	(\$724.35)	\$275.65
<b>Laundry</b>					\$325.00		\$325.00						
<b>Total</b>			(\$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
<b>SF Wages</b>	\$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
<b>Puget Sound Energy</b>	\$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
<b>Lakewood Water</b>		\$1,031.25		\$925.25		\$829.68		\$809.20		\$778.49		\$693.16	\$5,067.03
<b>Comcast</b>	\$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
<b>LeMay Refuse</b>	\$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
<b>Lakeview Power</b>	\$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
<b>Pacific Laundry</b>	\$110.10	\$110.10	\$110.10	\$114.50	\$114.50	\$114.50	\$114.50	\$114.50	\$114.50	\$114.50	\$114.50	\$114.50	\$1,246.30
<b>Pierce County Sewer</b>	\$4,368.83		\$4,547.99		\$4,547.99		\$4,547.99		\$4,547.99		\$4,547.99		\$27,108.78
<b>P/R Taxes</b>	\$2,526.44			\$2,460.03			\$2,133.17			\$1,735.68			\$8,855.32
<b>Security Deposit Refunds</b>						\$201.50		\$768.10	\$1,643.39	\$43.44		\$1,845.72	\$4,502.15
<b>R.E. Tax (Pierce County)</b>			\$8,064.10							\$8,064.10			\$16,128.20
<b>Bus Dues/Memberships/BOIR</b>	\$220.20			\$170.00						\$150.00			\$540.20
<b>MHP WA Fee/Lakewood Lic</b>										\$70.00			\$70.00
<b>SF P.C. Reimbursement</b>		\$700.00					\$800.00				\$800.00		\$2,300.00
<b>Repairs/Maintenance</b>													\$-
<b>Office Supplies</b>	\$341.74				\$2.31	\$73.00		\$156.00		\$151.00			\$724.05
<b>1099 MISC Items</b>													\$-
<b>Misc/Business Lic/Fees</b>	\$50.00									\$655.64		\$50.00	\$755.64
<b>Capital Assets/Upgrades</b>													\$-
<b>Bank Charges</b>							\$62.64						\$62.64
<b>Insurance for LLC</b>							\$2,600.50						\$2,600.50
<b>Legal</b>		\$280.00					\$2,312.50			\$437.50			\$3,030.00
<b>Landscaping</b>				\$1,200.00									\$1,200.00
<b>Total Expenses</b>	\$13,716.12	\$8,549.16	\$18,883.83	\$9,003.39	\$10,621.31	\$6,559.60	\$16,917.10	\$6,266.34	\$10,675.18	\$16,332.44	\$10,416.14	\$8,949.39	<b>\$136,890.00</b>

DEPOSITS													
<b>Dep: Rent</b>	\$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
<b>Dep: Laundry</b>	\$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
<b>Dep: Security</b>								\$600.00		\$300.00		\$300.00	\$1,200.00
<b>Total Deposits</b>	\$24,783.10	\$24,659.61	\$27,193.84	\$25,534.99	\$25,085.28	\$25,300.30	\$21,376.31	\$29,047.77	\$25,510.19	\$26,000.08	\$29,183.87	\$25,195.96	<b>\$308,871.30</b>

NOI	\$11,066.98	\$16,110.45	\$8,310.01	\$16,531.60	\$14,463.97	\$18,740.70	\$4,459.21	\$22,781.43	\$14,835.01	\$9,667.64	\$18,767.73	\$16,246.57	\$171,981.30
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# 2025 Annualized

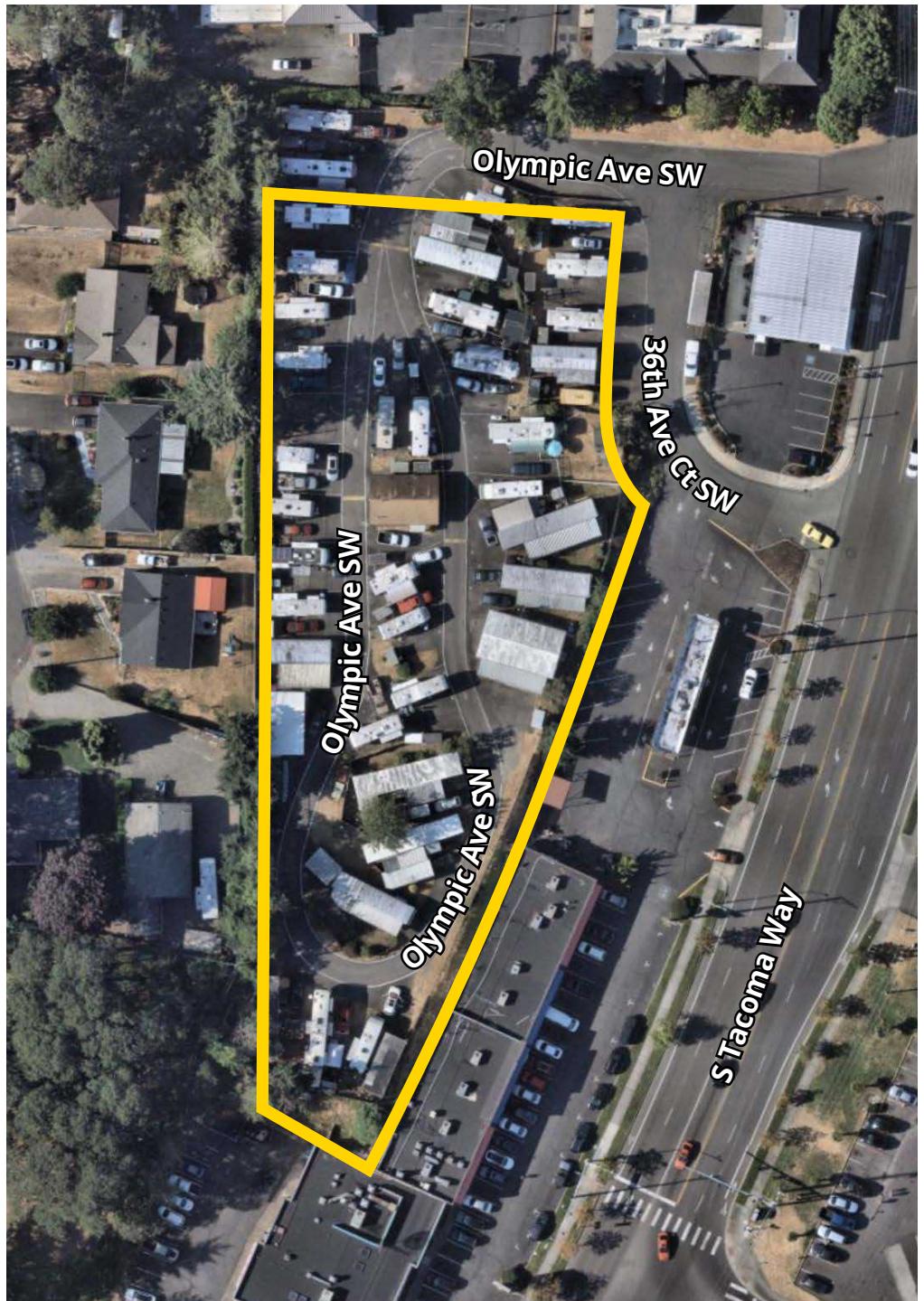
## INCOME

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

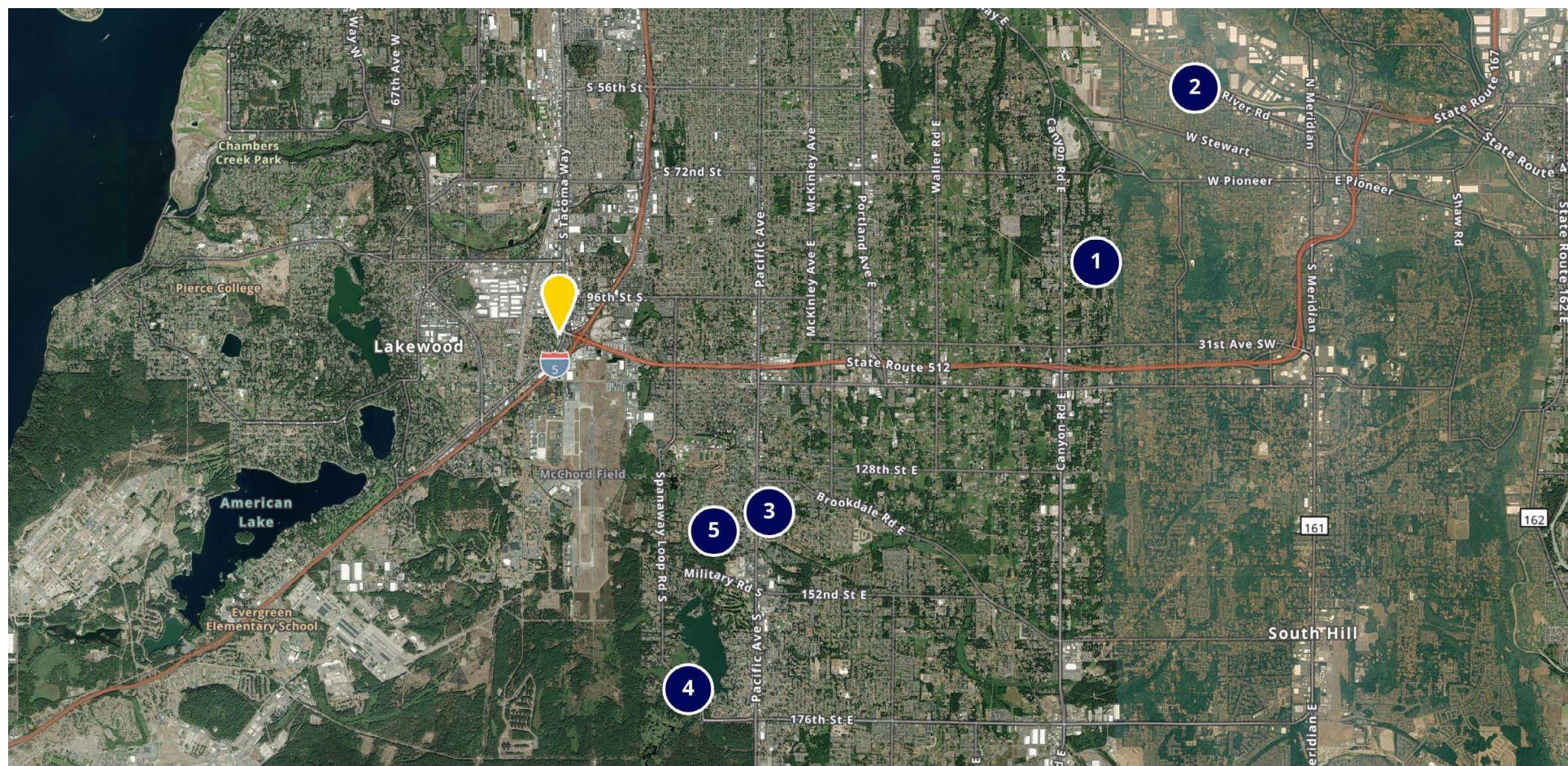
Annualized Expenses	\$(136,890.00)
<b>Net Operating Income</b>	<b>\$171,981.30</b>

Asking Price	\$2,500,000.00
Cap Rate	6.88%
Price Per Pad (37)	\$67,567.57



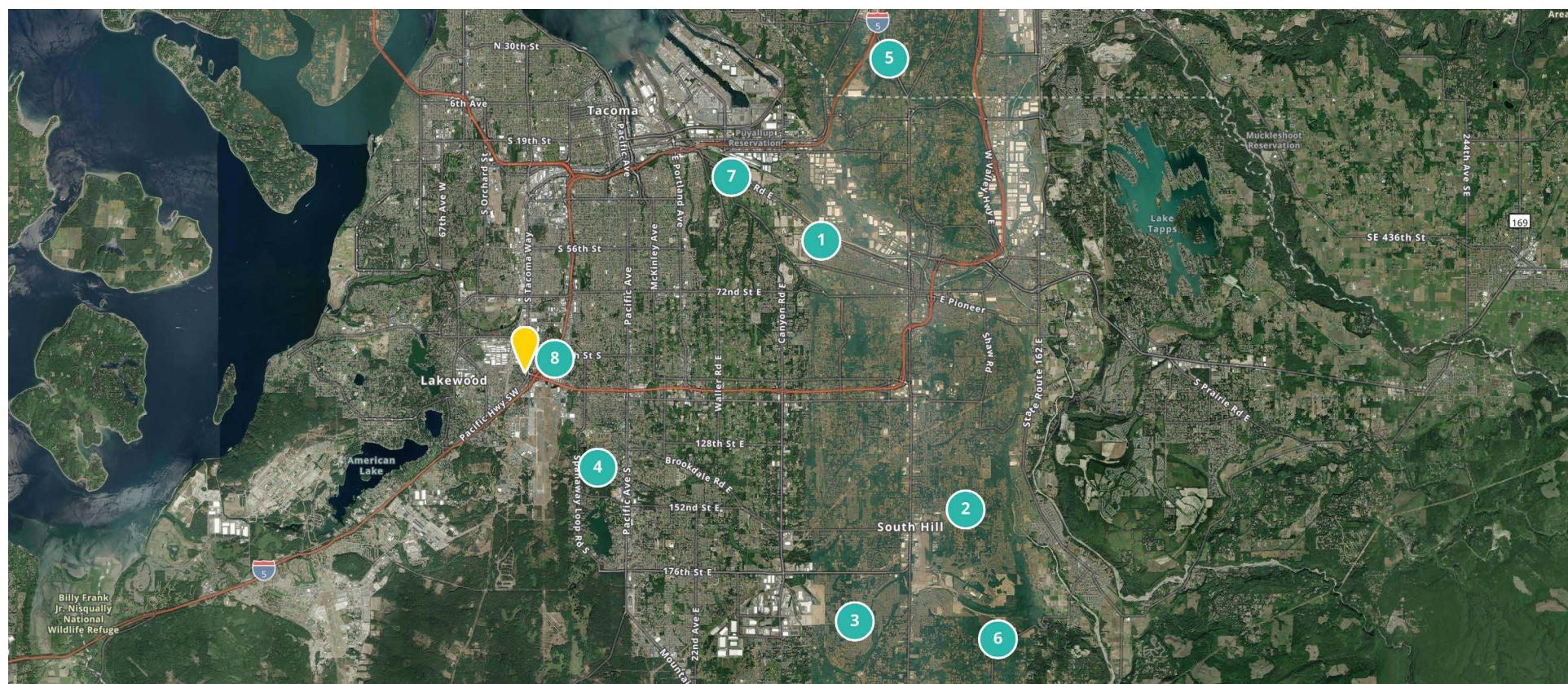
# Lakewood Sales Comps

#	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%





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