

Mobile Home Park

10176 N Cliff House RD • Hauser, Idaho 83854

19.18± Acres | 14 MH Sites | 93% Occupied | Hauser Lake Proximity

OFFERING PRICE

\$1,500,000

19.18±
 TOTAL ACRES

14
 MH SITES

\$86.2K
 GROSS REV.

\$62.7K
 NOI

PROPERTY DETAILS

Property Type	Mobile Home Park / Land
Total Acreage	19.18± Acres
Park Footprint	~3-4 Acres (14 sites)
Excess Land	~16+ Developable Acres
Water	Hauser Lake Water Assoc.
Zoning	Residential (MHP Grandfathered)
Occupancy	93% (13 of 14 Sites)

INVESTMENT HIGHLIGHTS

- 93% occupied park — stable monthly cash flow
- 16+ acres excess land for development/expansion
- Corner lot with high visibility on Hauser Lake Rd
- Less than 2,000 ft from Hauser Lake shoreline
- Tenants own homes & maintain yards — low mgmt
- Natural creek running through the property
- Near Post Falls & Coeur d'Alene growth corridors
- Kootenai County: Idaho's fastest-growing region

Property Overview

This exceptional 19.18-acre property features an established mobile home park with 14 fully occupied sites on approximately 3–4 acres, leaving over 16 acres of excess developable land. Positioned at the corner of Hauser Lake Rd and N. Cliff House Rd, less than 2,000 feet from Hauser Lake. A natural creek traverses the property. The park operates as a grandfathered use under residential zoning with minimal management requirements — tenants own their homes and maintain their yards. Water is provided by the Hauser Lake Water Association with newer drain fields in place.

2025 Financial Performance

Actuals | Jan – Dec 2025 | Cash Basis

INCOME & EXPENSES	ANNUAL (2025)
Rent Income	\$86,216
Total Gross Income	\$86,216
Cleaning & Maintenance	(\$3,133)
Repairs	(\$7,904)
Utilities	(\$2,611)
Management Fees	(\$3,975)
Auto & Travel	(\$737)
Landscaping	(\$225)
Supplies	(\$1,900)
Property Taxes	(\$1,626)
Insurance	(\$1,404)
Total Operating Expenses	(\$23,515)
Net Operating Income	\$62,701
Capital Expenditures	(\$3,400)
Net Income	\$59,301

PRICING & KEY METRICS	
Offering Price	\$1,500,000
Price Per Acre	\$78,206
Price Per MH Site	\$107,143
Cap Rate (on NOI)	~4.2%
GRM	~17.4x
Expense Ratio	27.3%
Avg. Monthly Revenue	\$7,185
Avg. Monthly NOI	\$5,225

MONTHLY RENT REVENUE (2025)	
Jan	\$9,084
Feb	\$7,190
Mar	\$7,809
Apr	\$6,809
May	\$7,684
Jun	\$7,234
Jul	\$7,159
Aug	\$6,889
Sep	\$5,809
Oct	\$8,684
Nov	\$5,934
Dec	\$5,931

Area Demographics

RADIUS	POPULATION	AVG. HH INCOME	MEDIAN HOME VALUE	HOMEOWNERSHIP
Hauser (City)	894	\$67,868	\$271,700	91.2%
3-Mile Radius	8,450±	\$72,500±	\$345,000±	82%±
5-Mile Radius	32,100±	\$78,200±	\$425,000±	76%±
Kootenai County	188,000+	\$74,636	\$580,000	71%

Sources: U.S. Census Bureau, ACS 2023, Data USA, Redfin. ± denotes estimated figures.

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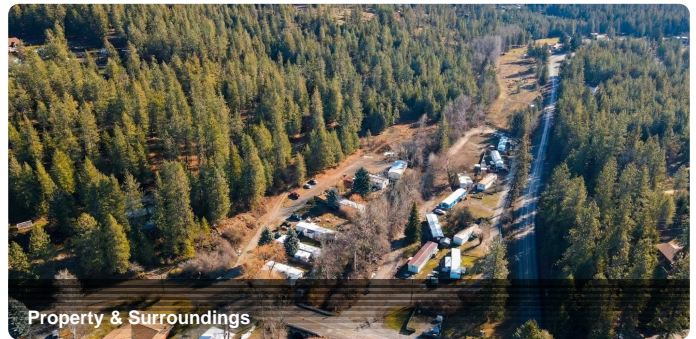
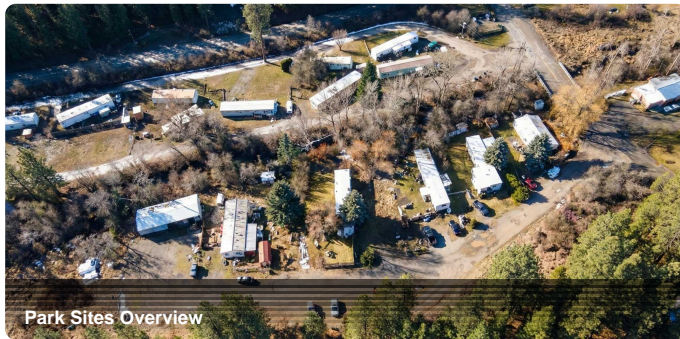
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Property Photos



Kootenai County Market Snapshot

\$580K

Median Home Price
 +5.4% YoY

288K+

Regional Population
 Growing 2.5%/yr

\$55K+

Avg. County Salary
 +3K jobs/yr

51 Days

Avg. Days on Market
 Decreasing

Location & Proximity

Hauser Lake	< 0.5 mi	Post Falls, ID	~8 mi	Coeur d'Alene	~15 mi
I-90 Interchange	~10 mi	Spokane, WA	~25 mi	Spokane Intl Airport	~30 mi
CDA Airport	~10 mi	Silverwood Theme Park	~20 mi	North Idaho College	~16 mi

OFFERING PRICE

\$1,500,000

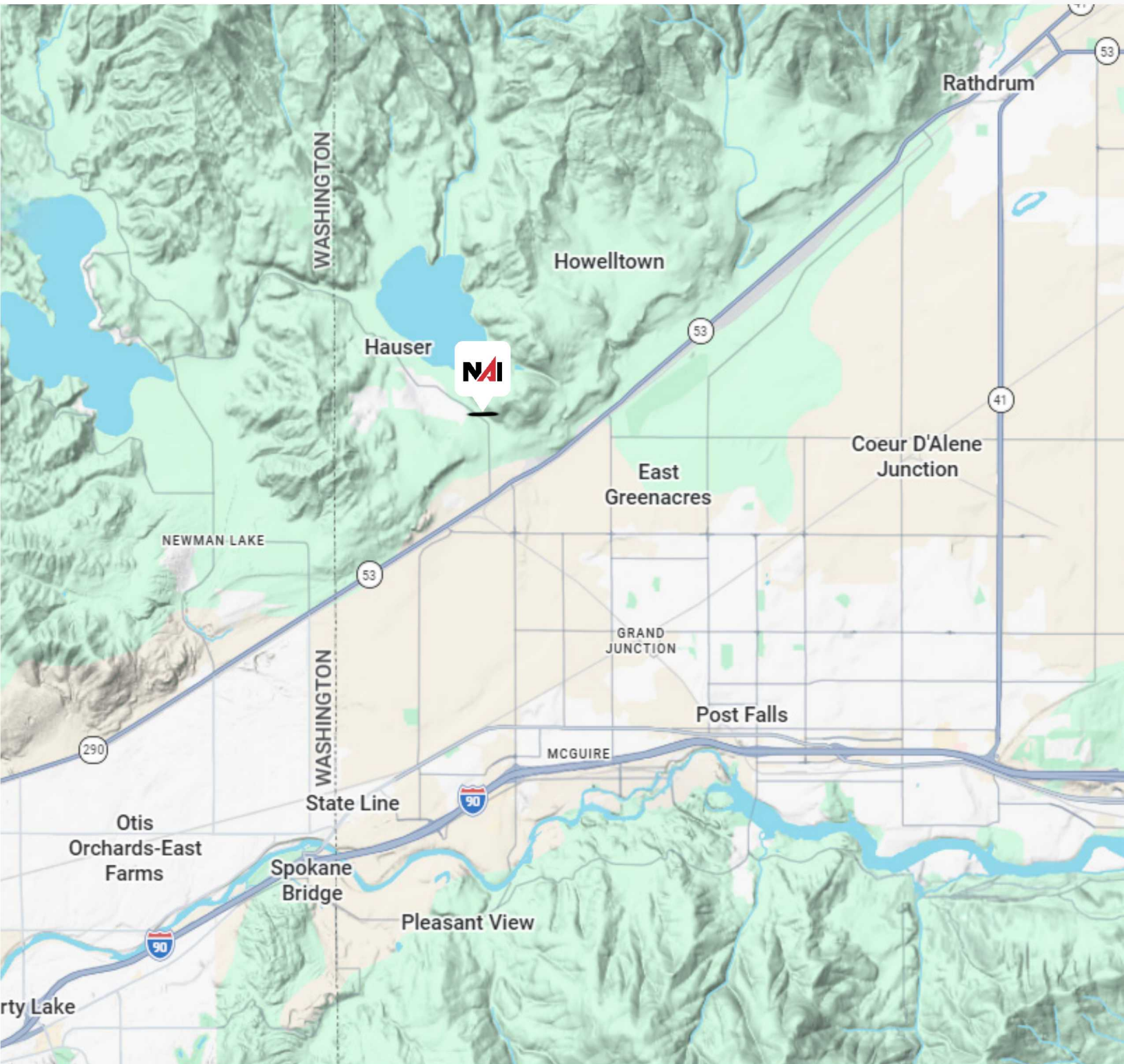
FOR MORE INFORMATION

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FOR SALE MOBILE HOME PARK

10176 N CLIFF HOUSE RD
HAUSER, ID 83854



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