

# SALE

## 9026 KAUTZMAN RD

9026 Kautzman Rd Billings, MT 59101

**SALE PRICE**

**\$3,168,514**



**COLDWELL BANKER  
COMMERCIAL**  
CBS

**Nathan Matelich, CCIM**

406 781 6889

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### OFFERING SUMMARY

Building Size:	21,546 SF
Lot Size:	20 Acres
Cap Rate:	7%
NOI:	\$221,796

### PROPERTY OVERVIEW

Mobile Home Park + Mini Storage Property for Sale

20 Acres of Land

Well & Septic

30 Space Mobile Home Park – Lot Rent @ \$350/mo + \$50/mo for Water

70 Mini Storage Units – 10x10 (\$60/mo) and 10x20 (\$90/mo)

5,634 SF Shop + Carport + Covered Storage @ \$3,245/mo

1.3 Acre Fenced Yard @ \$1,500/mo

Significant Upside Available to Buyer – Market Lot Rent is \$450/mo, Market Shop Rent is \$5,000/mo and Mini Storage is Only 30% Occupied

Current NOI = \$221,796

Current Cap Rate = 7%

Pro Forma NOI = \$320,976

Pro Forma Cap Rate = 10.1%

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### Annual Property Operating Data: 9026 Kautzman Rd, Billings, MT

Income		Monthly	Yearly
	29 Lots space with Homes (some with garage and storage rentals) 1 Lots space with RV	\$15,555.00	\$186,660.00
	70 Storage Unit	\$2,200.00	\$26,400.00
	Fenced Lot Rent	\$1,500.00	\$18,000.00
	Warehouse Rent	\$3,245.00	\$38,940.00
	<b>Gross</b>	<b>\$22,500.00</b>	<b>\$270,000.00</b>

Expenses			
	Tax	\$1,417	\$17,000
	Insurance	\$400	\$4,800
	Maintenance	\$1,000	\$12,000
	Management	\$700	\$8,400
	Utilities	\$500	\$6,000
	<b>Gross</b>	<b>\$4,017</b>	<b>\$48,204</b>

**Net** **\$221,796**

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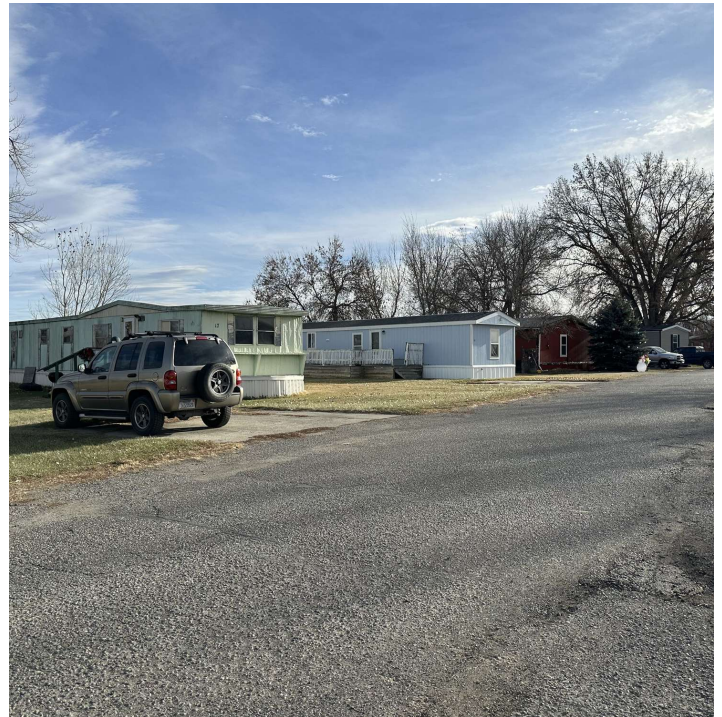
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### LISTING DESCRIPTION:

9026 Kautzman Rd boasts over 100 streams of income with 30 mobile home park spaces (lot rent only), 70 mini storage units, 1 large shop/warehouse and a fenced yard space. As a low maintenance investment, the best part about this property is that all of the mobile homes are owned by the tenants and the tenant in the large shop space is responsible for his own property maintenance. 9026 Kautzman Rd promises significant upside potential with mobile home lot rent currently \$100-\$150/mo below market, mini storage facilities only 30% occupied and the large shop space currently leased well below market. With a little bit of work, this property could be your cash-cow and perform at over a 10% cap rate.



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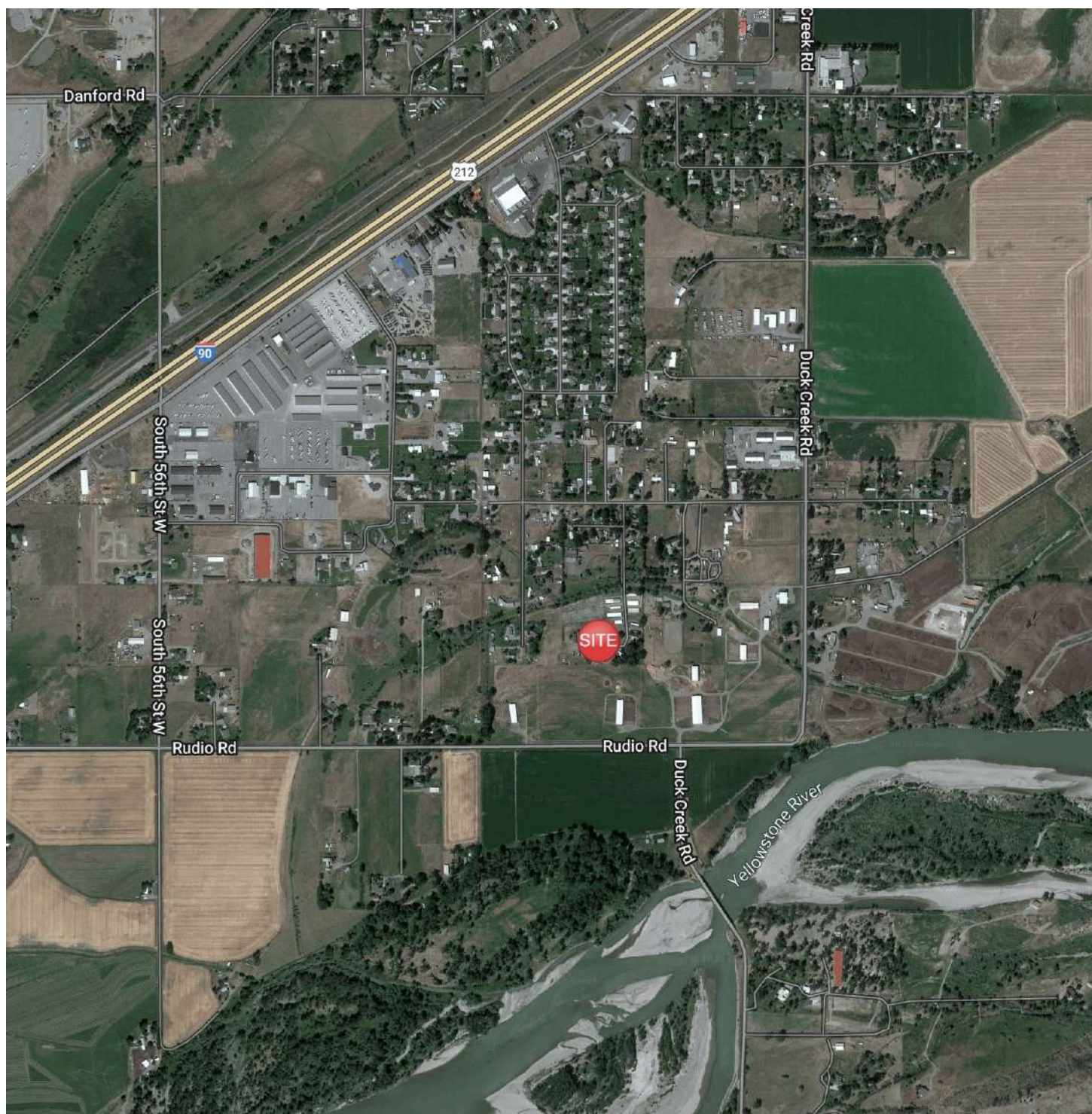
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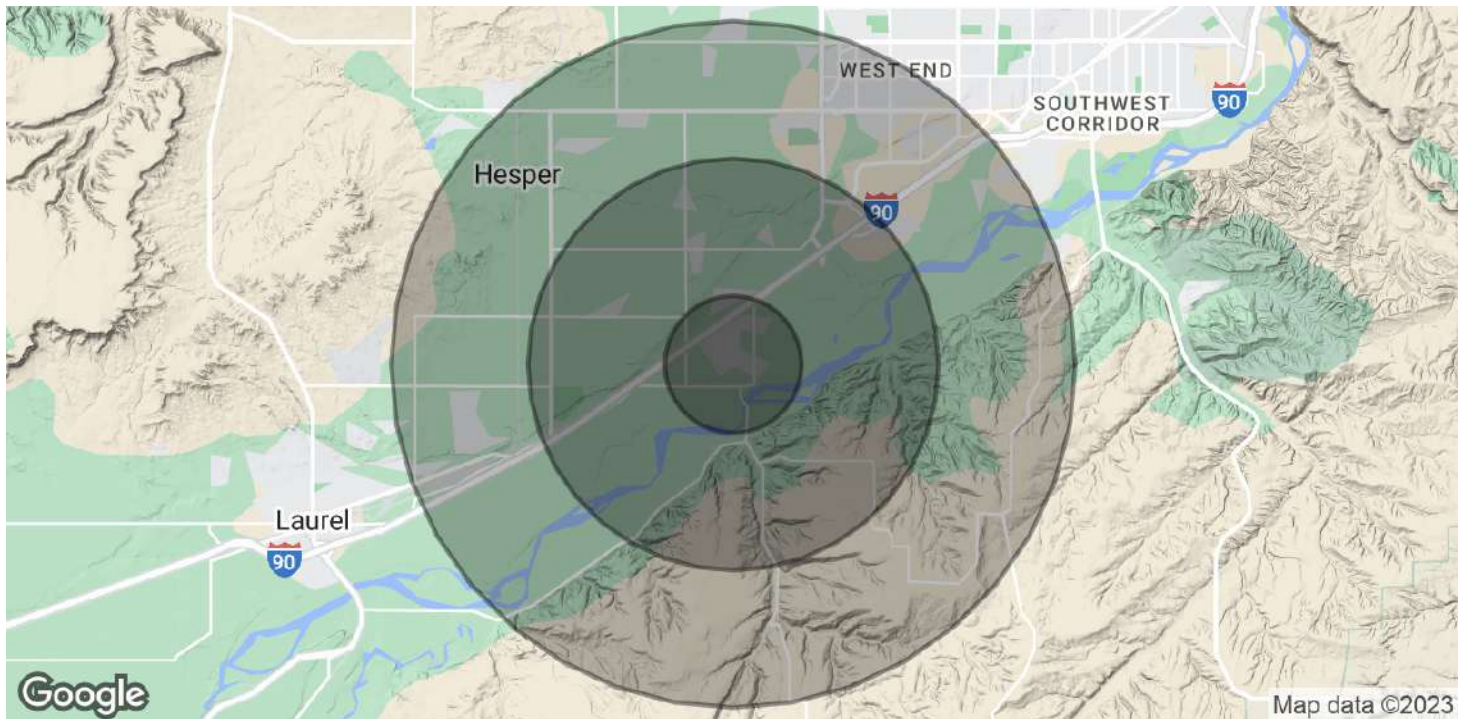
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	583	4,333	18,791
Average Age	49.7	40.8	41.2
Average Age (Male)	50.6	40.6	39.9
Average Age (Female)	45.9	39.6	41.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	265	1,812	9,063
# of Persons per HH	2.2	2.4	2.1
Average HH Income	\$103,390	\$131,675	\$94,846
Average House Value	\$311,440	\$339,852	\$289,976

\* Demographic data derived from 2020 ACS - US Census

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