



Villa Hermosa

298 UNIT, ALL-AGE MOBILE HOME PARK

Henderson, Nevada (Las Vegas, MSA)



About **HARRI5**

30Y
Experience

\$4 Billion
In Closed Transactions

\$1 Billion
In MHC brokered from 2015-2020

At HARRI5, our principal will work with you every step of the way, ensuring you are getting the most value for your real estate. We have played a pivotal role in the transformation of the commercial and residential real estate market in Arizona and across the U.S. We have brokered more than \$1 billion in mobile home communities and more than \$3 billion in commercial real estate. In nearly 30 years, we have completed brokerage transactions in excess of \$4 billion and lead the acquisition and development of more than \$100 million of real estate projects.

We are the real deal in manufactured housing communities and commercial real estate brokerage.

Executive Summary



Villa Hermosa

HARR15, as the exclusive advisor to the Seller, is pleased to present the opportunity to acquire **Villa Hermosa** – A 298 unit mobile home park ideally located in Henderson, Nevada.

Villa Hermosa is an All-Age, Space Rent \$554 as of February 1, 2021, (JLT Market Report Average Market Rent \$625) no services included, City Water, City Sewer, 6 Park Owned Homes, (3 under contract, 1 for sale, 1 manger unit, 1 storing materials for rehabilitation and selling homes).

Treat as free & clear; Seller will pay any prepayment penalties or defeasance costs related to the sale.

Property Summary

Purchase Price	Market Price
Occupancy	98%
# of Units	298
Asset Class	Mobile Home Park



Henderson, NV

Property Details

Property Details

Property Name	Villa Hermosa Mobile Home Park
Address	2050 S Magic Way Henderson, NV 89002
# of Units	298
Year Built	1979
Parking	On-Site
Water, Trash & Sewer	City of Henderson



RV STORAGE



COMMUNITY POOL & SPA



Property Video

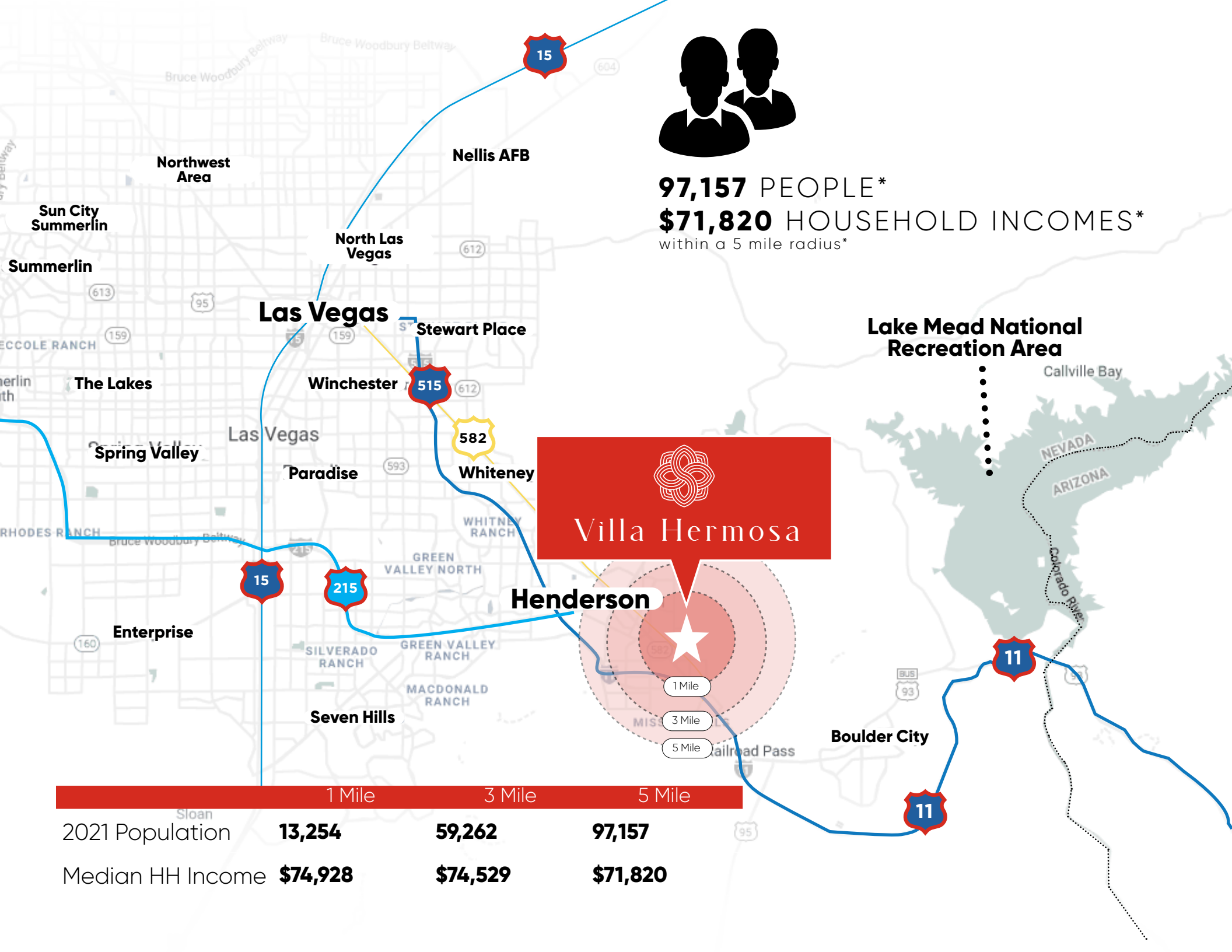


[CLICK TO WATCH](#)



97,157 PEOPLE*

\$71,820 HOUSEHOLD INCOMES*
within a 5 mile radius*




Villa Hermosa

Henderson

- 1 Mile
- 3 Mile
- 5 Mile

1 Mile 3 Mile 5 Mile

2021 Population	13,254	59,262	97,157
Median HH Income	\$74,928	\$74,529	\$71,820

Lake Mead National Recreation Area

LOWE'S
Home Improvement Warehouse
Improving Home Improvement

Domino's

Smith's
FOOD & DRUG STORES

Walgreens

DOLLAR TREE

Henderson

Villa Hermosa

Albertsons
market

STARBUCKS
COFFEE

McDonald's

Pizza Hut

PANDA EXPRESS
CHINESE KITCHEN

TACO BELL

KFC

582

11

Boulder HWY

582

COMMUNITY AREA



RECREATION AREA



COMMUNITY AREA



298 UNITS

SPA





An aerial photograph of a mobile home park, Villa Hermosa, in Henderson, Nevada. The park is densely packed with single-story mobile homes, many with light-colored roofs. A central road runs through the park, flanked by trees and green spaces. In the background, a range of rugged, brown mountains stretches across the horizon under a clear blue sky. A large red rounded rectangle is overlaid on the center of the image, containing the text 'PHOTO GALLERY' in white. Below this, a white logo consisting of three interlocking circles is centered. At the bottom, the name 'Villa Hermosa' is written in a large, white, serif font, followed by '298 UNIT, ALL-AGE MOBILE HOME PARK' in a smaller, white, sans-serif font, and 'Henderson, Nevada (Las Vegas, MSA)' in a white, italicized, serif font.

PHOTO GALLERY



Villa Hermosa

298 UNIT, ALL-AGE MOBILE HOME PARK

Henderson, Nevada (Las Vegas, MSA)

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HARRI5 Manufactured Housing & Commercial Brokerage

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2. Sign
3. Return to derek@harri5.com





Derek Harris



Derek Harris has played a pivotal role in the transformation of the commercial and residential real estate market in Arizona and across the U.S. He has brokered more than \$1 billion in mobile home communities and more than \$3 billion in commercial real estate. In nearly 30 years, he has completed brokerage transactions in excess of \$4 billion. In addition to his brokerage, Harris has unique experience as a principal leading the acquisition and development of more than \$100 million of real estate projects.



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