



# OFFERING MEMORANDUM

## HERITAGE HEIGHTS MHP

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400 CARTER AVE. CRAB ORCHARD, WV 25827

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# OFFERING OVERVIEW

## COMMUNITY OVERVIEW:

MH Pro Group is pleased to exclusively offer the sale of Heritage Heights MHP, a 41-pad manufactured housing community located in the Beckley, WV MSA. Of the 41 pads, 28 are currently occupied by tenant owned homes providing ease of management for ownership, with an additional 7 pads occupied by park owned homes (85% total occupancy). The community also has room for infill with 6 empty pads, providing opportunity to significantly increase revenues. Both water and sewer are directly billed to the tenants, resulting in a decreased expense load for ownership. The community represents a great opportunity for investors looking to purchase a stabilized park with low-cost value to be realized.

### COMMUNITY DETAILS:

COMMUNITY DETAILS:	HERITAGE HEIGHTS MHP
Address	400 Carter Ave.
City/State/Zip	Crab Orchard, WV 25827
County	Raleigh County
Acreage	10.17
Community Type	All Age

### INFRASTRUCTURE DETAILS:

Roads	Paved (Asphalt)
Parking	Off Street (Asphalt)
Dedicated Parking / Pad	2 Cars
Water	Public (Direct Bill)
Sewer	Public (Direct Bill)
Trash	Private
Landscaping - Pads	Tenant Maintained
Landscaping - Common Area	Community Maintained

SPACE MIX:	SPACE COUNT	%	AVG RENT	PRICING OVERVIEW:
MH: Tenant Owned Home	28	68%	\$318	Price - Total <b>\$1,650,000</b>
MH: Park Owned Home	7	17%	\$648	Price Per Unit <b>\$40,244</b>
MH: Empty Pad	6	12%		
<b>TOTAL</b>	<b>41</b>			

## INVESTMENT HIGHLIGHTS



Publicly serviced utilities directly billed to tenants provides ownership with reduced expense load.



Majority tenant owned homes, providing ownership with less management responsibilities.



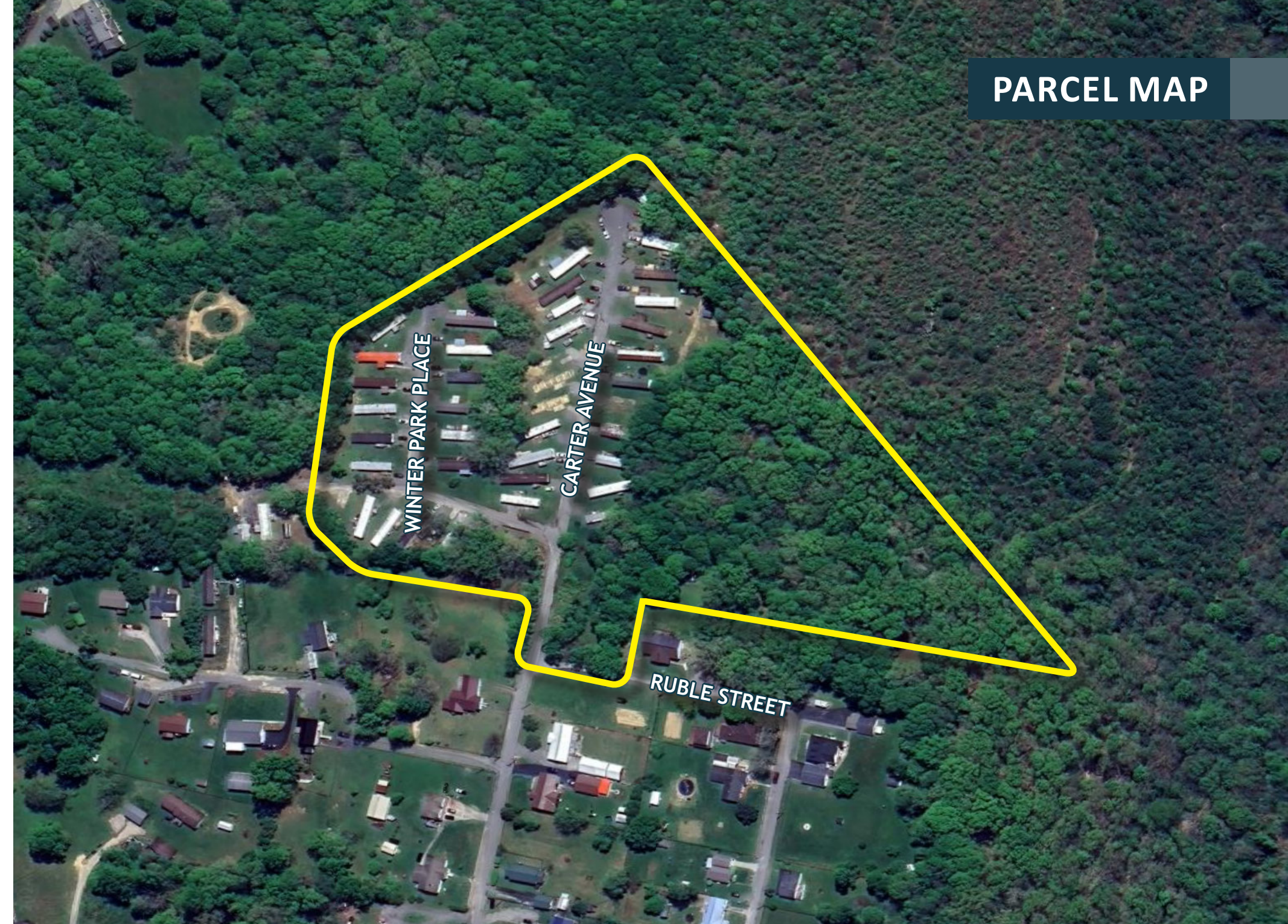
Established in place tenant screening process providing new ownership with quality tenant base.



Opportunity to increase revenue by 30%+ within the first 2-3 years via modest rental increases.



## PARCEL MAP



# NEARBY POINTS OF INTEREST



POINT OF INTEREST	ADDRESS	DISTANCE FROM SUBJECT PROPERTY
WALMART SUPER CENTER	1881 ROBERT C BYRD DR. MACARTHUR, WV 25873	0.9 MILES
BECKLEY HOSPITAL	1007 S OAKWOOD AVE. BECKLEY, WV 25801	0.7 MILES
BECKLEY CITY CENTER	222 MAIN ST. BECKLEY, WV 25801	4 MILES
MCDONALD'S	857 WV-16, CRAB ORCHARD, WV 25827	4.9 MILES
HARDEE'S	889 ROBERT C BYRD DR. SOPHIA, WV 25921	5.1 MILES
FOOD LION	834 ROBERT C BYRD DR. SOPHIA, WV 25921	6.8 MILES
ARBY'S / SUBWAY	2001 ROBERT C BYRD DR. MACARTHUR, WV 25873	8.6 MILES
<b>SUBJECT PROPERTY</b>	<b>400 CARTER AVE. CRAB ORCHARD, WV 25827</b>	

# RENT ROLL

UNIT #	UNIT TYPE	RENT - TOTAL
H1	MH: Empty Pad	
H2	MH: Tenant Owned Home	\$320
H3	MH: Tenant Owned Home	\$315
H4	MH: Tenant Owned Home	\$320
H5	MH: Tenant Owned Home	\$320
H6	MH: Empty Pad	
H7	MH: Tenant Owned Home	\$315
H8	MH: Tenant Owned Home	\$320
H9	MH: Tenant Owned Home	\$315
H10	MH: Tenant Owned Home	\$320
H11	MH: Tenant Owned Home	\$315
H12	MH: Tenant Owned Home	\$315
H13	MH: Tenant Owned Home	\$315
H14	MH: Park Owned Home	\$650
H15	MH: Tenant Owned Home	\$320
H16	MH: Tenant Owned Home	\$320
H17	MH: Tenant Owned Home	\$320
H18	MH: Empty Pad	
H19	MH: Empty Pad	
H20	MH: Empty Pad	
H21	MH: Tenant Owned Home	\$320
H22	MH: Tenant Owned Home	\$315
H23	MH: Tenant Owned Home	\$320
H24	MH: Tenant Owned Home	\$315
H25	MH: Park Owned Home	\$650
H26	MH: Tenant Owned Home	\$320
H27	MH: Tenant Owned Home	\$320
H28	MH: Tenant Owned Home	\$315
H29	MH: Tenant Owned Home	\$320
H30	MH: Tenant Owned Home	\$320
H31	MH: Park Owned Home	\$635
H32	MH: Tenant Owned Home	\$315
H33	MH: Park Owned Home	\$650
H34	MH: Tenant Owned Home	\$320
H35	MH: Tenant Owned Home	\$315
H36	MH: Park Owned Home	\$650
H37	MH: Tenant Owned Home	\$315
H38	MH: Park Owned Home	\$650
H39	MH: Tenant Owned Home	\$320
H40	MH: Park Owned Home	\$650
H41	MH: Empty Pad	
<b>TOTAL - MONTH</b>		<b>\$13,435</b>
<b>TOTAL - YEAR</b>		<b>\$161,220</b>

SPACE MIX	COUNT	%
MH: Tenant Owned Home	28	68%
MH: Park Owned Home	7	17%
MH: Empty Pad	6	15%
<b>TOTAL</b>	<b>41</b>	







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