

**OFFERING MEMORANDUM**  
**OUTLAW TRAILER COURT (27 UNITS)**  
**2957 KINGS HWY, SUFFOLK, VA 23435**



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## EXCLUSIVELY LISTED BY:



**MH PRO GROUP, LLC**  
www.mhprogroup.com  
135 S. Main St. Suite 107  
Greenville, SC 29601

**HENRY WALKER**  
PRINCIPAL (PRIMARY CONTACT)  
Henry.walker@mhprogroup.com  
Cell: 864-414-8347  
SC RE License # 101735

**WILLIAM WALKER**  
PRINCIPAL  
William.walker@mhprogroup.com  
Cell: 864-630-4018  
SC RE License #: 127707

**TAYLOR KIRK**  
DIRECTOR  
Taylor.kirk@mhprogroup.com  
Cell: 803-528-3815  
SC RE License # 134040

**ALEX EVEREST**  
BROKER OF RECORD  
VA Broker License 0225253636  
alex@mybrokerofrecord.com  
www.mybrokerofrecord.com

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# OFFERING OVERVIEW



## COMMUNITY OVERVIEW

MH Pro Group is pleased to exclusively offer the sale of Outlaw Trailer Court, a 27-pad manufactured housing community located in Suffolk, Virginia. The community includes 1 stick built house, and all mobile homes are owned by the tenants. Water services in the park are public and master metered. The sewer in the park is set up on a private 2:1 septic system. The community is currently in excellent condition, and represents an opportunity for new investors to increase revenues through better aligning rents with the current market.

### COMMUNITY DETAILS

Community Name	Outlaw Trailer Court
Address	2957 Kings Hwy
City/State/Zip	Suffolk, VA 23435
County	Suffolk County
Acreage	3.94 Acres
Community Type	All Age

### INFRASTRUCTURE DETAILS

Roads	Paved (Asphalt)
Parking	Off Street (Asphalt)
Dedicated Parking / Pad	2 Cars
Water	Public (Master Meter)
Sewer	Septic (2:1)
Trash	Community Responsibility
Landscaping - Pads	Community Responsibility
Landscaping - Common Area	Community Responsibility

SPACE MIX	SPACE COUNT	%	AVG RENT
MH: Tenant Owned Home	26	96%	\$525
Stick Built: House	1	4%	\$1,750
<b>Total</b>	<b>27</b>		

PRICING OVERVIEW	TOTAL
<b>PRICE - TOTAL</b>	<b>\$1,900,000</b>
Price Per Unit	\$70,370

## INVESTMENT HIGHLIGHTS



Below market rental rates representing and opportunity to increase revenues through rents to market rate.



Publicly serviced master metered water, representing opportunity to increase revenues through sub metering.



100% occupancy rate with minimal historic turnover provides ownership with steady and predictable cash flows.



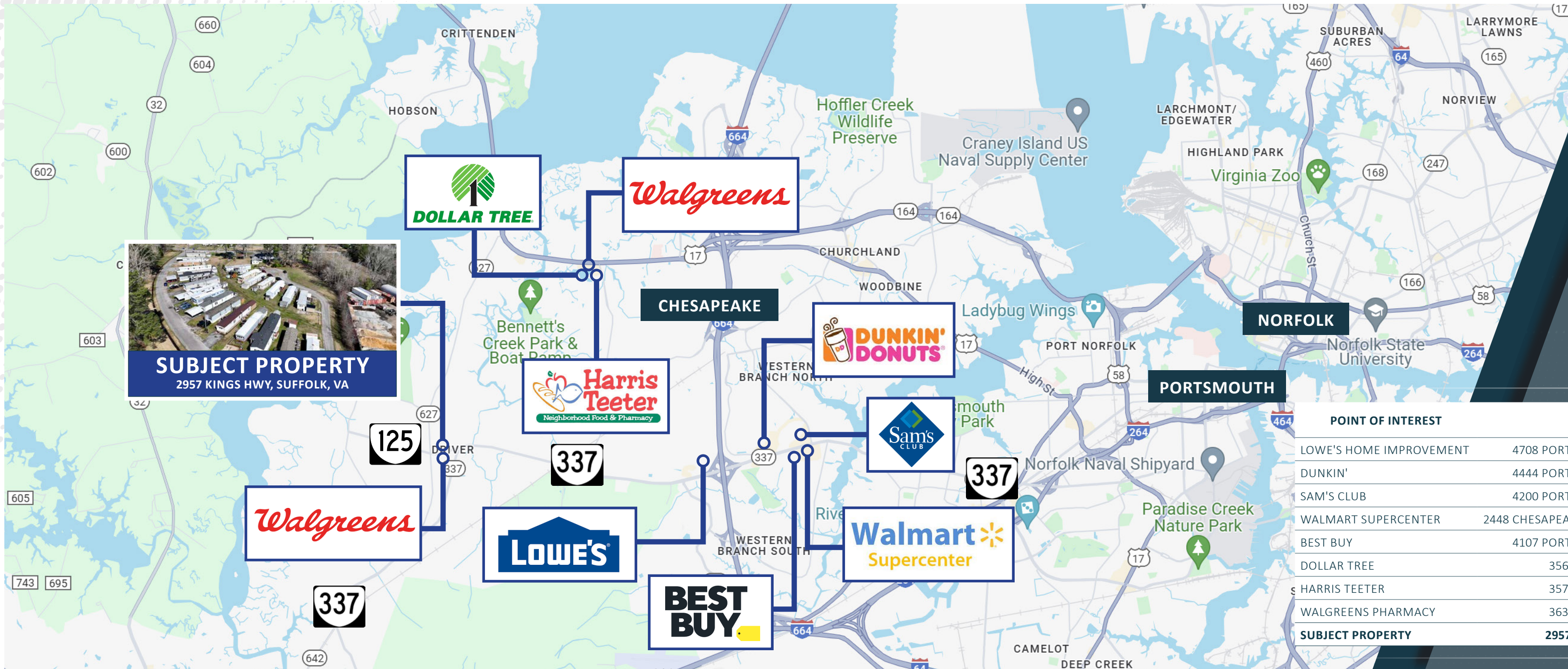
Majority Tenant Owned Homes, providing ease of management for ownership.



Well maintained park, requiring minimal maintenance and CAPEX upon takeover.



# NEARBY POINTS OF INTEREST



**SUBJECT PROPERTY**  
2957 KINGS HWY, SUFFOLK, VA

POINT OF INTEREST	ADDRESS	DISTANCE FROM SUBJECT PROPERTY
LOWE'S HOME IMPROVEMENT	4708 PORTSMOUTH BLVD, CHESAPEAKE, VA 23321	4 MILES
DUNKIN'	4444 PORTSMOUTH BLVD, CHESAPEAKE, VA 23321	4.8 MILES
SAM'S CLUB	4200 PORTSMOUTH BLVD, CHESAPEAKE, VA 23321	5.7 MILES
WALMART SUPERCENTER	2448 CHESAPEAKE SQUARE RING RD, CHESAPEAKE, VA 23321	6.1 MILES
BEST BUY	4107 PORTSMOUTH BLVD, CHESAPEAKE, VA 23321	5.6 MILES
DOLLAR TREE	3569 BRIDGE RD, SUFFOLK, VA 23435	4.8 MILES
HARRIS TEETER	3575 BRIDGE RD, SUFFOLK, VA 23435	4.8 MILES
WALGREENS PHARMACY	3633 BRIDGE RD, SUFFOLK, VA 23435	5 MILES
<b>SUBJECT PROPERTY</b>	<b>2957 KINGS HWY, SUFFOLK, VA 23435</b>	

# RENT ROLL

UNIT #	UNIT TYPE	RENT - MONTH
1	MH: Tenant Owned Home	\$525
2	MH: Tenant Owned Home	\$525
3	MH: Tenant Owned Home	\$525
4	MH: Tenant Owned Home	\$525
5	MH: Tenant Owned Home	\$525
6	MH: Tenant Owned Home	\$525
7	MH: Tenant Owned Home	\$525
8	MH: Tenant Owned Home	\$525
9	MH: Tenant Owned Home	\$525
10	MH: Tenant Owned Home	\$525
11	MH: Tenant Owned Home	\$525
12	MH: Tenant Owned Home	\$525
13	MH: Tenant Owned Home	\$525
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17	MH: Tenant Owned Home	\$525
18	MH: Tenant Owned Home	\$525
19	MH: Tenant Owned Home	\$525
20	MH: Tenant Owned Home	\$525
21	MH: Tenant Owned Home	\$525
22	MH: Tenant Owned Home	\$525
23	MH: Tenant Owned Home	\$525
24	MH: Tenant Owned Home	\$525
25	MH: Tenant Owned Home	\$525
26	MH: Tenant Owned Home	\$525
27	Stick Built: House	\$1,750
<b>TOTAL - MONTH</b>		\$15,400
<b>TOTAL - YEAR</b>		\$184,800



SPACE MIX	COUNT	%
MH: TENANT OWNED HOME	26	96%
STICK BUILT: HOUSE	1	4%
<b>TOTAL</b>	<b>27</b>	







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Henry.walker@mhprogroup.com  
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