



OFFERING MEMORANDUM
RAVEN MHC PORTFOLIO (69 UNITS)

WELCOME ST. RAVEN, VA 22902
LARGO ST. RAVEN, VA 24639

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OFFERING OVERVIEW

COMMUNITY OVERVIEW:

MH Pro Group is pleased to exclusively offer the sale of Welcome Street & Largo Street mobile home park portfolio. The portfolio consists of 2 parks located right around the corner from one another totalling 69 pads (84% occupied). Both parks operate on public water and sewer which is directly billed to the tenants. In addition, the parks consist of 100% tenant owned homes which provides ease of management to potential out of area investors. Due to the majority TOH and direct bill public utilities make up of the community, investors will benefit from an extremely low expense load, allowing for a seamless takeover weather operating nearby or out of region.

COMMUNITY DETAILS:	RAVEN MHC	LARGO ST. MHP
Address	Welcome St.	Largo St.
City/State/Zip	Raven, VA 22902	Raven, VA 24639
County	Tazwell County	Tazwell County
Acreage		
Community Type	All Age	All Age

INFRASTRUCTURE DETAILS:	RAVEN MHC	LARGO ST. MHP
Roads	Paved (Asphalt)	Paved (Asphalt)
Parking	Off Street (Paved)	Off Street (Paved)
Dedicated Parking / Pad	2 Cars	2 Cars
Water	Public (Direct Bill)	Public (Direct Bill)
Sewer	Public (Direct Bill)	Public (Direct Bill)
Trash	Tenant Responsibility	Tenant Responsibility
Landscaping - Pads	Tenant Responsibility	Tenant Responsibility
Landscaping - Common Area	Community Responsibility	Community Responsibility

SPACE MIX:	SPACE COUNT	%	AVG RENT	PRICING OVERVIEW:
MH: Tenant Owned Home	58	84%	\$241	Price - Total \$1,650,000
MH: Empty Pad	11	16%		Price Per Unit \$23,913
TOTAL	69			

INVESTMENT HIGHLIGHTS



100% tenant owned homes, providing ownership with ease of management.



Direct billed public water & sewer, reducing expense load drastically.



Both communities located within walking distance from one another.



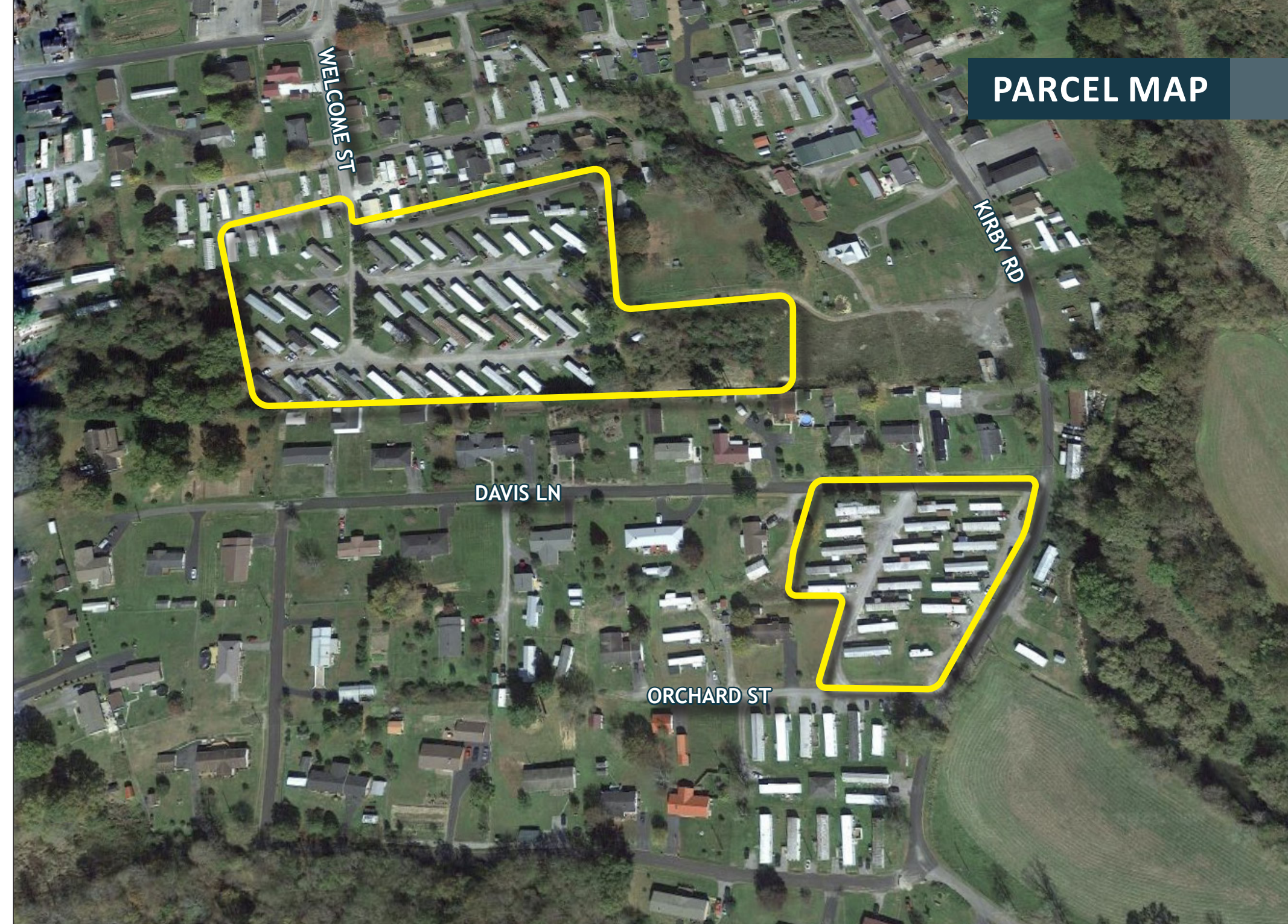
Newly paved roads throughout the majority of each community.



Low cost on site management willing to stay on with new ownership.



PARCEL MAP



RENT ROLL

UNIT #	UNIT TYPE	RENT - TOTAL
100 Chance	MH: Tenant Owned Home	\$245
101 Chance	MH: Tenant Owned Home	\$245
104 Lowell	MH: Tenant Owned Home	\$245
104 Orchard	MH: Tenant Owned Home	\$245
105 Lowell	MH: Empty Pad	
107 Lowell	MH: Empty Pad	
110 Largo	MH: Tenant Owned Home	\$245
110 Lowell	MH: Tenant Owned Home	\$245
111 Lowell	MH: Empty Pad	
113 Chance	MH: Tenant Owned Home	\$245
114 Chance	MH: Tenant Owned Home	\$245
118 Chance	MH: Tenant Owned Home	\$245
118 Largo	MH: Tenant Owned Home	\$245
119 Chance	MH: Empty Pad	
119 Davis	MH: Tenant Owned Home	\$245
120 Lowell	MH: Tenant Owned Home	\$245
123 Lowell	MH: Tenant Owned Home	\$245
126 Largo	MH: Tenant Owned Home	\$245
130 Chance	MH: Tenant Owned Home	\$245
131 Largo	MH: Tenant Owned Home	\$245
132 Chance	MH: Tenant Owned Home	\$245
132 Largo	MH: Tenant Owned Home	\$245
135 Davis	MH: Tenant Owned Home	\$245
136 Chance	MH: Empty Pad	
137 Chance	MH: Empty Pad	
137 Largo	MH: Tenant Owned Home	\$225
138 Largo	MH: Tenant Owned Home	\$245
142 Lowell	MH: Tenant Owned Home	\$245
142 Trent	MH: Tenant Owned Home	\$245
143 Largo	MH: Tenant Owned Home	\$245
143 Lowell	MH: Tenant Owned Home	\$235
144 Largo	MH: Tenant Owned Home	\$245
147 Chance	MH: Tenant Owned Home	\$225
148 Chance	MH: Tenant Owned Home	\$245
148 Lowell	MH: Tenant Owned Home	\$245
149 Lowell	MH: Tenant Owned Home	\$245

UNIT #	UNIT TYPE	RENT - TOTAL
150 Largo	MH: Empty Pad	
151 Largo	MH: Tenant Owned Home	\$245
154 Lowell	MH: Tenant Owned Home	\$245
155 Chance	MH: Tenant Owned Home	\$245
155 Lowell	MH: Tenant Owned Home	\$235
156 Chance	MH: Tenant Owned Home	\$225
1574 Davis	MH: Tenant Owned Home	\$245
158 Lowell	MH: Tenant Owned Home	\$225
159 Lowell	MH: Tenant Owned Home	\$245
160 Trent	MH: Tenant Owned Home	\$225
162 Lowell	MH: Tenant Owned Home	\$225
163 Chance	MH: Tenant Owned Home	\$245
163 Lowell	MH: Tenant Owned Home	\$225
164 Chance	MH: Tenant Owned Home	\$245
171 Chance	MH: Tenant Owned Home	\$245
172 Chance	MH: Tenant Owned Home	\$235
177 Lowell	MH: Tenant Owned Home	\$245
178 Lowell	MH: Tenant Owned Home	\$245
181 Chance	MH: Empty Pad	
181 Lowell	MH: Tenant Owned Home	\$245
182 Chance	MH: Empty Pad	
182 Lowell	MH: Empty Pad	
189 Chance	MH: Tenant Owned Home	\$225
190 Chance	MH: Tenant Owned Home	\$245
191 Lowell	MH: Tenant Owned Home	\$245
192 Lowell	MH: Tenant Owned Home	\$245
193 Chance	MH: Tenant Owned Home	\$245
484 Kirby	MH: Tenant Owned Home	\$245
490 Kirby	MH: Tenant Owned Home	\$245
198 Kirby	MH: Tenant Owned Home	\$245
510 Kirby	MH: Tenant Owned Home	\$245
512 Kirby	MH: Tenant Owned Home	\$225
520 Kirby	MH: Empty Pad	
TOTAL - MONTH		\$13,510
TOTAL - YEAR		\$162,120



SPACE MIX	COUNT	%
MH: Tenant Owned Home	58	84%
MH: Empty Pad	11	16%
TOTAL	69	







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