

An aerial photograph of a mobile home park. The park consists of approximately 40 mobile home units arranged in a curved path. The units are mostly white with some blue and brown accents. The park is surrounded by lush green fields and dense trees. A paved road winds through the park, and several cars are parked near the units. The sky is clear and blue.

OFFERING MEMORANDUM
HOLLANDS MOBILE HOME PARK (40 UNITS)

MONIQUE ROAD, LUCAMA, NC 27851

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OFFERING OVERVIEW

COMMUNITY OVERVIEW:

MH Pro Group is pleased to exclusively offer the sale of Hollands Mobile Home Park, a 40-pad manufactured housing community located in Lucama, North Carolina. Of the 40 Pads, 16 are occupied by park-owned homes (2 Vacant), and 23 are occupied by tenant-owned homes. Water services in the park are public and billed directly to the tenants. The sewer in the park is set up on a 1:1 septic system. The community has a very little tenant turnover, and represents an opportunity for new investors to increase revenues through better aligning rents with the current market. There is a 22 Acre parcel adjacent to the park that can be purchased separately from this sale. The parcel is currently being used as farmland, but represents an opportunity for future expansion.

COMMUNITY DETAILS:

Community	Hollands MHP
Address	Monique Rd
City/State/Zip	Lucama, NC 27851
County	Wilson
Acreage	41.13 Ac
Community Type	All Age

INFRASTRUCTURE DETAILS:

Roads	Gravel
Parking	Off Street (Gravel)
Dedicated Parking / Pad	2 Cars
Water	Public (Direct Bill)
Sewer	Private (1:1 Septic)
Trash	Private (Cans)
Landscaping - Pads	Tenant Maintained
Landscaping - Common Area	Community Maintained

SPACE MIX:	SPACE COUNT	%	AVG RENT	PRICING OVERVIEW:
MH: Tenant Owned Home	23	58%	\$200	Price - Total \$1,450,000
MH: Park Owned Home	14	35%	\$721	Price/Unit - Total \$36,250
MH: Park Owned Home (Vacant)	2	5%		Price/Unit - Occupied \$37,179
MH: Empty Pad	1	3%		
TOTAL	40			

INVESTMENT HIGHLIGHTS



Below market rental rates representing an opportunity to immediately increase revenues through rental increases.



93% current occupancy with minimal historic turnover provides ownership with steady and predictable cash flows.



Publicly serviced water directly billed to tenants resulting in reduced expense load.



Well maintained park owned home inventory requiring minimal CAPEX upon takeover.



PARCEL MAP



LOCATION MAP



SUBJECT PROPERTY
HOLLANDS MHP

CITY	DRIVE DISTANCE	TRAVEL TIME
WILSON	10 MILES	15 MINUTES
GOLDSBORO	20 MILES	25 MINUTES
SMITHFIELD	20 MILES	25 MINUTES
ROCKY MOUNT	30 MILES	40 MINUTES
GREENVILLE	40 MILES	45 MINUTES
RALEIGH	50 MILES	55 MINUTES

RENT ROLL

STREET #	UNIT #	UNIT TYPE	RENT - TOTAL
7503	1	MH: Park Owned Home	\$650
7504	2	MH: Park Owned Home	\$600
7507	3	MH: Park Owned Home	\$750
7508	4	MH: Park Owned Home	\$650
7511	5	MH: Tenant Owned Home	\$200
7514	6	MH: Park Owned Home	\$750
7515	7	MH: Tenant Owned Home	\$200
7518	8	MH: Park Owned Home	\$820
7519	9	MH: Tenant Owned Home	\$200
7522	10	MH: Park Owned Home	\$850
7523	11	MH: Park Owned Home	\$750
7526	12	MH: Tenant Owned Home	\$200
7527	13	MH: Tenant Owned Home	\$200
7530	14	MH: Tenant Owned Home	\$200
7531	15	MH: Park Owned Home	\$620
7534	16	MH: Park Owned Home (Vacant)	
7537	17	MH: Tenant Owned Home	\$200
7538	18	MH: Tenant Owned Home	\$200
7541	19	MH: Tenant Owned Home	\$200
7542	20	MH: Tenant Owned Home	\$200
7545	21	MH: Tenant Owned Home	\$200
7546	22	MH: Tenant Owned Home	\$200
7549	23	MH: Park Owned Home	\$610
7601	24	MH: Tenant Owned Home	\$200
7604	25	MH: Tenant Owned Home	\$200
7605	26	MH: Empty Pad	
7608	27	MH: Tenant Owned Home	\$200
7609	28	MH: Park Owned Home	\$1,200
7612	29	MH: Park Owned Home	\$550
7613	30	MH: Tenant Owned Home	\$200
7616	31	MH: Tenant Owned Home	\$200
7617	32	MH: Park Owned Home	\$610
7620	33	MH: Tenant Owned Home	\$200
7621	34	MH: Park Owned Home	\$690
7625	35	MH: Tenant Owned Home	\$200
7629	36	MH: Tenant Owned Home	\$200
7633	37	MH: Tenant Owned Home	\$200
7634	38	MH: Tenant Owned Home	\$200
7637	39	MH: Park Owned Home (Vacant)	
7641	40	MH: Tenant Owned Home	\$200
TOTAL - MONTH			\$14,700
TOTAL - YEAR			\$176,400

SPACE MIX	COUNT	%
MH: Tenant Owned Home	23	58%
MH: Park Owned Home	14	35%
MH: Park Owned Home (Vacant)	2	5%
MH: Empty Pad	1	3%
TOTAL	40	









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