



MONIQUE ROAD, LUCAMA, NC 27851

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## **EXCLUSIVELY LISTED BY:**



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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 seperately 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
MH: Tenant Owned Home	23	58%	\$200
MH: Park Owned Home	14	35%	\$721
MH: Park Owned Home (Vacant)	2	5%	
MH: Empty Pad	1	3%	
ΤΟΤΔΙ	40		

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Price - Total	\$1,450,000
Price/Unit - Total	\$36,250
Price/Unit - Occupied	\$37,179

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## **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.

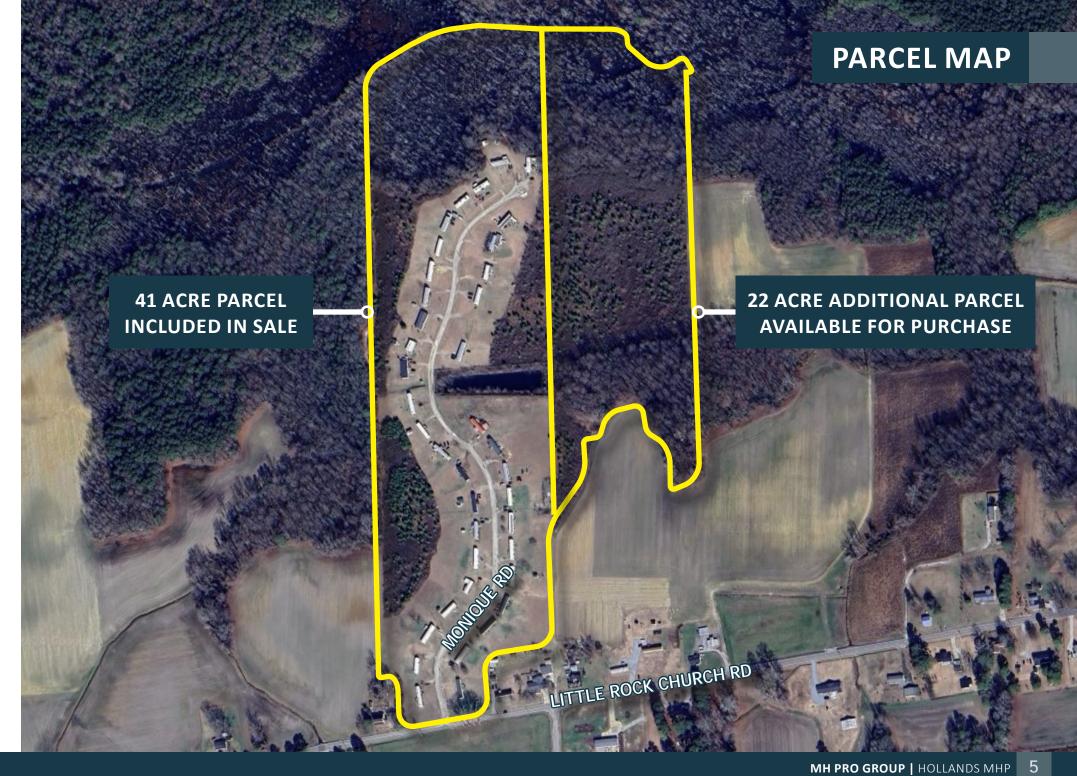


Publicly serviced water directly billed to tenants resulting in reduced expense load.

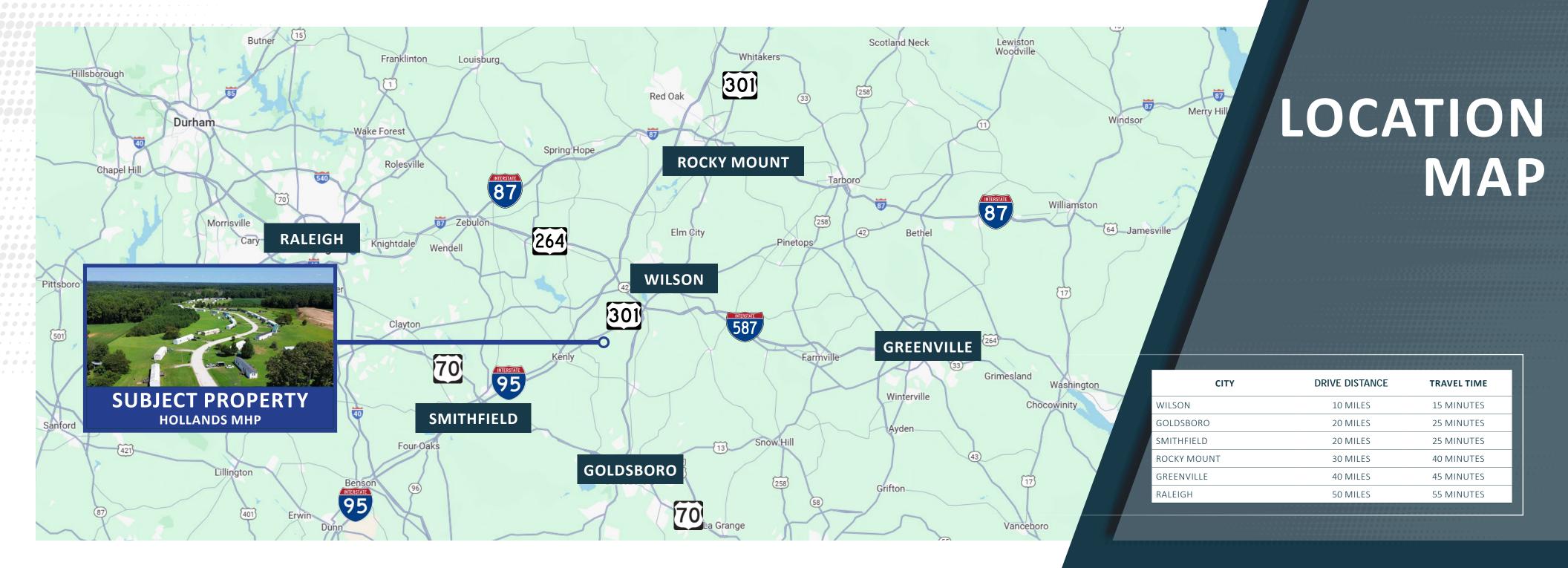


Well maintained park owned home inventory requiring minimal CAPEX upon takeover.





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# **RENT ROLL**

	STREET#	UNIT#	UNIT TYPE	RENT - TOTAL
	7503	1	MH: Park Owned Home	\$650
	7504	2	MH: Park Owned Home	\$600
0000	7507	3	MH: Park Owned Home	, , , \$750
0000	7508	• • 4 • •	MH: Park Owned Home	\$650
	7511	9 5 9	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		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)	
000	7537	17	MH: Tenant Owned Home	\$200
	7538	18	MH: Tenant Owned Home	\$200
0000	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	7
	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)	7200
	7641	40	MH: Tenant Owned Home	\$200
	7041	40	TOTAL - MONTH	\$14,700
			TOTAL VEAR	\$14,700

**TOTAL - YEAR** \$176,400



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