



OFFERING MEMORANDUM
CARTER'S CROSSING MOBILE HOME PARK (30 UNITS)

424 CARTERS VALLEY RD
ROGERSVILLE, TN, 37857



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The information contained herein was obtained from sources deemed to be reliable. However, MH Pro Group, LLC and agents make no guarantees, warranties, or representations as to the completeness or accuracy thereof.

OFFERING PROCESS

OFFER GUIDELINES:

This offering is being exclusively distributed to market by MH Pro Group, LLC. Once initial bids are received, the owner will either select a buyer or invite a group of potential buyers to submit their best and final proposals. Ultimately, the chosen investor will be determined by several conditions, such as purchase price, contract conditions, financing capacity, closing timeline, and proven experience with similar transactions.

OFFER SUBMISSION REQUIREMENTS:

- Proposed purchase price
- Source(s) of capital/financing
- Verification of funds
- Relevant background and industry experience
- Timetable for due diligence and closing
- Amount of earnest money deposit
- Any contingencies (e.g., committee approvals, potential 1031 exchanges, acceptable financing terms, etc.)

Potential buyers are strongly encouraged to tour the properties in person prior to submitting a formal offer proposal. Please contact a MH Pro Group, LLC representative prior to scheduling an on-site visit.



OFFERING OVERVIEW

COMMUNITY DETAILS

Community Name	Carter's Crossing MHP
Address	424 Carters Valley Road
City/State/Zip	Rogersville, TN 37857
County	Hawkins County
Acreage	13.3 Acres
Community Type	All Age

INFRASTRUCTURE DETAILS

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

UNIT BREAKDOWN

Total Units (Rentable)	30
Total Rented Units	26
Occupancy (%)	87%
Total TOH Count	5
Total POH Count	24
Average Pad Rent	\$250/month
Gross Rent Per Month (Pad Only)	\$6,700/month
Gross Rent Per Month (Pad + POH)	\$13,925/month

PRICING

Price	\$1,050,000
Price Per Unit	\$35,000

OFFERING OVERVIEW

MH Pro Group is pleased to exclusively offer Carter's Crossing MHP, a 30-pad manufactured housing community located in the heart of Rogersville, Tennessee. This well-positioned property consists of 24 park-owned homes, five tenant-owned homes, and one stick-built house. Currently, four of the park-owned homes are vacant, presenting a clear opportunity to increase occupancy and drive additional revenue. Further upside can be achieved through strategic rent adjustments, making Carter's Crossing an attractive value-add investment.

Utilities are efficiently managed with public water service billed directly to tenants, while each pair of units shares a septic tank (15 tanks total). Tenants are responsible for off-site trash disposal, resulting in lower management responsibilities. Situated within the Tri-Cities region and conveniently located just off Interstate-81 between Knoxville and Kingsport, Carter's Crossing provides excellent access to major transportation corridors and local amenities. This offering represents a compelling chance to capitalize on growth in a dynamic market while enjoying the benefits of a stable, income-producing community.



INVESTMENT HIGHLIGHTS



Publically serviced and directly billed water results in decreased expense load for new ownership.



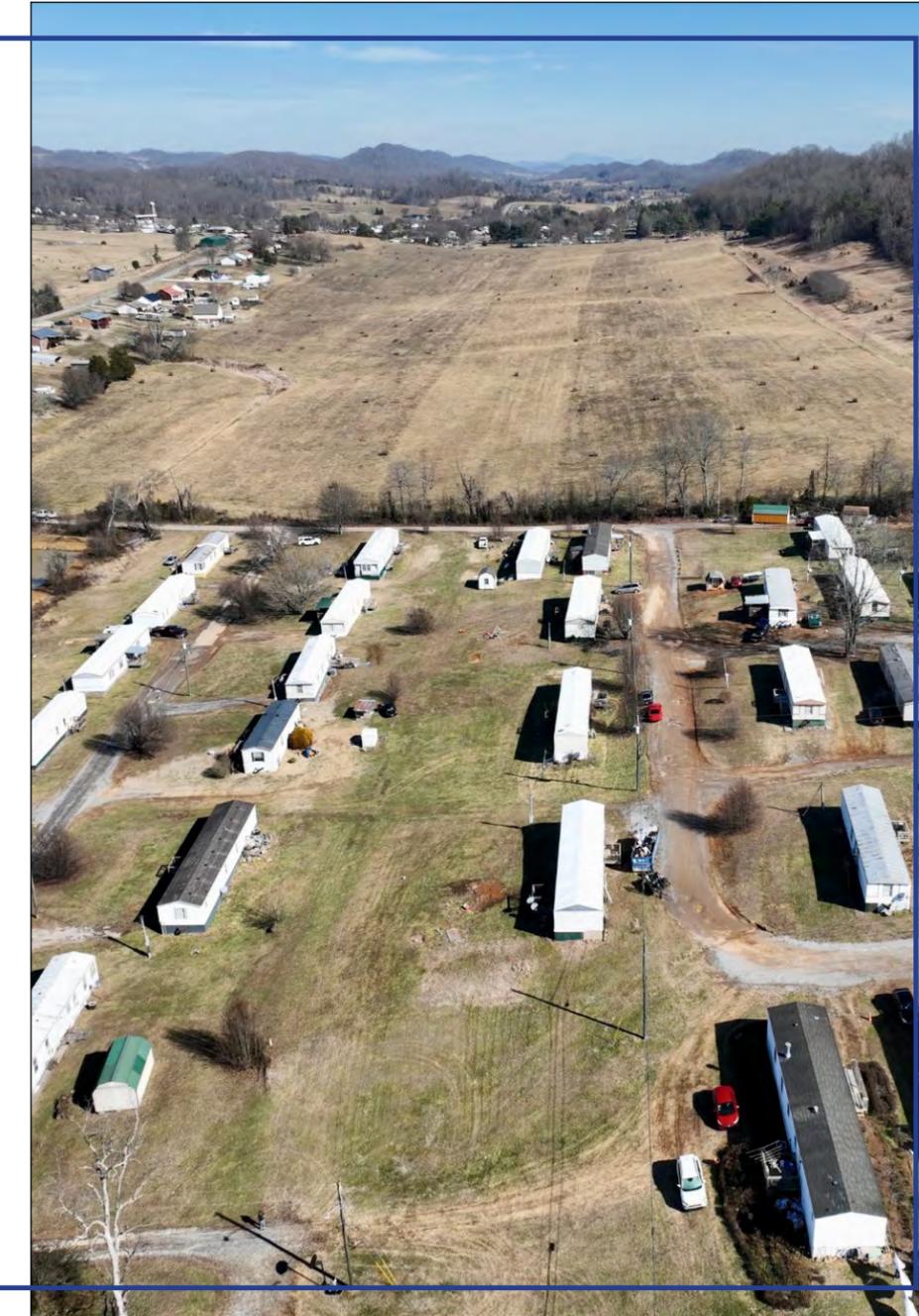
Below market rents allow new ownership the opportunity to unlock value by increasing revenues through gradual rent increases.



Currently rented stick-built house could be used as an onsite manager residence to oversee day-to-day operations.



Rogersville is included as part of the Tri-Cities region of Tennessee and conveniently located between Knoxville and Kingsport, just off of Interstate-81.

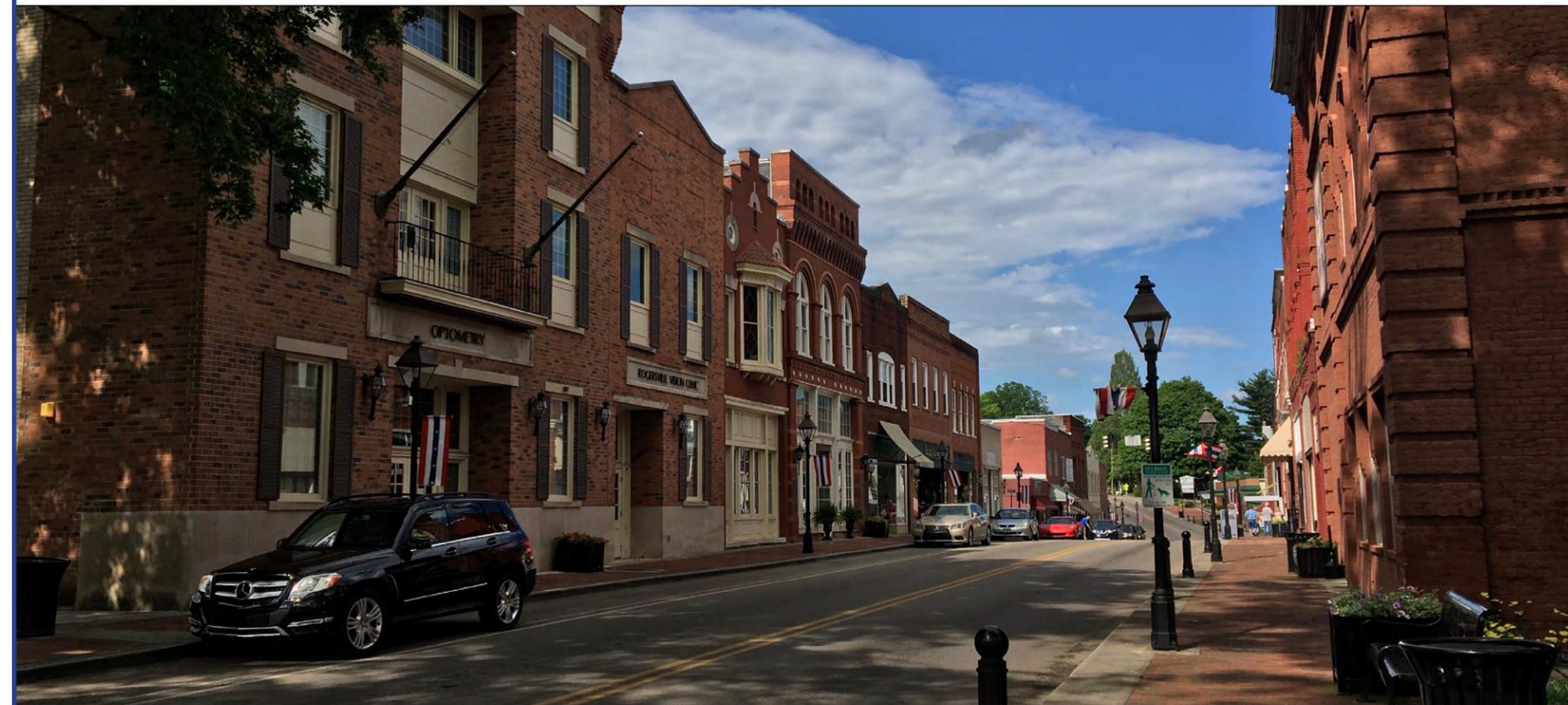


PARCEL OUTLINE



ROGERSVILLE, TN OVERVIEW

Rogersville, Tennessee is a historic town located in Hawkins County in the northeastern part of the state. As the county seat, it serves as a regional hub for commerce, government and services. Rogersville is part of the Kingsport-Bristol-Johnson City, TN-VA Metropolitan Statistical Area, which is part of the Tri-Cities Region of Tennessee. With a population of approximately 4,600, Rogersville maintains a small-town atmosphere while offering access to larger cities like Morristown and Knoxville via State Route 11W. The town is situated in the foothills of the Appalachian Mountains, providing residents and visitors with scenic views and abundant outdoor recreational opportunities, including hiking, fishing, and boating at nearby lakes such as Boone and Norris Lakes. The area's historic significance, with landmarks like the Hale Springs Inn and the Rogersville Historic District, adds to its charm. Rogersville's economy is driven by local agriculture, tourism, and small businesses. The town offers essential amenities such as healthcare, schools, and community services, making it an attractive place for residents and businesses seeking a peaceful, yet accessible location.

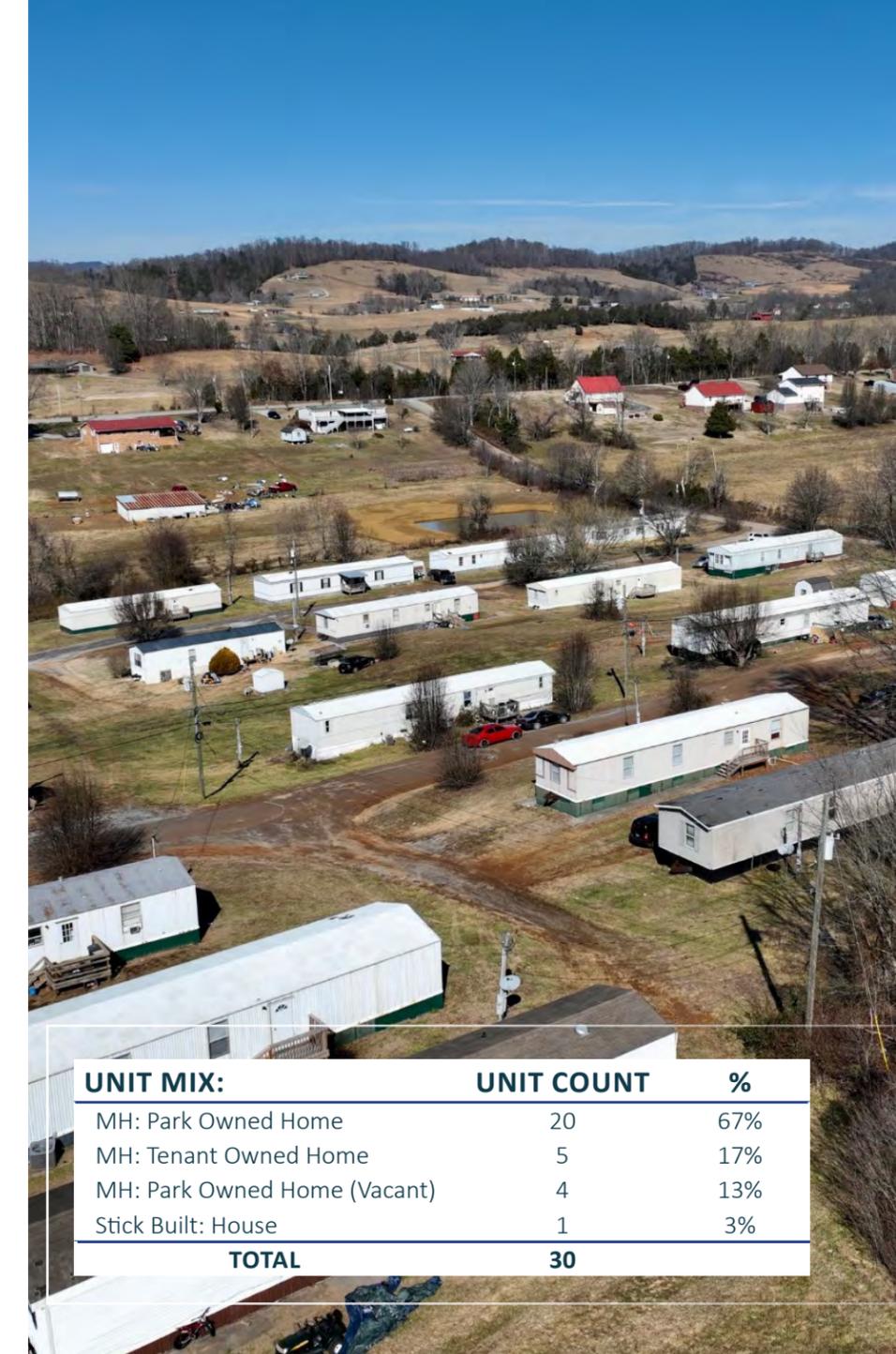


LOCATION OVERVIEW



RENT ROLL

UNIT #	UNIT TYPE	RENT
1	MH: Park Owned Home	\$500
2	MH: Park Owned Home	\$475
3	MH: Park Owned Home	\$850
5	MH: Park Owned Home	\$500
7	MH: Park Owned Home	\$850
8	MH: Park Owned Home	\$550
9	MH: Park Owned Home	\$850
10	MH: Park Owned Home	\$550
11	MH: Tenant Owned Home	\$250
12	MH: Park Owned Home (Vacant)	
14	MH: Tenant Owned Home	\$250
15	MH: Park Owned Home	\$550
16	MH: Park Owned Home (Vacant)	
18	MH: Park Owned Home	\$500
19	MH: Park Owned Home	\$500
20	MH: Park Owned Home (Vacant)	
22	MH: Park Owned Home	\$500
23	MH: Tenant Owned Home	\$250
25	MH: Park Owned Home	\$750
26	MH: Park Owned Home	\$500
27	MH: Park Owned Home	\$850
28	MH: Park Owned Home	\$500
29	MH: Park Owned Home	\$550
31	MH: Park Owned Home	\$850
32	MH: Park Owned Home (Vacant)	
33	MH: Tenant Owned Home	\$250
34	MH: Park Owned Home	\$550
35	MH: Park Owned Home	\$500
36	MH: Tenant Owned Home	\$250
40	Stick Built: House	\$450
TOTAL - MONTH		\$13,925
TOTAL - YEAR		\$167,100



UNIT MIX:	UNIT COUNT	%
MH: Park Owned Home	20	67%
MH: Tenant Owned Home	5	17%
MH: Park Owned Home (Vacant)	4	13%
Stick Built: House	1	3%
TOTAL	30	

PRO-FORMA CASH FLOW ANALYSIS

PRO-FORMA CASH FLOW ANALYSIS - LAND	CURRENT	FY1	FY2	FY3	NOTES
INCOME					
MH Pad Income	\$75,000	\$97,200	\$113,100	\$121,800	[1] [2]
Stick Built House Income	\$5,400	\$6,000	\$6,600	\$7,200	[1]
GROSS POTENTIAL RENT - LAND	\$80,400	\$103,200	\$119,700	\$129,000	
Vacancy / Bad Debt - Land	(\$4,020)	(\$5,160)	(\$5,985)	(\$6,450)	[3]
Vacancy (%)	5.0%	5.0%	5.0%	5.0%	
EFFECTIVE GROSS INCOME - LAND	\$76,380	\$98,040	\$113,715	\$122,550	
Annual EGI Increase - Land		28.4%	16.0%	7.8%	
EXPENSES - LAND					
Real Estate Taxes	(\$2,054)	(\$2,054)	(\$2,054)	(\$2,054)	[4]
Insurance - Liability	(\$2,250)	(\$2,295)	(\$2,341)	(\$2,388)	[5]
Utilities - Septic	(\$3,000)	(\$3,060)	(\$3,121)	(\$3,184)	[6]
Landscaping & Cleanup	(\$5,400)	(\$5,508)	(\$5,618)	(\$5,731)	[7]
Repairs & Maintenance	(\$6,000)	(\$6,120)	(\$6,242)	(\$6,367)	[8]
General & Administrative	(\$1,000)	(\$1,020)	(\$1,040)	(\$1,061)	[9]
Legal & Professional	(\$1,000)	(\$1,020)	(\$1,040)	(\$1,061)	[10]
Management	(\$4,583)	(\$5,882)	(\$6,823)	(\$7,353)	[11]
TOTAL EXPENSES	(\$25,287)	(\$26,959)	(\$28,280)	(\$29,199)	
Expense Load % - Land	33.1%	27.5%	24.9%	23.8%	
NET OPERATING INCOME - LAND ONLY	\$51,093	\$71,081	\$85,435	\$93,351	
Cap Rate - Land Only	6.3%	8.8%	10.5%	11.5%	[12]
PRO FORMA CASH FLOW ANALYSIS - POH					
INCOME					
Rental Income - POH	\$86,700	\$95,304	\$103,968	\$103,968	[13]
GROSS POTENTIAL RENT - POH	\$86,700	\$95,304	\$103,968	\$103,968	
Vacancy / Bad Debt - POH	(\$4,335)	(\$4,765)	(\$5,198)	(\$5,198)	[14]
Vacancy (%)	5.0%	5.0%	5.0%	5.0%	
EFFECTIVE GROSS INCOME - POH	\$82,365	\$90,539	\$98,770	\$98,770	
Expense Load - POH	(\$24,710)	(\$27,162)	(\$29,631)	(\$29,631)	[15]
Expense Load % - POH	30%	30%	30%	30%	
NET OPERATING INCOME - POH	\$82,365	\$90,539	\$98,770	\$98,770	
NOI GROSS - PAD & POH/RTO INCOME	\$133,459	\$161,620	\$184,205	\$192,121	
Cap Rate - Pad & POH	12.7%	15.4%	17.5%	18.3%	[16]

NOTES ON PRO-FORMA CASH FLOW ANALYSIS

NOTES

[1] Rental Increases associated with land are as follows:

	CURRENT	FY1	FY2	FY3
MH: PARK OWNED HOME	\$250	\$300	\$325	\$350
MH: TENANT OWNED HOME	\$250	\$300	\$325	\$350
STICK BUILT: HOUSE	\$450	\$500	\$550	\$600

[2] MH Pad Income assumes 2 filling 2 vacant POH units in both FY1 & FY2.

[3] Vacancy / Bad Debt - Land assumes 5% of Gross Potential Rent - Land.

[4] Real Estate Taxes expense pulled from public records.

[5] Insurance expense assumes \$75/pad/year (2% increase annually).

[6] Utilities - Septic expense assumes 15 septic tanks pumped every 3 years at \$600/pump (2% increase annually).

[7] Landscaping & Cleanup expense assumes \$900/month for 9 months of the year (2% increase annually).

[8] Repairs & Maintenance expense assumes \$200/pad/year (2% increase annually).

[9] General & Administrative expense assumes \$1,000/year (2% increase annually).

[10] Legal & Professional expense assumes \$1,000/year (2% increase annually).

[11] Management expense assumes 6% of Effective Gross Income.

[12] Cap Rate - Land Only assumes land valuation of \$760,000.

[13] Rental Income - POH assumes consistent home payment of \$361/month and filling 2 vacant POH units in both FY1 & FY2.

[14] Vacancy / Bad Debt - POH assumes 5% of Gross Potential Rent - POH.

[15] Expense Load - POH assumes 30% of Effective Gross Income - POH

[16] Cap Rate - Pad & POH assumes gross price (land & homes) of \$1,050,000.





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