

OFFERING MEMORANDUM
FAYETTEVILLE, NC MHC PORTFOLIO

(9 COMMUNITIES | 153 UNITS)



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OFFER GUIDELINES

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

9 # of Communities	153 Total Rental Units	59% Occupancy	\$407 Avg. Pad Rent
23 POH Count	18 RTO Count	\$42,710/mo Gross Rent Roll (Pad + POH)	\$36,780/mo Gross Rent Roll (Pad Only)
	\$4,200,000 Price	\$27,451 Price Per Unit	

[CLICK HERE TO VIEW DILIGENCE MATERIALS](#) 

INVESTMENT OVERVIEW

MH Pro Group is pleased to exclusively offer for sale the Fayetteville, NC MHC Portfolio. This presents an exciting opportunity to acquire nine mobile home communities totaling 153 units within a tight geographic spread, offering ease of oversight and streamlined operations. This portfolio boasts substantial value-add potential, with 23 vacant park-owned homes ready for renovation and 39 empty pads ready to be set up with new home inventory. By infilling these vacant pads and leasing up rehabbed units, new ownership can unlock significant upside in both rental revenue and property value. The majority of the portfolio is on public water and features private septic systems, combining dependable service with reduced utility overhead.

Beyond the immediate prospects for property-level improvement, Fayetteville stands out as a strong market for mobile home communities. Its steady population growth, thriving economy linked to both military and diverse private-sector employment, and robust demand for affordable housing create a favorable backdrop for long-term investment. The collection of parks in close proximity offers an excellent platform for both operational efficiency and sustainable expansion, making this portfolio a prime candidate for investors seeking stable returns with significant upside potential.

PROPERTY NAME	ADDRESS	SEWER	WATER	ROADS	PARKING
Aries MHC	230 Laraine St. Fayetteville, NC 28303	Public (Bill Back)	Public (Bill Back)	Private (Gravel/Dirt)	Off Street (Gravel/Dirt)
Eleanor MHC	230 Eleanor Ave. Fayetteville, NC 28312	Public (Bill Back)	Public (Bill Back)	Private/Public (Gravel/Asphalt)	Off Street (Gravel/Dirt)
Heritage MHP	1505 Lauren Cir. Spring Lake, NC 28390	Private (Septic)	Private (Direct Bill)	Private (Asphalt)	Off Street (Gravel/Dirt)
Hickory Lane MHC	7802 Cliffdale Rd. Fayetteville, NC 28314	Private (Septic)	Private (Well)	Private (Gravel/Dirt)	Off Street (Gravel/Dirt)
Hunters Run MHC	6003 Hunters Run Fayetteville, NC 28304	Private (Septic)	Public (Bill Back)	Private (Asphalt)	Off Street (Asphalt)
Maple Lane	1453 Delmar St. Fayetteville, NC 28304	Private (Septic)	Public (Bill Back)	Private/Public (Asphalt)	Off Street (Gravel/Dirt)
Marachino MHC	1655 Eureka Ave. Fayetteville, NC 28311	Private (Septic)	Public (Bill Back)	Private (Asphalt)	On Street (Asphalt)
Pine MHP	6261 Pine St. Fayetteville, NC 28311	Private (Septic)	Public (Direct Bill)	Private (Gravel)	Off Street (Gravel)
Willow MHP	4286 Gore Ave. Fayetteville, NC 28311	Public (Direct Bill)	Public (Direct Bill)	Private (Gravel)	Off Street (Gravel)

INVESTMENT HIGHLIGHTS



Opportunity to significantly increase revenues by infill of 39 empty pads and rehab/lease up of 23 currently vacant park owned homes.



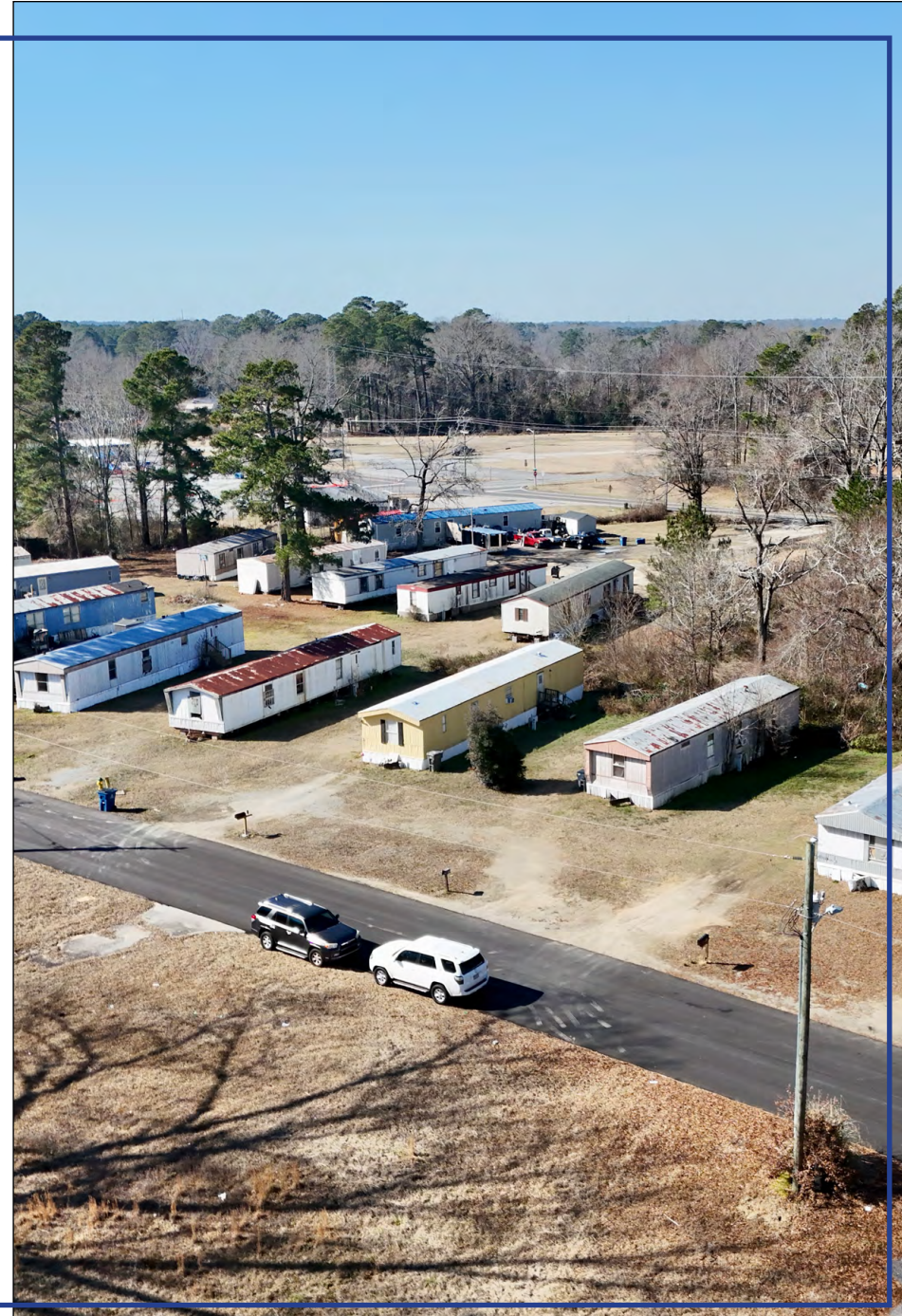
Tight geographic spread of communities, providing ownership with ease of management.



Located in close proximity to Fort Liberty (formerly Fort Bragg), the most populated military base in the world.



High pad count portfolio provides ownership with immediate scale when entering the Fayetteville market.



FAYETTEVILLE, NC MSA OVERVIEW

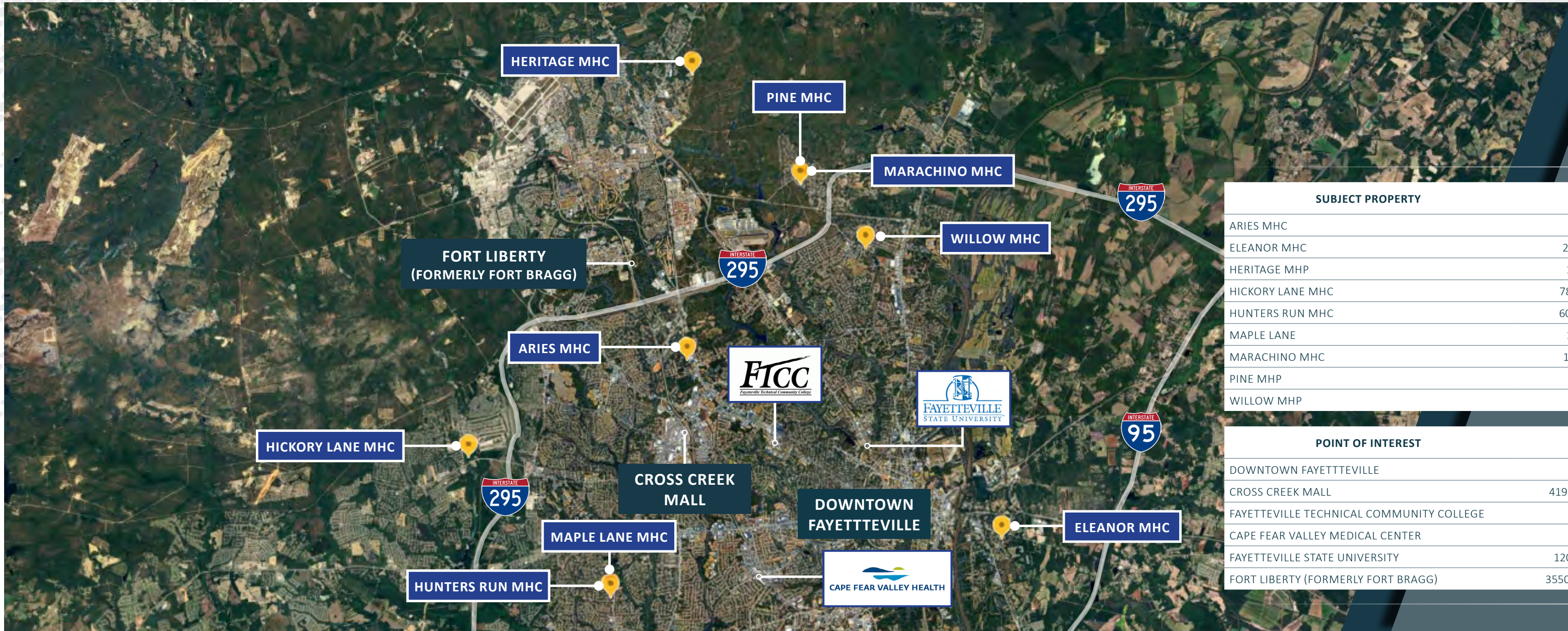
Fayetteville, North Carolina is a dynamic city recognized for its strong military presence, thriving economy, and steady population growth. As the county seat of Cumberland County, it is centrally positioned in southeastern North Carolina, with convenient access to major arteries like I-95 and highways that connect it to the Raleigh-Durham area. The Fayetteville Metropolitan Statistical Area (MSA) has a population of approximately 530,000 residents, with growth supported by a robust job market and the area's continuing appeal to new businesses and families alike.

Foremost among Fayetteville's economic anchors is Fort Bragg—one of the largest U.S. Army installations in the world. This major employer underpins the local economy, bringing stability and continued growth through military-related opportunities and defense contracting. Other vital industries include healthcare, retail, and manufacturing. Leading employers in the region span Cape Fear Valley Health, Goodyear Tire & Rubber Company, and educational institutions such as Fayetteville State University, all contributing to a diverse, reliable employment base.

A forward-thinking city, Fayetteville has invested in infrastructure upgrades, downtown revitalization, and community development programs designed to draw new residents and businesses. Its strategic location along key transportation corridors, strong workforce pipeline (bolstered by nearby colleges and technical schools), and ongoing investment in quality-of-life improvements position Fayetteville for long-term success and continued economic expansion.



NEARBY POINTS OF INTEREST



SUBJECT PROPERTY	ADDRESS
ARIES MHC	230 LARAIN ST. FAYETTEVILLE, NC 28303
ELEANOR MHC	230 ELEANOR AVE. FAYETTEVILLE, NC 28312
HERITAGE MHP	1505 LAUREN CIR. SPRING LAKE, NC 28390
HICKORY LANE MHC	7802 CLIFFDALE RD. FAYETTEVILLE, NC 28314
HUNTERS RUN MHC	6003 HUNTERS RUN FAYETTEVILLE, NC 28304
MAPLE LANE	1453 DELMAR ST. FAYETTEVILLE, NC 28304
MARACHINO MHC	1655 EUREKA AVE. FAYETTEVILLE, NC 28311
PINE MHP	6261 PINE ST. FAYETTEVILLE, NC 28311
WILLOW MHP	4286 GORE AVE. FAYETTEVILLE, NC 28311

POINT OF INTEREST	ADDRESS
DOWNTOWN FAYETTEVILLE	222 HAY ST. FAYETTEVILLE, NC 28301
CROSS CREEK MALL	419 CROSS CREEK MALL FAYETTEVILLE, NC 28303
FAYETTEVILLE TECHNICAL COMMUNITY COLLEGE	2201HULL RD. FAYETTEVILLE, NC 28303
CAPE FEAR VALLEY MEDICAL CENTER	1638 OWEN DR. FAYETTEVILLE, NC 28304
FAYETTEVILLE STATE UNIVERSITY	1200 MURCHISON RD. FAYETTEVILLE, NC 28301
FORT LIBERTY (FORMERLY FORT BRAGG)	3550 ALL AMERICAN FWY FORT LIBERTY, NC 28310



ARIES MHC



ELEANOR MHC

ELEANOR MHC UNIT MIX:	UNIT COUNT	%
MH: Park Owned Home (Vacant)	4	25%
MH: Tenant Owned Home	12	75%
TOTAL	16	



ARIES MHC UNIT MIX:	UNIT COUNT	%
MH: Park Owned Home (Vacant)	8	57%
MH: Tenant Owned Home	5	36%
MH: Rent to Own	1	7%
TOTAL	14	



HERITAGE MHC

HERITAGE MHC UNIT MIX:	UNIT COUNT	%
MH: Park Owned Home (Vacant)	1	2%
MH: Tenant Owned Home	13	27%
MH: Rent to Own	2	4%
Stick Built: House	1	2%
MH: Empty Pad	31	65%
TOTAL	48	

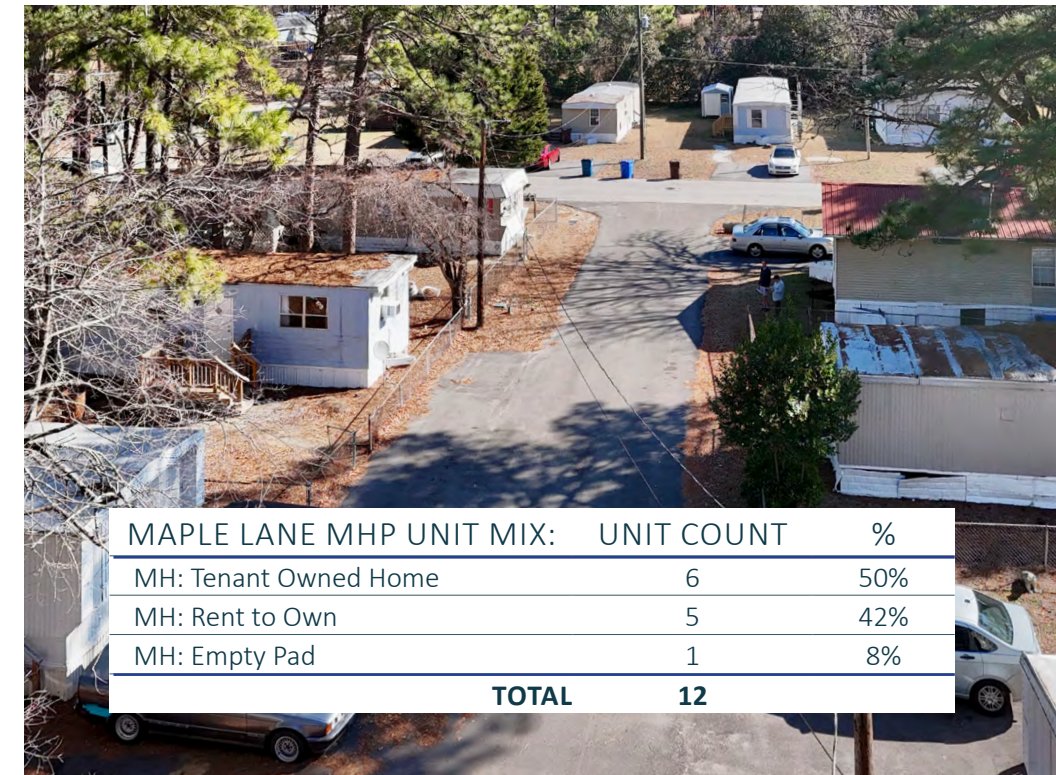
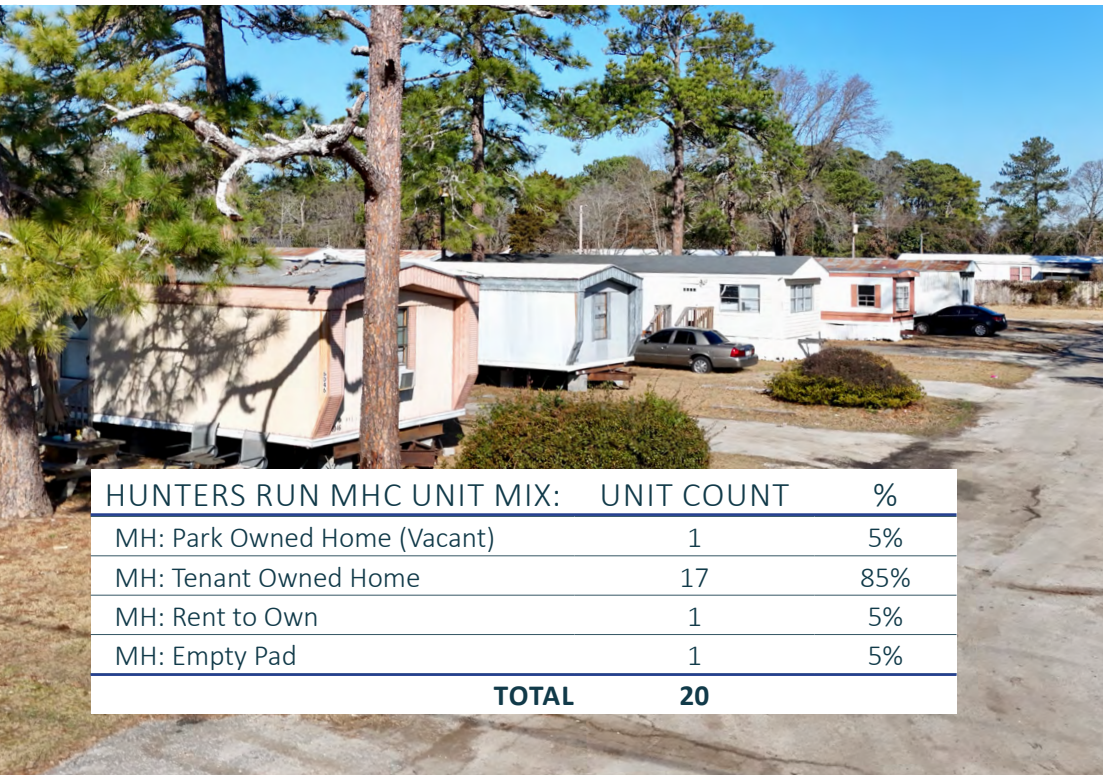
HICKORY LANE MHC

HICKORY LANE MHC UNIT MIX:	UNIT COUNT	%
MH: Park Owned Home (Vacant)	1	17%
MH: Tenant Owned Home	1	17%
MH: Rent to Own	4	67%
TOTAL	6	

HUNTERS RUN MHC



MAPLE LANE MHP



HUNTERS RUN MHC UNIT MIX:		
	UNIT COUNT	%
MH: Park Owned Home (Vacant)	1	5%
MH: Tenant Owned Home	17	85%
MH: Rent to Own	1	5%
MH: Empty Pad	1	5%
TOTAL	20	

MAPLE LANE MHP UNIT MIX:		
	UNIT COUNT	%
MH: Tenant Owned Home	6	50%
MH: Rent to Own	5	42%
MH: Empty Pad	1	8%
TOTAL	12	

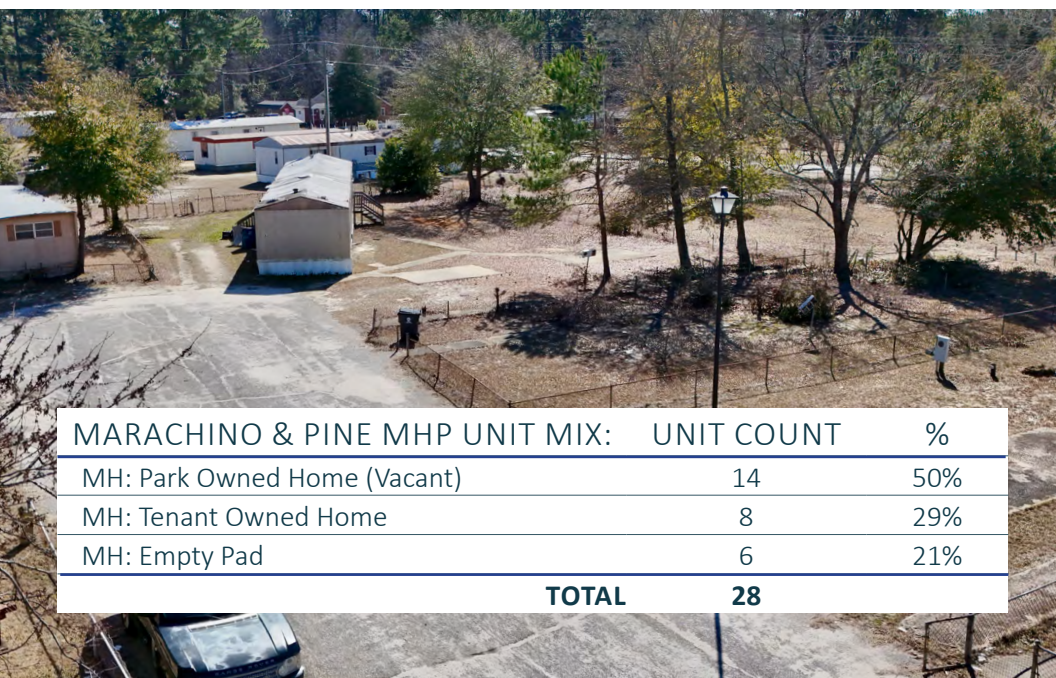
MARACHINO & PINE MHP



WILLOW MHP



WILLOW MHP UNIT MIX:	UNIT COUNT	%
MH: Tenant Owned Home	1	11%
MH: Rent to Own	5	56%
Stick Built: House	1	11%
Apartment	2	22%
TOTAL	9	



MARACHINO & PINE MHP UNIT MIX:	UNIT COUNT	%
MH: Park Owned Home (Vacant)	14	50%
MH: Tenant Owned Home	8	29%
MH: Empty Pad	6	21%
TOTAL	28	





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