



OFFERING MEMORANDUM

SUNSET MOUNTAIN & HOMESTEAD MOBILE HOME PARKS (167 PADS)

SUNSET MOUNTAIN PARK: 500 HIGHWAY 231 N, TROY, AL 36079

HOMESTEAD PARK: 1838 HIGHWAY 29 SOUTH, TROY, AL 36079

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EXCLUSIVELY LISTED BY:



MH PRO GROUP, LLC
www.mhprogroup.com
135 S. Main St. Suite 107
Greenville, SC 29601

HENRY WALKER
LEAD AGENT / BROKER OF RECORD
Henry.walker@mhprogroup.com
Phone: 864-414-8347
AL RE License #: 000148842-0
SC RE License #: 101735

WILLIAM WALKER
William.walker@mhprogroup.com
Phone: 864-630-4018
SC RE License #: 127707

TAYLOR KIRK
Taylor.kirk@mhprogroup.com
Phone: 803-528-3815
SC RE License #: 134040

MATT ANDERSON
Matt.anderson@mhprogroup.com
Phone: 864-430-2182
SC RE License #: 142019

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

OFFERING OVERVIEW

MH Pro Group is pleased to exclusively offer the sale of Sunset Mountain and Homestead Mobile Home Parks, a 167-pad manufactured housing community portfolio located in Troy, Alabama. This two-park portfolio consists of 54 park-owned homes (18 vacant), 61 tenant-owned homes, two rent-to-own units and 50 empty pads. Water services in both parks are connected to public water, with tenants directly billed at Sunset Mountain and billed back at Homestead. Sewer services at Sunset Mountain Park are public, with Homestead Park being serviced by individual septic tanks (1:1). Roads are paved asphalt throughout both parks, requiring minimal CapEx for future road work. Both Sunset Mountain and Homestead Parks benefit from their close proximity to Troy University (14,000 student body population) and other regional employers, resulting in strong housing demand in the surrounding area.

COMMUNITY DETAILS

Community Name	Sunset Mountain Park	Homestead Park
Address	500 Highway 231 North	1838 Highway 29 South
City/State/Zip	Troy, AL 36079	Troy, AL 36079
County	Pike County	Pike County
Acreage	32.41 Acres	12.82 Acres
Community Type	All Age	All Age

INFRASTRUCTURE DETAILS

Roads	Paved (Asphalt)	Paved (Asphalt)
Parking	Off-Street (Dirt)	Off-Street (Dirt)
Dedicated Parking / Pad	2+ Cars	2 Cars
Water	Public (Direct Bill)	Public (Bill Back)
Sewer	Public (Direct Bill)	Private (Septic, 1:1)
Trash	Public (City Pickup)	Private (Onsite Dumpster)
Landscaping - Pads	Tenant Responsible	Tenant Responsible
Landscaping - Common Area	Community Responsible	Community Responsible

SPACE MIX & RENT OVERVIEW

UNIT MIX (CONSOLIDATED)	UNIT COUNT	AVG. RENT	MONTHLY RENT	%
MH: Tenant Owned Home	61	\$235	\$14,115	37%
MH: Park Owned Home	36	\$849	\$30,550	22%
MH: Rent to Own	2	\$625	\$1,249	1%
MH: Park Owned Home (Vacant)	18			11%
MH: Empty Pad	50			30%
TOTAL	167		\$45,914	100%

SUNSET MOUNTAIN	UNIT COUNT	AVG. RENT	MONTHLY RENT	%
MH: Tenant Owned Home	61	\$235	\$14,115	45%
MH: Park Owned Home	15	\$840	\$12,600	11%
MH: Rent to Own	2	\$625	\$1,249	1%
MH: Park Owned Home (Vacant)	10			7%
MH: Empty Pad	49			36%
TOTAL	137		\$27,964	100%

HOMESTEAD	UNIT COUNT	AVG. RENT	MONTHLY RENT	%
MH: Park Owned Home	21	\$855	\$17,950	70%
MH: Park Owned Home (Vacant)	8			27%
MH: Empty Pad	1			3%
TOTAL	30		\$17,950	100%

INVESTMENT HIGHLIGHTS



Publicly serviced water directly billed to tenants results in decreased expense load / management responsibilities.



Below market rents representing the opportunity to increase revenue through gradual rental increases.



Paved roads throughout each park will provide new ownership with decreased capex budget upon takeover.



Located in close proximity to Troy University which is home to 14,000 students and 700 faculty and staff (14,700 total).



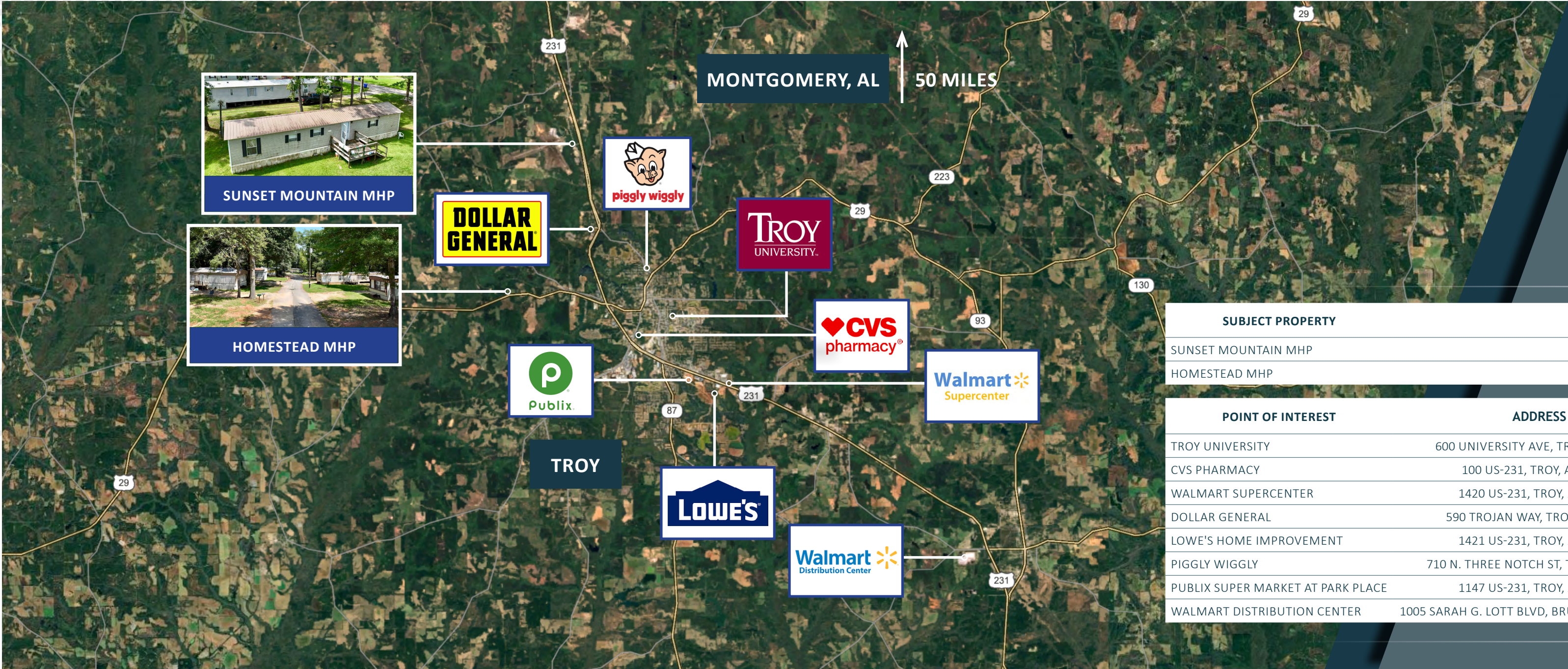
Opportunity for new ownership to infill 50 empty pads resulting in significantly increased revenues.



TROY, AL OVERVIEW

Troy, Alabama is the county seat of Pike County, situated approximately 50 miles southeast of the state capital city, Montgomery. Originally settled in the early 19th century, its roots as an agriculture and transportation hub, bolstered by the Three Notch Road and the Mobile & Girard Railroads, spurred growth and development through the next several decades. The city is home to Troy University, which has grown into a major regional education institution with a student body population of just over 14,000 students. Major employers in the area include Troy University (700 employees), Lockhead Martin Operations Facility (750 employees), Walmart Distribution Center, AirTek Inc, Horn Beverage Company, KW Plastics and several other manufacturing & transportation industry employers.





NEARBY POINTS OF INTEREST

SUBJECT PROPERTY	ADDRESS
SUNSET MOUNTAIN MHP	500 HIGHWAY 231 N, TROY, AL 36079
HOMESTEAD MHP	1838 HIGHWAY 29 S, TROY, AL 36079

POINT OF INTEREST	ADDRESS	DISTANCE TO SUNSET MOUNTAIN	DISTANCE TO HOMESTEAD
TROY UNIVERSITY	600 UNIVERSITY AVE, TROY, AL 36082	6.1 MILES	3.7 MILES
CVS PHARMACY	100 US-231, TROY, AL 36081	5.3 MILES	3.6 MILES
WALMART SUPERCENTER	1420 US-231, TROY, AL 36081	7.7 MILES	5.5 MILES
DOLLAR GENERAL	590 TROJAN WAY, TROY, AL 36081	2.2 MILES	4 MILES
LOWE'S HOME IMPROVEMENT	1421 US-231, TROY, AL 36081	7.7 MILES	5.5 MILES
PIGGLY WIGGLY	710 N. THREE NOTCH ST, TROY, AL 36081	4.1 MILES	3.5 MILES
PUBLIX SUPER MARKET AT PARK PLACE	1147 US-231, TROY, AL 36081	6.9 MILES	4.8 MILES
WALMART DISTRIBUTION CENTER	1005 SARAH G. LOTT BLVD, BRUNDIDGE, AL 36010	16.1 MILES	13.9 MILES

PARCEL OUTLINE: SUNSET MOUNTAIN PARK



PARCEL OUTLINE: HOMESTEAD PARK



SUNSET MOUNTAIN MHP



HOMESTEAD PARK MHP



FIRM OVERVIEW

MH Pro Group is a specialized commercial real estate investment sales firm dedicated to guiding clients through the acquisition and disposition of manufactured housing and recreational vehicle communities. Drawing on our in-depth expertise and hands-on approach, we offer unparalleled insights into the evolving MHC/RVC sector—allowing us to deliver the most accurate analysis and achieve top-of-market pricing for our clients. Our proven marketing platform ensures maximum exposure to the industry’s most qualified investors, paving the way for successful transactions. At MH Pro Group, we’re not only focused on delivering exceptional results today—we’re also committed to anticipating future market trends and positioning our clients for long-term success.



HENRY WALKER
LEAD AGENT
Henry.walker@mhprogroup.com
Cell: 864-414-8347



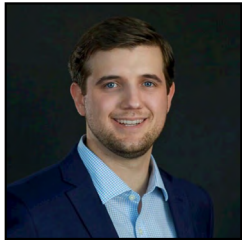
Henry is currently in charge of business development for MH Pro Group, leading all aspects of deal sourcing for the firm. Having specialized in MHC specific investment sales for over seven years and focusing exclusively on the NC, SC and GA markets, Henry possesses a deep understanding of the product type and dynamics of the region. Prior to launching MH Pro Group, Henry worked at a boutique real estate investment sales firm in Greenville, SC as well as Sperry Van Ness BlackStream focusing exclusively on MHC specific advisory service. As a graduate from the University of South Carolina in 2011, Henry captained the Men’s Tennis Team to a top 20 national ranking as well as appearances in the NCAA Tournament.



WILLIAM WALKER
PARTNER / CO-FOUNDER
William.walker@mhprogroup.com
Cell: 864-630-4018



William is currently in charge of financial analysis and sales at MH Pro Group, leading all aspects of pricing, value add analysis, and buyer sourcing for the firm. Prior to launching MH Pro Group, William worked at Marcus & Millichap where he was on a team of 10 brokers specializing in multifamily and manufactured housing brokerage. During this time, William was responsible for launching the teams manufactured housing division and was named Rookie of the Year for the firms Carolinas and Southern Virginia region. Prior to entering real estate, William began his career working in the consulting realm, providing expert network services to institutional investment funds on a wide variety of sectors.



TAYLOR KIRK
DIRECTOR - MANUFACTURED HOUSING COMMUNITIES
Taylor.kirk@mhprogroup.com
Cell: 803-528-3818



Taylor currently works as Investment Sales Director with a primary focus on the Southeastern where he is responsible for all aspects of the regions business development, financial analysis, and buyer sourcing. Prior to joining MH Pro Group, Taylor was the founder of Hornbeam Homes which focused on single family home acquisition, renovation, and dispositions along with land acquisitions for larger single-family developments across the Southeast. Prior to entering the real estate realm, Taylor began his career as a Civil Engineer, doing design work for private residential, commercial, and industrial development projects.



MATT ANDERSON
DIRECTOR - RV PARKS & CAMPGROUNDS
Matt.anderson@mhprogroup.com
Cell: 864-430-2182



Matt serves as the Investment Sales Director, specializing in RV parks and campgrounds across the eastern United States. In this role, he leads the firm’s business development efforts, oversees financial analysis, and drives sales strategies tailored to the RV park and campground asset class. Before joining MH Pro Group, Matt built a strong foundation in the private mortgage lending industry, where he facilitated over \$30 million in loan transactions, working closely with clients focused on residential real estate investments. Matt earned his degree in Finance from the University of South Carolina and brings a deep understanding of financial markets, investment strategies, and commercial real estate transactions to the team.



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