



OFFERING MEMORANDUM

BIRMINGHAM, AL MSA TWO-PARK PORTFOLIO (37 PADS)

860 13TH ST, CALERA, AL 35040
2748 COUNTY RD. 46, MONTEVALLO, AL 35115

TABLE OF CONTENTS

OFFERING OVERVIEW | 4
INVESTMENT HIGHLIGHTS | 5
OFFERING DETAILS | 6-7
PARCEL MAP | 8-9
AREA OVERVIEW | 10-11
LOCATION MAP | 12-13
RENT ROLL | 14-15
PROPERTY PHOTOS | 16-17
FIRM OVERVIEW | 18

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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

MH Pro Group is pleased to exclusively offer the sale of both J&D and County Road Mobile Home Parks, a two-property manufactured housing community portfolio located just outside of Birmingham in Calera and Montevallo, Alabama. This portfolio is comprised of 37 total pads which includes 23 tenant-owned homes, 13 park-owned homes, and one empty pad. Water services in both parks are public, with tenants being directly billed at J&D and a master water meter at County Road. Sewer services across the portfolio are a combination of public sewer at J&D and private septic tanks (1:1) at County Road. Trash collection is publicly serviced by the city at J&D and a private curbside can service at County Road. Roads in both parks are gravel throughout with off-street parking accomodating two cars per pad. Both communities are conveniently located near Interstate-65 and are known as the fastest growing suburbs within the Greater Birmingham, Alabama Metropolitan Statistical Area.



INVESTMENT HIGHLIGHTS



Both communities connected to public water, with tenants being directly billed at J&D Park, resulting in decreased operating expenses and management responsibilities.



Located in the thriving suburbs of Birmingham, AL along Interstate-65.



Located in close proximity to several large regional employers, such as the University of Montevallo (490 employees), Vulcan Materials Company (5,000 employees), and UAB Medicine (6,500 employees).



Estimated 30% below market lot rents, creating an opportunity for new ownership to increase annual revenues through gradual rental increases upon takeover.



OFFERING DETAILS



THE COMMUNITY

Community	J&D Mobile Home Park	County Road Mobile Home Park
Address	860 13th Street	2748 County Road 46
City/State/Zip	Calera, AL 35040	Montevallo, AL 35115
County	Shelby County	Chilton County
Acreage	2.7 Acres	13 Acres
Community Type	All Age	All Age



INFRASTRUCTURE DETAILS

	J&D Mobile Home Park	County Road Mobile Home Park
Roads	Gravel	Gravel
Parking	Off-Street (Gravel)	Off-Street (Gravel)
Dedicated Parking / Pad	Two Cars	Two Cars
Water	Public (Direct Bill)	Public (Master Meter)
Sewer	Public (Direct Bill)	Private (Septic, 1:1)
Trash	Public (City Pickup)	Private (Curbside Cans)
Landscaping - Pads	Tenant Responsible	Tenant Responsible
Landscaping - Common Area	Community Responsible	Community Responsible



SPACE MIX

SPACE MIX	SPACE COUNT	%	AVG RENT
MH: Tenant Owned Home	23	62%	\$346
MH: Park Owned Home	12	32%	\$733
MH: Park Owned Home (Vacant)	1	3%	
MH: Empty Pad	1	3%	
TOTAL	37		



PRICING

\$1,750,000
\$47,297 / UNIT



J&D MOBILE HOME PARK



COUNTY ROAD MOBILE HOME PARK

PARCEL MAP





CALERA AND MONTEVALLO, ALABAMA OVERVIEW



Calera and Montevallo, Alabama are two neighboring communities in Shelby and Chilton County and are considered part of the Greater Birmingham Metro Growth Corridor. Both communities are conveniently located close to Interstate-65, making them commuter friendly into downtown Birmingham. Calera and Montevallo are considered “growth suburbs”, offering people a place to move for new housing opportunities and affordability. Calera is considered the fastest-growing city in Shelby County with an 18% population growth since 2020 (World Population Review).



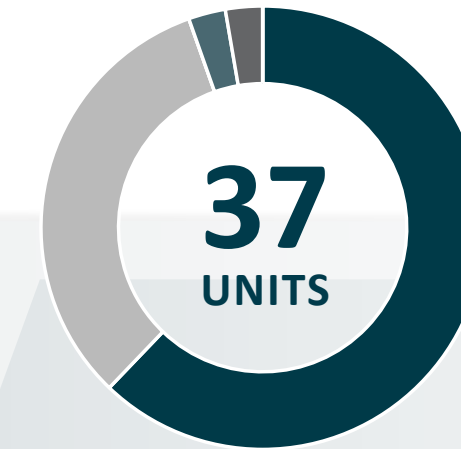


NEARBY POINTS OF INTEREST

POINT OF INTEREST	ADDRESS	DISTANCE TO J&D MHP	DISTANCE TO COUNTY ROAD MHP
J&D MHP	860 13TH ST, CALERA, AL 35040		
COUNTY ROAD MHP	2748 COUNTY RD. 46, MONTEVALLO, AL 35115		
WALMART SUPERCENTER	5100 US-31, CALERA, AL 35040	3.2 MILES	13.8 MILES
QUIKTRIP	2220 CO ROAD 84, CALERA, AL 35040	2.4 MILES	13 MILES
PUBLIX SUPER MARKET	90 MARKET PL. CIR, CALERA, AL 35040	3.7 MILES	14.3 MILES
UNIVERSITY OF MONTEVALLO (490 EMPLOYEES)	75 COLLEGE DR, MONTEVALLO, AL 35115	8.1 MILES	7.8 MILES
DOLLAR GENERAL	11040 AL-25, CALERA, AL 35040	0.7 MILES	10.8 MILES
DOLLAR GENERAL	110 CEDAR ST, MONTEVALLO, AL 35115	7.1 MILES	6.6 MILES

RENT ROLL

COMMUNITY NAME	UNIT #	UNIT TYPE	RENT - TOTAL	RENT - PAD	RENT - POH
J&D MHP	1	MH: Tenant Owned Home	\$350	\$350	
J&D MHP	2	MH: Tenant Owned Home	\$350	\$350	
J&D MHP	3	MH: Tenant Owned Home	\$350	\$350	
J&D MHP	4	MH: Tenant Owned Home	\$350	\$350	
J&D MHP	5	MH: Tenant Owned Home	\$350	\$350	
J&D MHP	6	MH: Tenant Owned Home	\$350	\$350	
J&D MHP	7	MH: Tenant Owned Home	\$350	\$350	
J&D MHP	8	MH: Tenant Owned Home	\$350	\$350	
J&D MHP	9	MH: Tenant Owned Home	\$350	\$350	
J&D MHP	10	MH: Tenant Owned Home	\$350	\$350	
J&D MHP	11	MH: Tenant Owned Home	\$350	\$350	
J&D MHP	12	MH: Empty Pad			
J&D MHP	14	MH: Tenant Owned Home	\$350	\$350	
J&D MHP	15	MH: Tenant Owned Home	\$350	\$350	
J&D MHP	16	MH: Tenant Owned Home	\$350	\$350	
J&D MHP	17	MH: Tenant Owned Home	\$350	\$350	
J&D MHP	18	MH: Tenant Owned Home	\$350	\$350	
J&D MHP	19	MH: Tenant Owned Home	\$350	\$350	
J&D MHP	20	MH: Park Owned Home	\$850	\$350	\$500
J&D MHP	21	MH: Tenant Owned Home	\$350	\$350	
J&D MHP	22	MH: Tenant Owned Home	\$350	\$350	
J&D MHP	23	MH: Tenant Owned Home	\$350	\$350	
J&D MHP	24	MH: Tenant Owned Home	\$350	\$350	
Mustang Ridge	248 Mustang Ridge	MH: Park Owned Home	\$1,000	\$350	\$650
County Road MHP	15	MH: Park Owned Home	\$600	\$350	\$250
County Road MHP	20	MH: Park Owned Home	\$600	\$350	\$250
County Road MHP	22	MH: Park Owned Home	\$850	\$350	\$500
County Road MHP	24	MH: Park Owned Home (Vacant)			
County Road MHP	26	MH: Tenant Owned Home	\$300	\$300	
County Road MHP	28	MH: Tenant Owned Home	\$300	\$300	
County Road MHP	35	MH: Park Owned Home	\$600	\$350	\$250
County Road MHP	40	MH: Park Owned Home	\$600	\$350	\$250
County Road MHP	45	MH: Park Owned Home	\$750	\$350	\$400
County Road MHP	50	MH: Park Owned Home	\$850	\$350	\$500
County Road MHP	55	MH: Park Owned Home	\$600	\$350	\$250
County Road MHP	60	MH: Park Owned Home	\$600	\$350	\$250
County Road MHP	65	MH: Park Owned Home	\$900	\$350	\$550
		TOTAL - MONTH	\$16,750	\$12,150	\$4,600
		TOTAL - YEAR	\$201,000	\$145,800	\$55,200

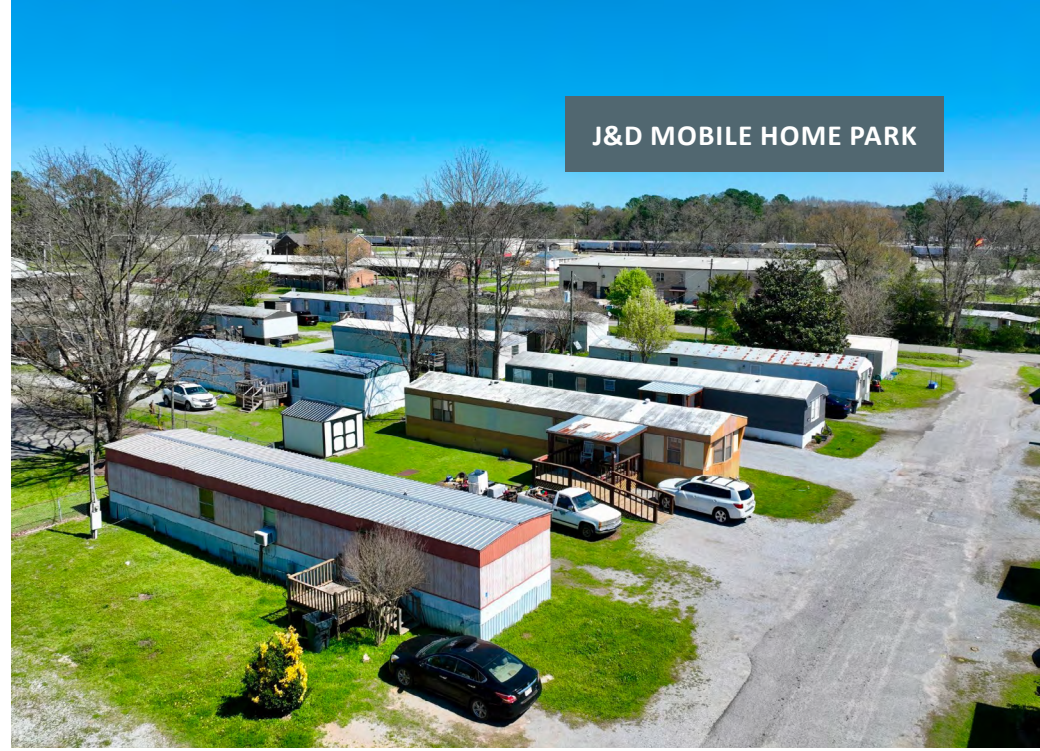


UNIT MIX:	UNIT TYPE	%
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TOTAL	37	

COUNTY ROAD MOBILE HOME PARK



J&D MOBILE HOME PARK



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.



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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

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

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 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



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