



OFFERING MEMORANDUM
BOLLE ESTATES (81 PADS)

411 TIDWELL HOLLOW ROAD, ONEONTA, AL 35121

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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 Bolle Estates, a manufactured housing community comprising 81 total sites and located in Oneonta within Blount County. The property is comprised of approximately 83% tenant-owned homes, providing a stable, low-maintenance income stream with additional upside through infill of vacant pads.

The community benefits from well-maintained infrastructure, including paved asphalt roads and off-street gravel parking accommodating two vehicles per pad. Water is publicly provided and directly billed to tenants, while sewer is serviced by private septic systems on a 1:1 basis, and trash is handled through private curbside pickup.

Located in Blount County within the Greater Birmingham Metropolitan Statistical Area, Oneonta offers residents convenient access to Interstate-65 and US-231, positioning Bolle Estates as an attractively located affordable housing asset in one of Alabama's fastest-growing regional markets.



INVESTMENT HIGHLIGHTS



Majority Tenant Owned Homes, providing ease of management for ownership.



Publicly serviced water, with tenants being directly billed.



Opportunity to assume 21st Century Mortgage chattel financing on 3 new park owned homes.



Individual septic systems reduce the risk of large-scale infrastructure failures and costly centralized repairs.



Continued affordability constraints across the region support long-term demand for manufactured housing communities.



OFFERING DETAILS



THE COMMUNITY

Community Name	Bolle Estates
Address	411 Tidwell Hollow Road
City/State/Zip	Oneonta, AL 35121
County	Blount County
Acreage	37.1 Acres
Community Type	All Age



INFRASTRUCTURE DETAILS

Roads	Paved (Asphalt)
Parking	Off-Street (Gravel)
Dedicated Parking / Pad	Two Cars
Water	Public (Direct Bill)
Sewer	Private (Septic, 1:1)
Trash	Private (Curbside Cans)
Landscaping - Pads	Community Responsible
Landscaping - Common Area	Community Responsible



UNIT BREAKDOWN

Total Units (Rentable)	81
Total Rented Units	70
Occupancy (%)	86%
Total TOH Count	68
Total POH Count	4 (3 New Homes)
Empty Pad Count	9
Average Pad Rent	\$495
Gross Rent Per Month (Pad + POH)	\$34,470



PRICING

Price (Land)	\$4,100,000
Price (POHs)*	\$120,000
Price (Total)	\$4,220,000

*Buyer to assume or clear current 21st Century Mortgage financing on 3 park owned homes included in sale



PARCEL MAP

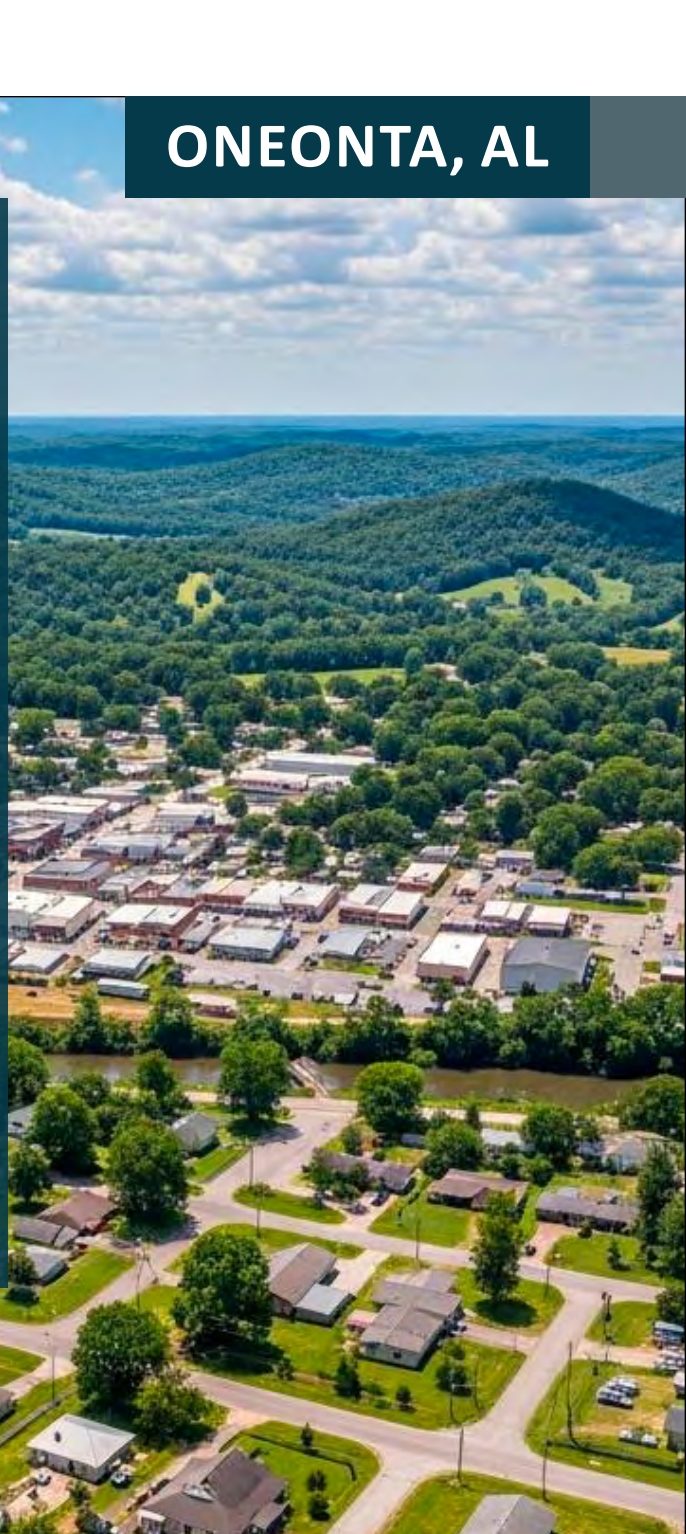


ONEONTA, AL

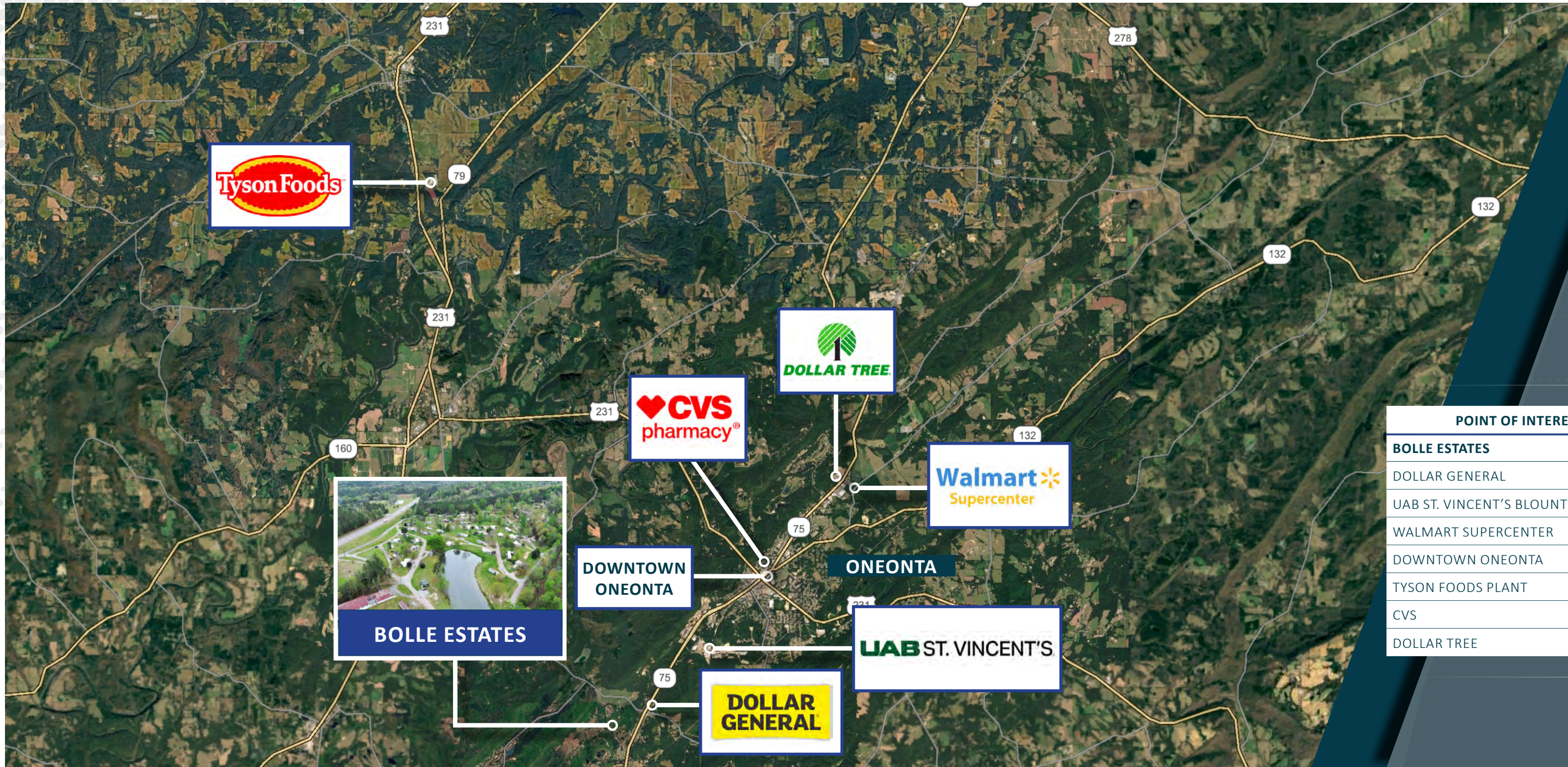
Located in north-central Alabama, Oneonta is the county seat of Blount County and is considered part of the broader Greater Birmingham Metropolitan Statistical Area growth corridor. The city is conveniently positioned along U.S. Highway 231 with close access to Interstate-65, making it a commuter-friendly location for residents working in nearby Birmingham. Oneonta and the surrounding Blount County area are increasingly viewed as affordable alternatives to Birmingham's core suburbs, offering residents lower housing costs, larger lot sizes, and a more rural quality of life.

The local economy is supported by a diverse employment base including healthcare, education, manufacturing, and retail, with major employers such as Tyson Foods, Blount County Board of Education, and St. Vincent's Blount. Additionally, the proximity to Birmingham provides access to a significantly larger employment hub, further enhancing the area's economic stability and commuter appeal. Continued population growth and in-migration trends within the greater Birmingham region have supported housing demand in surrounding communities like Oneonta.

Similar to other secondary markets across Alabama, housing supply in Oneonta has not kept pace with demand, particularly within affordable and workforce housing segments. Rising home prices and limited new construction have driven residents to seek more attainable housing options, supporting strong occupancy and long-term demand for manufactured housing communities. These dynamics position Oneonta as an emerging growth market benefiting from regional expansion trends and increasing demand for affordable living options.



NEARBY POINTS OF INTEREST

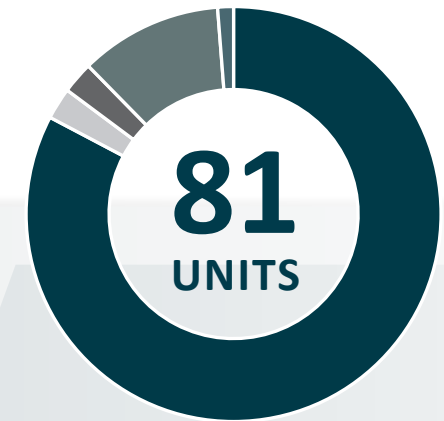


POINT OF INTEREST	ADDRESS	DISTANCE TO SUBJECT PROPERTY
BOLLE ESTATES	411 TIDWELL HOLLOW ROAD, ONEONTA, AL 35121	
DOLLAR GENERAL	25734 AL-75, ONEONTA, AL 35121	0.72 MILES
UAB ST. VINCENT'S BLOUNT HOSPITAL	150 GILBREATH DR, ONEONTA, AL 35121	2.76 MILES
WALMART SUPERCENTER	2453 2ND AVE E, ONEONTA, AL 35121	6.46 MILES
DOWNTOWN ONEONTA	MAIN ST, ONEONTA, AL 35121	4.29 MILES
TYSON FOODS PLANT	67240 MAIN ST, BLOUNTSVILLE, AL 35031	12.76 MILES
CVS	602 1ST AVE E, ONEONTA, AL 35121	4.40 MILES
DOLLAR TREE	2035 2ND AVE E, ONEONTA, AL 35121	6.17 MILES

RENT ROLL

UNIT #	UNIT TYPE	RENT - TOTAL
1	MH: Tenant Owned Home	\$495
2	MH: Tenant Owned Home	\$495
3	MH: Tenant Owned Home	\$495
4	MH: Tenant Owned Home	\$495
5	MH: Tenant Owned Home	\$495
6	MH: Tenant Owned Home	\$495
7	MH: Tenant Owned Home	\$495
8	MH: Tenant Owned Home	\$495
9	MH: Tenant Owned Home	\$495
10	MH: Tenant Owned Home	\$495
11	MH: Empty Pad	
12	MH: Empty Pad	
13	MH: Tenant Owned Home	\$495
14	MH: Park Owned Home	\$900
15	MH: Tenant Owned Home	\$495
16	MH: Tenant Owned Home	\$495
17	MH: Tenant Owned Home	\$495
18	MH: Tenant Owned Home	\$495
19	MH: Park Owned Home	\$900
20	MH: Tenant Owned Home	\$495
21	MH: Tenant Owned Home	\$495
22	MH: Tenant Owned Home	\$495
23	MH: Tenant Owned Home	\$495
24	MH: Tenant Owned Home	\$495
25	MH: Empty Pad	
26	MH: Tenant Owned Home	\$495
27	MH: Tenant Owned Home	\$495
28	MH: Tenant Owned Home	\$495
29	MH: Tenant Owned Home	\$495
30	MH: Empty Pad	
47	MH: Empty Pad	
48	MH: Tenant Owned Home	\$495
49	MH: Tenant Owned Home	\$495
50	MH: Tenant Owned Home	\$495
51	MH: Tenant Owned Home	\$495
52	MH: Empty Pad	
53	MH: Tenant Owned Home	\$495
54	MH: Empty Pad	
55	MH: Tenant Owned Home	\$495
56	MH: Tenant Owned Home	\$495
57	MH: Tenant Owned Home	\$495

UNIT #	UNIT TYPE	RENT - TOTAL
58	MH: Tenant Owned Home	\$495
59	MH: Tenant Owned Home	\$495
60	MH: Tenant Owned Home	\$495
61	MH: Tenant Owned Home	
62	MH: Tenant Owned Home	\$495
63	MH: Tenant Owned Home	\$495
64	MH: Tenant Owned Home	
65	RV: Tenant Owned Home	\$495
66	MH: Tenant Owned Home	\$495
67	MH: Tenant Owned Home	\$495
68	MH: Tenant Owned Home	\$495
69	MH: Tenant Owned Home	\$495
70	MH: Empty Pad	
71	MH: Tenant Owned Home	\$495
72	MH: Tenant Owned Home	\$495
73	MH: Tenant Owned Home	\$495
74	MH: Tenant Owned Home	\$495
75	MH: Tenant Owned Home	\$495
76	MH: Tenant Owned Home	\$495
77	MH: Tenant Owned Home	\$495
79	MH: Tenant Owned Home	\$495
80	MH: Empty Pad	
81	MH: Tenant Owned Home	\$495
82	MH: Tenant Owned Home	\$495
83	MH: Park Owned Home (Vacant)	
84	MH: Tenant Owned Home	\$495
85	MH: Park Owned Home (Vacant)	
86	MH: Tenant Owned Home	\$495
87	MH: Tenant Owned Home	\$495
88	MH: Tenant Owned Home	\$495
89	MH: Tenant Owned Home	\$495
90	MH: Tenant Owned Home	\$495
91	MH: Tenant Owned Home	\$495
94	MH: Tenant Owned Home	\$495
95	MH: Tenant Owned Home	\$495
96	MH: Tenant Owned Home	\$495
97	MH: Tenant Owned Home	\$495
98	MH: Tenant Owned Home	\$495
99	MH: Tenant Owned Home	\$495
100	MH: Tenant Owned Home	\$495
TOTAL - MONTH		\$34,470
TOTAL - YEAR		\$413,640

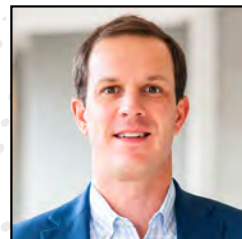


UNIT MIX:	UNIT TYPE	%
	MH: Tenant Owned Home	67 83%
	MH: Park Owned Home	2 2%
	MH: Park Owned Home (Vacant)	2 2%
	MH: Empty Pad	9 11%
	RV: Tenant Owned Home	1 1%
TOTAL	81	



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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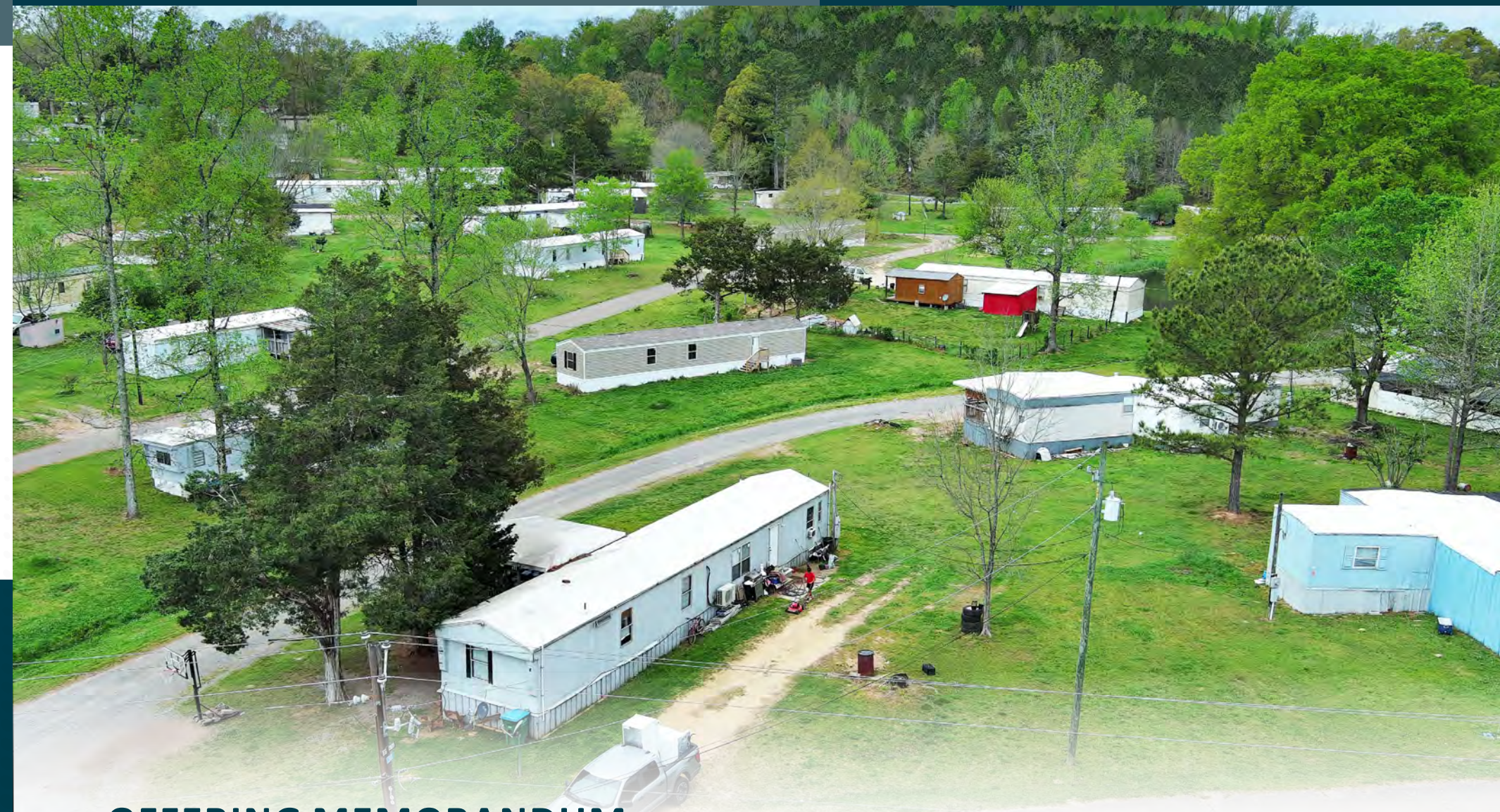


William is currently in charge of financial analysis and sales at MH Pro Group, leading all aspects of pricing, value add analysis, and buyer sourcing for the firm. Prior to launching MH Pro Group, William worked at Marcus & Millichap where he was on a team of 10 brokers specializing in multifamily and 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.

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.

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.

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.



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