



**OFFERING MEMORANDUM**  
**CLEVELAND MOBILE HOME PARK (49 PADS)**

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**5004 LEE DRIVE, GARNER, NC 27529**

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### EXCLUSIVELY LISTED BY:



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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 DETAILS



## THE COMMUNITY

<b>Community Name</b>	Cleveland MHP
<b>Address</b>	5004 Lee Drive
<b>City/State/Zip</b>	Garner, NC 27529
<b>County</b>	Johnston
<b>Acreage</b>	59.1 AC
<b>Community Type</b>	All Age



## INFRASTRUCTURE DETAILS

<b>Roads</b>	Paved (Asphalt)
<b>Parking</b>	Gravel
<b>Dedicated Parking / Pad</b>	2 Cars
<b>Water</b>	Private (Well)
<b>Sewer</b>	Private (Septic   1:1)
<b>Trash</b>	Tenant Responsible
<b>Landscaping - Pads</b>	Tenant Responsible
<b>Landscaping - Common Area</b>	Community Provided



## UNIT BREAKDOWN

<b>Total Units (Rentable)</b>	49
<b>Total Rented Units</b>	48
<b>Occupancy (%)</b>	98%
<b>Total TOH Count</b>	48
<b>Total Empty Pads</b>	1
<b>Average Pad Rent</b>	\$447
<b>Gross Rent Per Month (Pad Only)</b>	\$21,450
<b>Gross Rent Per Month (Pad + POH)</b>	\$21,450



## PRICING

<b>Price</b>	\$5,400,000
<b>Price Per Unit</b>	\$110,204
<b>Price Per Acre</b>	\$91,371



## OFFERING OVERVIEW

MH Pro Group is pleased to exclusively offer the sale of Cleveland MHC, a well-located and spacious manufactured housing community positioned in the strong and growing Raleigh, North Carolina MSA. The property consists of 49 pads, 48 of which are currently occupied by tenant-owned homes, generating an average lot rent of \$450 per month. The community benefits from a highly efficient operating structure with private well water and individual septic systems serving each pad.

Cleveland MHC sits on an expansive 59.1-acre parcel, an uncommon attribute for a community of this size, providing significant land value and a low-density layout that enhances tenant appeal. The oversized lots offer residents large yards and a more private, residential feel compared to typical manufactured housing communities. Infrastructure throughout the property is well maintained, with paved asphalt roads in good condition and gravel off-street parking.

Strategically located within close proximity to Raleigh, the property offers residents convenient access to one of the Southeast's fastest-growing metropolitan areas, while still maintaining a quieter, suburban environment. The combination of strong occupancy, tenant-owned homes, large lot sizes, and substantial underlying land value positions Cleveland MHC as an attractive investment opportunity with both stable in-place income and long-term upside.

# INVESTMENT HIGHLIGHTS



Below market rental rates representing an opportunity to immediately increase revenues through rental increases.



59 acres located in the rapidly growing Garner sub-market of Raleigh.



1.2 acres of land per pad, providing increased rental demand due to large pad size.



100% tenant-owned homes minimize management intensity and reduce ongoing capital expenditure requirements.



## PARCEL MAP



## GARNER, NC

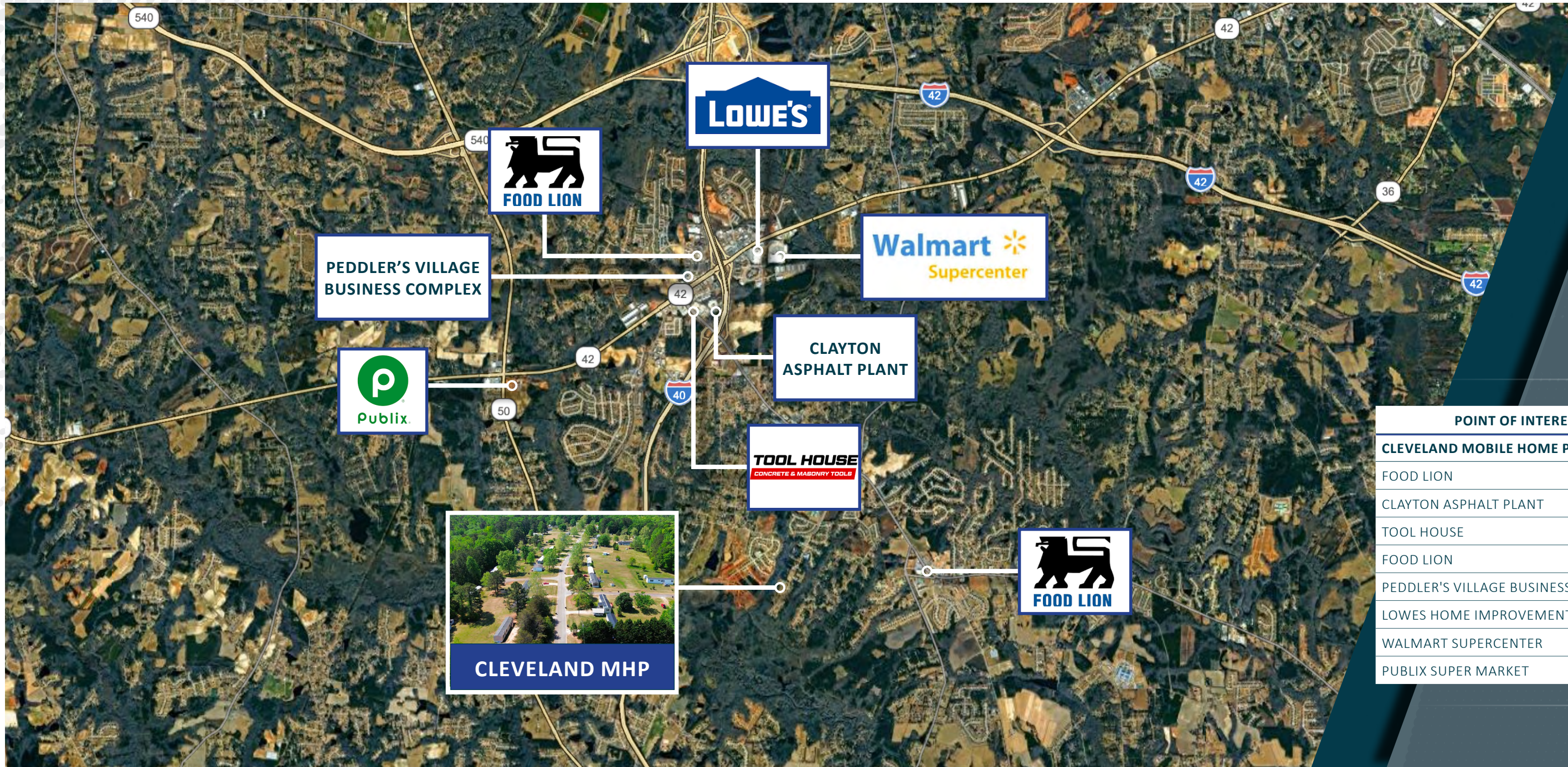
The property is located in Garner, North Carolina, a rapidly growing suburb within the Raleigh metropolitan area—one of the most dynamic and economically robust regions in the Southeast. Garner benefits directly from its proximity to Raleigh, offering convenient access to the city’s major employment hubs, including Research Triangle Park (RTP), downtown Raleigh, and the broader Triangle region. This connectivity has made the area increasingly attractive to both residents and businesses seeking a balance between accessibility and affordability.

The Raleigh-Durham MSA continues to experience strong population and job growth, driven by a diverse economy anchored in technology, healthcare, education, and life sciences. Major employers and institutions such as North Carolina State University, Duke University, and leading tech and pharmaceutical companies have fueled sustained in-migration and economic expansion. As a result, surrounding communities like Garner have seen significant residential and commercial development activity.

Garner, in particular, has become a focal point for new housing, retail, and infrastructure investment. Ongoing and planned developments throughout the area reflect continued demand for attainable housing options just outside the urban core. With its strategic location, expanding amenities, and strong regional fundamentals, the Garner submarket is well-positioned for continued growth, making it an increasingly desirable place to live within the greater Raleigh area.



# NEARBY POINTS OF INTEREST



POINT OF INTEREST	ADDRESS	DISTANCE TO SUBJECT PROPERTY
<b>CLEVELAND MOBILE HOME PARK</b>	<b>5004 LEE DR, GARNER, NC, 27529</b>	
FOOD LION	9147 CLEVELAND RD, CLAYTON, NC 27520	2.4 MILES
CLAYTON ASPHALT PLANT	12204 CLEVELAND RD, GARNER, NC 27529	3.3 MILES
TOOL HOUSE	130 COMMERCE PKWY #109, GARNER, NC 27529	3.5 MILES
FOOD LION	75 GLEN RD, GARNER, NC 27529	3.9 MILES
PEDDLER'S VILLAGE BUSINESS COMPLEX	5588 NC 42, GARNER, NC 27529	4.0 MILES
LOWES HOME IMPROVEMENT	101 CLEVELAND CROSSING DR, GARNER, NC 27529	4.1 MILES
WALMART SUPERCENTER	5141 NC 42, GARNER, NC 27529	4.3 MILES
PUBLIX SUPER MARKET	16100 NC-50, GARNER, NC 27529	4.4 MILES

# RENT ROLL

ADDRESS	UNIT TYPE	RENT - TOTAL
1108 Christy Ct	MH: Tenant Owned Home	\$450
1109 Christy Ct	MH: Tenant Owned Home	\$450
1113 Christy Ct	MH: Tenant Owned Home	\$450
1104 Kim Ct	MH: Tenant Owned Home	\$450
1105 Kim Ct	MH: Tenant Owned Home	\$450
4916 Lee Dr	MH: Tenant Owned Home	\$450
5000 Lee Dr	MH: Tenant Owned Home	\$450
5001 Lee Dr	MH: Tenant Owned Home	\$450
5004 Lee Dr	MH: Tenant Owned Home	\$450
5005 Lee Dr	MH: Tenant Owned Home	\$450
5008 Lee Dr	MH: Tenant Owned Home	\$450
5009 Lee Dr	MH: Tenant Owned Home	\$450
5012 Lee Dr	MH: Tenant Owned Home	\$450
5013 Lee Dr	MH: Tenant Owned Home	\$450
5016 Lee Dr	MH: Tenant Owned Home	\$450
5017 Lee Dr	MH: Tenant Owned Home	\$400
5021 Lee Dr	MH: Tenant Owned Home	\$450
5022 Lee Dr	MH: Tenant Owned Home	\$450
5023 Lee Dr	MH: Tenant Owned Home	\$450
5026 Lee Dr	MH: Tenant Owned Home	\$450
5027 Lee Dr	MH: Tenant Owned Home	\$450
5030 Lee Dr	MH: Tenant Owned Home	\$450
5031 Lee Dr	MH: Tenant Owned Home	\$450
5035 Lee Dr	MH: Tenant Owned Home	\$450
5037 Lee Dr	MH: Tenant Owned Home	\$450
5040 Lee Dr	MH: Tenant Owned Home	\$450
5043 Lee Dr	MH: Tenant Owned Home	\$450
5044 Lee Dr	MH: Tenant Owned Home	\$450
5047 Lee Dr	MH: Tenant Owned Home	\$450
5048 Lee Dr	MH: Tenant Owned Home	\$450
5051 Lee Dr	MH: Tenant Owned Home	\$450
5052 Lee Dr	MH: Tenant Owned Home	\$450
5055 Lee Dr	MH: Tenant Owned Home	\$450
5059 Lee Dr	MH: Tenant Owned Home	\$450
5063 Lee Dr	MH: Tenant Owned Home	\$400

UNIT #	UNIT TYPE	RENT - TOTAL
1004 Lisa Ct	MH: Tenant Owned Home	\$450
1005 Lisa Ct	MH: Tenant Owned Home	\$450
1008 Lisa Ct	MH: Tenant Owned Home	\$450
1009 Lisa Ct	MH: Empty Pad	
1012 Lisa Ct	MH: Tenant Owned Home	\$450
1013 Lisa Ct	MH: Tenant Owned Home	\$450
1110 Shannon Ct	MH: Tenant Owned Home	\$450
1111 Shannon Ct	MH: Tenant Owned Home	\$450
1114 Shannon Ct	MH: Tenant Owned Home	\$450
1009 Thomas Ct	MH: Tenant Owned Home	\$450
1012 Thomas Ct	MH: Tenant Owned Home	\$450
1106 Tracy Ct	MH: Tenant Owned Home	\$450
1107 Tracy Ct	MH: Tenant Owned Home	\$400
1111 Tracy Ct	MH: Tenant Owned Home	\$450

**TOTAL - MONTH**      **\$21,450**  
**TOTAL - YEAR**        **\$257,400**



UNIT MIX:	UNIT TYPE	%
	MH: Tenant Owned Home	48
	MH: Empty Pad	1
<b>TOTAL</b>	<b>49</b>	





# 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.

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.

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.



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