

An aerial photograph of a mobile home park. The park contains approximately 37 mobile home pads, each with a single-story mobile home. The homes are arranged in a grid-like pattern with paved roads and green grass between them. Some homes have red roofs, while others have grey or white. There are several cars parked in the lots. The park is surrounded by a dense forest of green trees. In the bottom left corner, there is a semi-transparent white box containing text.

OFFERING MEMORANDUM

ARNOLD MHP (37 PADS)

365 HUFFMANTOWN RD, RICHLANDS, NC, 28574

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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 Arnold MHP, an all-age manufactured housing community located in Richlands, North Carolina, within Onslow County and in close proximity to Marine Corps Base Camp Lejeune and MCAS New River. The property consists of 37 rentable pads, 32 of which are currently occupied, representing an 86% occupancy rate. The rent roll is anchored by 26 tenant-owned homes alongside 6 park-owned homes, with an average pad rent of \$350 per month. The community benefits from public, master-metered water service paired with a private septic system on a 1:1 basis serving each pad.

Arnold MHP sits on 16.56 acres, offering a well-proportioned, all-age community with dedicated two-car parking at each pad. Infrastructure throughout the property is well maintained, with paved asphalt roads and parking areas. Pad landscaping is the responsibility of individual tenants, while the community maintains common area landscaping and curbside trash collection, supporting a clean, low-maintenance operating structure for ownership.

Strategically located within Richlands and the broader Onslow County submarket, the property offers residents proximity to a stable, defense-anchored employment base while maintaining an affordable, small-town setting. With 4 vacant pads and 1 vacant park-owned home offering clear upside through lease-up, combined with steady in-place occupancy and below-market pad rents, Arnold MHP presents investors an attractive opportunity for both stable in-place income and meaningful rent and occupancy growth potential.

OFFERING DETAILS



THE COMMUNITY

Community Name	Arnold MHP
Address	365 Huffmantown Rd
City, State, Zip	Richlands, NC 28574
County	Onslow
Acreage	16.56 Acres
Community Type	MH (All Age)



INFRASTRUCTURE DETAILS

Roads	Paved (Asphalt)
Parking	Paved (Asphalt)
Dedicated Parking / Pad	2 Cars
Water	Public (Master Meter)
Sewer	Private (Septic 1:1)
Trash	Private (Curbside cans)
Landscaping	Community Responsibility



UNIT BREAKDOWN

Total Rentable Units	37
Total Rented Units	32
Occupancy (%)	86%
Total TOH Count	26
Total POH Count	6
Total Empty Pads	4
Gross Rent / Month (Current)	\$13,600
Gross Rent / Month (Oct 1, 2026)	\$14,350



PRICING

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

INVESTMENT HIGHLIGHTS



Majority tenant owned homes provide an attractive, low maintenance ownership profile with limited community owned home exposure.



Below market lot rents provide an opportunity to immediately increase revenues through strategic rental increases.



Four vacant pads provide additional revenue growth potential through future infill.



Community paid water costs remain exeptionally low at approximately \$132 per site annually.



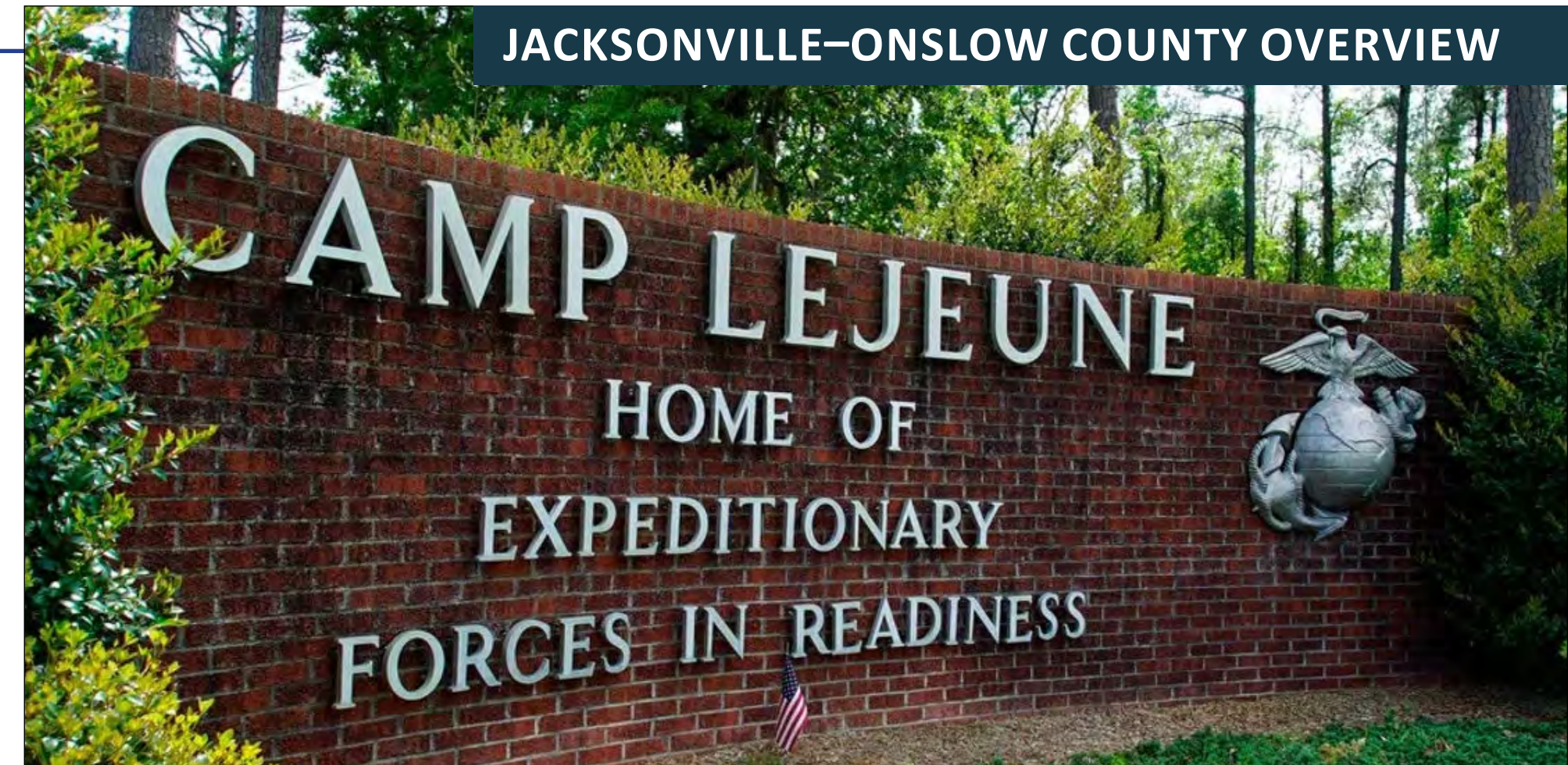
Located in Onslow County, benefiting from the significant employment and economic presence of Camp Lejeune.



PARCEL OUTLINE

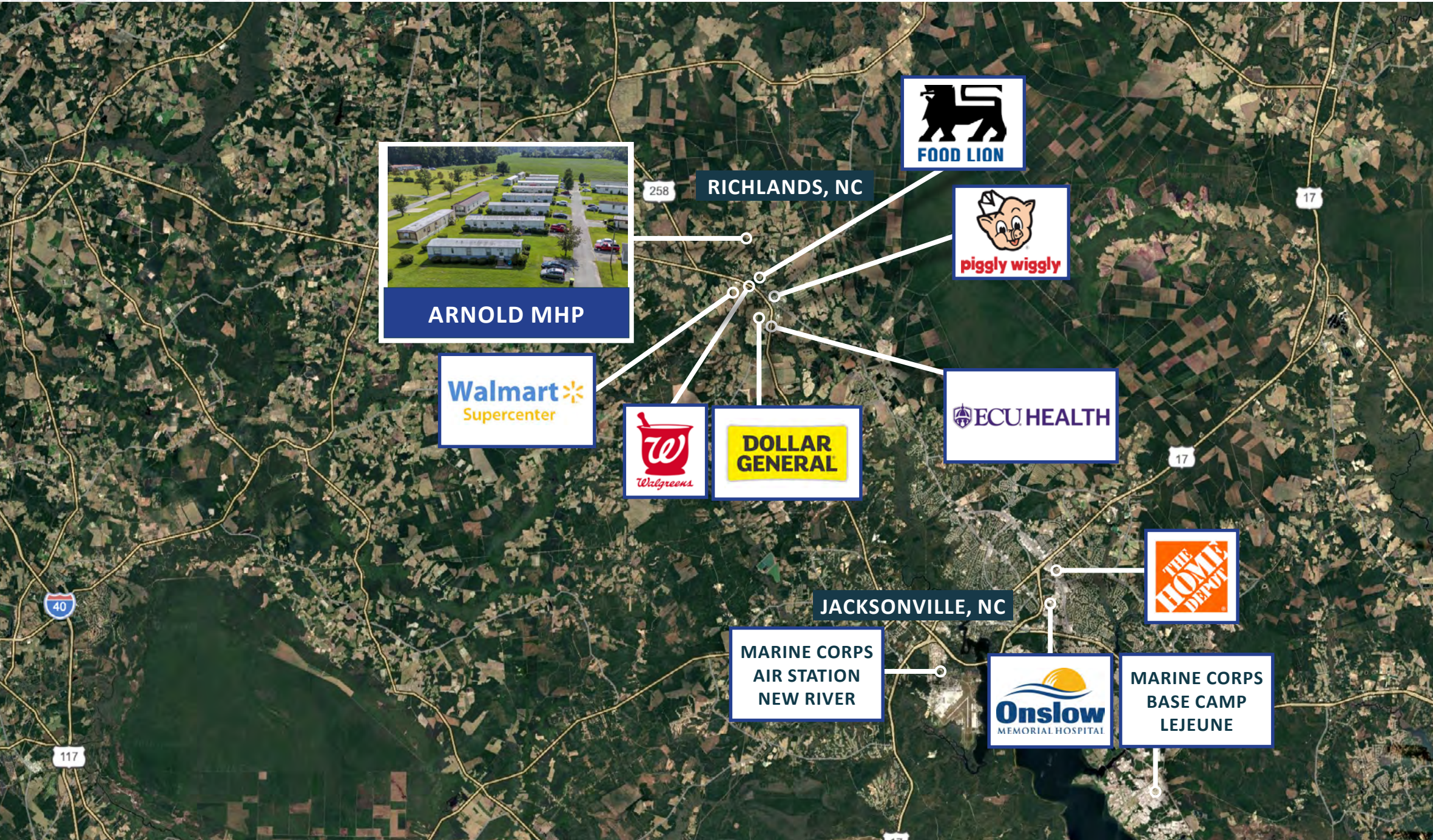


JACKSONVILLE—ONslow COUNTY OVERVIEW



Arnold MHP is situated within the greater Jacksonville—Onslow County market, one of eastern North Carolina’s most established military-driven economies. Jacksonville serves as the region’s primary center for employment, retail, healthcare, and services, supported by Marine Corps Base Camp Lejeune and Marine Corps Air Station New River. Camp Lejeune and the surrounding community are home to approximately 120,000 active-duty personnel, dependents, retirees, and civilian employees, while the installation generates nearly \$3 billion in commerce annually through payroll and supporting contracts.

Located northwest of Jacksonville in Richlands, Arnold MHP is positioned within convenient reach of the region’s major employment and service centers. The scale and continued presence of the area’s military installations provide a stable economic foundation and contribute to consistent housing demand throughout Jacksonville and the surrounding Onslow County communities.

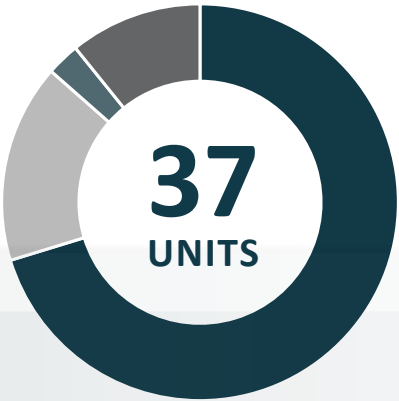


NEARBY POINTS OF INTEREST

POINT OF INTEREST	ADDRESS	DISTANCE TO SUBJECT PROPERTY
ARNOLD MOBILE HOME PARK	365 HUFFMANTOWN RD, RICHLANDS, NC, 28574	
WALMART SUPERCENTER	349 KINSTON HWY, RICHLANDS, NC 28574	1.6 MILES
FOOD LION	9007 RICHLANDS HWY, RICHLANDS, NC 28574	1.8 MILES
WALGREENS	9005 RICHLANDS HWY, RICHLANDS, NC 28574	1.8 MILES
PIGGLY WIGGLY	US-258, RICHLANDS, NC 28574	2.3 MILES
ECU HEALTH MULTISPECIALTY CLINIC	8210 RICHLANDS HWY, RICHLANDS, NC 28574	2.5 MILES
DOLLAR GENERAL	8203 RICHLANDS HWY, RICHLANDS, NC 28574	2.6 MILES
THE HOME DEPOT	479 WESTERN BLVD, JACKSONVILLE, NC 28546	15.9 MILES
ONSLow MEMORIAL HOSPITAL	317 WESTERN BLVD, JACKSONVILLE, NC 28546	17.1 MILES
MARINE CORPS AIR STATION (MCAS) NEW RIVER	90 CURTIS ROAD, JACKSONVILLE, NC 28540	18.3 MILES
MARINE CORPS BASE CAMP LEJEUNE	59 MOLLY PITCHER RD., CAMP LEJEUNE, NC 28547	16.2 MILES

RENT ROLL

UNIT #	UNIT TYPE	RENT - CURRENT	RENT - OCT 2026
1	MH: Tenant Owned Home	\$350	\$375
2	MH: Tenant Owned Home	\$350	\$375
3	MH: Tenant Owned Home	\$350	\$375
4	MH: Tenant Owned Home	\$350	\$375
5	MH: Empty Pad		
6	MH: Tenant Owned Home	\$350	\$375
7	MH: Park Owned Home (Vacant)		
8	MH: Empty Pad		
9	MH: Tenant Owned Home	\$350	\$375
10	MH: Tenant Owned Home	\$350	\$375
11	MH: Tenant Owned Home	\$350	\$375
12	MH: Tenant Owned Home	\$350	\$375
13	MH: Tenant Owned Home	\$350	\$375
14	MH: Tenant Owned Home	\$350	\$375
15	MH: Tenant Owned Home	\$350	\$375
16	MH: Tenant Owned Home	\$350	\$375
17	MH: Tenant Owned Home	\$400	\$400
18	MH: Tenant Owned Home	\$350	\$375
19	MH: Empty Pad		
20	MH: Tenant Owned Home	\$300	\$325
21	MH: Tenant Owned Home	\$350	\$375
22	MH: Tenant Owned Home	\$350	\$375
23	MH: Park Owned Home	\$750	\$775
24	MH: Tenant Owned Home	\$350	\$375
25	MH: Park Owned Home	\$750	\$775
26	MH: Park Owned Home	\$750	\$775
27	MH: Park Owned Home	\$750	\$775
28	MH: Tenant Owned Home	\$400	\$400
29	MH: Park Owned Home	\$750	\$775
30	MH: Park Owned Home	\$750	\$775
31	MH: Tenant Owned Home	\$350	\$375
32	MH: Tenant Owned Home	\$350	\$375
33	MH: Tenant Owned Home	\$350	\$375
34	MH: Tenant Owned Home	\$300	\$325
35	MH: Empty Pad		
36	MH: Tenant Owned Home	\$350	\$375
37	MH: Tenant Owned Home	\$350	\$375
TOTAL - MONTH		\$13,600	\$14,350
TOTAL - YEAR		\$163,200	\$172,200



UNIT MIX:		UNIT TYPE	%	AVG RENT CURRENT	AVG RENT OCT 2026
	MH: Tenant Owned Home	26	70%	\$350	\$373
	MH: Park Owned Home	6	16%	\$750	\$775
	MH: Park Owned Home (Vacant)	1	3%	-	-
	MH: Empty Pad	4	11%	-	-
TOTAL		37			







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.



WILLIAM WALKER
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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.



MATT ANDERSON
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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.



HENRY WALKER
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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 well as appearances in the NCAA Tournament.



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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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