



MOBILE HOME PARKS FOR SALE IN EASTERN NORTH CAROLINA

PROPERTY OVERVIEW

PRICE \$1,147,217
NOI \$126,194
CAP RATE 11%
ZONING R-8M & UNZONED

This offering includes two value-add mobile home park investments in Eastern North Carolina. Cornerstone Mobile Home Park, located on Haws Run Road in Jacksonville, Onslow County, sits on approximately 1.68 acres and features 13 pads with 11 existing units. Zoned R-8M (Residential-8 Manufactured Housing), the property provides potential for expansion or improvements to increase income in the growing Jacksonville market. Smiths Mobile Home Park, located off Ludie Brown Road in Chinquapin, Duplin County, consists of two tracts totaling approximately +/- 5.71 net acres with 8 pads and 7 existing homes.

Served by septic systems and county water, the property is considered unzoned under Duplin County land use ordinances. Both properties are within half a mile of a Voluntary Agricultural District. Combined, the parks generate an NOI of \$126,194, offering a cap rate of 11%, and provide investors with strategic opportunities to enhance income in two North Carolina markets.

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

PHOTOS | Cornerstone Mobile Home Park



LEE PITTMAN
NC BROKER
C:910.638.8108
LEE@CSGNC.COM

CAROLINA SUMMIT GROUP
390 SW Broad Street, Suite B
Southern Pines, NC 28387
910.684.5353
carolinasummitgroup.com

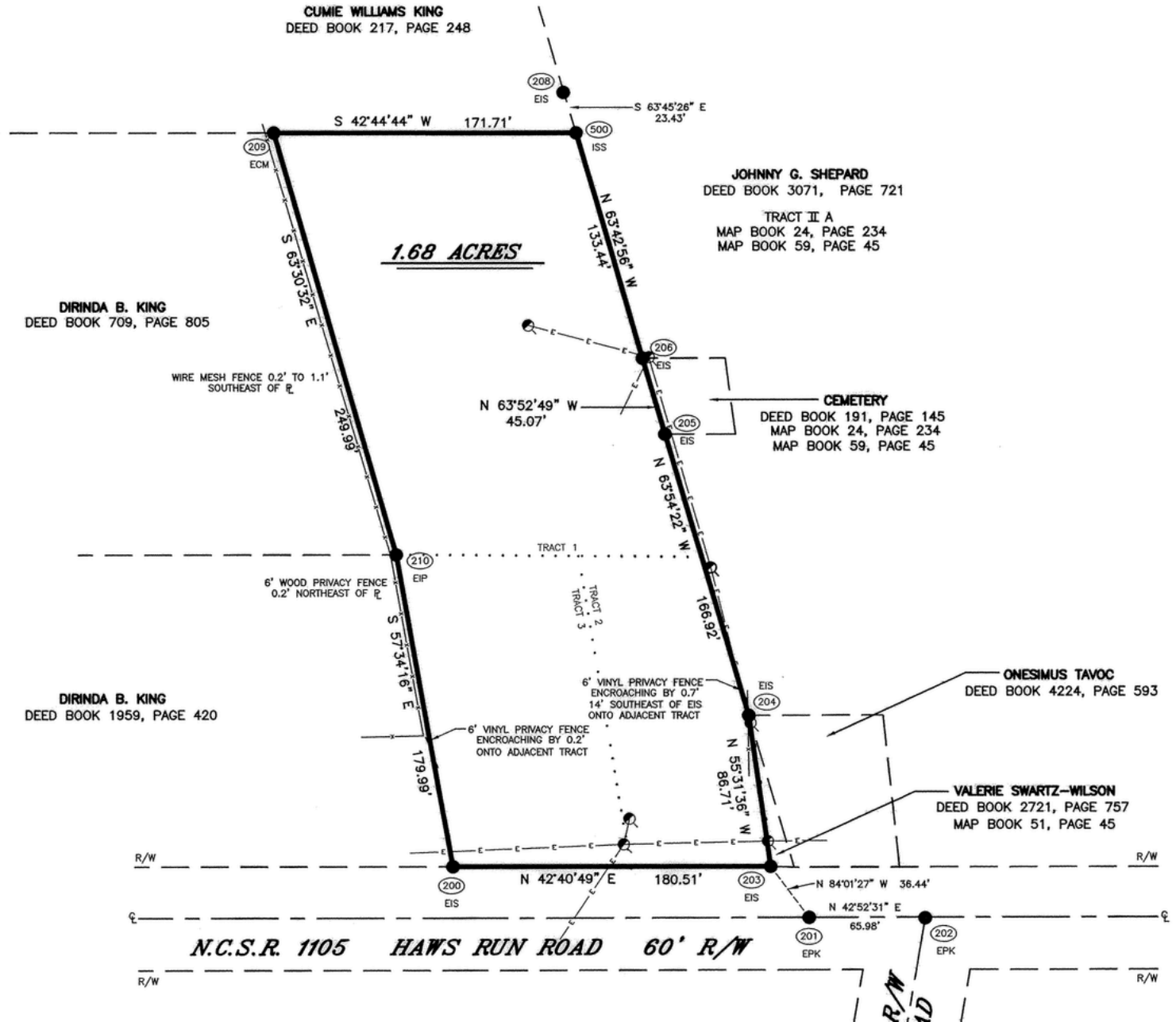
PHOTOS | Smiths Mobile Home Park



LEE PITTMAN
NC BROKER
C:910.638.8108
LEE@CSGNC.COM

CAROLINA SUMMIT GROUP
390 SW Broad Street, Suite B
Southern Pines, NC 28387
910.684.5353
carolinasummitgroup.com

SURVEY | Cornerstone Mobile Home Park



NOTE: Survey is for illustrative purposes only.
 Actual dimensions & details may vary.

LEE PITTMAN
 NC BROKER
 C:910.638.8108
 LEE@CSGNC.COM

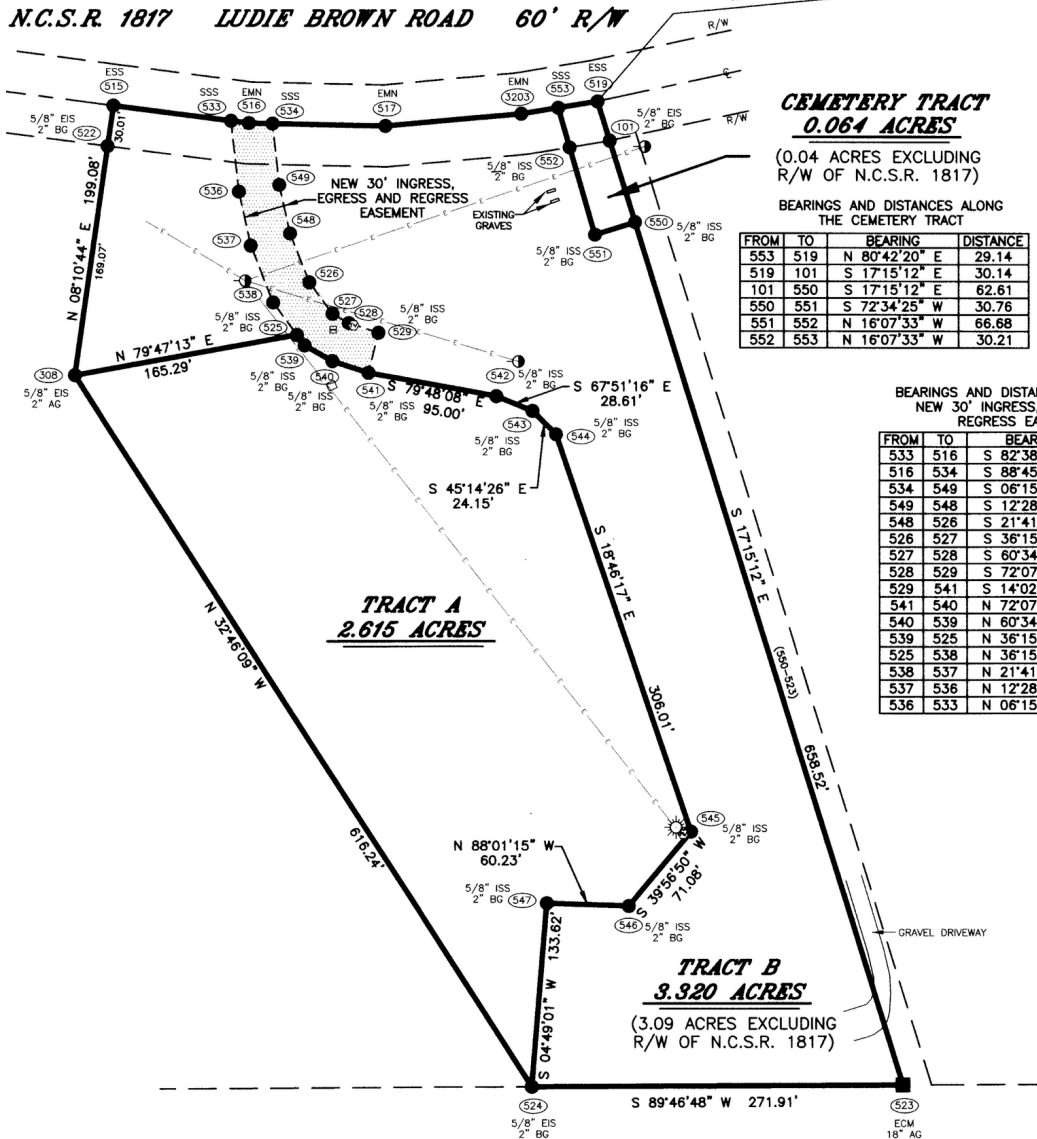
CAROLINA SUMMIT GROUP
 390 SW Broad Street, Suite B
 Southern Pines, NC 28387
 910.684.5353
 carolinasummitgroup.com

SURVEY | Smiths Mobile Home Park

BEARINGS AND DISTANCES ALONG THE CENTERLINE OF N.C.S.R. 1817

FROM	TO	BEARING	DISTANCE
515	533	S 82°38'58" E	86.76
533	516	S 82°38'58" E	13.20
516	534	S 88°45'33" E	17.32
534	517	S 88°45'33" E	82.56
517	3203	N 84°48'41" E	99.89
3203	553	N 80°36'28" E	27.45
553	519	N 80°42'20" E	29.14'

S 72°46'50" E 392.69' TO AN ESS OVER A CULVERT; THENCE, N 71°34'20" E 1088.56' TO AN EPK AT THE CENTERLINE INTERSECTION OF N.C.S.R. 1817 WITH N.C.S.R. 1816 (WILLIE HATCHER ROAD).



CEMETERY TRACT

0.064 ACRES
(0.04 ACRES EXCLUDING R/W OF N.C.S.R. 1817)

BEARINGS AND DISTANCES ALONG THE CEMETERY TRACT

FROM	TO	BEARING	DISTANCE
553	519	N 80°42'20" E	29.14
519	101	S 17°15'12" E	30.14
101	550	S 17°15'12" E	62.61
550	551	S 72°34'25" W	30.76
551	552	N 16°07'33" W	66.68
552	553	N 16°07'33" W	30.21

BEARINGS AND DISTANCES ALONG THE NEW 30' INGRESS, EGRESS AND REGRESS EASEMENT

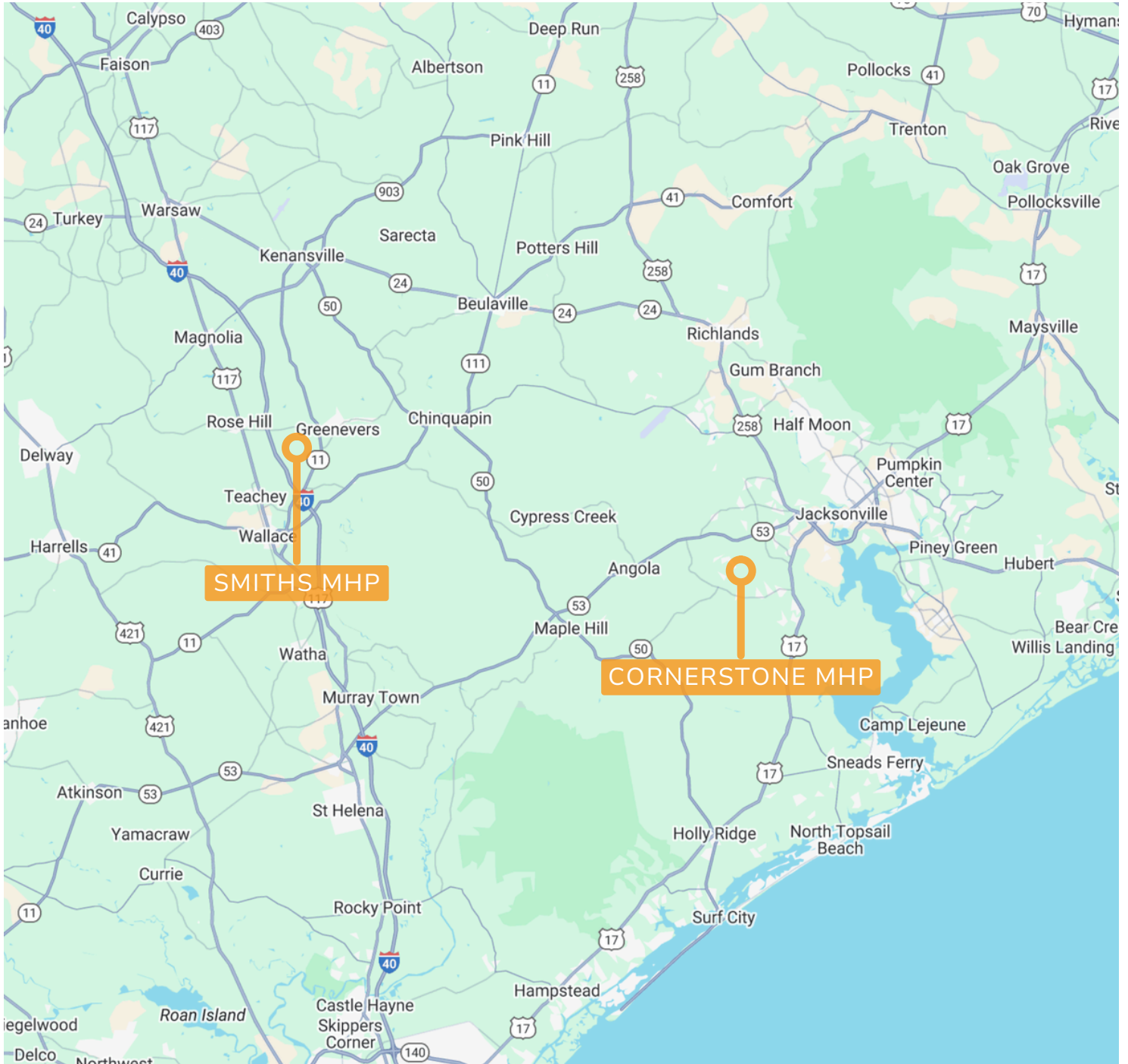
FROM	TO	BEARING	DISTANCE
533	516	S 82°38'58" E	13.20
516	534	S 88°45'33" E	17.32
534	549	S 06°15'49" E	45.37
549	548	S 12°28'50" E	36.44
548	526	S 21°41'49" E	38.27
526	527	S 36°15'04" E	28.51
527	528	S 60°34'26" E	13.80
528	529	S 72°07'47" E	22.74
529	541	S 14°02'03" W	30.07
541	540	N 72°07'47" W	27.79
540	539	N 60°34'26" W	23.30
539	525	N 36°15'04" W	9.42
525	538	N 36°15'04" W	29.38
538	537	N 21°41'49" W	44.52
537	536	N 12°28'50" W	40.49
536	533	N 06°15'49" W	52.37

NOTE: Survey is for illustrative purposes only. Actual dimensions & details may vary.

LEE PITTMAN
NC BROKER
C:910.638.8108
LEE@CSGNC.COM

CAROLINA SUMMIT GROUP
390 SW Broad Street, Suite B
Southern Pines, NC 28387
910.684.5353
carolinasummitgroup.com

LOCATION MAP



LEE PITTMAN
NC BROKER
C:910.638.8108
LEE@CSGNC.COM

CAROLINA SUMMIT GROUP
390 SW Broad Street, Suite B
Southern Pines, NC 28387
910.684.5353
carolinasummitgroup.com