

MOBILE HOME PARKS





MOBILE HOME PARKS FOR SALE IN EASTERN NORTH CAROLINA

PROPERTY OVERVIEW

PRICE | \$1,510,870.00

NOI | \$151,087

CAP RATE | 10%

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 \$151,087, offering a cap rate of 10%, and provide investors with strategic opportunities to enhance income in two North Carolina markets.

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CORNERSTONE & SMITHS MOBILE HOME PARKS

PHOTOS | Cornerstone Mobile Home Park













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PHOTOS | Smiths Mobile Home Park













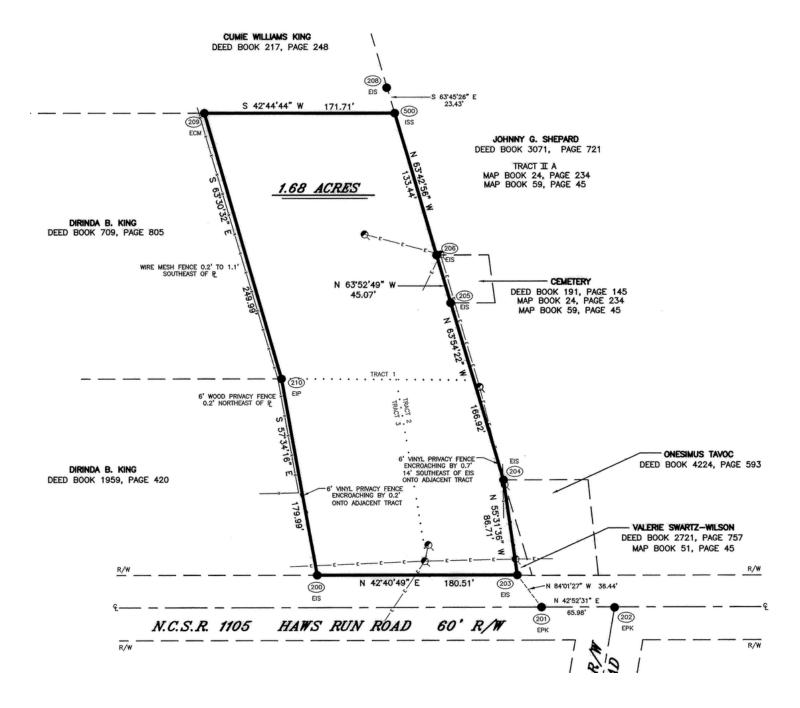
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SURVEY | Cornerstone Mobile Home Park



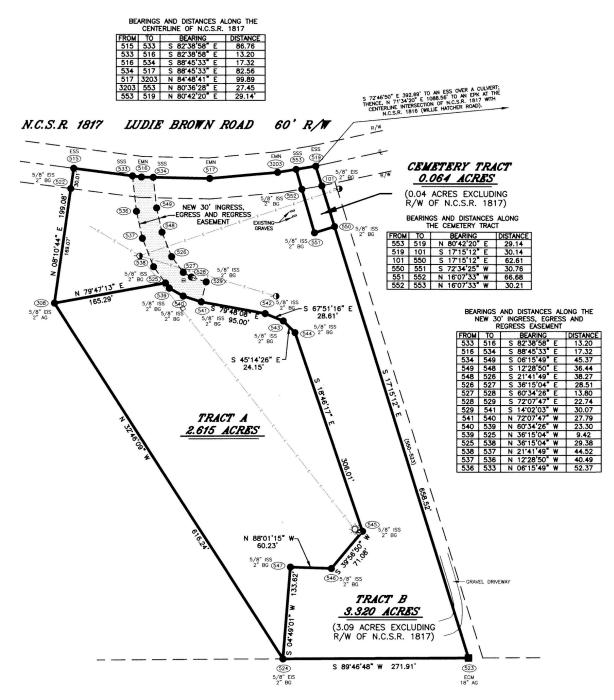
NOTE: Survey is for illustrative purposes only. Actual dimensions & details may vary.

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MOBILE HOME PARKS

SURVEY | Smiths Mobile Home Park



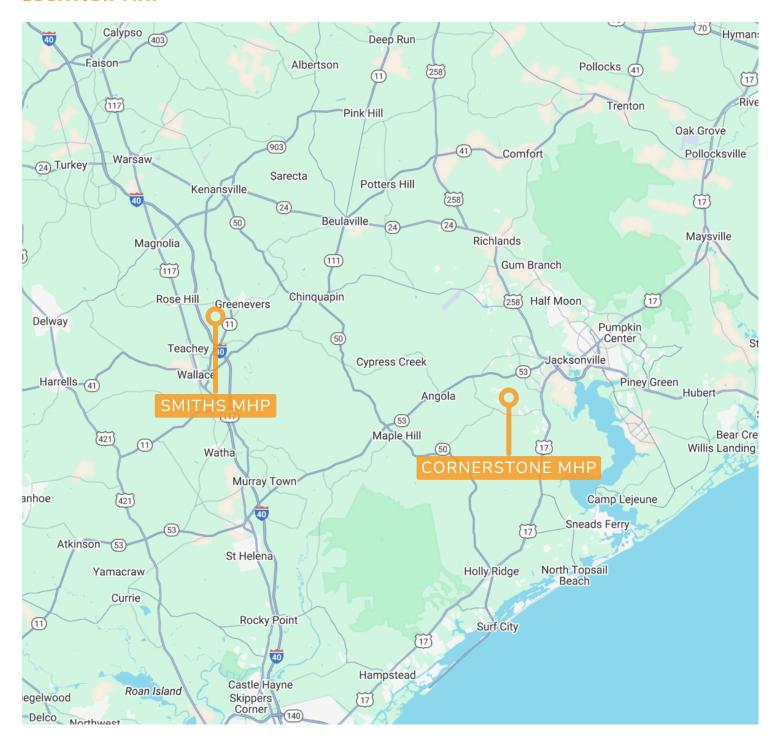
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CORNERSTONE & SMITHS MOBILE HOME PARKS

LOCATION MAP



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