



OFFERING MEMORANDUM

MagnoliaView Park

171 COUNTY ROAD 2296, SALTILLO, MS 38866

12 Units | Brand New Mobile Home Park



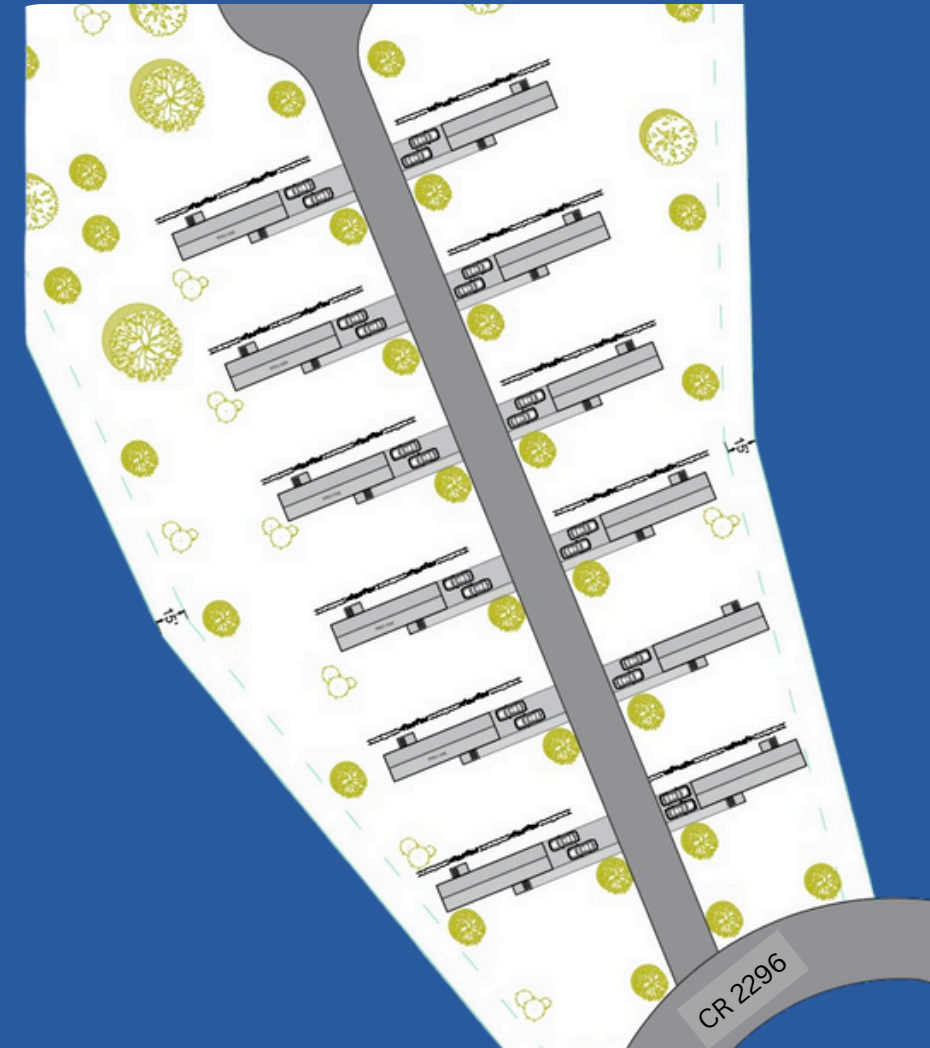
MagnoliaView Park

171 County Road 2296, Saltillo, MS

PRESENTED BY:



Sarah Hoing, CCIM
Real Estate Agent



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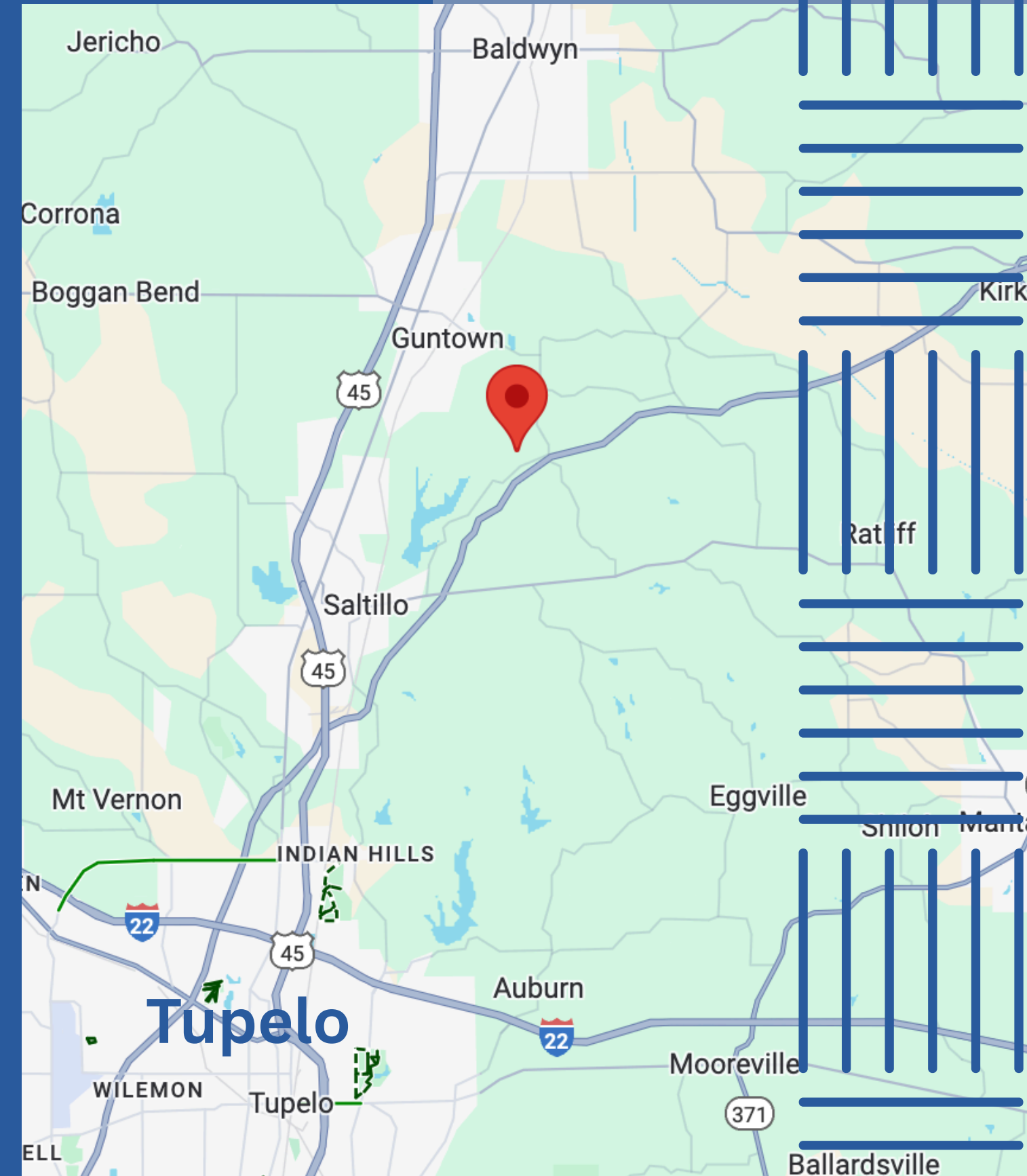


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Executive Summary



INVESTMENT OPPORTUNITY, SALTILLO, MS

Brand-new mobile-home park in Saltillo, MS includes 12 units, fully delivered by year-end, immediate cash flow, \$14.4k/mo, \$1.5M sale price – ideal for an investor wanting a compact, high-yield asset in North Mississippi.

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KEY VALUE DRIVERS

- All brand new units
- Projected \$172,800 gross annual income
- 8.7% CAP w/contract during development
- Manless septic sewer for entire complex
- 5 year manufacturing warranty*
- Tenant-paid utilities
- Easy to operate and maintain



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Investment Highlights

\$1,641,600 | \$136,800

Purchase Price

Price Per Unit

12 units | ALL NEW

Property Details

Lot Size 6 acres

Unit Size 12 to 14 units

Bedrooms & Baths 2 / 2

Zoning Code Rural

APNs 0510-02-011-00 &
0510-02-016-00

Return Metrics

CAP Rate 8.7%

- Turnkey 12-unit income property
- Low operating expenses at 8.2% of EGI
- NOI \$142,767 with 8.7% cap rate
- Stable vacancy assumption at 10%



PROPERTY OVERVIEW



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PROPERTY OVERVIEW



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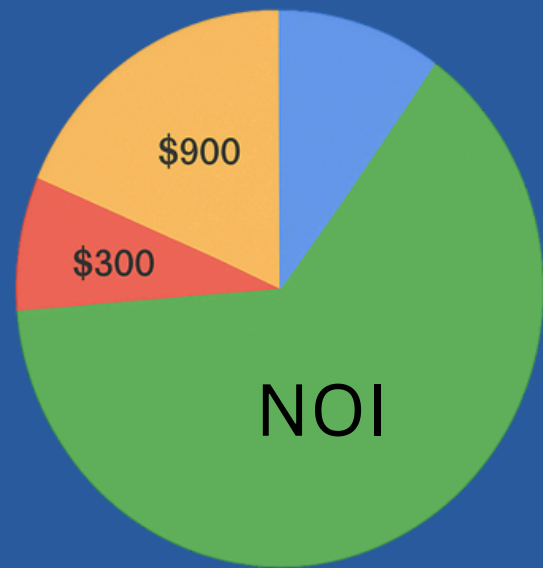


MARKET & AREA ANALYSIS

Mobile home parks are one of the most resilient and high-demand asset classes in real estate today. They combine stable occupancy with low turnover, offering consistent cash flow and strong returns even in changing economic conditions. As housing costs continue to rise, mobile home communities provide an essential and affordable option for families, retirees, and workforce housing — making them recession-resistant investments.

Key investor advantages include:

- High demand for affordable housing in growing Southern markets
- Lower maintenance and management costs than traditional multifamily properties
- Strong, stable cash flow and higher-than-average cap rates
- Land value appreciation and expansion potential with existing infrastructure



PROFORMA INCOME & EXPENSES

GROSS PROJECTED INCOME	\$1200/MO X 12 UNITS	172,800
VACANCY	10%	-\$17,280
EXPENSES		\$12,753
	ANNUAL PROPERTY TAXES	\$3000
	ANNUAL INSURANCE	\$900
	LAWN CARE	3,600
	MISC.	\$5,253
NET OPERATING INCOME		\$142,767
CAP RATE		8.7%

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CONTACT US

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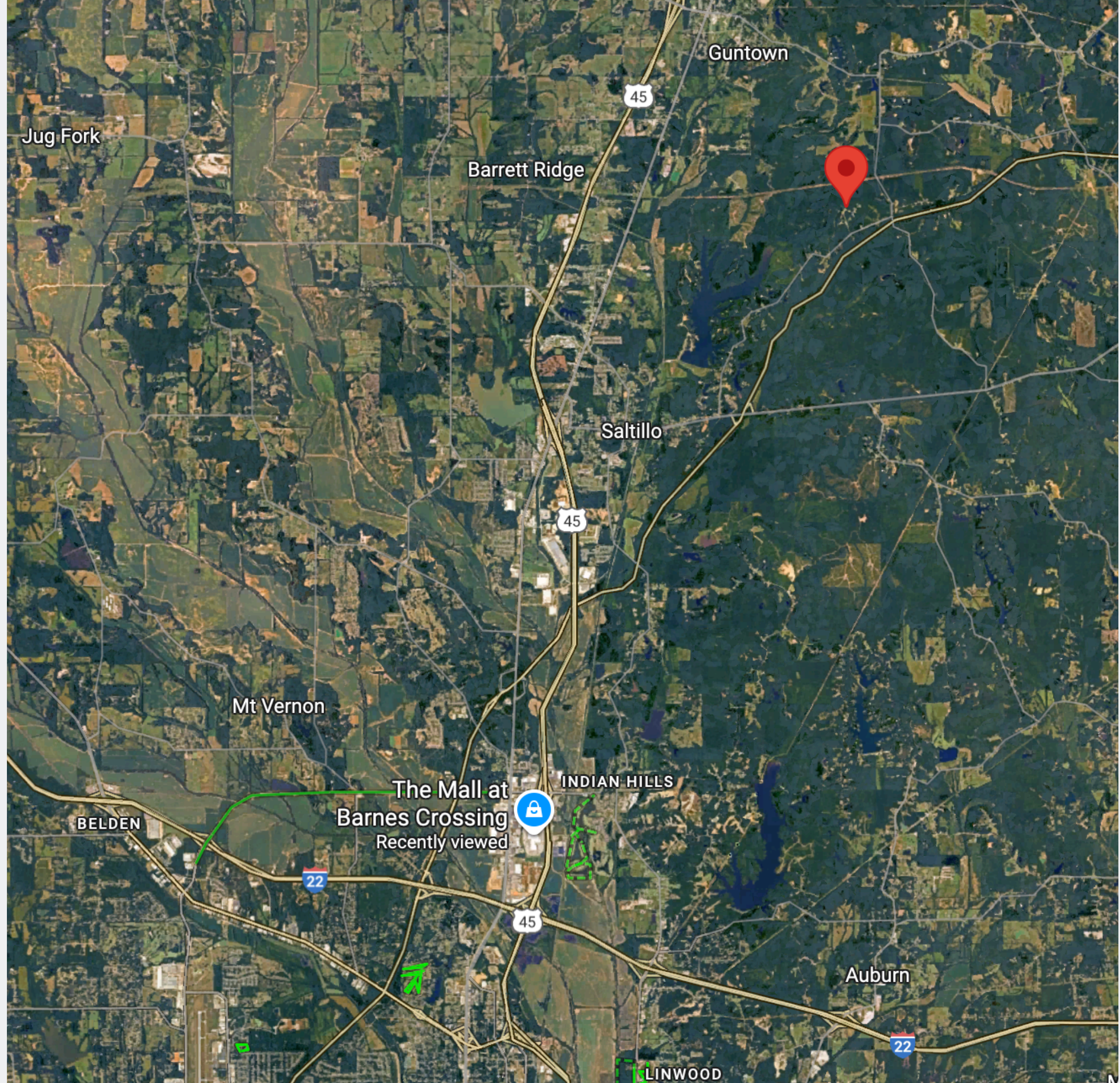
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