

FOR SALE

# PLEASANT HILL MOBILE HOME PARK

16 Pleasant Hill Dr, Talmo, GA 30575

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**JOE EDGE, SIOR, CCIM**

President & Broker  
jedge@shermanandhemstreet.com  
706.288.1077

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# Property Summary



## VIDEO

### PROPERTY DESCRIPTION

This manufactured housing community presents a strong investment opportunity with steady occupancy and strong historical financials. Park consists of 54 pads (3 of the units are RTO), a commercial space, storage building and abandoned church. 53 of the 54 spaces are leased as well as the storage building. The most recent lease renewals have the pad rent at \$425 and a \$75 water reimbursement. Because the landlord has no maintenance responsibilities the expenses are low, and management is easy. Turn-key Management is available. Landlord is responsible for water, landscaping, property taxes and insurance. Park has paved roads and is on septic tanks.

### LOCATION DESCRIPTION

Located in Talmo, GA, this community offers a quiet, rural setting with easy access to I-85. Local industry and several large employers. Situated in Jackson County, it provides

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### OFFERING SUMMARY

Sale Price:	\$2,250,000
Number of Units:	54
Lot Size:	7.24 Acres
NOI:	\$162,938.42
Cap Rate:	7.24%

# Income & Expenses

## INCOME SUMMARY

GROSS INCOME	\$276,101
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## EXPENSES SUMMARY

Property Taxes	\$4,730
Insurance	\$1,500
Landscaping	\$6,950
Repairs & Maintenance	\$12,000
Office Supplies	\$600
Management Fees	\$30,000
Utilities	\$57,383

OPERATING EXPENSES	\$113,163
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NET OPERATING INCOME	\$162,938
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# PROFORMA

## Pleasant Hill PROFORMA

Total Lots	54
Occupied Lots	53
RTO	3
Warehouse	1
Pad Rent	\$450
Water	\$100

### INCOME

Rent	\$286,200
Water	\$63,600
Late Fees	\$2,862
RTO	\$3,550
Total	\$356,212

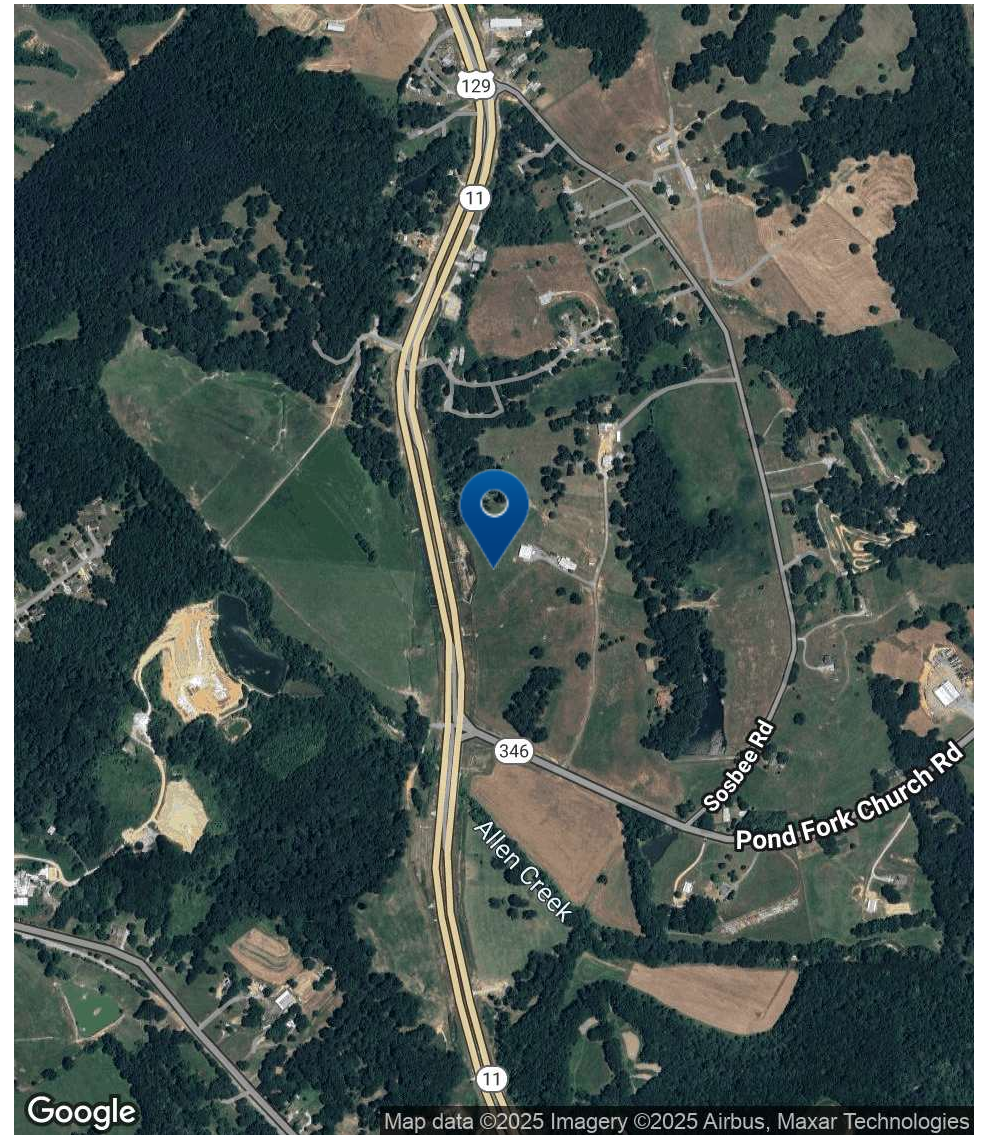
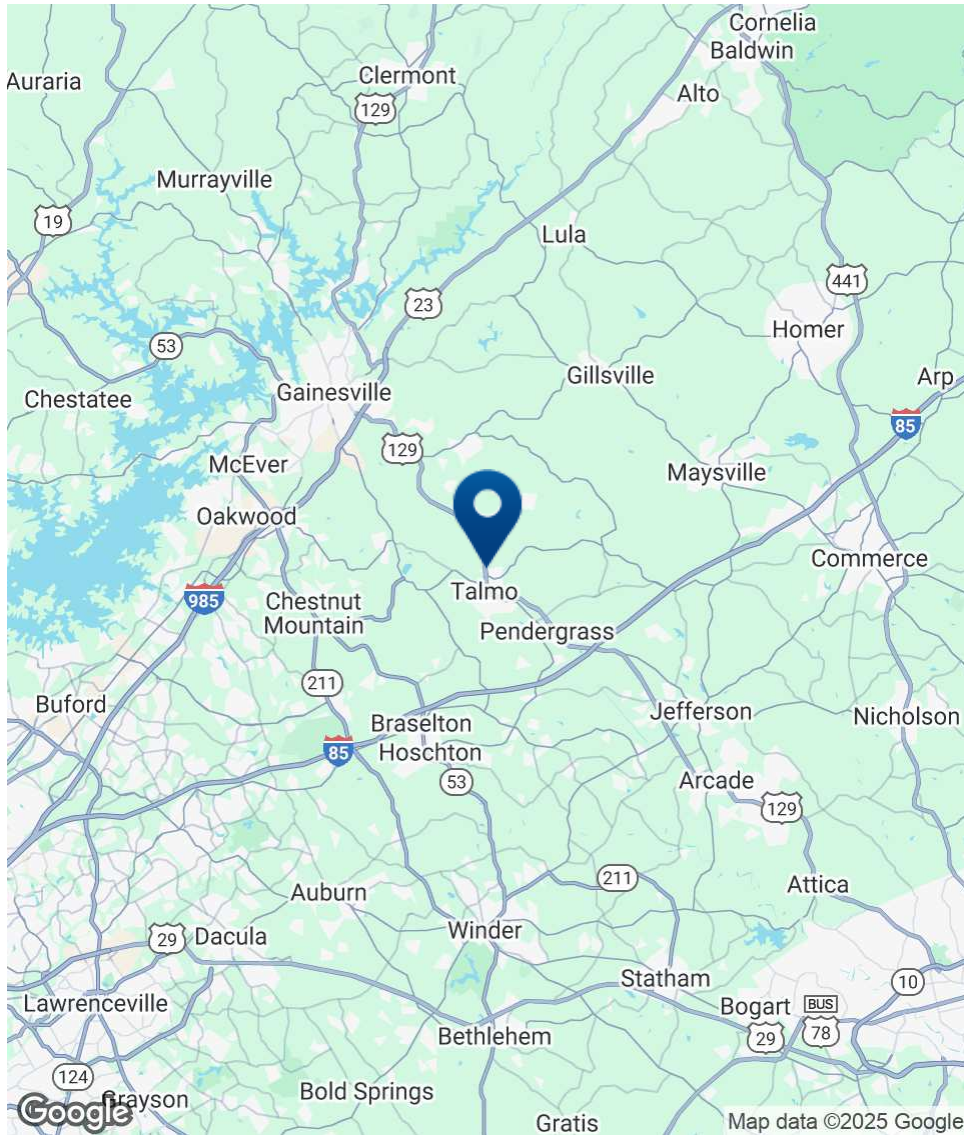
### EXPENSES

Property Taxes	\$4,730
Insurance	\$1,500
Landscaping	\$6,950
R&M	\$12,000
Office	\$600
Management Fees	\$30,000
Utilities	\$60,000
TOTAL EXPENSES	\$115,780

NET INCOME	\$240,432
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# Location Map



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# Additional Photos



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# Additional Photos



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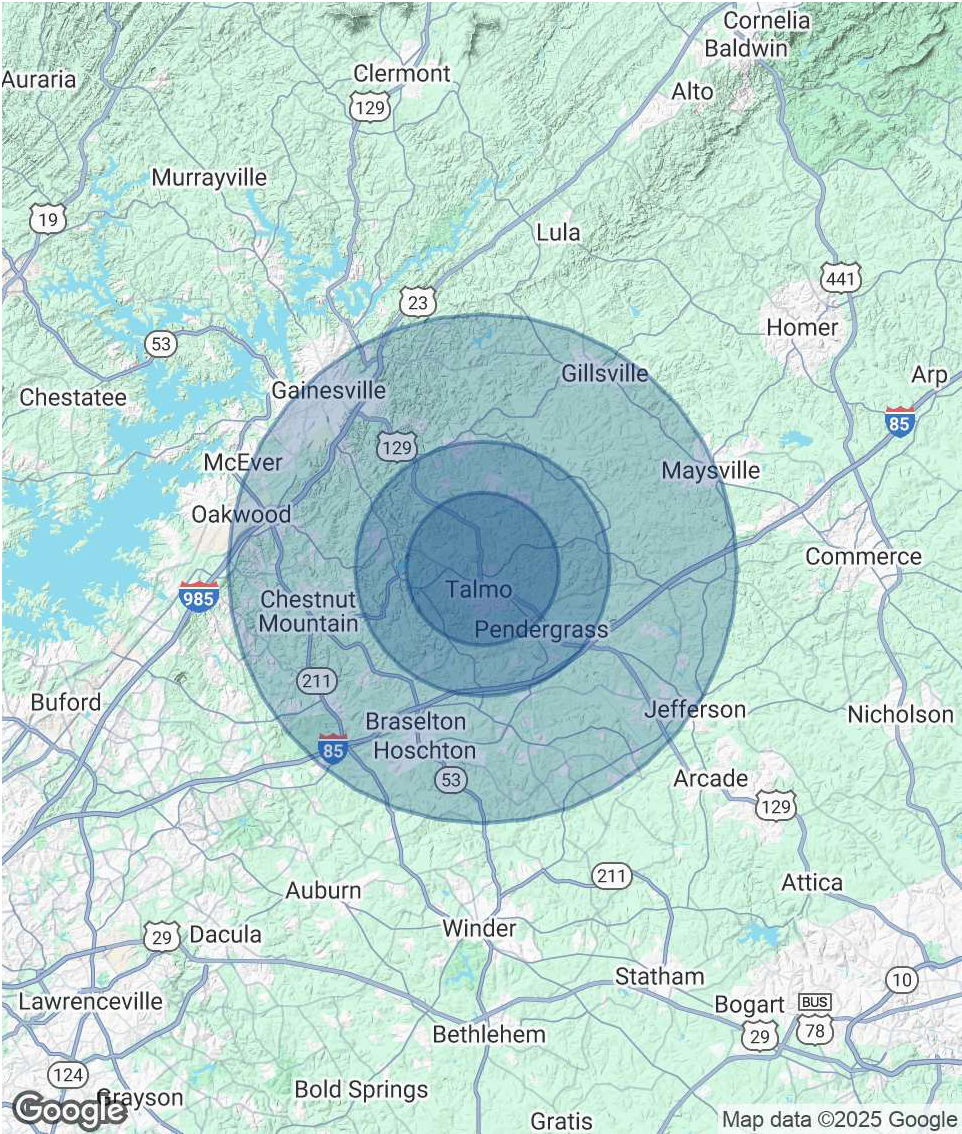


# Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	5,507	26,996	153,952
Average Age	37	37	38
Average Age (Male)	36	36	37
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,639	8,163	50,413
# of Persons per HH	3.4	3.3	3.1
Average HH Income	\$81,927	\$82,215	\$100,276
Average House Value	\$409,797	\$394,033	\$391,873

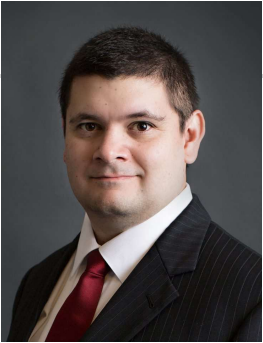
Demographics data derived from AlphaMap



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# Advisor Bio 1



**JOE EDGE, SIOR, CCIM**

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## PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for nearly two decades. After four years of serving in the Marine Corps, Joe started his career in real estate shortly thereafter acquiring the then 90-year-old firm Sherman & Hemstreet, Augusta, GA's largest commercial real estate firm in 2006. Currently, S&H is the largest CRE firm in the Augusta, GA region and provides commercial real estate services for all of the southeastern United States.

Currently Sherman & Hemstreet manages over 10 million square feet of office, industrial and retail space.

Currently, Joe holds both the CCIM and SIOR designations and is a CPM (Certified Property Manager) candidate. The CCIM is the highest designation an investment sales broker can obtain. The SIOR designation is the most prestigious designation any office or industrial broker can receive requiring a very high commission threshold. Several S&H agents hold these designations. To learn more about these designations go to [www.ccim.com](http://www.ccim.com) or [www.sior.com](http://www.sior.com).

## MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

### Sherman & Hemstreet Real Estate Company

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