

MOBILE HOME PARK PORTFOLIO FOR SALE **\$2,100,000**

0 Bone Camp Rd (Country Estates MHP) | Northport, AL 35475

18102, 18145 Rob Norris Rd (Country Living MHP) | Northport, AL 35475



ALEX KYRIAZIS
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LAH COMMERCIAL
REAL ESTATE

2850 Cahaba Road, Suite 200 • Birmingham, AL 35223 • 205-870-8580 (o) • lahcommercial.com

Information deemed reliable but not guaranteed.

Country Estates MHP

(Click for video)

- LAH Commercial Real Estate is pleased to present this 26 pad value-add mobile home park property located in the booming market of Northport, AL, a strong upper middle class suburb of Tuscaloosa, AL, less than 30 minutes from the Downtown Tuscaloosa CBD and the University of Alabama.
- The property is situated on approximately 15.9 ± acres offering room for expansion in all facets of the park, from the additional acreage to extra space within the park.
- Park consists of 11 park-owned homes, 8 lot renters, 3 lease-to-own homes, and 4 vacant move-in ready pads.
- The landlord covers property taxes, insurance, common area power, maintenance, repairs, and pest control. Each unit is individually metered, allowing tenants to pay only for their own utilities. Lawn care and customized home buildouts are available as optional services for an additional fee.
- Current rents are below market, offering investors significant upside potential through future rent growth in a high-demand rental market.
- Contact broker for additional details.



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- In addition to the previously mentioned 26-pad value-add MHP, LAH is additionally offering this 26 pad value-add MHP property, just less than 10 minutes away from Country Estates MHP.
- The property is situated on approximately 18.6 ± acres also offering ample room for expansion, with smooth topography and additional space both within the existing park and on the surrounding acreage.
- Park consists of 10 park-owned homes, 8 lot renters, 3 lease-to-own homes, and 5 vacant move-in ready pads.
- The landlord pays taxes, insurance, common area power, maintenance and repairs, and pest. All utilities are individually metered for each unit, and tenants are responsible for lawn care but the landlord will provide this service for an extra fee. Landlord also will customize buildout for homes on the property, at tenant's request for additional fees.
- Rents are under market and demand for rental property is very high in this area, thus providing a strong value-add opportunity for outside investors.
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