

6 UNITS | ROCKINGHAM, NC

# 5 POINTS MOBILE HOME PARK FOR SALE



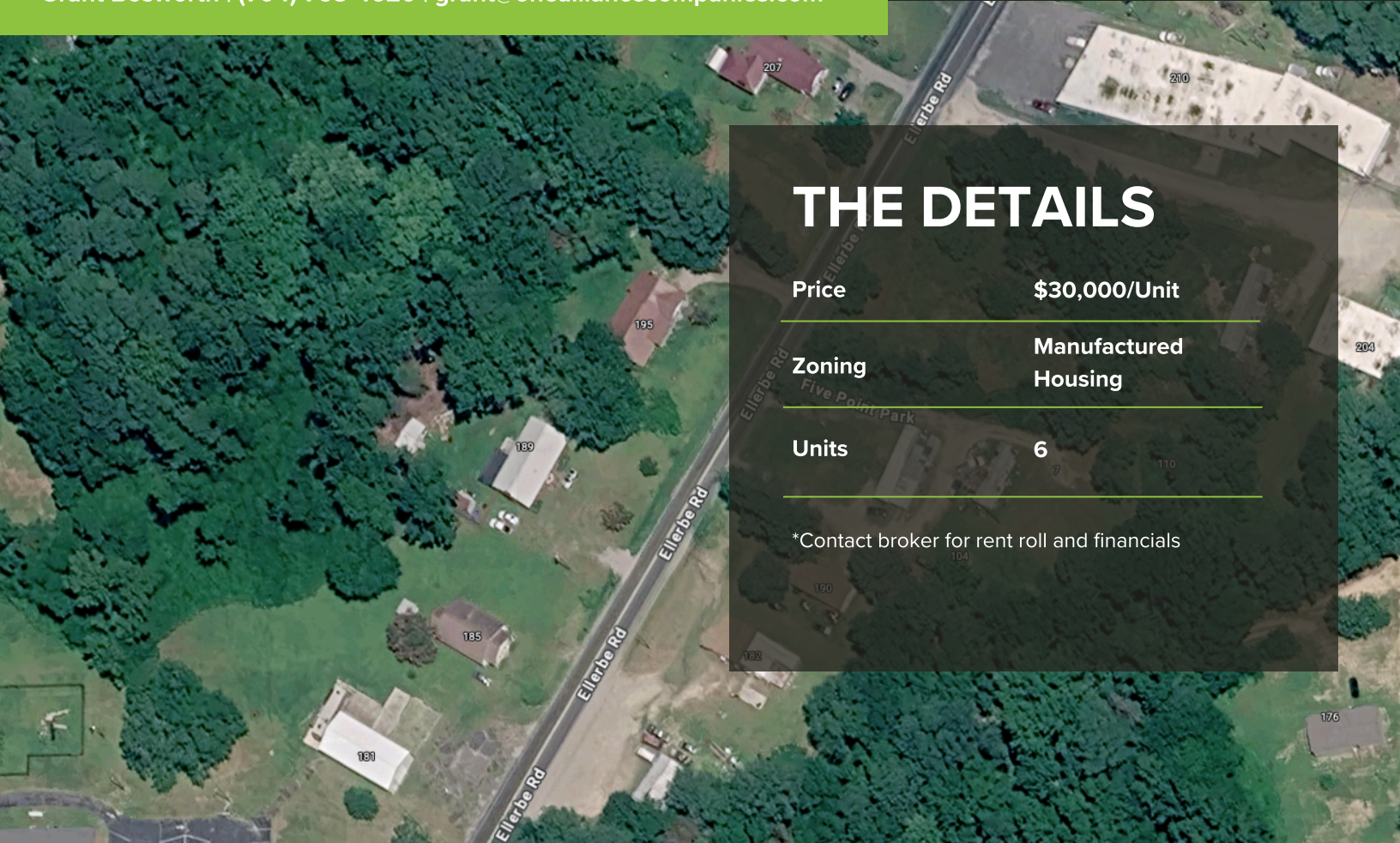
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## ABOUT THE PROPERTY

### PROPERTY HIGHLIGHTS

- **6 Total Lots** – Small, manageable community with stable occupancy potential
- **All Lot Rent Structure** – Tenant-owned homes provide consistent, predictable income
- **Current Lot Rent: \$275 per Lot / Month** – Affordable pricing aligned with local market demand
- **Individual Septic Systems** – Each lot has its own septic tank, reducing shared infrastructure maintenance
- **Simple Operating Model** – Tenants responsible for home maintenance and utilities (if applicable)
- **Low Management Intensity** – Minimal hands-on oversight required
- **Low Operating Expenses** – Property taxes approximately \$200 per year with general liability insurance coverage
- **Financing Available** – Flexible acquisition opportunity for qualified buyers
- **Stable Cash Flow Opportunity** – Limited expense variability enhances income reliability
- **Affordable Housing Asset Class** – Strong demand driver in the Rockingham market
- **Steady, Passive Income Profile** – Ideal for investors seeking straightforward cash-flow performance





## THE DETAILS

**Price** \$30,000/Unit

**Zoning** Manufactured Housing

**Units** 6

\*Contact broker for rent roll and financials

### ABOUT THE PROPERTY

## UNITS

Lot	Address	Rental Status	Rental Amount
1	104 5 Point Road, Rockingham, NC 28379	Occupied	Lot Rent: \$275/Month
2	106 5 Point Road, Rockingham, NC 28379	Occupied	Lot Rent: \$275/Month
3	110 5 Point Road, Rockingham, NC 28379	Occupied	Lot Rent: \$275/Month
4	206 Ellerbe Road, Rockingham, NC 28379	Occupied	Lot Rent: \$275/Month
5	Vacant Lot, 5 Points Road, Rockingham, NC 28379	Vacant	Lot Rent: \$275/Month
6	Vacant Lot, 5 Points Road, Rockingham, NC 28379	Vacant	Lot Rent: \$275/Month





ABOUT THE AREA

# ROCKINGHAM, NC

Rockingham is a city located in the Piedmont region of North Carolina and serves as the county seat of Richmond County. Established in 1784, the city was named after Charles Watson-Wentworth, the 2nd Marquess of Rockingham, a British statesman who supported the American colonies during the American Revolution. Today, Rockingham has a population of approximately 9,200 residents and encompasses roughly 7.6 square miles. Its motto, “A City Looking Forward,” reflects ongoing efforts focused on growth and revitalization.

The community blends historic character with forward-looking development. Rockingham’s Historic District features numerous buildings dating back to the 19th and early 20th centuries and is listed on the National Register of Historic Places. In recent years, the downtown area has experienced revitalization initiatives aimed at encouraging economic development, enhancing small businesses, and strengthening community engagement.

Rockingham is widely recognized for its motorsports heritage. Rockingham Speedway, often referred to as “The Rock,” hosted major NASCAR events from the 1960s through 2004 and has seen renewed racing activity in recent years. The city is also home to Rockingham Dragway, which continues to attract racers and spectators from across the region with year-round events.

Outdoor recreation and family-friendly attractions are also central to the area’s appeal. Discovery Place Kids–Rockingham offers interactive educational exhibits for children, while Hinson Lake and the Hitchcock Creek Blue Trail provide opportunities for walking, kayaking, fishing, and enjoying nature. The surrounding region includes access to wildlife areas, forests, and other destinations that support outdoor lifestyles.

Rockingham offers a relatively affordable cost of living compared to national averages, particularly in housing. Its small-town atmosphere, combined with accessible amenities and regional connectivity, makes it attractive to residents seeking quieter living while remaining within reach of larger North Carolina markets.as.

