

# LITTLE FARM LN MOBILE HOME PARK

Little Farm Ln, Williamston, NC 27892



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1	Demographic Analysis
1	Aerial & Location Report





## PROPERTY INFORMATION

**PURCHASE PRICE**  
**\$1,700,000.00**

**PROPERTY ADDRESS**  
**Little Farm Ln**  
**Williamston, NC 27892**

**YEAR BUILT**  
**2021**

**PROPERTY SIZE**  
**14 Units**

**LAND SIZE**  
**13.80 Acres**

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# PROPERTY OVERVIEW

LittleFarm Lane Mobile Home Community is a fully occupied 14-lot manufactured housing community on 13.8 acres in Williamston, NC. All 14 homes carry a Class 3 wind and climate rating the top tier for manufactured housing construction and appearance standards. With gross annual income exceeding \$150,000, 100% occupancy, individual septic per lot, separately metered electric, and a community well with dual pump houses and four bladder tanks, this asset delivers stable, low-maintenance cash flow. All homes have been converted to real property with VIN numbers retired. Two rents increased March 2026 with \$50-\$100/unit/month upside remaining. Offered at 8.47% CAP rate.



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# PROPERTY DETAILS

Little Farm Lane Mobile Home Community is a well-established affordable housing community set on a generous 13.8-acre parcel in Williamston, NC. The expansive site provides ample spacing between lots and presents long-term optionality for infill development or additional structures. With 14 lots at 100% occupancy, the community serves a persistent and growing demand for quality affordable housing in Martin County — generating consistent, recession-resilient income for its owner.

Every home has been formally converted from personal property to real property, with all VIN numbers retired and abandoned. This positions the asset for conventional mortgage financing, streamlined title insurance, and a clean conveyance at closing — eliminating the most common financing obstacles found in manufactured housing transactions.

## Infrastructure & Utilities

- Construction Rating — All 14 homes carry a Class 3 wind and climate rating, the highest standard in manufactured housing, reflecting top-tier structural integrity and exterior appearance.
- Water — Community well with two dedicated pump houses and four bladder tanks providing redundant, pressure-stable water service independent of municipal rates.
- Sewer — Individual private septic system per lot; no shared leach field, no community lagoon, no cross-lot liability.
- Electric — Separately metered per unit; tenants pay their own electric bills, fully insulating the owner from utility cost exposure.

## Value-Add Investment Thesis

- Rent Growth — Two units received increases in March 2026. Remaining lots support \$50–\$100/unit/month in additional rent, adding up to \$16,800 annually at full implementation.
- Owner-Controlled Water — Independence from municipal water pricing provides a built-in hedge against rising utility costs across North Carolina.
- Land Optionality — At 13.8 acres with only 14 lots, the low improvement-to-land ratio offers room to add lots or structures and grow income without acquiring new land.
- Financing-Ready Title — All VINs retired, all homes converted to real property. Broadens the lender pool and enables the most favorable financing terms in the market.

## Market & Location

Williamston is the county seat of Martin County with a population of approximately 5,000. The local economy is driven by healthcare, manufacturing, and food service — sectors that sustain steady demand for affordable workforce housing. With a median household income near \$40,000 and a poverty rate exceeding 30%, quality rental housing is chronically undersupplied, supporting Little Farm Lane's 100% occupancy. The community sits along the US Highway 17 corridor with connectivity to Washington, Greenville, and Rocky Mount.



# PROPERTY PHOTOS



## LITTLE FARM LN MOBILE HOME PARK

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023-000-H-A007562A		Length	Width	Height	Livable Area (SQ FT)	
Contracted Manufacturers Name		68	14	13.5	918	
CHAM				# of Bedrooms	# of Bathrooms	
Actual Manufacturers Name				3	2	
Champion Home Builders Inc.		FEMA Climate / Color		Fully Loaded Weight (lbs)		
Actual Manufacturers Address		Conus/Greer		32580		
4055 U.S. 401 South		UFAS (Yes/No)		Manufacture Date		
Lillington NC 27546		YES		5-24-2022		
Actual Manufacturers Phone		FEMA Req Code	Electrical Sys (amps/volts)	Elec Supply (#wires/#awg)	# Axles/Tires	Axle Rating, (lbs)
800-428-9182		NG	200/240	2/0	6-12	6000
Thermal U/O Zone	Wind Zone	Roof Load Zone	Windows U-Factor	Exterior Doors (rating / size)		
3	3	40	0.34	5.5/36"		
Tire Type / psi For Transport	W/H Size (Gals)	Water Heater Manufacturer	HVAC Manufacturer			
814.5/115	40	Rheem	Nortek			
HVAC Size (rated tons)	HVAC Heat Strip Amps	Siding Manufacturer	Siding Color			
2	45.3	Ply-Gem	Gray			



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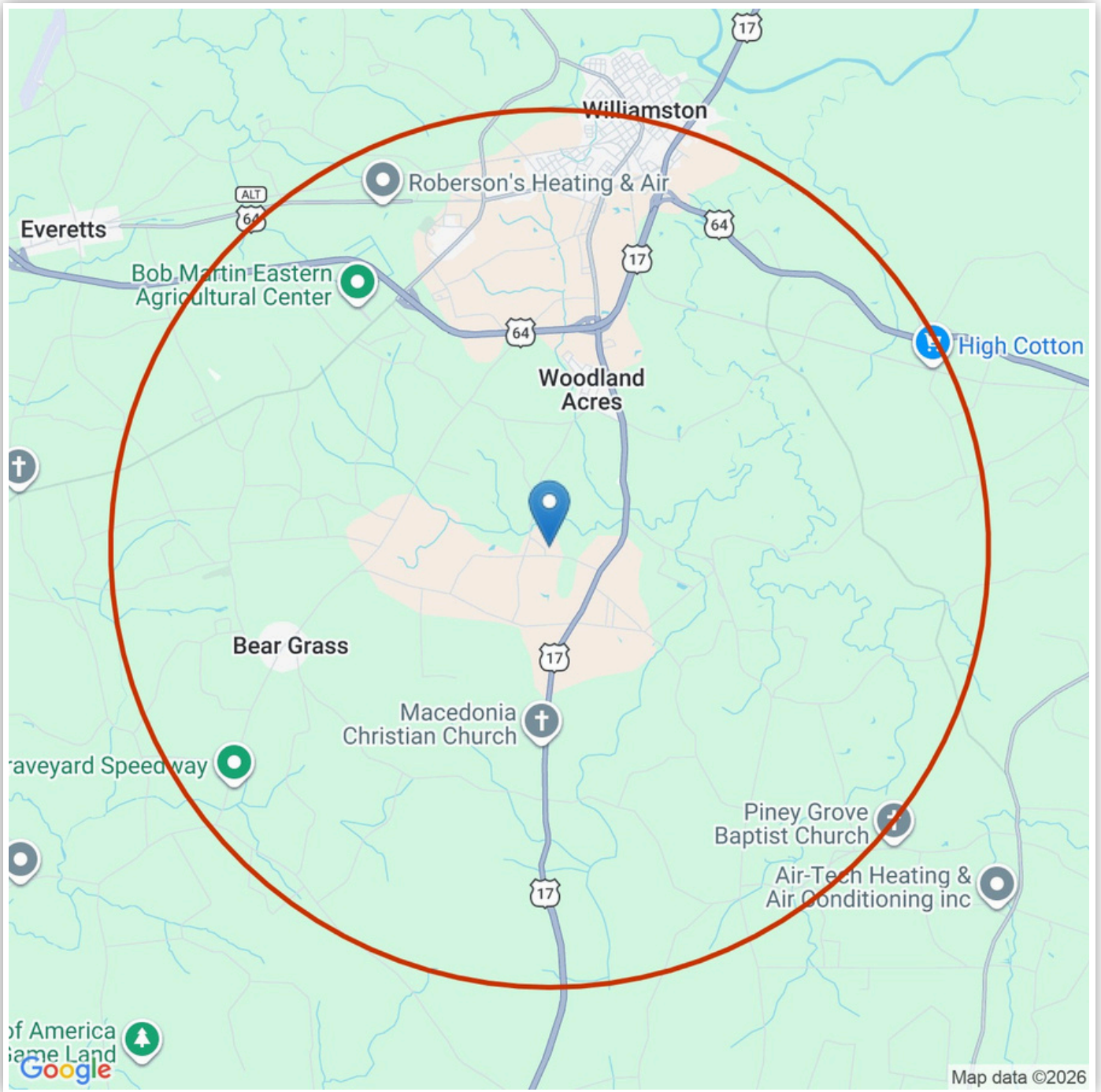


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# LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)

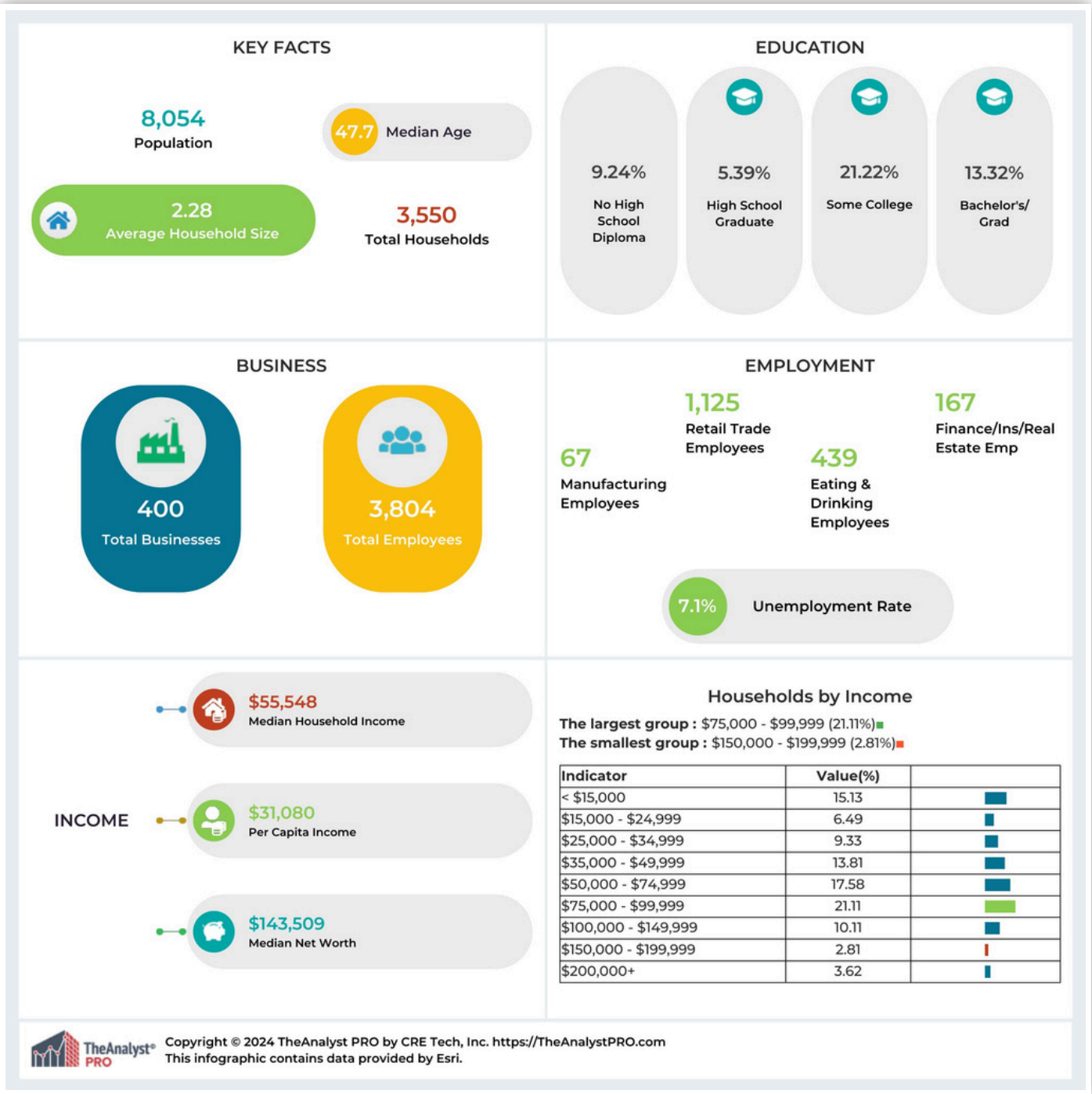


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# INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

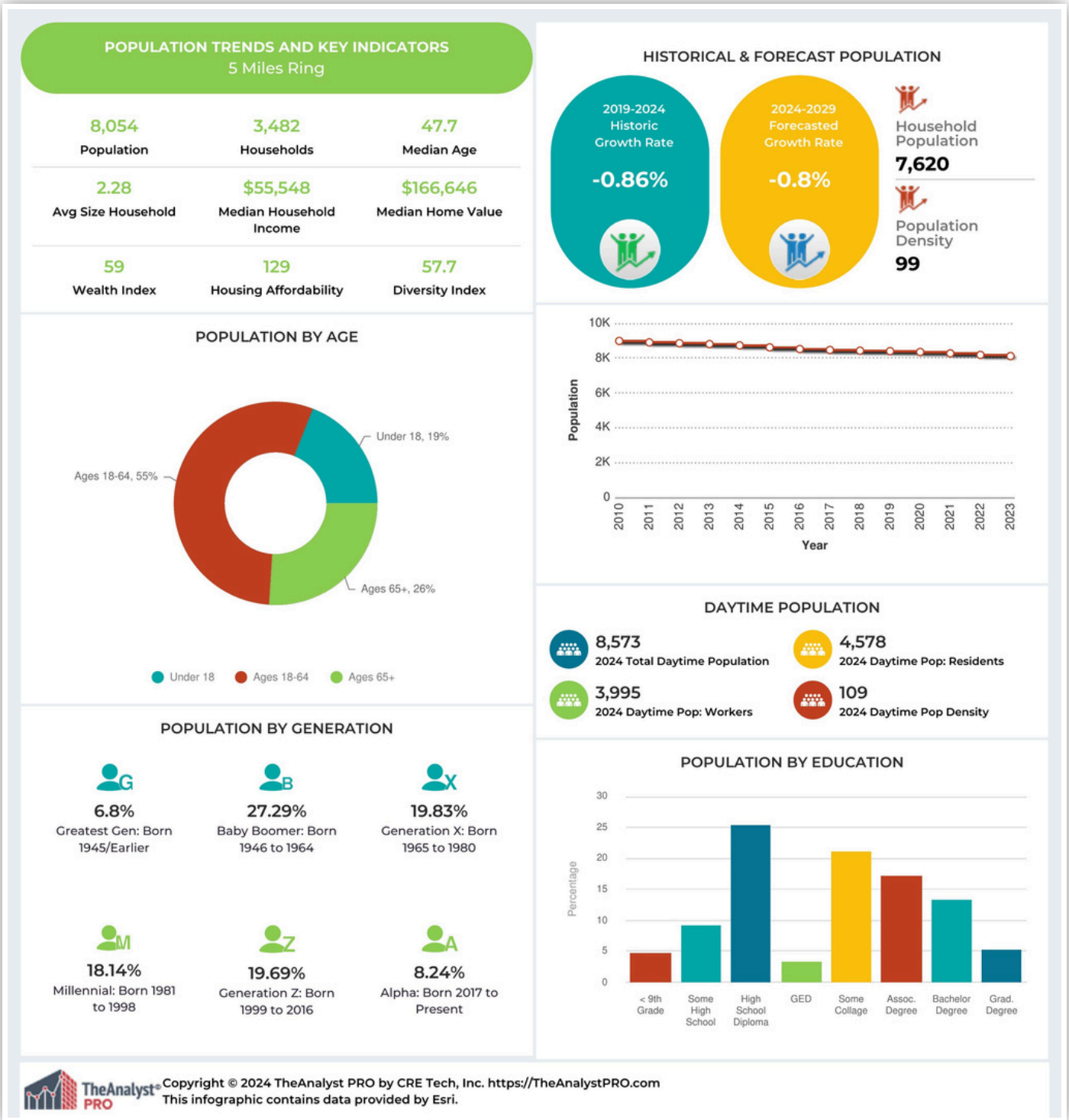


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# INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



### DAYTIME POPULATION

<p style="font-size: 24px; font-weight: bold;">8,573</p> <p>2024 Total Daytime Population</p>	<p style="font-size: 24px; font-weight: bold;">4,578</p> <p>2024 Daytime Pop: Residents</p>
<p style="font-size: 24px; font-weight: bold;">3,995</p> <p>2024 Daytime Pop: Workers</p>	<p style="font-size: 24px; font-weight: bold;">109</p> <p>2024 Daytime Pop Density</p>

### POPULATION BY EDUCATION

Education Level	Percentage
< 9th Grade	5%
Some High School	10%
High School Diploma	25%
GED	3%
Some Collage	21%
Assoc. Degree	17%
Bachelor Degree	13%
Grad. Degree	5%

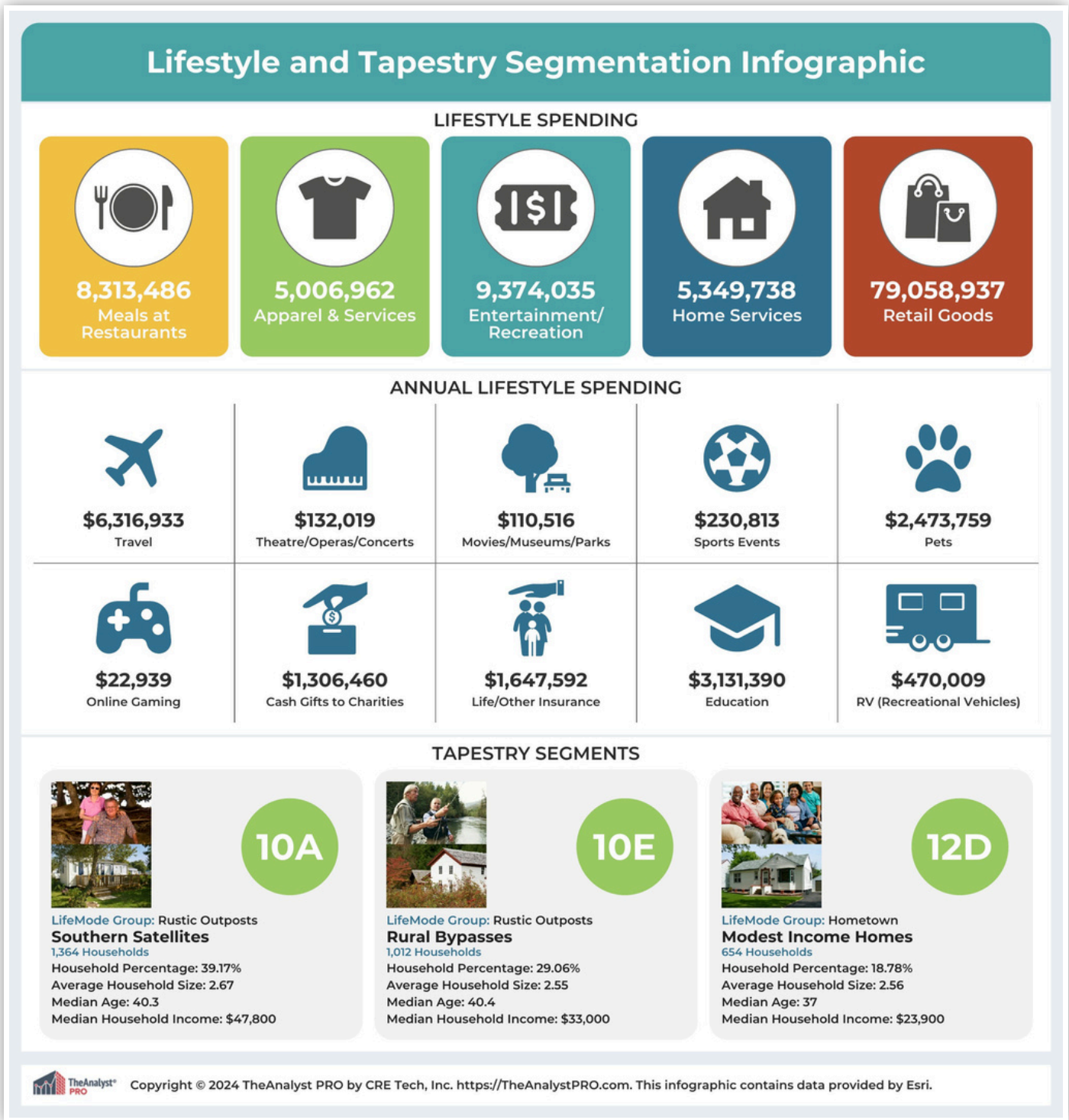
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 This infographic contains data provided by Esri.

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# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)



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# INFOGRAPHIC: LIFESTYLE / TAPESTRY

## Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

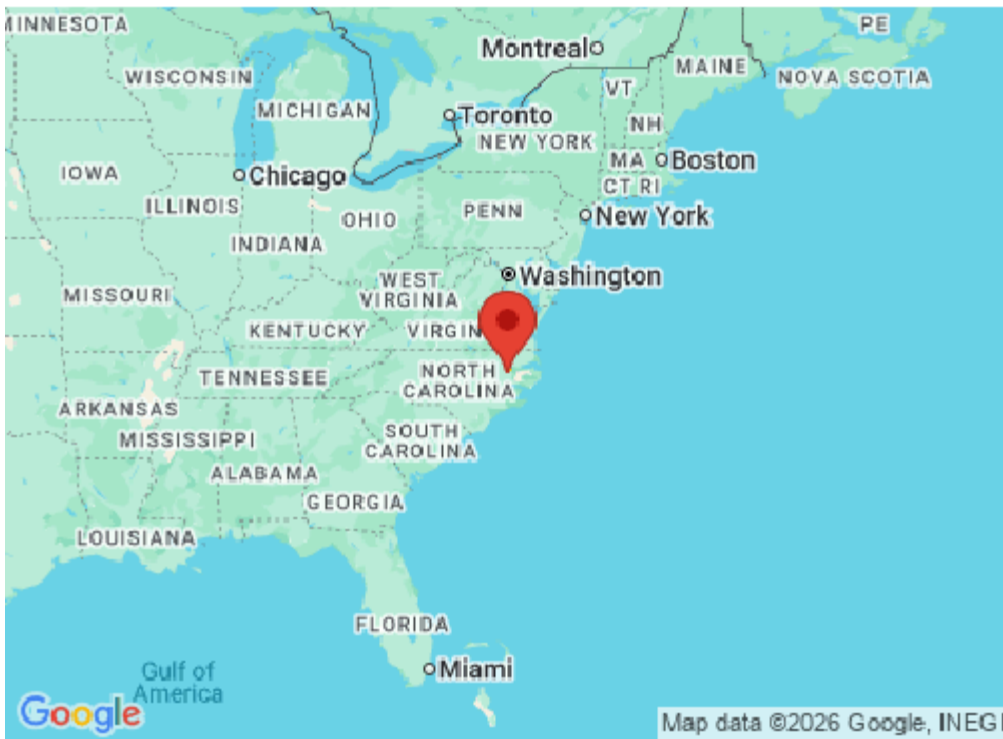
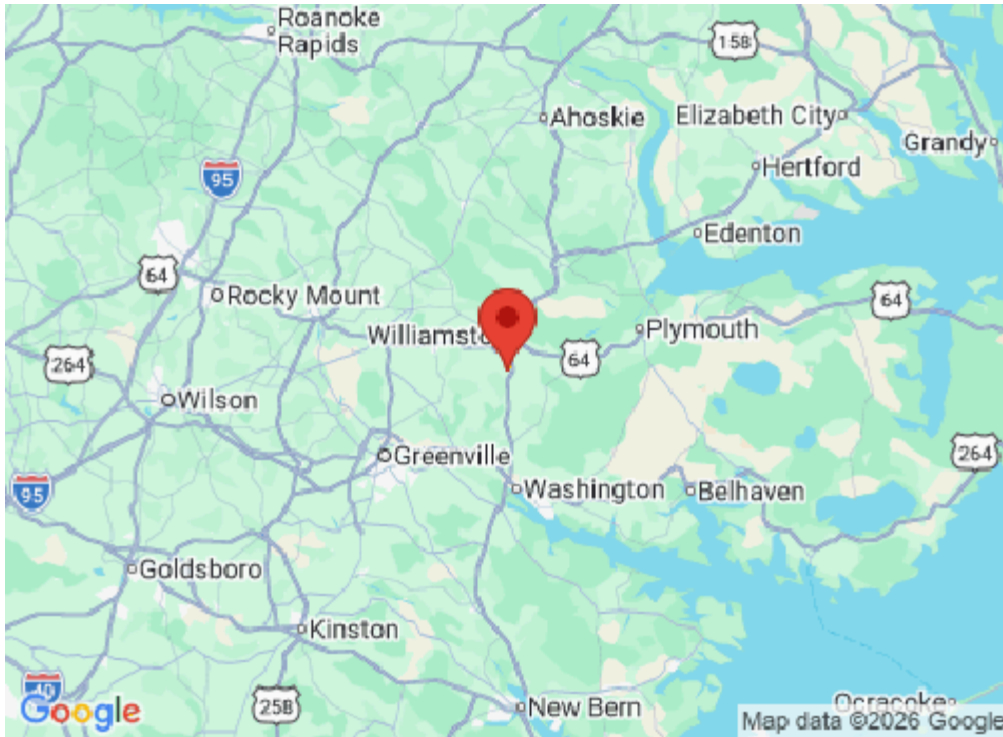
- Segment 1A (Top Tier)
- Segment 1B (Professional Pride)
- Segment 1C (Boomburbs)
- Segment 1D (Savvy Suburbanites)
- Segment 1E (Exurbanites)
- Segment 2A (Urban Chic)
- Segment 2B (Pleasantville)
- Segment 2C (Pacific Heights)
- Segment 2D (Enterprising Professionals)
- Segment 3A (Laptops and Lattes)
- Segment 3B (Metro Renters)
- Segment 3C (Trendsetters)
- Segment 4A (Soccer Moms)
- Segment 4B (Home Improvement)
- Segment 4C (Middleburg)
- Segment 5A (Comfortable Empty Nesters)
- Segment 5B (In Style)
- Segment 5C (Parks and Rec)
- Segment 5D (Rustbelt Traditions)
- Segment 5E (Midlife Constants)
- Segment 6A (Green Acres)
- Segment 6B (Salt of the Earth)
- Segment 6C (The Great Outdoors)
- Segment 6D (Prairie Living)
- Segment 6E (Rural Resort Dwellers)
- Segment 6F (Heartland Communities)
- Segment 7A (Up and Coming Families)
- Segment 7B (Urban Villages)
- Segment 7C (American Dreamers)
- Segment 7D (Barrios Urbanos)
- Segment 7E (Valley Growers)
- Segment 7F (Southwestern Families)
- Segment 8A (City Lights)
- Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)
- Segment 8D (Downtown Melting Pot)
- Segment 8E (Front Porches)
- Segment 8F (Old and Newcomers)
- Segment 8G (Hardscrabble Road)
- Segment 9A (Silver & Gold)
- Segment 9B (Golden Years)
- Segment 9C (The Elders)
- Segment 9D (Senior Escapes)
- Segment 9E (Retirement Communities)
- Segment 9F (Social Security Set)
- Segment 10A (Southern Satellites)
- Segment 10B (Rooted Rural)
- Segment 10C (Diners & Miners)
- Segment 10D (Down the Road)
- Segment 10E (Rural Bypasses)
- Segment 11A (City Strivers)
- Segment 11B (Young and Restless)
- Segment 11C (Metro Fusion)
- Segment 11D (Set to Impress)
- Segment 11E (City Commons)
- Segment 12A (Family Foundations)
- Segment 12B (Traditional Living)
- Segment 12C (Small Town Simplicity)
- Segment 12D (Modest Income Homes)
- Segment 13A (International Marketplace)
- Segment 13B (Las Casas)
- Segment 13C (NeWest Residents)
- Segment 13D (Fresh Ambitions)
- Segment 13E (High Rise Renters)
- Segment 14A (Military Proximity)
- Segment 14B (College Towns)
- Segment 14C (Dorms to Diplomas)
- Segment 15 (Unclassified)

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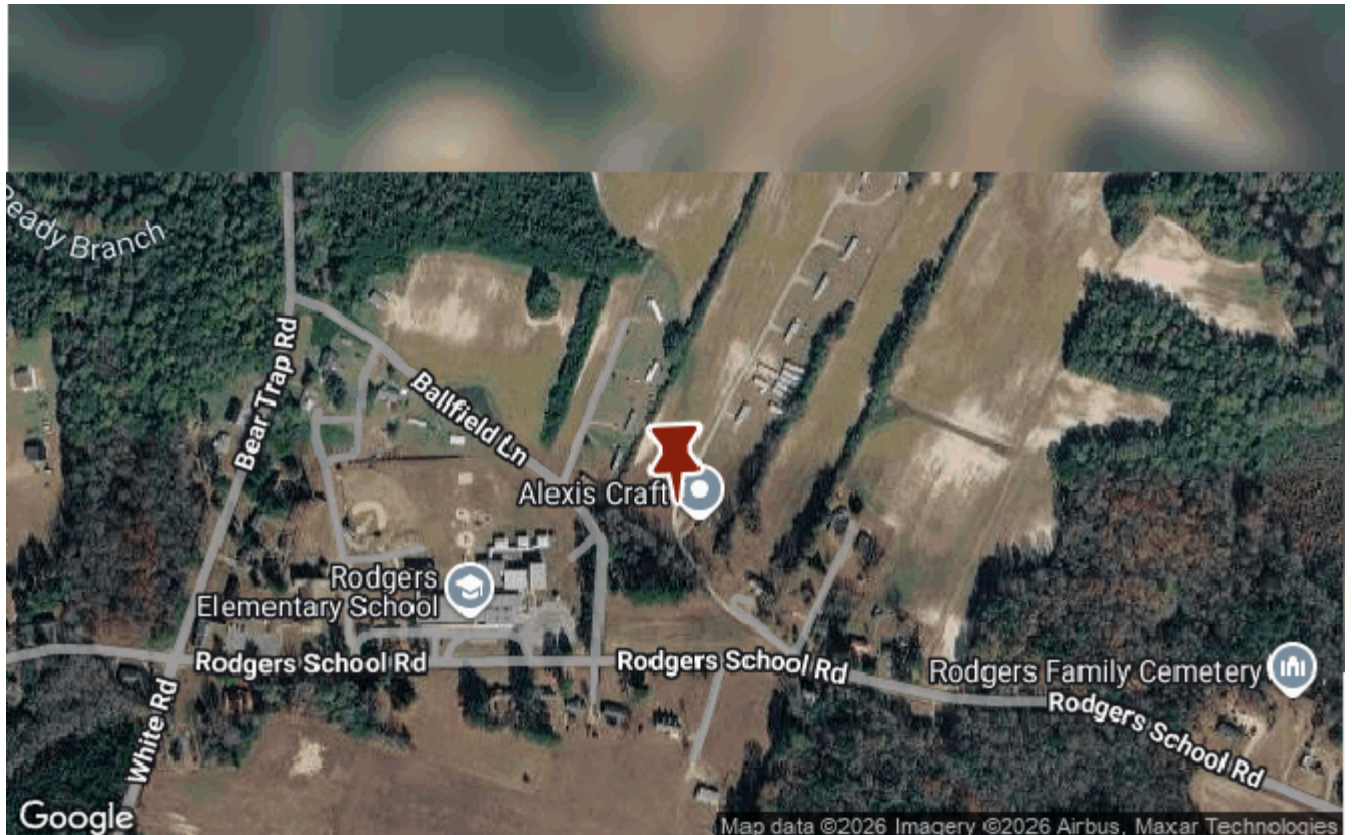
# AREA LOCATION MAP



LITTLE FARM LN, WILLIAMSTON, NC 27892  
**LITTLE FARM LN MOBILE HOME PARK**



# AERIAL ANNOTATION MAP



## Little Farm Ln Mobile Home Park

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CONTACT



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