

20-Lot Mobile Home Park Investment Opportunity Located in Jamestown, TN

Colonial Circle MHP

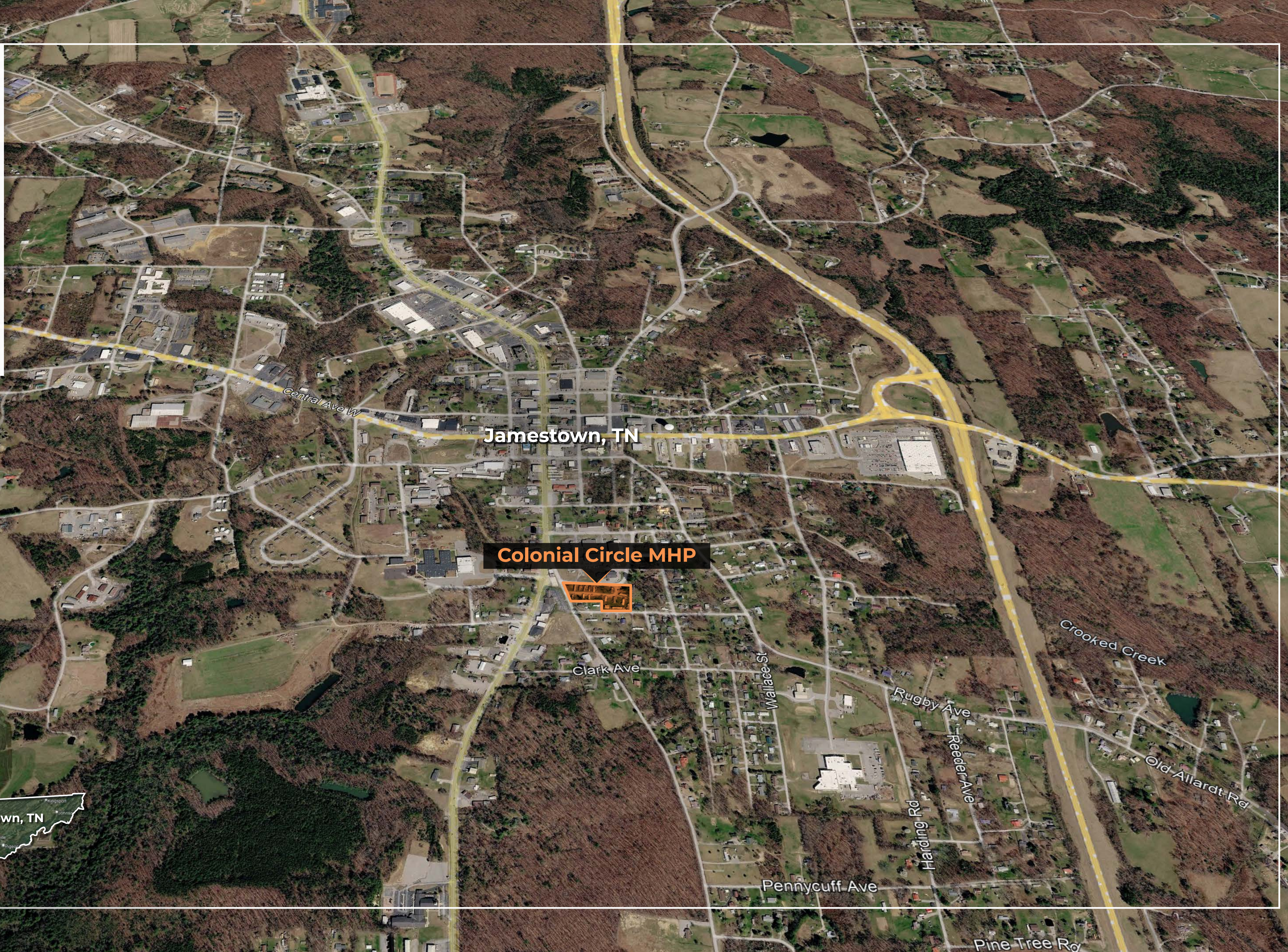
Offering Memorandum



Colonial Circle MHP

Colonial Circle
Woodland Avenue
214 Woodland Avenue
Jamestown, TN 38556

Number of Parcels	3
Number of Lots	20
Total Land Area	1.86 Acres
Average Rent	\$120
Average Pro-forma Rent	\$250



Marcus & Millichap

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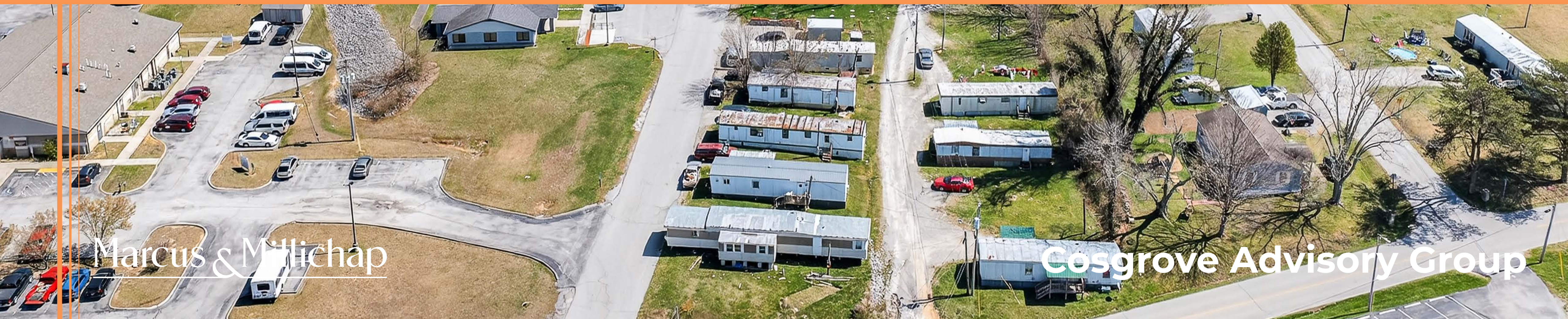
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01 | INVESTMENT SUMMARY



Marcus & Millichap

Cosgrove Advisory Group



Colonial Circle MHP

Operating Data

INCOME		CURRENT		PRO-FORMA
Gross Scheduled Rent		\$28,800		\$61,800
Less: Vacancy/Deductions	5.0%	\$1,440	5.0%	\$3,090
Total Effective Rental Income		\$27,360		\$58,710
Other Income		\$0		\$0
Effective Gross Income		\$27,360		\$58,710
Less: Expenses	20.2%	\$5,540	16.6%	\$9,726
Net Operating Income		\$21,820		\$48,984

EXPENSES		CURRENT		PRO-FORMA
Real Estate Taxes		\$1,564		\$2,578
Insurance		\$1,000		\$1,030
Cleaning & Maintenance		\$240		\$247
Management Fee		\$2,736		\$5,871
TOTAL EXPENSES	20.25%	\$5,540	16.57%	\$9,726
Expenses/Lot		\$277		\$486

# OF LOTS	UNIT TYPE	CURRENT RENTS	MARKET RENTS
20	Tenant-Owned Home	\$120	\$250

List Price:

\$435,000

Cap Rate: **5.02%**

Pro-Forma Cap Rate: **11.26%**

Marcus & Millichap has been selected to exclusively market for sale the Colonial Circle Mobile Home Park, a rare value-add investment opportunity located in Jamestown, Tennessee.

The Colonial Circle MHP is a 20-lot manufactured housing community in Jamestown, Tennessee offering immediate income growth and infill upside. The property includes 15 tenant-owned homes and 5 vacant pads suitable for single-wide placement, along with a scheduled rent increase from \$160 to \$250 per lot coming at the beginning of June. Individually metered utilities with city water and sewer support a low-expense operating profile, positioning the asset to benefit from strong and growing demand for affordable housing in Fentress County.

Offers should be presented in the form of a non-binding Letter of Intent, spelling out the significant terms and conditions of the Purchaser's offer including, but not limited to: 1) asset pricing, 2) due diligence and closing time frame, 3) earnest money deposit, 4) a description of the debt/equity structure, and 5) qualification to close. The purchase terms shall require all cash to be paid at closing.

At no point should tenants or staff be contacted regarding the sale of the Colonial Circle MHP.



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An aerial photograph of a residential neighborhood. In the foreground, there are several mobile homes or small trailers arranged in rows. The middle ground shows more houses and a large, leafless tree. The background is filled with a dense line of trees under a clear blue sky. The image is overlaid with a semi-transparent blue banner containing the title text.

02 | INVESTMENT OVERVIEW

Colonial Circle MHP

Colonial Circle
Woodland Avenue
214 Woodland Avenue
Jamestown, TN 38556

Number of Lots: **20**
Total Acreage: **1.86 Acres**

Investment Highlights:

- 20-lot mobile home community located in Jamestown, Tennessee
- 15 tenant-owned homes currently in place, providing stable income with limited maintenance responsibility
- 5 vacant pads offer clear infill upside with the ability to bring in single-wide mobile homes
- In-place lot rent of \$160 per pad increasing to \$250 effective May 1, driving immediate NOI growth
- Individually metered utilities across all lots with city water and sewer, minimizing owner expense exposure
- Existing public utilities and infrastructure reduce upfront capital requirements for infill execution
- Simple, scalable operating model well suited for a first-time or expanding manufactured housing investor
- Fentress County population increased nearly 9 percent from 2020 to 2024, supporting sustained demand for affordable housing amid limited new supply







1234 Capital Circle MHP







Walmart
Supercenter

Fentress County Clerk

One Bank
OF TENNESSEE

Walgreens

Colonial Circle MHP

SUBWAY

DQ

JAMESTOWN

County Public Library

North White Oak Creek

ACE
Hardware

BT MEDICAL

York Elementary School

TACO
BELL

TSC TRACTOR
SUPPLY CO

Alvin C. York
AGRICULTURAL INSTITUTE

Castle Cinemas

Signature
HealthCARE
of Fentress County



03 | LOCATION OVERVIEW



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Jamestown, TN

Jamestown serves as the heart of Fentress County — a small, rural community known for its steady pace, strong sense of place, and access to some of the most scenic outdoor assets in the Upper Cumberland. As the county seat, it draws people in for everyday services, local businesses, and government functions, while its proximity to major recreation areas continues to support a healthy tourism economy. The area combines affordability, natural beauty, and a practical workforce base, offering a rural lifestyle with dependable economic underpinnings.



Scenic Living

Jamestown sits between Big South Fork National River & Recreation Area and Pickett State Park, giving residents and visitors direct access to some of the Upper Cumberland’s most sought-after trails, campsites, and natural attractions.



County Seat & Community Hub

As the center of government and public services for Fentress County, Jamestown anchors local employment with county offices, schools, healthcare providers, and the regional workforce center.



Rural Growth on the Rise

Fentress County’s climb from 18,500 to roughly 20,000 residents in just five years reflects a 8.9% growth rate and signals rising demand for housing, services, and visitor amenities, positioning Jamestown as a clear beneficiary of this momentum.



Jamestown, TN	→	Cookeville, TN	48.8 Miles (1 hr 2 min)
Jamestown, TN	→	Knoxville, TN	87.9 Miles (1 hr 37 min)
Jamestown, TN	→	Nashville, TN	127 Miles (2 hr 17 min)

Fentress County Economy

- Jamestown serves as the economic center of Fentress County, with local industry shaped by a mix of small-scale manufacturing, retail, government services, and healthcare. The city sits within a county known for an educated labor pool, low cost of living, and strong ties to outdoor tourism driven by Big South Fork National River & Recreation Area and Pickett State Park.
- Manufacturing anchors the county’s industrial base, led by Micro Metals, a Jamestown-based precision metal manufacturer operating for over 35 years and employing nearly 100 people while supplying major global brands like John Deere, BorgWarner, and Eaton. Jamestown’s employment mix also leans heavily toward retail, public administration, and healthcare, which collectively account for the city’s three largest industry segments.
- The Clarkrange Regional Business Park offers 241 acres of developable industrial land and has recently undergone major groundwork improvements, including state-funded mass grading and new infrastructure upgrades such as three-phase power. Although still awaiting its first long-term tenant, ongoing site preparation and recent investment activity position the park for future industrial recruitment and job creation in Fentress County.



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody’s Analytics; U.S. Census Bureau

Fentress County TN Major Industries



Healthcare

Jamestown serves as a healthcare hub for Fentress County, supported by providers like Signature HealthCARE and local clinics that anchor medical services for the broader rural region.



Manufacturing

Manufacturing remains a key economic pillar, led by Micro Metals in Jamestown, an established producer supplying major national brands and maintaining one of the county’s most stable industrial footprints.



Retail Trade

Retail plays a central role in daily economic activity with national chains and local businesses in Jamestown supplying essential goods and employment opportunities across the county.



Education

Education is a foundational industry anchored by Fentress County Schools and the Alvin C. York Institute in Jamestown, both serving as major community employers and long-term economic stabilizers.



04 | FINANCIAL OVERVIEW



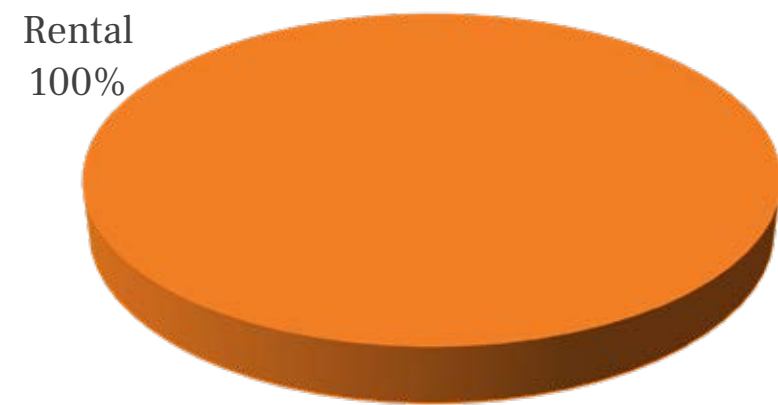
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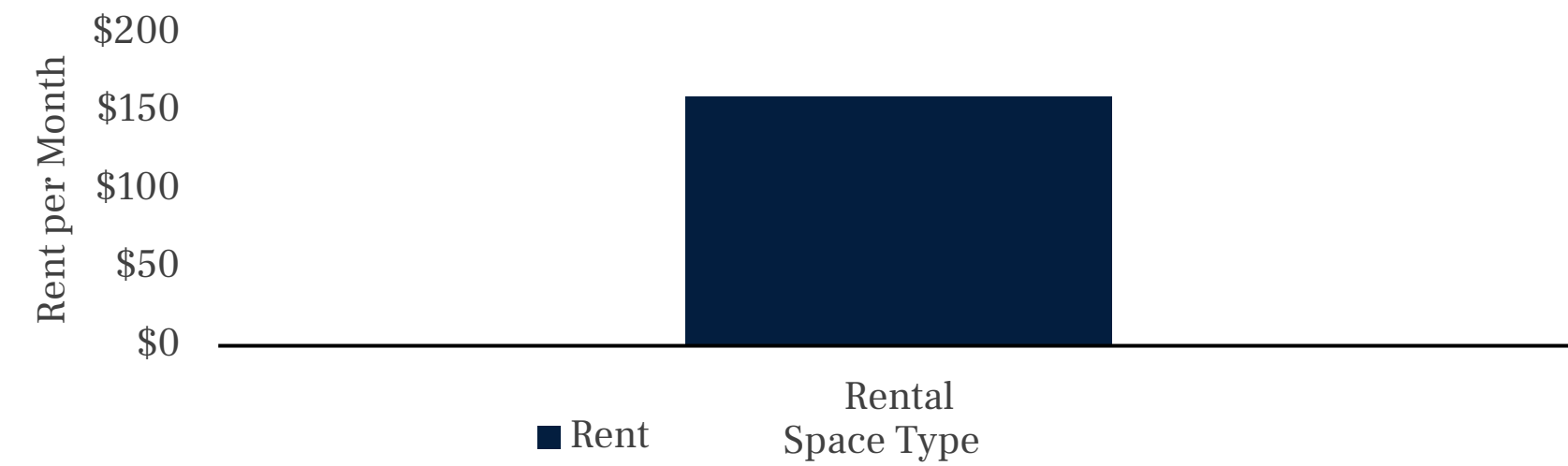
Rent Roll Summary

UNIT TYPE	# OF UNITS	RENTAL RANGE	CURRENT		POTENTIAL	
			CURRENT RENT	MONTHLY INCOME	AVERAGE RENT	MONTHLY INCOME
Rental - TOH	15	\$160 - \$160	\$160	\$2,400	\$250	\$3,750
Rental - TOH Vacant	5	\$0 - \$0	\$0	\$0	\$250	\$1,250
Totals/Weighted Averages	20		\$120	\$2,400	\$250	\$5,000
Gross Annualized Rents			\$28,800		\$60,000	

Space Distribution



Space Rent



Operating Statement

INCOME	CURRENT		PRO-FORMA		PER SPACE	NOTES
Gross Scheduled Rent	28,800		61,800		3,090	
Physical Vacancy	(1,440)	5.0%	(3,090)	5.0%	(155)	[1]
Total Vacancy	(\$1,440)	5.0%	(\$3,090)	5.0%	(\$155)	
Effective Gross Income	\$27,360		\$58,710		\$2,936	

EXPENSES	CURRENT		PRO-FORMA		PER SPACE	NOTES
Real Estate Taxes	1,564		2,578		129	[2]
Insurance	1,000		1,030		52	[3]
Cleaning & Maintenance	240		247		12	[3]
Management Fee	2,736	10.0%	5,871	10.0%	294	[4]
Total Expenses	\$5,540		\$9,726		\$486	
Expenses as % of EGI	20.2%		16.6%			
Net Operating Income	\$21,820		\$48,984		\$2,449	

[1] Market assumption

[2] Pro-Forma taxes based upon reassessment at 80% of List Price

[3] Pro-Forma increased 3% due to inflation

[4] 10% Management fee



05 | DEMOGRAPHICS



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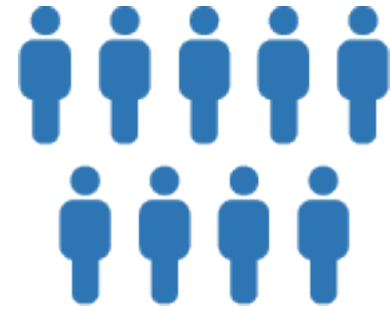
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DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	1,913	5,306	8,421
2025 Estimate			
Total Population	1,929	5,328	8,448
2020 Census			
Total Population	1,873	5,195	8,212
2010 Census			
Total Population	1,894	5,284	8,261
Daytime Population			
2025 Estimate	2,836	6,820	8,553
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	844	2,259	3,542
2025 Estimate			
Total Households	838	2,244	3,517
Average (Mean) Household Size	2.1	2.2	2.3
2020 Census			
Total Households	825	2,211	3,467
2010 Census			
Total Households	839	2,238	3,391
Growth 2025-2030	0.7%	0.7%	0.7%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	971	2,650	4,172
2025 Estimate	965	2,635	4,147
Owner Occupied	409	1,339	2,427
Renter Occupied	419	881	1,094
Vacant	127	391	630
Persons In Units			
2025 Estimate Total Occupied Units	838	2,244	3,517
1 Person Units	43.3%	38.8%	36.2%
2 Person Units	29.2%	31.5%	33.8%
3 Person Units	12.2%	13.1%	13.3%
4 Person Units	7.8%	8.5%	8.7%
5 Person Units	4.7%	4.7%	4.5%
6+ Person Units	3.0%	3.4%	3.5%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	0.1%	0.6%	1.1%
\$150,000 - \$199,000	0.8%	1.2%	1.6%
\$100,000 - \$149,000	5.0%	6.9%	9.5%
\$75,000 - \$99,999	6.6%	5.9%	7.1%
\$50,000 - \$74,999	17.9%	19.1%	19.4%
\$35,000 - \$49,999	12.7%	13.3%	14.2%
\$25,000 - \$34,999	17.3%	14.7%	13.5%
\$15,000 - \$24,999	15.1%	14.9%	13.7%
Under \$15,000	24.6%	23.4%	19.8%
Average Household Income	\$41,767	\$44,399	\$50,794
Median Household Income	\$33,285	\$35,098	\$40,140
Per Capita Income	\$18,044	\$18,887	\$21,497
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	1,929	5,328	8,448
Under 20	20.8%	21.9%	21.6%
20 to 34 Years	17.9%	16.5%	15.6%
35 to 39 Years	5.3%	5.2%	5.1%
40 to 49 Years	11.6%	11.5%	11.4%
50 to 64 Years	20.6%	21.5%	22.5%
Age 65+	23.8%	23.4%	23.8%
Median Age	44.0	43.0	44.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	1,408	3,874	6,196
Elementary (0-8)	10.0%	11.9%	12.1%
Some High School (9-11)	10.3%	9.7%	8.6%
High School Graduate (12)	41.8%	39.9%	38.1%
Some College (13-15)	24.2%	21.0%	20.7%
Associate Degree Only	4.6%	4.9%	5.5%
Bachelors Degree Only	6.0%	8.8%	9.4%
Graduate Degree	3.1%	3.9%	5.5%
Population by Gender			
2025 Estimate Total Population	1,929	5,328	8,448
Male Population	47.8%	47.7%	48.3%
Female Population	52.2%	52.3%	51.7%

DEMOGRAPHICS



Population

In 2025, the population in your selected geography is 8,448. The population has changed by 2.26 since 2010. It is estimated that the population in your area will be 8,421 five years from now, which represents a change of -0.3 percent from the current year. The current population is 48.3 percent male and 51.7 percent female. The median age of the population in your area is 46.0, compared with the U.S. average, which is 40.0. The population density in your area is 107 people per square mile.



Households

There are currently 3,517 households in your selected geography. The number of households has changed by 3.72 since 2010. It is estimated that the number of households in your area will be 3,542 five years from now, which represents a change of 0.7 percent from the current year. The average household size in your area is 2.2 people.



Income

In 2025, the median household income for your selected geography is \$40,140, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 47.23 since 2010. It is estimated that the median household income in your area will be \$48,497 five years from now, which represents a change of 20.8 percent from the current year.

The current year per capita income in your area is \$21,497, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$50,794, compared with the U.S. average, which is \$103,571.



Employment

In 2025, 3,002 people in your selected area were employed. The 2010 Census revealed that 53.9 of employees are in white-collar occupations in this geography, and 32.8 are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 26.00 minutes.



Housing

The median housing value in your area was \$151,875 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 2,360.00 owner-occupied housing units and 1,030.00 renter-occupied housing units in your area.



Education

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 14.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 5.5 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 10.0 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.0 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 48.9 percent in the selected area compared with the 19.6 percent in the U.S.

20-Lot Mobile Home Park Investment Opportunity Located in Jamestown, TN

Colonial Circle MHP

Offering Memorandum

