

MULTIFAMILY PROPERTY FOR SALE

2247 North Carolina 24

2247 North Carolina 24, Cameron, NC 28326



for more information

RICHARD L. FOX III, ESQ.

Broker

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Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com

Westside Mobile Home Park 2247 NORTH CAROLINA 24, CAMERON, NC 2832

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,800,000
Lot Size:	10 Acres
Number of Units:	23
Cap Rate:	6.76%
NOI:	\$121,654
Zoning:	RA-20M
Market:	North Carolina Southeast
Submarket:	Cameron

PROPERTY OVERVIEW

Grant-Murray Real Estate is pleased to present Westside Mobile Home Park, a 23-pad manufactured housing community located on 16 acres in Cameron, North Carolina. Note, however, owner is in the process of subdividing out 6 acres, leaving 10 acres for the park.

The community consists of twenty-three (23) total pads. The occupied pads include 13 tenant-owned homes (TOHs) and 10 park-owned homes (POHs) (4 single-wide homes and 6 double-wide homes). The ages of the home are 1990s and 2000s. The property is not located in a flood zone or opportunity zone. Current gross income is reported at \$12,600 per month (\$151,200 annually) with a T-12 NOI of \$121,654 (6.76% cap rate). Current rents for the 13 TOHs (\$300) as significantly below market rents of \$500-\$600 for a comparable park, providing an exceptional value-add opportunity.

The park is serviced by septic systems and individually metered electric and public water service paid directly by tenants. Trash/dumpster service is paid for by owner. The park is currently serviced by one paved road and area lighting. Westside MHP's use is grandfathered, which means that the existing homes can be replaced but there can be no expansion beyond twenty-three (23) pads. The park has its most recent county inspection on March 19, 2026 and is in good standing.

Westside MHP is located in the North Carolina Southeast Submarket .75 miles from the Spout Springs/NC Highway 87/24 interchange providing the tenants convenient access to nearby shopping and major roads in and around Harnett County. All offers should include purchase price, inspection period, funding source, and appropriate due diligence timelines.

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS

Lot #	Address	Tenant	Bdr / Bath	Sq Ft	Rent in Place	Occ Date	Lease Exp or MTM	Date Last Rent Inc	Furnished	Concessions
28 Westside Dr.										
1	28	Home/Lot	3 2	1680	\$1,100.00	2022	MTM	7/1/2023	N	N
2	27	Home/Lot	4 2	1680	\$1,000.00	2013	MTM	4/1/2026	N	N
3	48	Home/Lot	3 2	1680	\$1,000.00	2018	MTM	3/14/2022	N	N
4	47	Lot Rental			\$300.00	2017	MTM	7/1/2026	N	N
5	68	Home/Lot	3 2	1400	\$600.00	2021	MTM	5/5/2024	N	N
6	67	Lot Rental			\$300.00	2013	MTM	7/1/2026	N	N
7	88	Lot Rental			\$300.00	2000	MTM	7/1/2026	N	N
8	87	Home/Lot	3 2	1000	\$600.00	2023	MTM	2/6/2023	N	N
9	108	Home/Lot	3 2	1000	\$600.00	2021	MTM	7/1/2026	N	N
10	107	Lot Rental			\$300.00	1999	MTM	7/1/2026	N	N
11	128	Home/Lot	4 2	1820	\$1,000.00	2021	MTM	4/1/2026	N	N
12	127	Lot Rental			\$300.00	2016	MTM	7/1/2026	N	N
13	148	Lot Rental			\$300.00	2016	MTM	7/1/2026	N	N
14	147	Lot Rental			\$300.00	2009	MTM	7/1/2026	N	N
15	168	Lot Rental			\$300.00	2006	MTM	7/1/2026	N	N
16	167	Lot Rental			\$300.00	2016	MTM	7/1/2026	N	N
17	188	Lot Rental			\$300.00	2013	MTM	7/1/2026	N	Y
18	187	Home/Lot	5 3	1820	\$1,300.00	2022	MTM	5/1/2026	N	N
19	207	Lot Rental			\$300.00	2011	MTM	7/1/2026	N	N
20	216	Lot Rental			\$300.00	2018	MTM	7/1/2026	N	N
21	236	Home/Lot	3 2	1700	\$900.00	2022	MTM	6/15/2022	N	Y
22	227	Lot Rental			\$300.00	2002	MTM	7/1/2026	N	N
23	248	Home/Lot	3 2	1000	\$600.00	2023	MTM	5/1/2025	N	N
Lot only		monthly Rent	Schedule		\$12,600.00					

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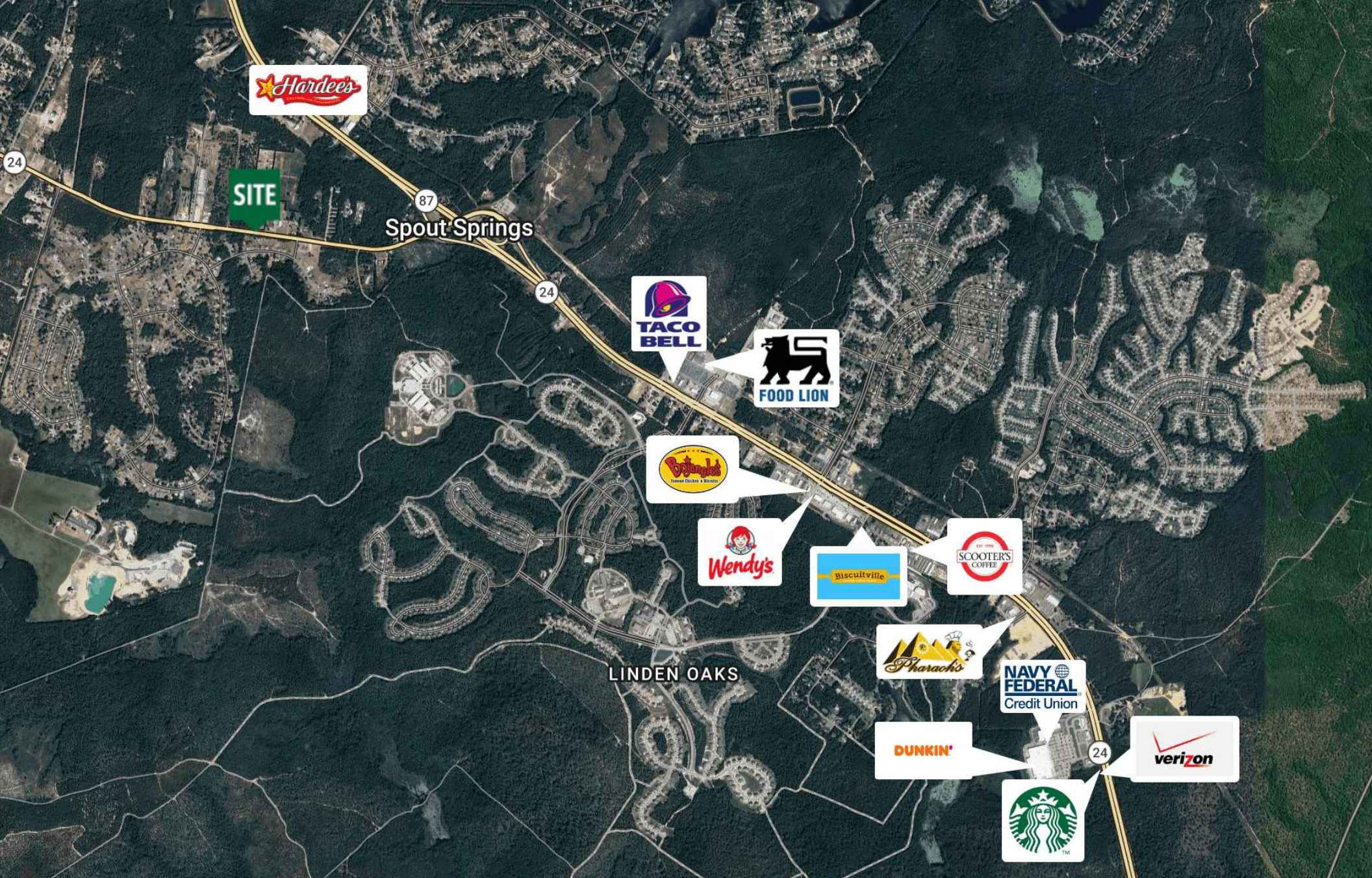
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	147	542	1,993
Average Age	30.2	30.8	31.4
Average Age (Male)	34.8	34.9	34.3
Average Age (Female)	28.6	29.4	30.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	43	165	636
# of Persons per HH	3.4	3.3	3.1
Average HH Income	\$70,332	\$71,043	\$79,803
Average House Value	\$79,281	\$108,409	\$214,238

2023 American Community Survey (ACS)



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