

MULTIFAMILY PROPERTY FOR SALE

145 Eunice Lane

145 Eunice Lane, 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

Pooles Mobile Home Park

145 EUNICE LANE, CAMERON, NC 28326

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$795,000
Lot Size:	3.77 Acres
Number of Units:	13
Zoning:	RA-20M
Submarket:	North Carolina Southeast

PROPERTY OVERVIEW

Pooles Mobile Home Park ("Pooles MHP") consists of thirteen (13) pads located on 3.77 acres in the North Carolina Southeast Submarket. Twelve (12) pads are occupied by parked owned homes (POHs) and there is one (1) vacant pad. Two of the POHs are being operated as Airbnb with great success. However, the current Airbnb homes could be rented by a new owner with conservative estimated rents of \$1,000 each.

The park infrastructure consists of two streets with security lighting. The park is serviced by well water and septic tanks. Water and electricity are individually metered and paid for by tenants.

The current rent roll for the ten (10) regular POHs supports a yearly gross income of \$93,600. Assuming renting out the two current Airbnbs, infilling the vacant pad, and thirty percent (30%) expense ratio, net operating income is projected at \$90,300 (11.3% cap rate).

Pooles MHP's use is grandfathered in. This means that the existing homes can be replaced, but there can be no expansion beyond thirteen (13) pads. In January 2025, Poole MHP had its most recent Harnett County inspection and is in good standing.

Pooles MHP is located in the North Carolina Southeast Submarket 1.5 miles from the Spout Springs/NC Highway 87/Hwy 24 interchange providing tenants convenient access to nearby shopping and major roads in and around the Harnett County.

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ADDITIONAL PHOTOS



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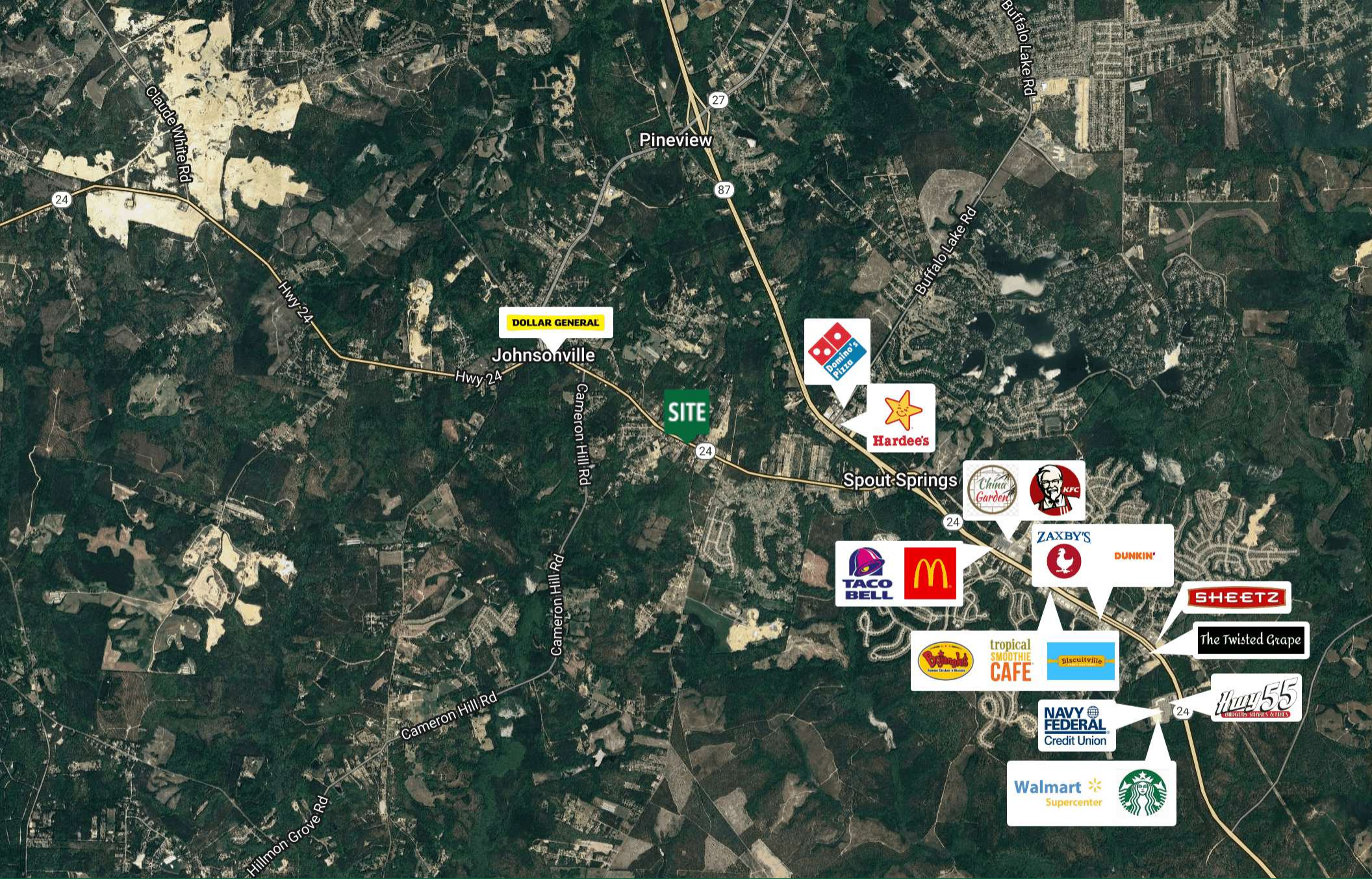
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Overhills
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Maxar Technologies

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RENT ROLL

SUITE	RENT	SECURITY DEPOSIT	LEASE START	LEASE END
119 Eunice (Christina McQuaig)	\$550	-	M-T-M	-
133 Eunice (Eddie McNeil)	\$450	-	M-T-M	-
145 Eunice (Willie Smith)	\$650	-	M-T-M	-
19 Eunice (vacant lot)	-	-	-	-
37 Eunice (James McDougald)	\$900	\$900	-	-
53 Eunice (Randy Simmons)	\$1,250	-	-	-
73 Eunice (Yair Hernandez)	\$900	\$900	M-T-M	-
91 Eunice (Airbnb)	-	-	-	-
25 Gilchrist (Melinda Martinez)	\$900	-	M-T-M	-
27 Gilchrist (vacant)	\$800	\$800	M-T-M	-
37 Gilchrist (Jessica Furr)	\$500	-	M-T-M	-
55 Gilchrist (Hellena Scott)	\$900	\$1,050	8/1/2024	7/31/2025
105 Eunice (Airbnb)	-	-	-	-
TOTALS	\$7,800	\$3,650		
AVERAGES	\$780	\$913		

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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	94	439	2,337
Average Age	38	37	35
Average Age (Male)	38	37	35
Average Age (Female)	39	38	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	34	155	802
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$83,331	\$82,642	\$79,699
Average House Value	\$251,664	\$241,381	\$225,316

Demographics data derived from AlphaMap



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