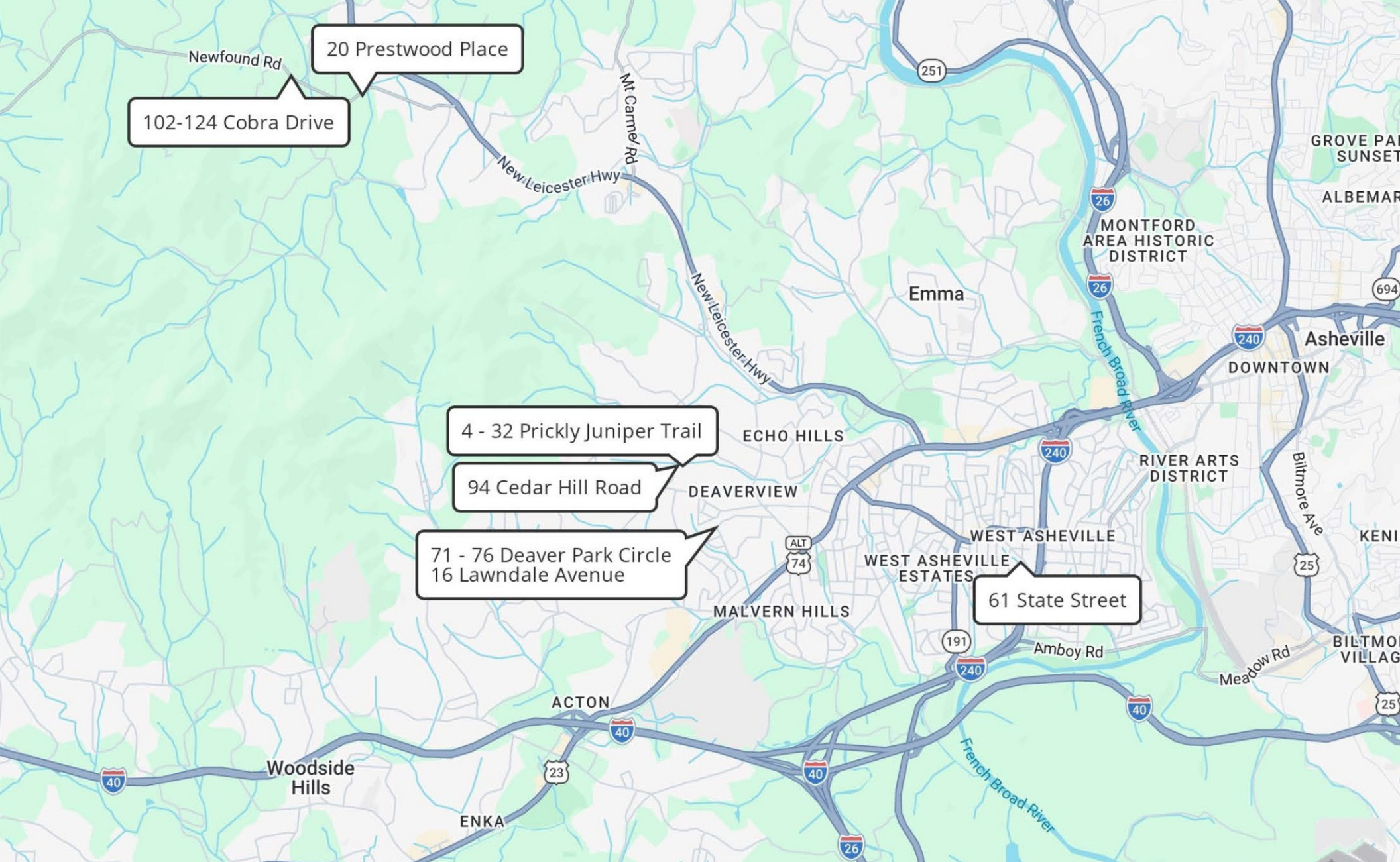
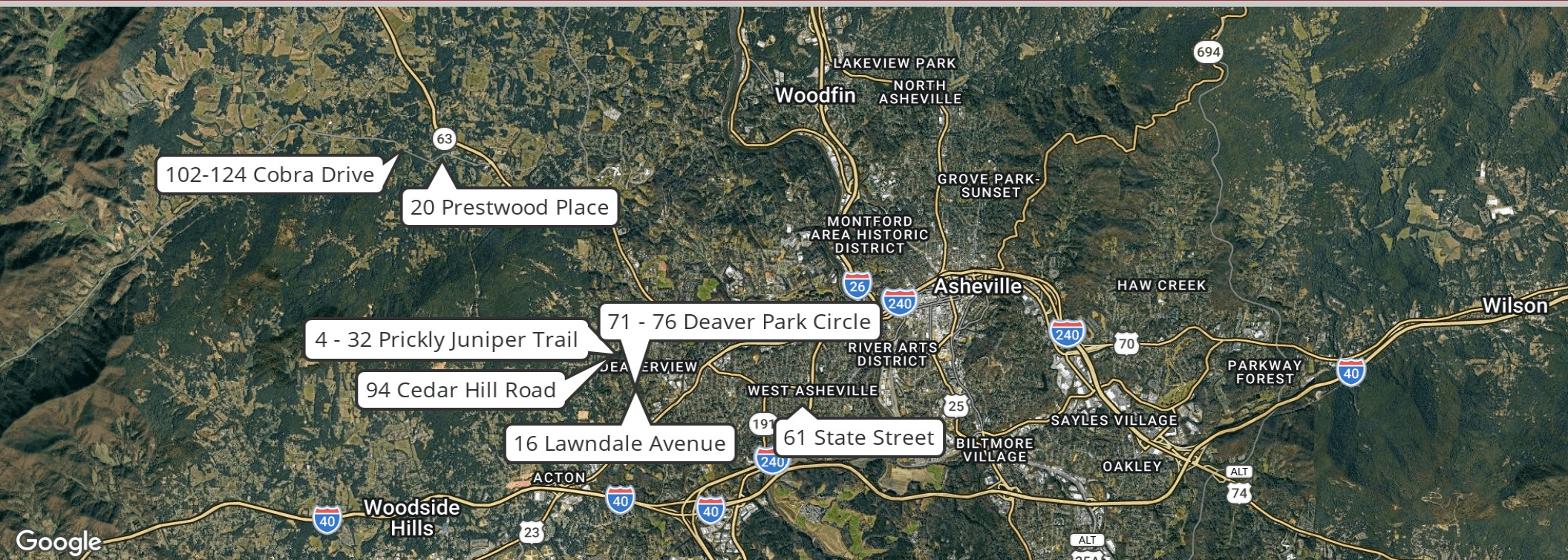




26 PROPERTY PORTFOLIO - RESIDENTIAL RENTALS

WEST ASHEVILLE, NC

SALE INFORMATION



OFFERING SUMMARY

Sale Price:	\$2,330,000
Building Size:	19,322 SF
Number of Units:	26
Price / SF:	\$120.59
Cap Rate:	6.18%
NOI:	\$143,974

PROPERTY OVERVIEW

DO NOT DISTURB TENANTS. Call listing broker for details. 26 Residential Rental Portfolio for Sale! Rare opportunity to scoop up 26 residential rentals located throughout 5 different areas of West Asheville / Leicester. The portfolio mix consists of two Mobile Home Parks: Holly Hills MHP (1 house, 6 mobile homes) & Cedar Hill Mobile Home Village (13 units with room for expansion); four single family rentals (1 doublewide, 3 houses), and 3 vacant lots.

PROPERTY HIGHLIGHTS

- In-place cash flow with immediate upside potential
- Significant value-add through rehab, lease-up and expansion
- Expansion potential: +8 lots at Cedar Hill
- Below-market rents
- Diversified asset base (a mix of mobile homes, single family, and land)



ADDRESSES:

- 102 Cobra Dr, Leicester, NC 28748
- 105 Cobra Dr, Leicester, NC 28748
- 108 Cobra Dr, Leicester, NC 28748
- 114 Cobra Dr, Leicester, NC 28748
- 118 Cobra Dr, Leicester, NC 28748
- 120 Cobra Dr, Leicester, NC 28748
- 124 Cobra Dr, Leicester, NC 28748
- 20 Prestwood Place, Leicester NC 28806
- 4 Prickly Juniper Trl, Asheville, 28806
- 6 Prickly Juniper Trl, Asheville, 28806
- 7 Prickly Juniper Trl, Asheville, 28806
- 8 Prickly Juniper Trl, Asheville, 28806
- 9 Prickly Juniper Trl, Asheville, 28806
- 14 Prickly Juniper Trl, Asheville, 28806
- 24 Prickly Juniper Trl, Asheville, 28806
- 26 Prickly Juniper Trl, Asheville, 28806
- 28 Prickly Juniper Trl, Asheville, 28806
- 30 Prickly Juniper Trl, Asheville, 28806
- 32 Prickly Juniper Trl, Asheville, 28806
- 94 Cedar Hill Rd, Asheville, 28806
- 16 Lawndale Ave, Asheville, NC 28806
- 71 Deaver Park Circle, Asheville, NC 28806
- 76 Deaver Park Circle, Asheville, NC, 28806
- Deaver Park Cir, Asheville, NC 28806 (PIN: 9628257540)
- Deaver Park Cir, Asheville, NC 28806 (PIN: 9628255578)
- 61 State St, Asheville, NC 28806



RENT ROLL PREVIEW

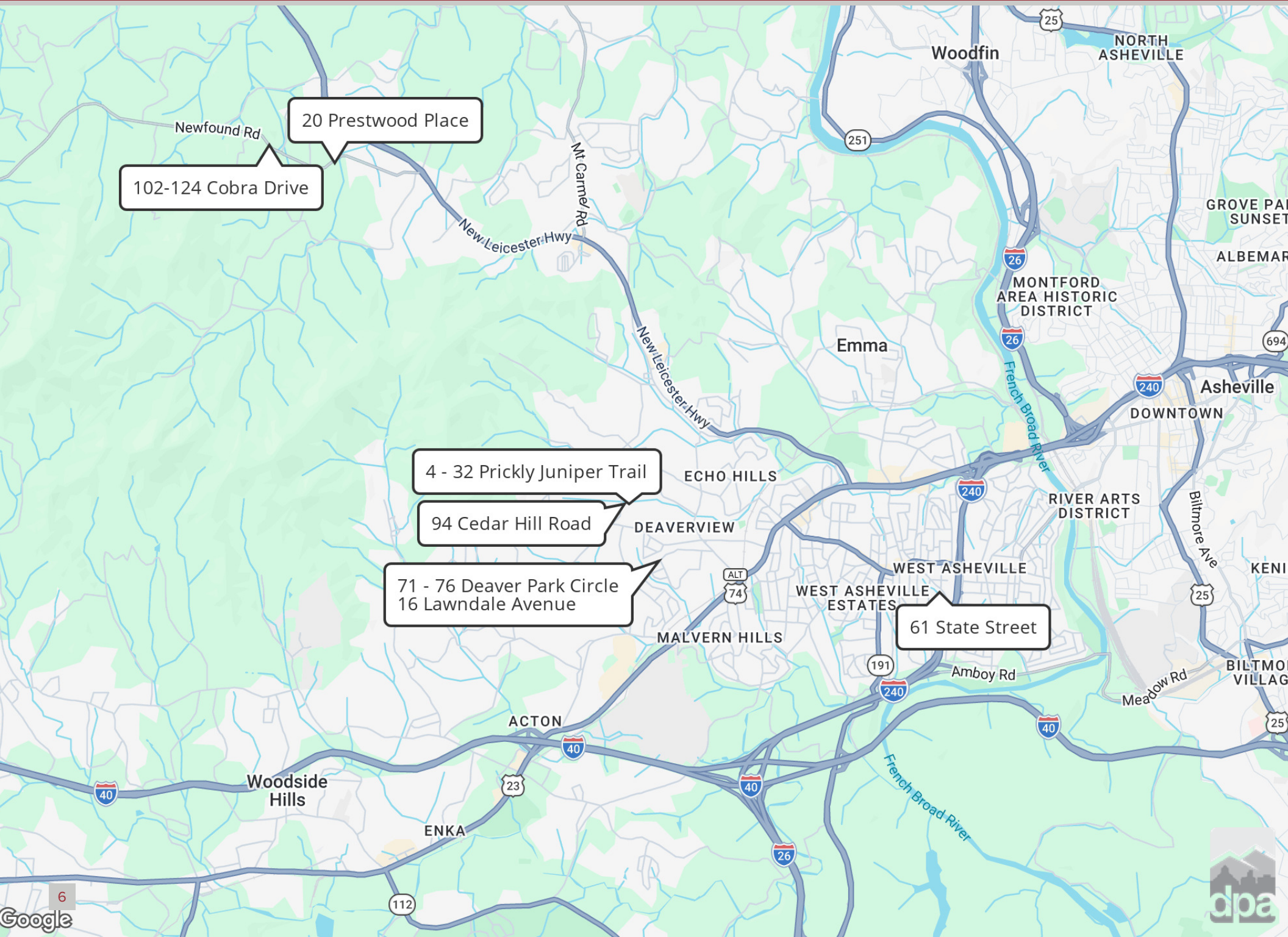
Property	Address	Bunbome Co. PIN #	Year / Model	Square Footage	Bedrooms	Bathrooms
Holly Hills MHP	105 Cobra Dr	9700725880	1930	576	2	1
Holly Hills MHP	102 Cobra Dr	9700725880	1991/Belmont	924	2	2
Holly Hills MHP	108 Cobra Dr	9700725880	1994/Imperial	1092	3	2
Holly Hills MHP	114 Cobra Dr	9700725880	1986/Freedom	980	3	1.5
Holly Hills MHP	118 Cobra Dr	9700725880	1980/Winston	938	3	2
Holly Hills MHP	120 Cobra Dr	9700725880	1997/Clayton	1022	3	2
Holly Hills MHP	124 Cobra Dr	9700725880	1992/Fleetwood	980	3	2
Cedar Hill MHV	4 Prickly Juniper Trl	9628184091	1970/Norris	910	2	2
Cedar Hill MHV	6 Prickly Juniper Trl	9628184091	1984/Conner	700	2	1
Cedar Hill MHV	7 Prickly Juniper Trl	9628173929	1965	672	2	1
Cedar Hill MHV	8 Prickly Juniper Trl	9628174980	1961/Great Lakes	672	2	1
Cedar Hill MHV	9 Prickly Juniper Trl	9628173920	1966/Southern	672	2	1
Cedar Hill MHV	14 Prickly Juniper Trl	9628174980	1979/Brigadier	728	2	1
Cedar Hill MHV	24 Prickly Juniper Trl	9628172708	1971/New Moon	470	2	1
Cedar Hill MHV	26 Prickly Juniper Trl	9628172708	1981/Oakwood	756	2	1
Cedar Hill MHV	28 Prickly Juniper Trl	9628172708	1987/Clayton	728	2	1
Cedar Hill MHV	30 Prickly Juniper Trl	9628172708	1970/Park Avenue	552	2	1
Cedar Hill MHV	32 Prickly Juniper Trl	9628172708	1972/Contessa	672	2	1
Cedar Hill MHV	94 Cedar Hill Rd	9628173929	1972/Regent	732	2	1
Cedar Hill MHV	Cedar Hill Rd (Storage)	9628079860	1980/Fisher	980	3	2
Single Family Residential	20 Prestwood Place	9710014861	1996/Liberty	1232	3	2
Single Family Residential	61 State Street	9638345160	1904	990	3	2
Single Family Residential	71 Deaver Park Circle	9628255771	1955	672	2	1
Single Family Residential	76 Deaver Park Circle	9628254842	1940	672	2	1
Land	Deaver Park Circle	9628257540	Vacant Lot	0.23 Acres		
Land	Deaver Park Circle	9628255578	Vacant Lot	0.21 Acres		
Land	16 Lawndale Avenue	9628256618	Vacant Lot	0.17 Acres		

Scott.Raines@deweypa.com

NC #226165

Scott Raines, CCIM

LOCATIONS





Dewey
Property
Advisors

Sale Contact:

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