

**BELOW MARKET
RENTS IN PLACE**

1059 Eller Road

Mobile Home Park **For Sale**

Presented By:

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1059 ELLER ROAD

MOBILE HOME PARK **FOR SALE****PROPERTY DESCRIPTION**

23-space mobile home park situated on ± 6.93 acres, offering income with meaningful upside by raising the below-market month to month rents currently in place. Lot rents are \$280/month while the 5 park-owned homes lease at an average of \$775/month. The last rental increase was 2 years ago. Strong history of occupancy and long-term tenants. The property is served by public water (individually metered) and septic. Located just south of Winston-Salem in an established residential setting, the park offers convenient access to major highways, Triad retail and employment centers, supporting stable cash flow and long-term income growth.

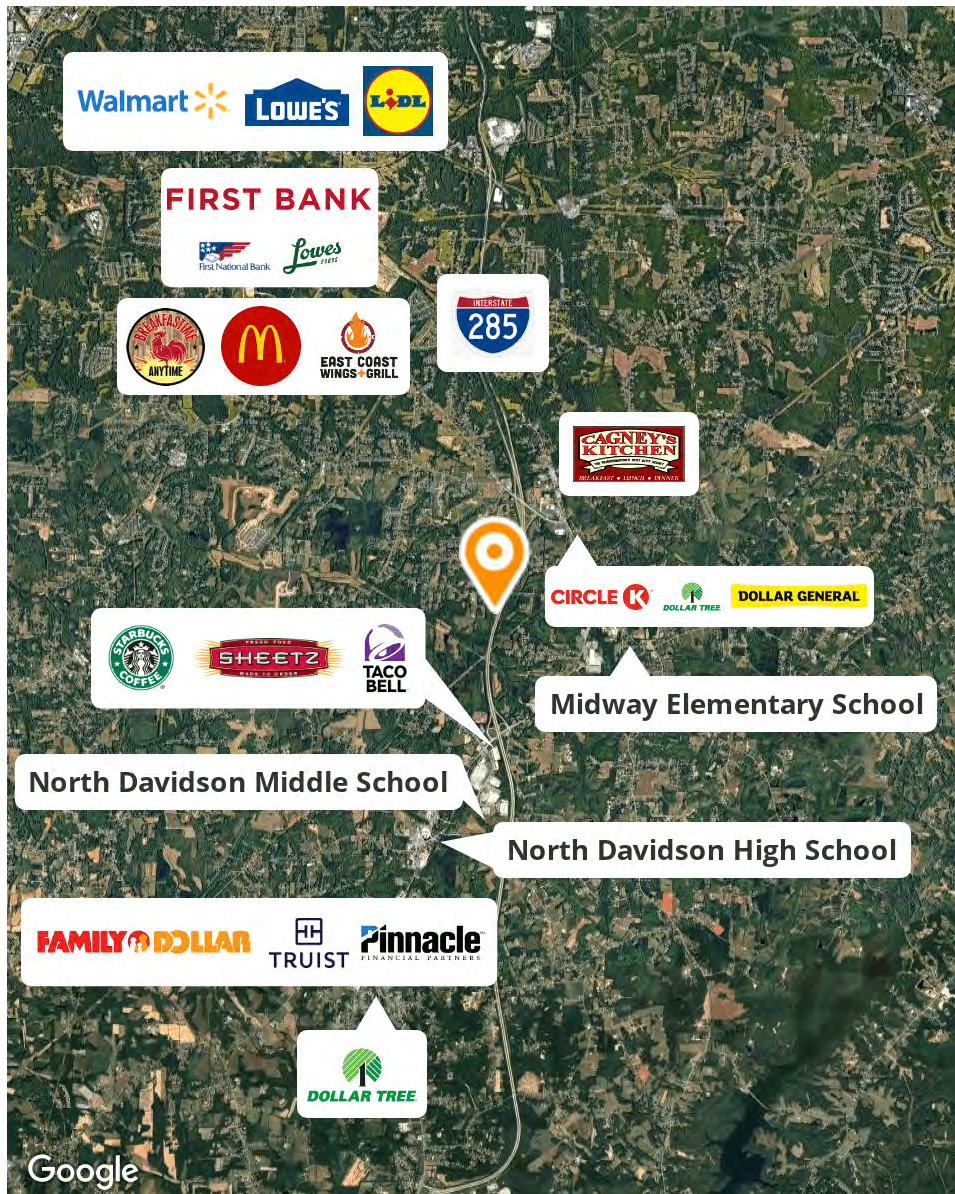
PROPERTY HIGHLIGHTS

- Below market rents
- Month to month leases
- Attractive investment opportunity

OFFERING SUMMARY

Sale Price:	\$1,140,000
Lot Size:	± 6.93 Acres
NOI:	\$93,578.76
Cap Rate:	8.2%

1059 ELLER ROAD

MULTIFAMILY PROPERTY **FOR SALE****DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
Total population	1,622	13,102	42,399
Median age (Male)	41	43	41
Median age (Female)	44	45	43
Total households	656	5,306	17,023
Total persons per HH	2.5	2.5	2.5
Average HH income	\$84,903	\$90,007	\$88,680
Average house value	\$276,932	\$293,667	\$264,363

LOCATION OVERVIEW

1059 Eller Road is ideally located in a thriving area of Lexington, North Carolina, just minutes from downtown shopping, dining, and services. Residents enjoy easy access to I-85 and US-52, making commutes throughout the Piedmont Triad simple and convenient. Surrounded by established neighborhoods, the property offers a desirable, comfortable setting perfect for long-term tenancy.

1059 ELLER ROAD

MOBILE HOME PARK **FOR SALE**

LOCATION INFORMATION

Street Address	1059 Eller Road
City, State, Zip	Lexington, NC 27295

PROPERTY INFORMATION

Zoning	RA3
Lot Size	±6.93 Acres
Tenancy	Multiple
Lot Rented Spaces	18
Park Owned Spaces	5
NOI	\$93,578.76
Cap Rate	8.2%

SALE PRICE: \$1,140,000

LEXINGTON, NC

1059 ELLER ROAD

Linville | Team Partners
COMMERCIAL REAL ESTATE

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