

MULTIFAMILY PROPERTY FOR SALE

# 4697 Roundleaf Road

4697 Roundleaf Road, Ramseur, NC 27316



*for more information*

RICHARD L. FOX III, ESQ.

Broker

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REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)

Cedar Lane Mobile Home Park  
4697 ROUNDLEAF ROAD, RAMSEUR, NC 27316

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$780,000
Lot Size:	8.2 Acres
Number of Units:	12
Cap Rate:	5.03%
NOI:	\$39,225
Zoning:	RA-16
Market:	Randolph
Submarket:	Ramseur

PROPERTY OVERVIEW

Cedar Lane Mobile Home Park consists of 12 tenant owned homes (TOHs) located on 8.2 acres in the Ramseur Submarket of North Carolina.

Cedar Lane MHP is being listed in conjunction with the Wilson Mobile Home Park located at 370-371 Star Lane, Sanford, NC (13 TOHs, 2 POHs). The two parks can be purchased jointly or separately.

Cedar Lane MHP infrastructure consists of gravel roads and security lighting. The park is serviced by city water and septic tanks (1 to 1 ratio). All utilities are individually metered and paid for by tenants. Trash pickup is paid for by owner (\$125 monthly).

Current monthly gross operating income is \$3,600 (\$300 lot rent; \$43,200 annual) with a substantial value-add opportunity by increasing rents to market level (\$375-\$550 lot rent estimate). The proforma NOI, using \$450 lot rent, is \$60,825 (7.79% cap rate). Cedar Lane MHP is centrally located in North Carolina in the Ramseur Submarket within 30 miles of Greensboro and 60 miles of Raleigh.

PROPERTY HIGHLIGHTS

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS

**Cedar Lane Mobile Home Park 2025**

Lot	Address	BD/BA	Status	Rent / Month	Genral Liability Insurance	Area Lights	Dumpster	Taxes	Rent
1	4697 Roundleaf Rd Ramsuer, Nc	Lot Rent	Current	\$250	(\$21.51)	(\$80.56)	(\$125.00)	(\$104.16)	\$3,000.00
2	4697 Roundleaf Rd Ramsuer, Nc	Lot Rent	Current	\$250	(\$21.51)	(\$80.56)	(\$125.00)	(\$104.16)	\$3,000.00
3	4697 Roundleaf Rd Ramsuer, Nc	Lot Rent	Current	\$250	(\$21.51)	(\$80.56)	(\$125.00)	(\$104.16)	\$3,000.00
4	4697 Roundleaf Rd Ramsuer, Nc	Lot Rent	Current	\$250	(\$21.51)	(\$80.56)	(\$125.00)	(\$104.16)	\$3,000.00
5	4697 Roundleaf Rd Ramsuer, Nc	Lot Rent	Current	\$250	(\$21.51)	(\$80.56)	(\$125.00)	(\$104.16)	\$3,000.00
6	4697 Roundleaf Rd Ramsuer, Nc	Lot Rent	Current	\$250	(\$21.51)	(\$80.56)	(\$125.00)	(\$104.16)	\$3,000.00
7	4697 Roundleaf Rd Ramsuer, Nc	Lot Rent	Current	\$250	(\$21.51)	(\$80.56)	(\$125.00)	(\$104.16)	\$3,000.00
8	4697 Roundleaf Rd Ramsuer, Nc	Lot Rent	Current	\$250	(\$21.51)	(\$80.56)	(\$125.00)	(\$104.16)	\$3,000.00
9	4697 Roundleaf Rd Ramsuer, Nc	Lot Rent	Current	\$250	(\$21.51)	(\$80.56)	(\$125.00)	(\$104.16)	\$3,000.00
10	4697 Roundleaf Rd Ramsuer, Nc	Lot Rent	Current	\$250	(\$21.51)	(\$80.56)	(\$125.00)	(\$104.16)	\$3,000.00
11	4697 Roundleaf Rd Ramsuer, Nc	Lot Rent	Current	\$250	(\$21.51)	(\$80.56)	(\$125.00)	(\$104.16)	\$3,000.00
12	4697 Roundleaf Rd Ramsuer, Nc	Lot Rent	Current	\$250	(\$21.51)	(\$80.56)	(\$125.00)	(\$104.16)	\$3,000.00
<b>Totals</b>				<b>\$3,000.00</b>	<b>(\$258.12)</b>	<b>(\$966.72)</b>	<b>(\$1,500.00)</b>	<b>(\$1,249.92)</b>	<b>\$36,000.00</b>

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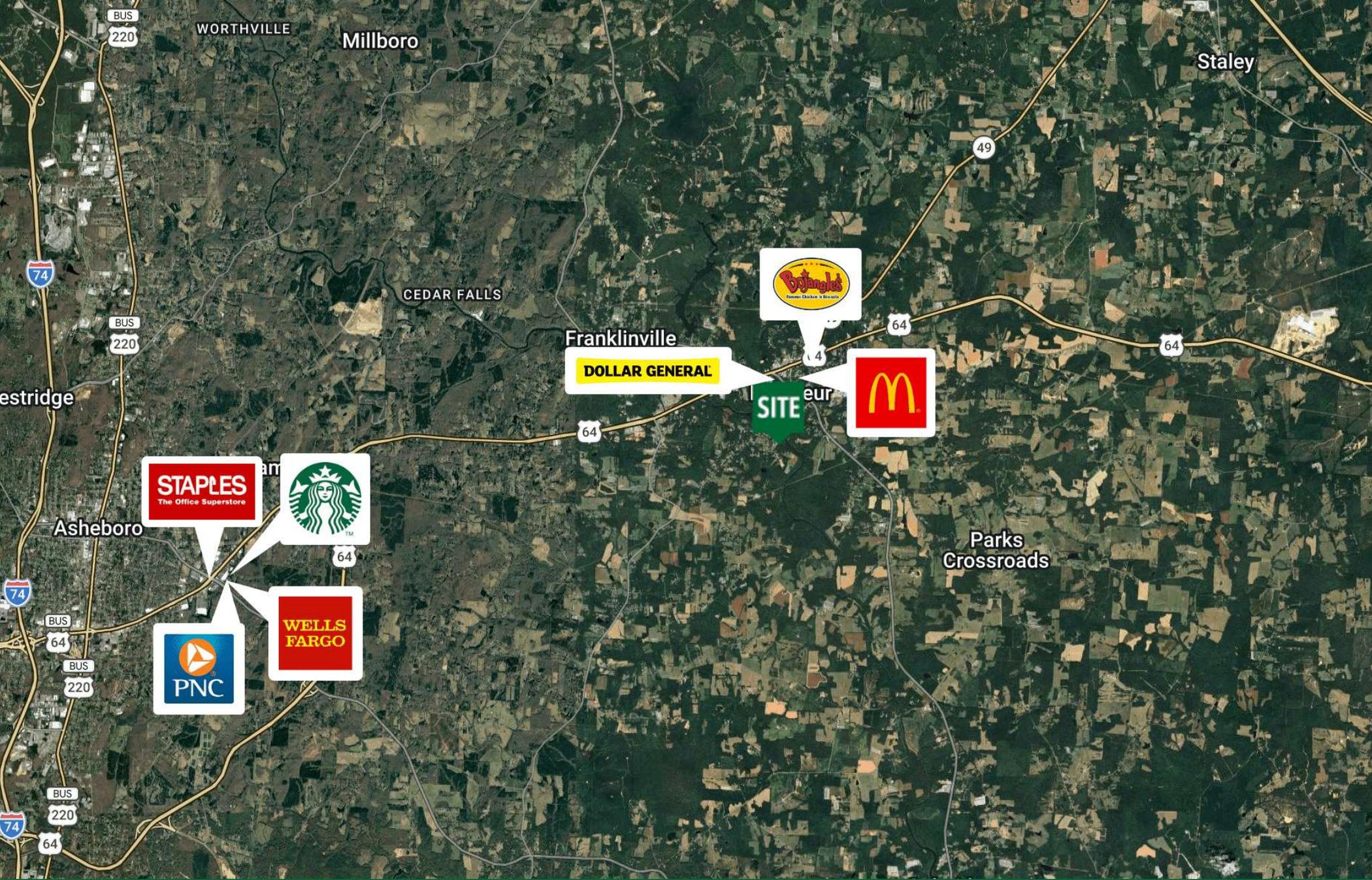
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Map  
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DEMOGRAPHICS MAP & REPORT

<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	67	271	945
Average Age	34.2	33.8	34.6
Average Age (Male)	33.9	33.5	34.3
Average Age (Female)	35.8	35.4	36.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	24	96	336
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$53,800	\$53,800	\$54,575
Average House Value	\$123,877	\$117,578	\$122,904

2023 American Community Survey (ACS)



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