

TO: Potential Buyers

FROM: J. Craig Julian

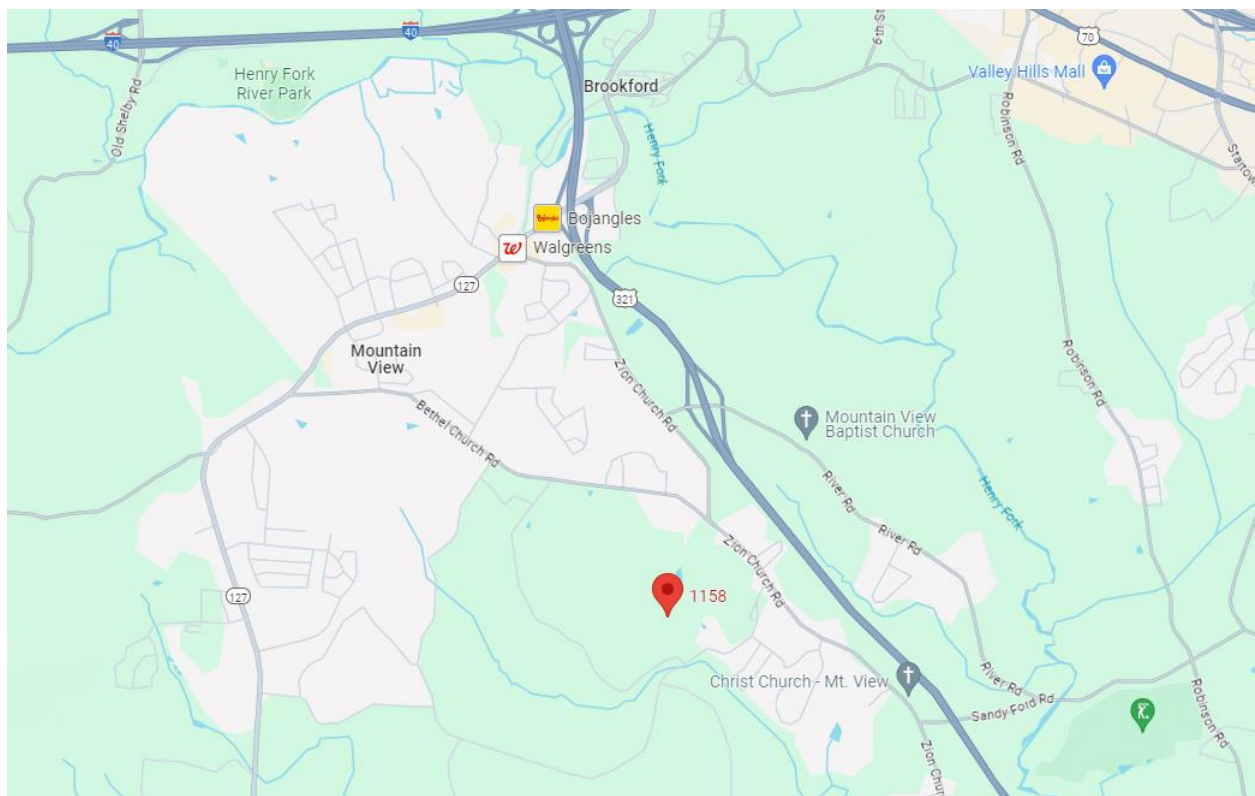
DATE: 02/23/2024, updated 09/16/2024 and 09/18/2024

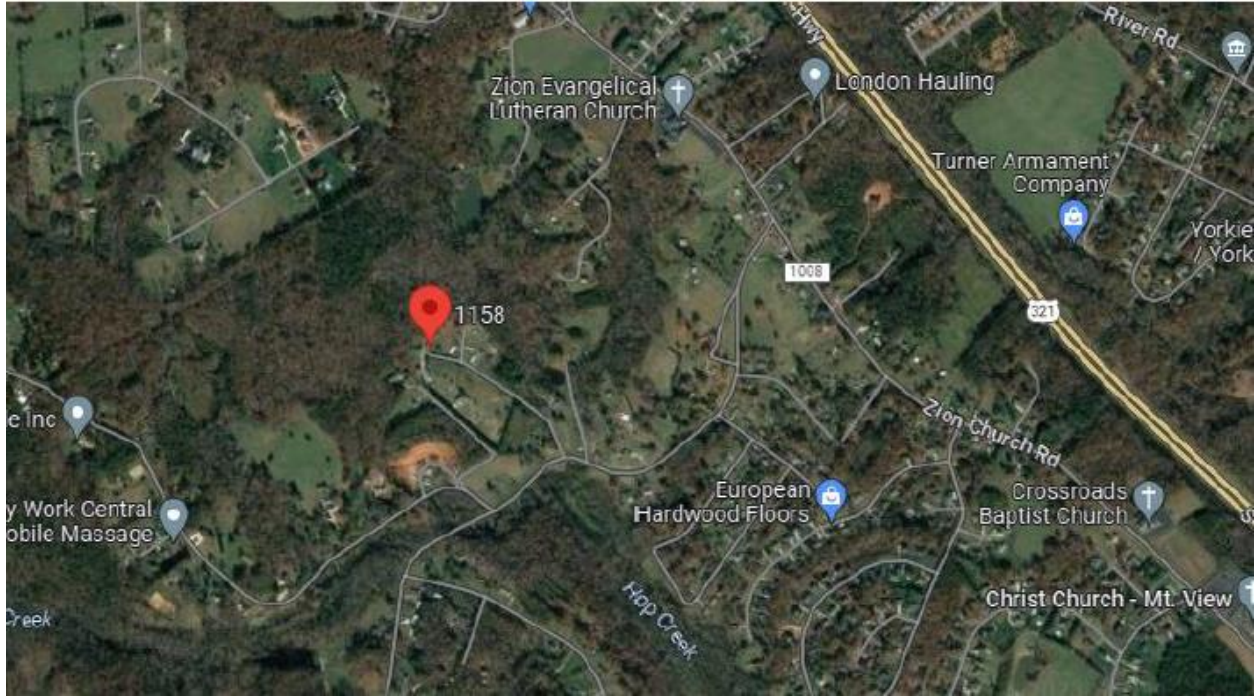
Subject: Mobile Home Park

Asking Price \$1,200,000

1158 Wagon Wheel

Hickory, NC





Rent Roll

<b>Unit</b>	<b>Monthly Income (Rent)</b>
<b>Duplex A</b>	<b>\$1,150</b>
<b>Duplex B</b>	<b>\$1,100</b>
<b>1</b>	<b>\$1,250</b>
<b>2</b>	<b>\$1,295</b>
<b>3</b>	<b>\$1,100</b>
<b>4 Veteran - Discounted.</b>	<b>\$900</b>
<b>5</b>	<b>\$900</b>
<b>6</b>	<b>\$1,450</b>
<b>7</b>	<b>\$1,175</b>
<b>8 Long term tenant.</b>	<b>\$525</b>
<b>9</b>	<b>\$1,000</b>
<b>Total</b>	<b>\$11,845 or \$142,140 Gross Annual Income</b>

**Expenses**

<b>Monthly Expenses</b>	<b>Monthly Expenses</b>	<b>Annual Expenses</b>
<b>Electric for Wells</b>	<b>\$125</b>	<b>\$1,500</b>
<b>Real Estate Tax</b>	<b>Paid annually</b>	<b>\$1,412</b>
<b>Insurance</b>	<b>Paid Annually</b>	<b>\$1,500</b>
<b>Maintenance</b>	<b>\$100</b>	<b>\$1,200</b>
<b>Dumpster</b>	<b>\$218</b>	<b>\$2,616</b>
<b>Reserves</b>	<b>\$200</b>	<b>\$2,400</b>
<b>Yard Maintenance</b>		<b>\$1,900</b>
<b>Management</b>	<b>8% of Gross Income</b>	<b>\$11,371</b>
<b>Total</b>		<b>\$23,899</b>

**Gross Annual Income \$142,140**

**Minus Expenses \$23,899**

**NOI Net Operating Income \$118,241**

**All units except unit eight have been updated throughout.**

A few Photos of the Trailer Park Units:

Unit 7





Unit 3









Unit 1





can



For Lease  
cañopy 202

Unit B Duplex











Unit A Duplex









Unit 2 New 2024 Unit





Providence Management  
& Investments, LLC  
704-853-0025



Providence Management  
& Investments, LLC  
704-853-0025



Providence Management  
& Investments, LLC  
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**Unit Six Doublewide**













