

3001 PUNCH HAMMOND RD

CUMMING GA, 30040

FOR SALE
16 UNIT MOBILE HOME PARK

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**SWARTZCO**
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is excited to be appointed as the exclusive broker for a remarkable investment opportunity – this 16-unit mobile home park for sale. Situated in the rapidly growing and highly sought-after market of Cumming, Georgia, one of the hottest markets within the Atlanta MSA, this portfolio offers immediate cash flow with incredible upside potential.

The NOI stands at \$160K, resulting in a 7.1% cap rate with a pro forma at an 8.4% cap rate, ensuring stable and predictable revenue. The park is currently 100% occupied, providing consistent income from reliable tenants already leasing the homes. With no vacancies and a solid rental history, this is a prime opportunity for investors.

Feel free to contact Ryan Swartzberg for the rent roll or any questions regarding the property.

HIGHLIGHTS

- \$2,250,000
- \$160k NOI
- Cumming, GA
- 16 Park Owned Homes
- 7.1% Cap Rate
- Room to Raise Rents

// LOCATION OVERVIEW



ABOUT THE AREA: CUMMING, GA

Cumming, Georgia, is a rapidly growing city in Forsyth County, just 40 miles north of Atlanta. Known for its beautiful landscapes, excellent schools, and proximity to Lake Lanier, Cumming offers a mix of outdoor recreation and modern amenities. The city provides easy access to Atlanta via GA 400, while its thriving local economy, strong retail presence, and top-rated schools make it a highly desirable place for families and businesses. With its combination of suburban charm and growth potential, Cumming has become one of the hottest markets in the Atlanta metropolitan area for both living and investing.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	23.600	94.000	206.700
Number of Employees	17.700	71.800	159.300
Avg. Household Income	US\$134.900	US\$151.200	US\$151.100

// PHOTOS



// BROKER PROFILES



Ryan Swartzberg

Founder/CEO

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Ryan Swartzberg is an Atlanta, Georgia native and has been passionate about real estate for as long as he can remember. Ryan started his real estate career in 2015. By 2018, Ryan was a top commercial producer at his firm. Throughout his career, Ryan has sold over 100M in commercial real estate. Ryan has negotiated and closed a wide variety of commercial transactions and specializes in the industrial and flex-space markets.

Ryan represents landlords, tenants, buyers, and sellers. Depending on the day, Ryan could be working with a large national company, a small business, or an individual. However, no matter who the client is, Ryan is dedicated to delivering exceptional service and results.

// DISCLAIMER & LIMITING CONDITIONS

Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.

At Swartz Co Commercial Real Estate, we have one focus:
to understand and progress the commercial real estate market in Atlanta.
Every day we strive to better understand the Atlanta market so that we can better serve and
advise our clients on new developments, investments, leasing, value add opportunities,
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.
We look forward to working with you soon.



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