

**PROPOSAL**  
Cash Flowing MHP -  
96% Occupied -  
Elberton, GA

1055 COUNTRY MANOR LN

Elberton, GA 30635

**PRESENTED BY:**

**JAKE CREVISTON**

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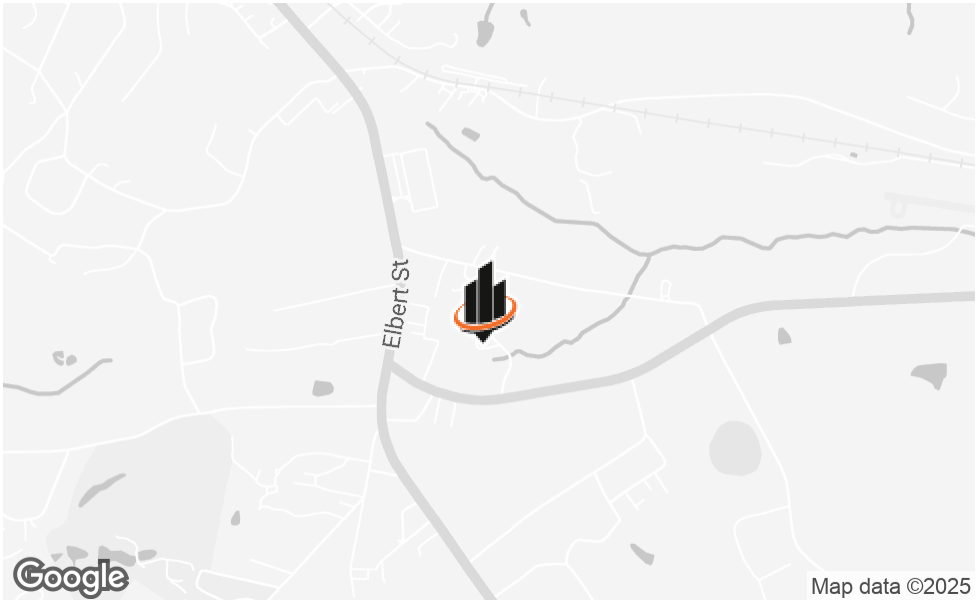
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GA #365989

27 Lot - MHP  
+/- 5.19 Acres  
On Sewer



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,635,000
NUMBER OF UNITS:	27
LOT SIZE:	5.19 Acres
BUILDING SIZE:	
NOI:	\$163,149.86
CAP RATE:	9.98%

PROPERTY DESCRIPTION

1055 Country Manor Lane offers a unique opportunity to acquire a well-positioned cash flowing mobile home park (MHP) in Elberton, Georgia — widely known as the “Granite Capital of the World.” Set on a spacious 5.19 acre lot with ample parking and easy access, this park contains 27 total lots, 24 park owned MH’s, 2 private owned MH’s, and 1 lot with a burnt MH. Property is nestled between Walmart, Ingles, and surrounding multi-family. The park sits +/-2 miles from the City of Elberton.

Within the last 18 months 10 of the 24 park owned MH’s have been fully renovated and re-leased. The current gross monthly rental income is \$18,100+. Current owner has invested +/- \$235,000 in renovations to the property.

- Utilities:
- Water - 1 Meter for Park - Tenants Reimburse
  - Sewer - County
  - Electric - Individual MH Meters

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Sewer - County

Electric - Individual MH Meters

Each tenant is screened via tenant application and is required to pay 1 month's rent + security deposit (equal to 1/mo rent).

## LOCATION DESCRIPTION

Strategically located just minutes from downtown Elberton, 1055 Country Manor Lane offers a prime position within Georgia's “Granite Capital.” This property enjoys convenient access to key highways including GA State Route 77 and Highway 72, facilitating seamless connections to Athens, Augusta, and Interstate 85.

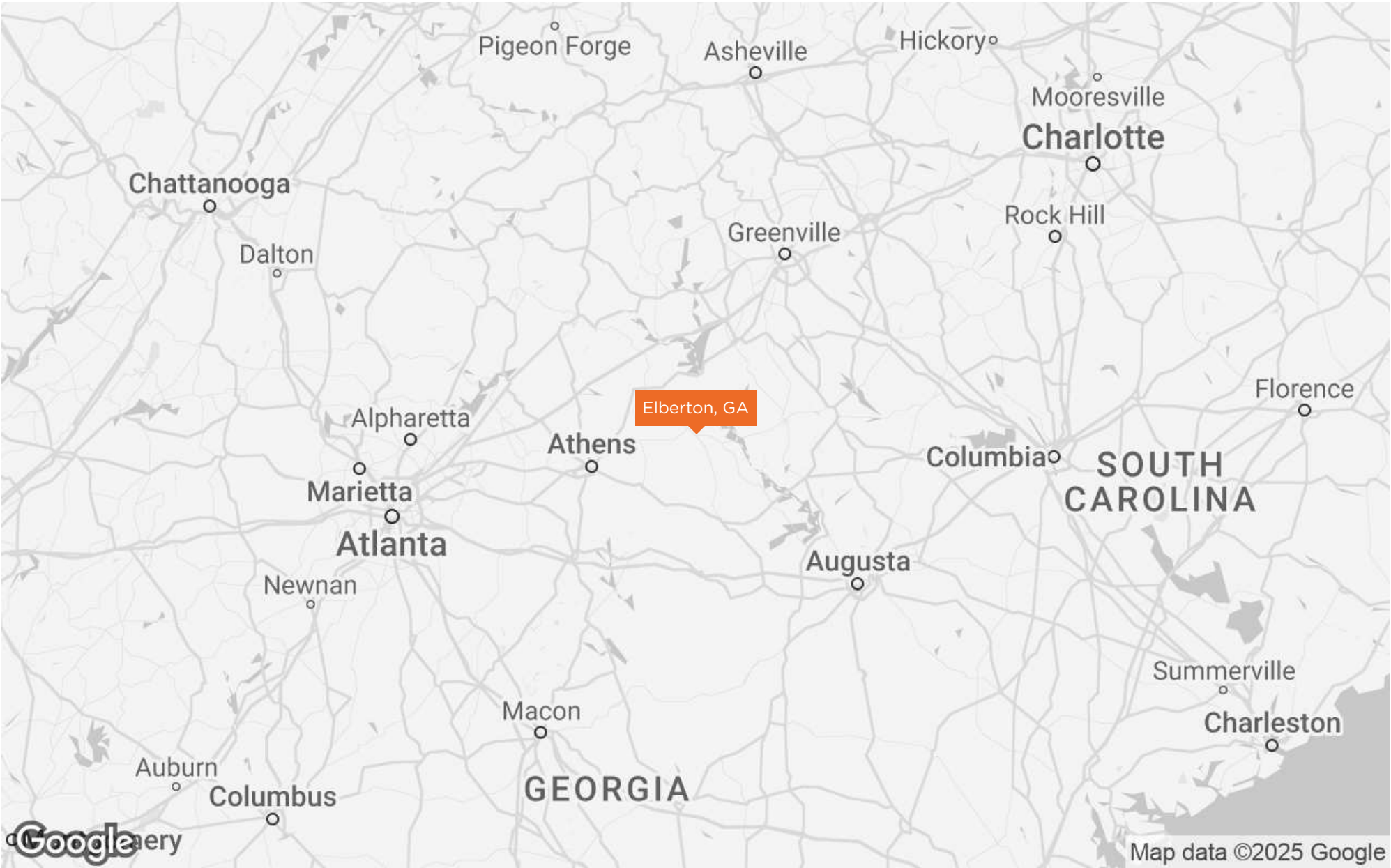
Surrounding the property are a mix of residential neighborhoods, local businesses, and industrial operations, particularly those associated with the granite and monument industries, for which Elberton is nationally renowned. The area provides a solid labor pool and a supportive local business climate. Utilities and infrastructure are well-developed, and zoning flexibility may allow for a variety of commercial uses.



## ADDITIONAL PHOTOS

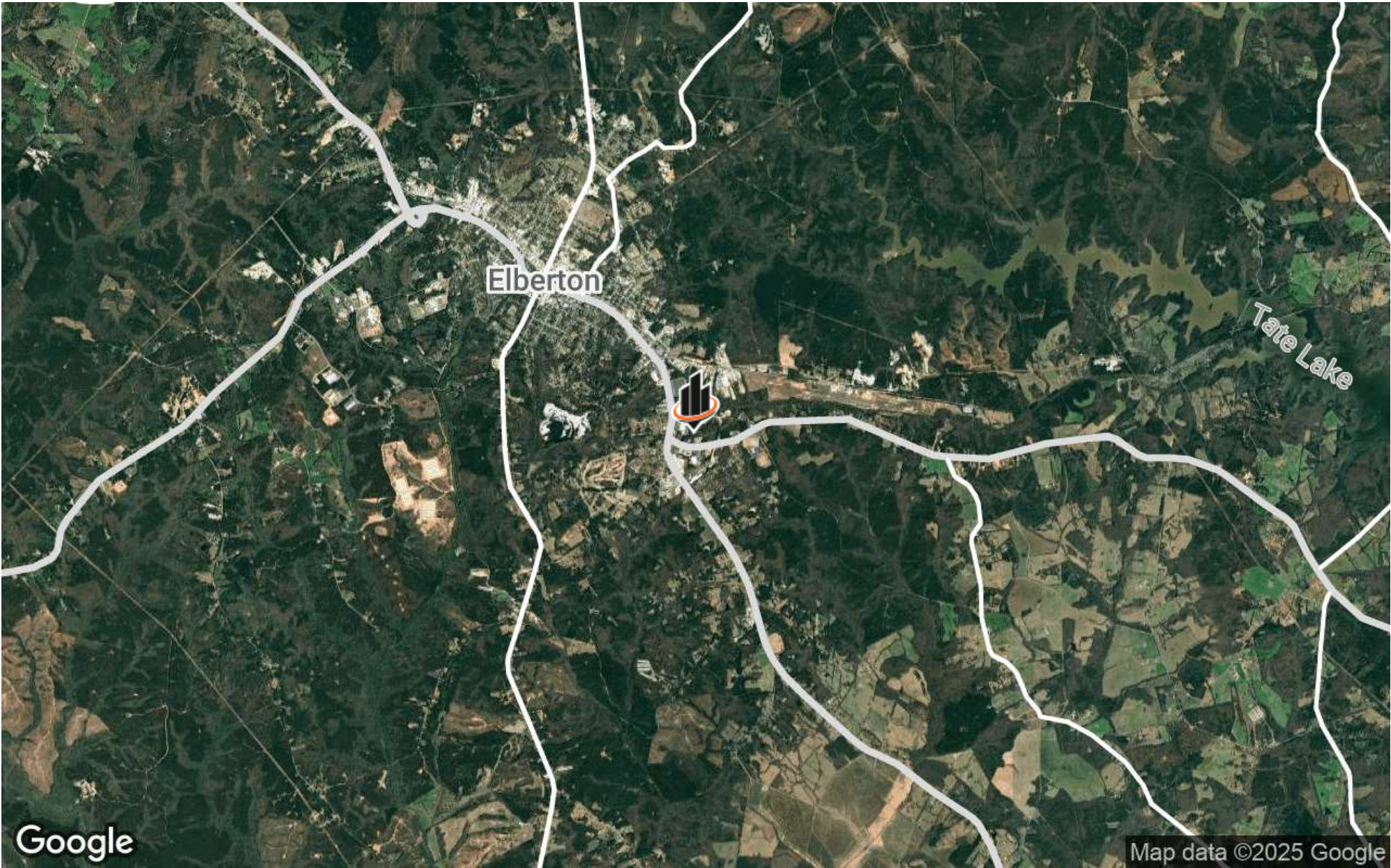


REGIONAL MAP



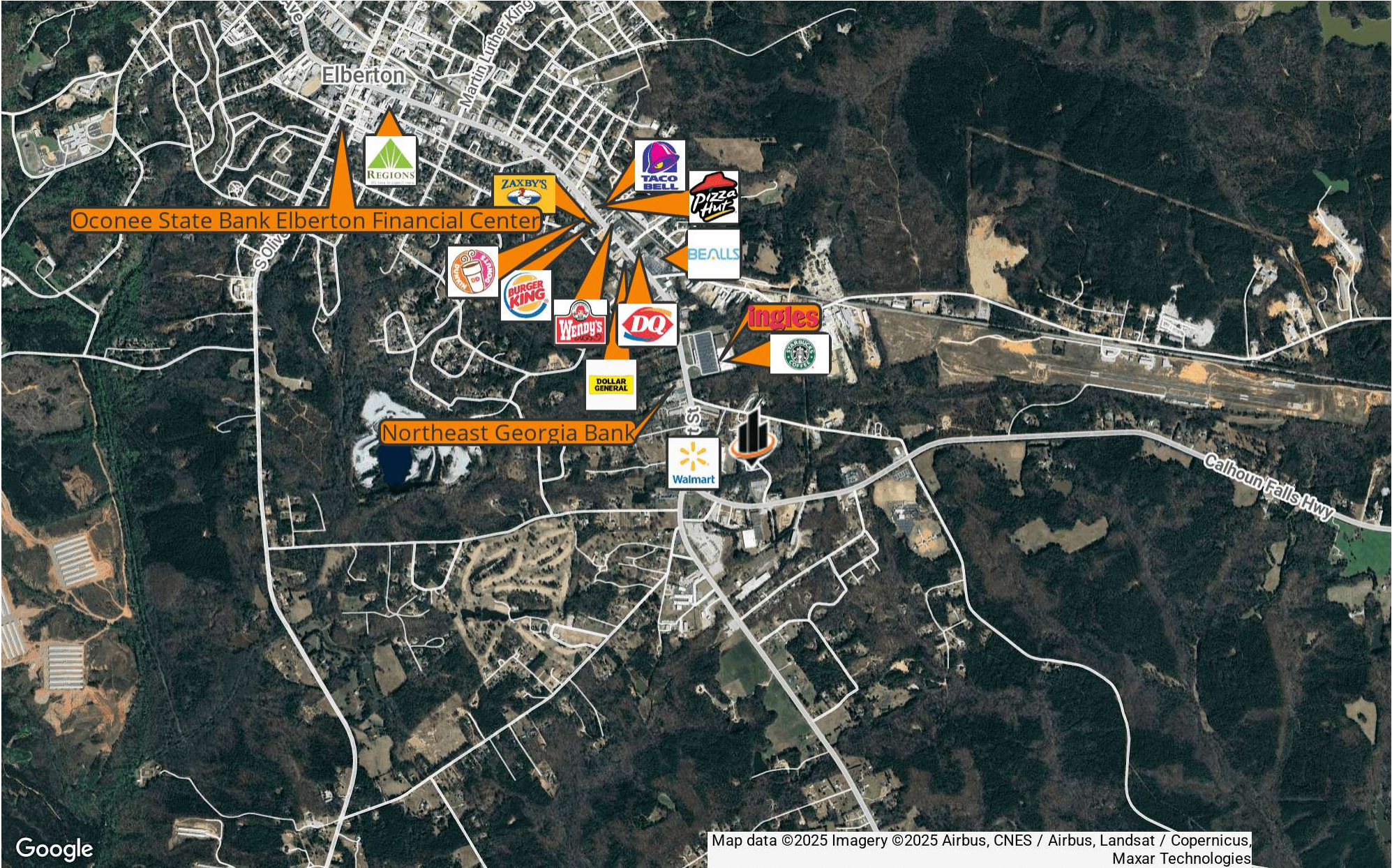


LOCATION MAP





RETAILER MAP





FINANCIAL SUMMARY

INVESTMENT OVERVIEW		1055 COUNTRY MANOR LANE - MHP
PRICE		\$1,635,000
PRICE PER SF		\$7
PRICE PER UNIT		\$60,556
GRM		7.5
CAP RATE		9.98%
CASH-ON-CASH RETURN (YR 1)		9.98%
TOTAL RETURN (YR 1)		\$163,150
OPERATING DATA		1055 COUNTRY MANOR LANE - MHP
GROSS SCHEDULED INCOME		\$218,016
TOTAL SCHEDULED INCOME		\$218,016
GROSS INCOME		\$218,016
OPERATING EXPENSES		\$54,866
NET OPERATING INCOME		\$163,150
PRE-TAX CASH FLOW		\$163,150
FINANCING DATA		1055 COUNTRY MANOR LANE - MHP
DOWN PAYMENT		\$1,635,000



INCOME & EXPENSES

INCOME SUMMARY		1055 COUNTRY MANOR LANE - MHP
VACANCY COST		\$0
GROSS INCOME		\$218,016
EXPENSES SUMMARY		1055 COUNTRY MANOR LANE - MHP
WATER		\$8,400
TRASH		\$1,722
PROPERTY TAX		\$1,867
MOBILE HOME TAX		\$2,032
INSURANCE		\$8,645
MANAGEMENT FEE		\$7,200
MAINTANCE		\$25,000
OPERATING EXPENSES		\$54,866
NET OPERATING INCOME		\$163,150



RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT	LEASE START	LEASE END
1	2	2	784 SF	\$725.00	\$0.92	-	-	-	-	-
2	2	1	672 SF	\$920.00	\$1.37	-	-	-	-	-
3 Lot Rent	-	-	-	\$186.50	-	-	-	-	-	-
4	2	2	924 SF	\$850.00	\$0.92	-	-	-	-	-
5	2	2	924 SF	\$920.00	\$1.00	-	-	-	-	-
6	3	2	1,216 SF	\$615.00	\$0.51	-	-	-	-	-
7	2	2	924 SF	\$700.00	\$0.76	-	-	-	-	-
8 Burnt MH	-	-	-	-	-	-	-	-	-	-
9	3	2	924 SF	\$620.00	\$0.67	-	-	-	-	-
10	2	1	770 SF	\$900.00	\$1.17	-	-	-	-	-
11	2	2	924 SF	\$950.00	\$1.03	-	-	-	-	-
12	2	1	700 SF	\$925.00	\$1.32	-	-	-	-	-
13 Vacant Lot	-	-	-	-	-	-	-	-	-	-
14	2	2	924 SF	\$920.00	\$1.00	-	-	-	-	-
15	2	2	924 SF	\$619.50	\$0.67	-	-	-	-	-
16	2	1	700 SF	\$600.00	\$0.86	-	-	-	-	-
17	2	1	672 SF	\$370.00	\$0.55	-	-	-	-	-
18 Lot Rent	-	-	-	\$186.50	-	-	-	-	-	-
19	3	1	1,064 SF	\$1,100.00	\$1.03	-	-	-	-	-
20	3	2	1,064 SF	\$1,120.00	\$1.05	-	-	-	-	-



RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT	LEASE START	LEASE END
21	2	2	980 SF	\$720.00	\$0.73	-	-	-	-	-
22	2	2	924 SF	\$715.00	\$0.77	-	-	-	-	-
23	2	1	732 SF	\$900.00	\$1.23	-	-	-	-	-
24	2	1	728 SF	\$660.00	\$0.91	-	-	-	-	-
25	2	1	672 SF	\$690.00	\$1.03	-	-	-	-	-
26	2	1	672 SF	\$655.00	\$0.97	-	-	-	-	-
27	2	1	784 SF	\$600.00	\$0.77	-	-	-	-	-
TOTALS			19,602 SF	\$18,167.50	\$21.24	\$0.00	\$0.00	\$0.00		
AVERAGES			852 SF	\$726.70	\$0.92					



ingles

SECTION 1  
Demographics

27 Lot - MHP  
+/-5.19 Acres  
On Sewer