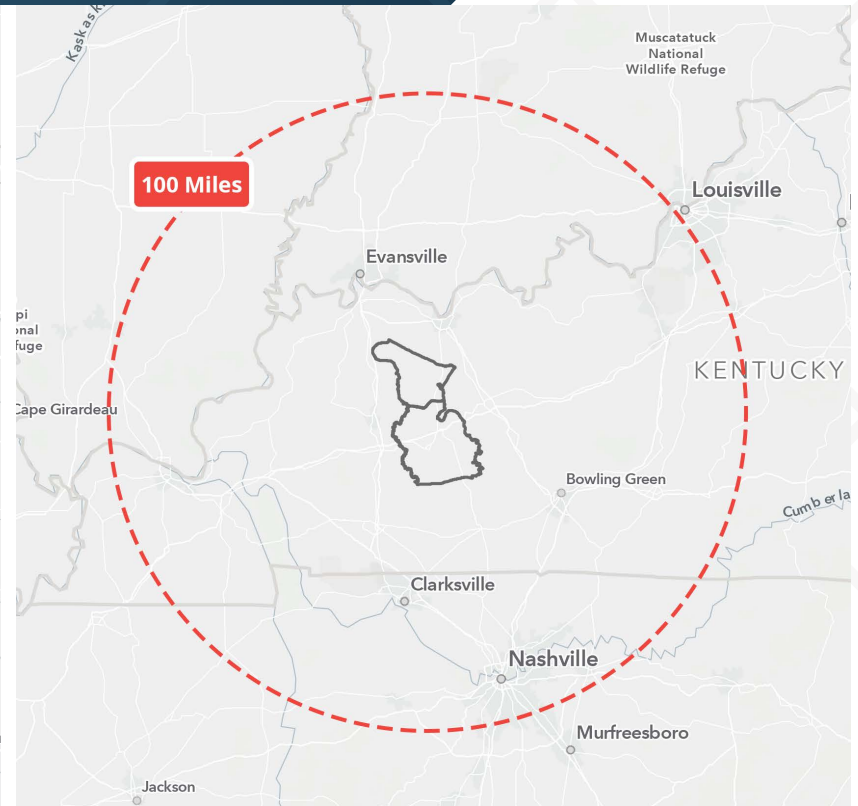
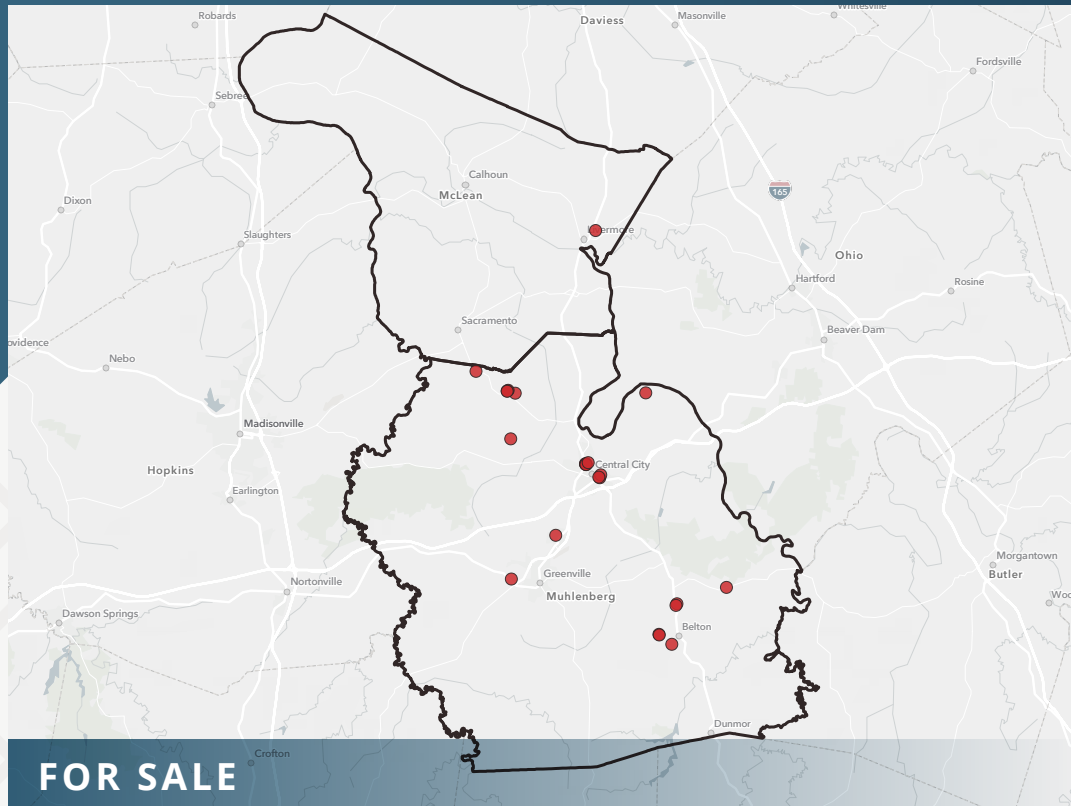


120 Manufactured Housing Rental Portfolio: Kentucky

Muhlenberg County, KY | Mclean County, KY

120 Manufactured Housing Rental Portfolio: Kentucky

Muhlenberg County, KY | McLean County, KY



Contact Broker PRICE

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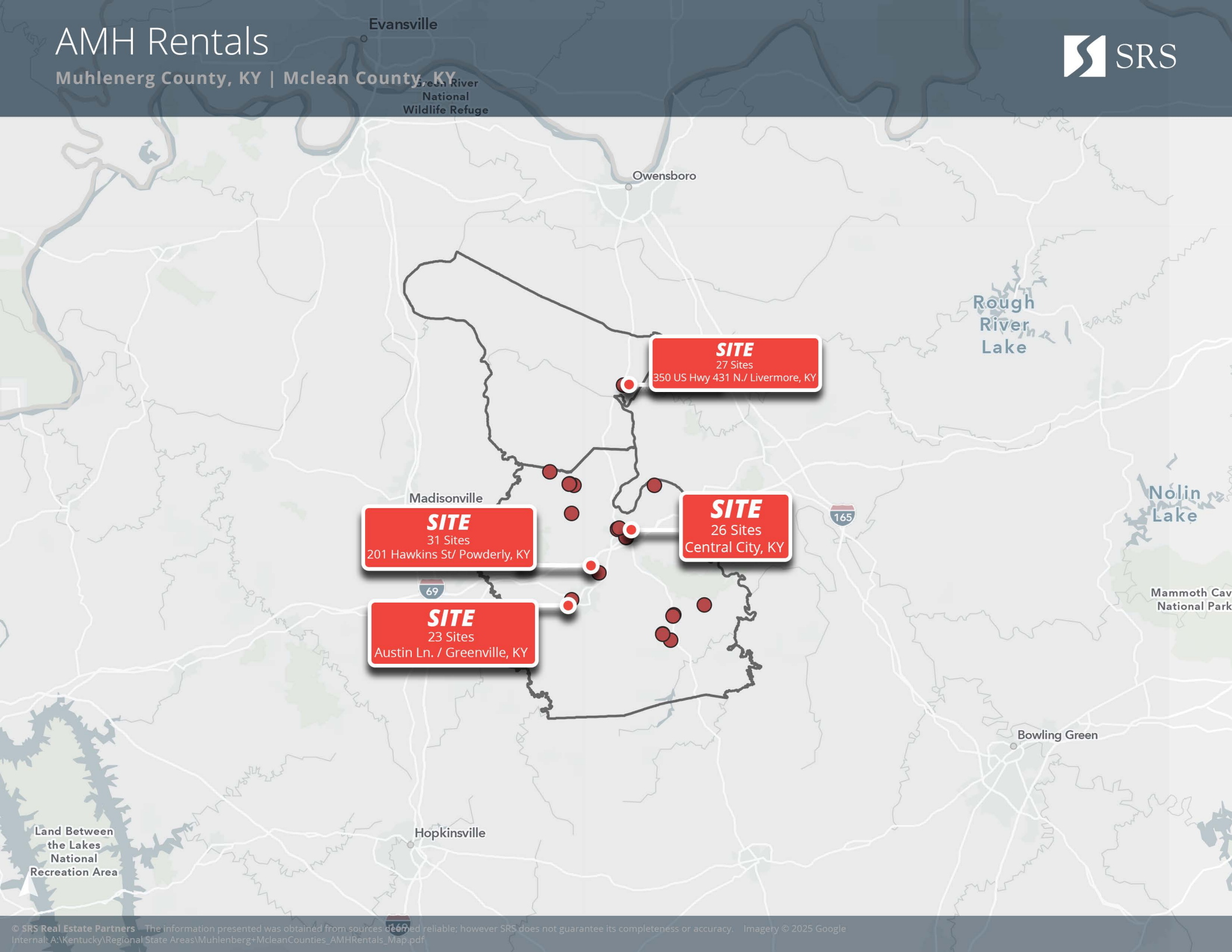
Casey Rector

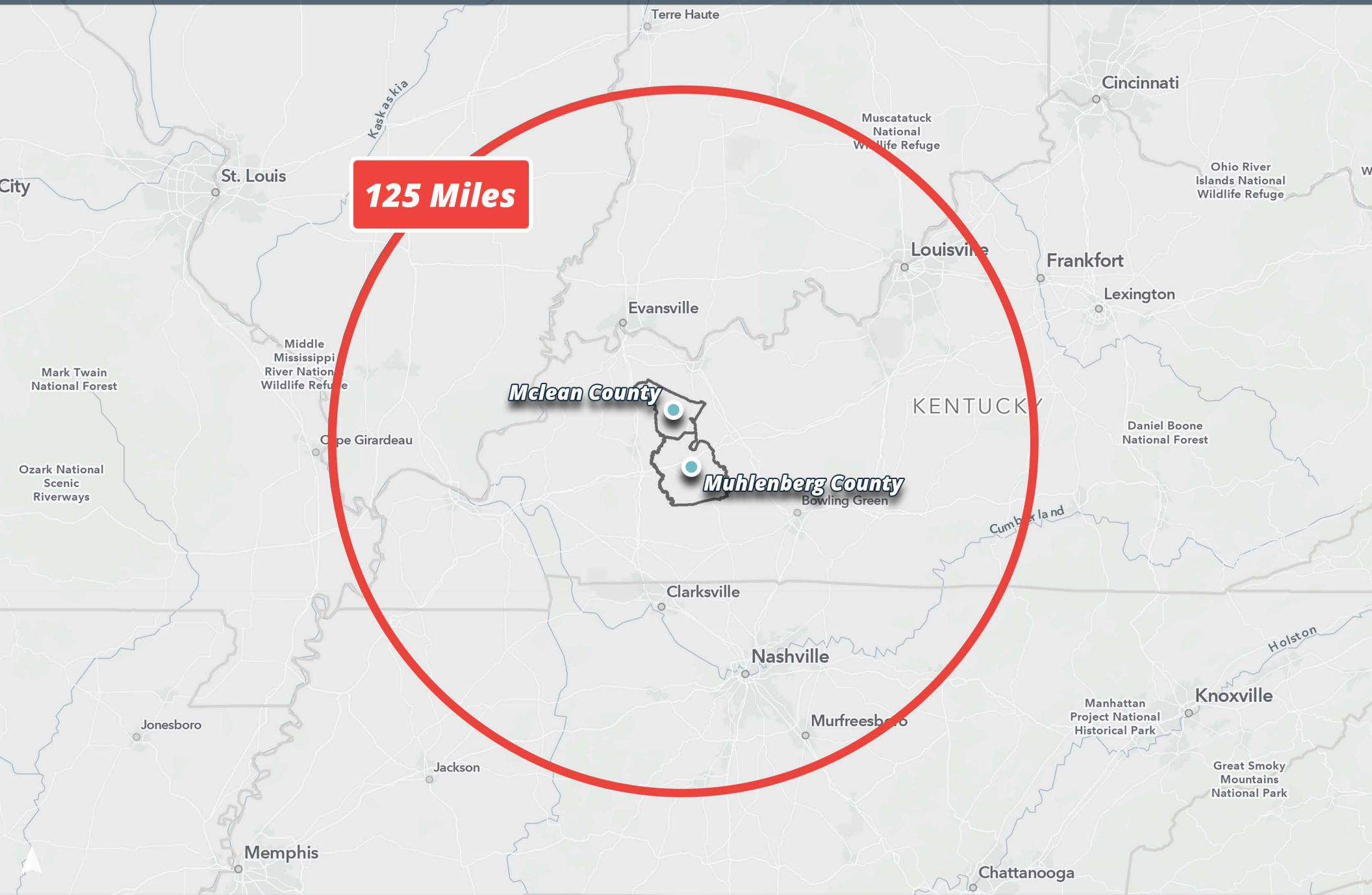
502.791.6545

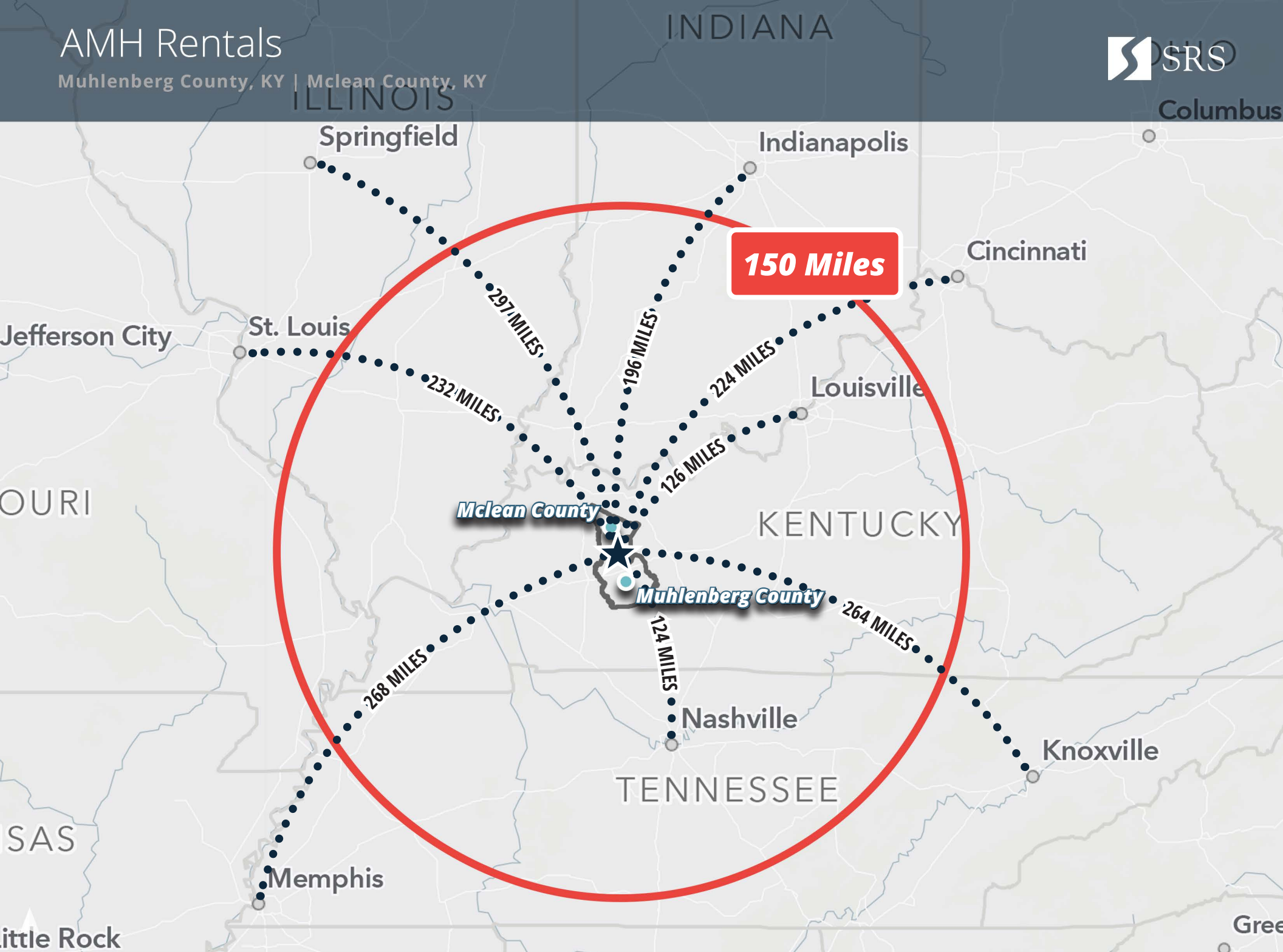
casey.rector@srsre.com

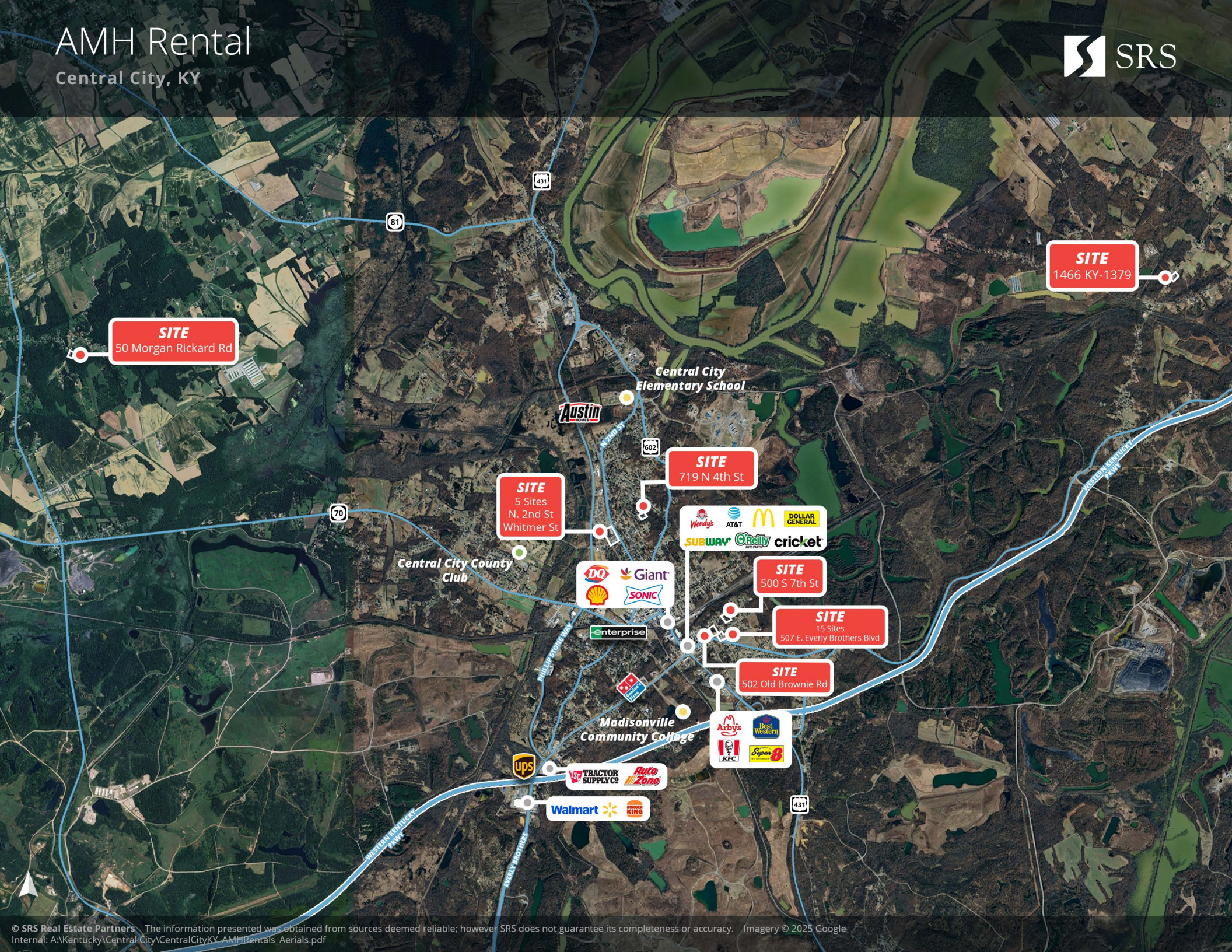
INVESTMENT HIGHLIGHTS

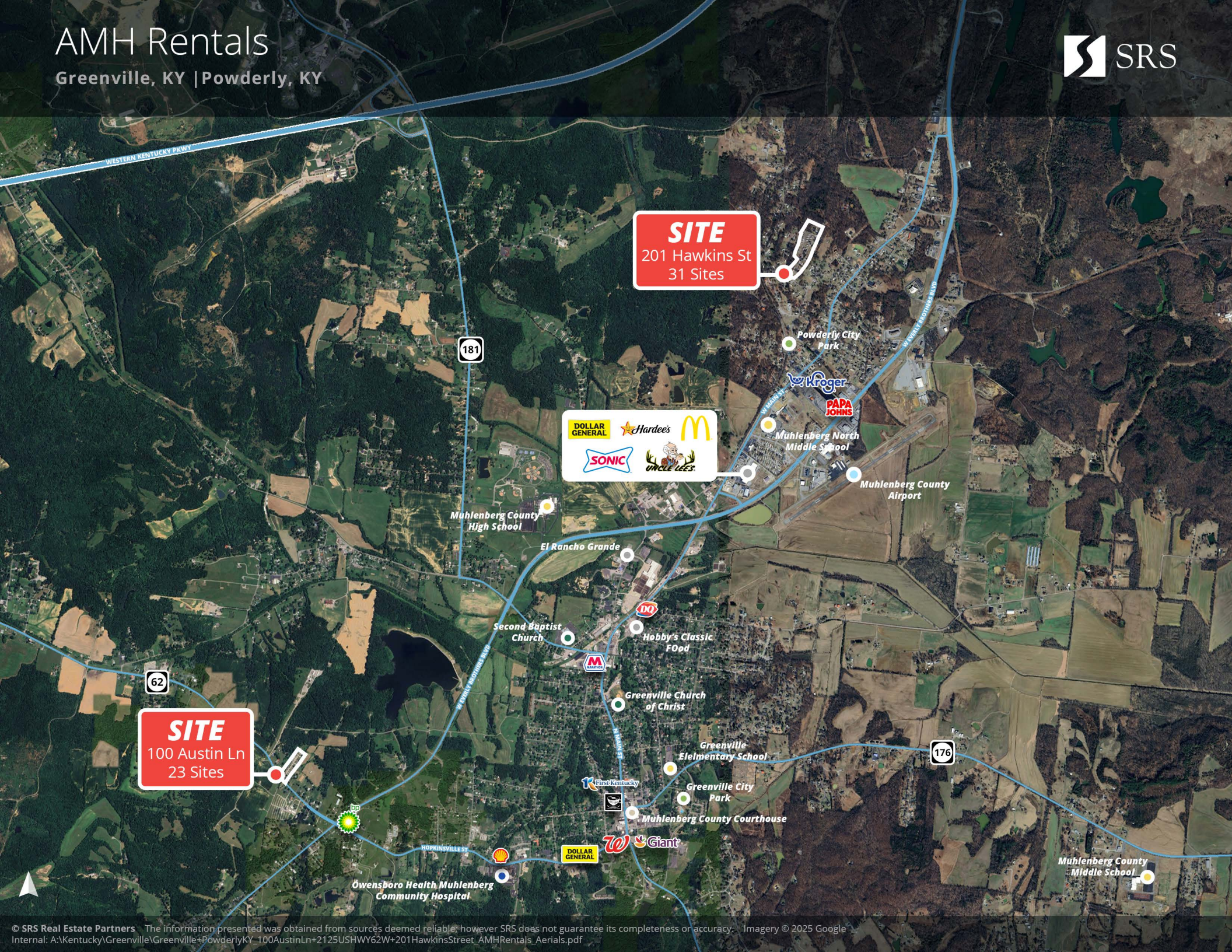
- Turnkey 120-Unit Portfolio
 - 99 Community Sites
 - 17 Land/Home Sites
 - 4 Traditional Stick-built Houses
- 66 Community-owned Manufactured Homes
- Includes 5 distinct AMH communities with the balance of the portfolio being individual MH land/home sites and traditional stick-built houses delivering operational economies of scale and geographic diversification within Muhlenburg and McLean counties.
- Portfolio's scale offers immediate and reliable cash flow across two counties in Western Kentucky.
- Located in contiguous Muhlenberg and McLean counties enables centralized management and operations, lower overhead cost and easier oversight.
- Local demand for affordable housing supports long-term occupancy stability as well as real rent growth potential.
- Strong rent rolls with immediate opportunity to infill vacant lots and to increase rents to market rates.
- Seller is the largest independent Manufactured Housing retailer in Western Kentucky and is open to making arrangements with the buyer to provide turnkey lot infill in the coming years.
- Diverse mix of single and double-wide homes appeals to a broad range of tenants seeking quality, affordable living.
- Well-maintained sites with long-term residents and stable occupancy underscore the desirability of these communities.
- Muhlenberg and McLean Counties have diversified economies with a stable and growing employment base.











SITE
201 Hawkins St
31 Sites

SITE
100 Austin Ln
23 Sites

DOLLAR GENERAL Hardee's McDonald's
SONIC UNCLE LEE'S

Powderly City Park

Kroger

PAPA JOHN'S

Muhlenberg North Middle School

Muhlenberg County Airport

Muhlenberg County High School

El Rancho Grande

Second Baptist Church

Hobby's Classic Food

McDonald's

Greenville Church of Christ

Greenville Elementary School

Greenville City Park

Muhlenberg County Courthouse

First Kentucky

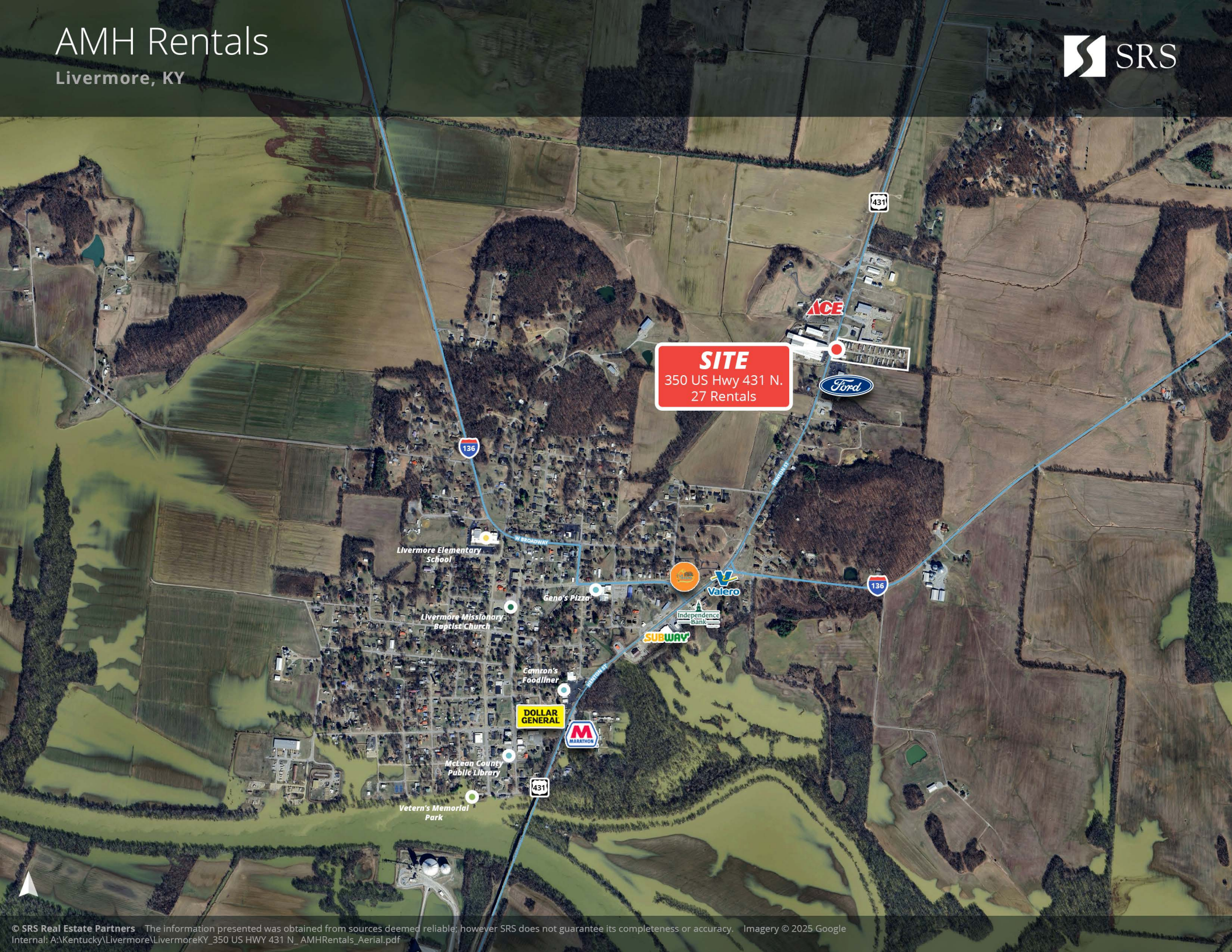
DOLLAR GENERAL Giant

Owensboro Health Muhlenberg Community Hospital

Muhlenberg County Middle School

AMH Rentals

Livermore, KY



SITE
350 US Hwy 431 N.
27 Rentals

Livermore Elementary School

Livermore Missionary Baptist Church

Gene's Pizza

Camron's Foodliner

McLean County Public Library

Veteran's Memorial Park

ACE

Ford

Valero

SUBWAY

DOLLAR GENERAL

MARATHON

Independence Bank



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