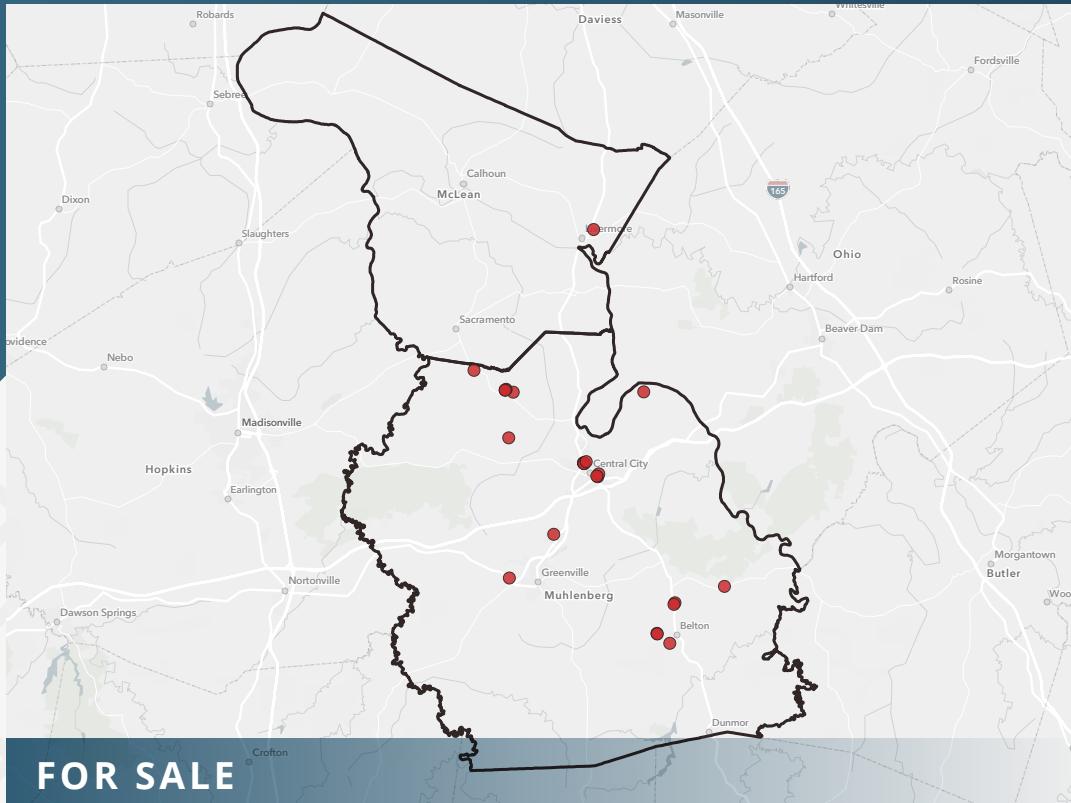


120 Manufactured Housing Rental Portfolio: Kentucky

Muhlenberg County, KY | Mclean County, KY

# 120 Manufactured Housing Rental Portfolio: Kentucky

## Muhlenberg County, KY | McLean County, KY



**FOR SALE**

Contact Broker

PRICE

### CONTACT

**Tony Wilcox**

502.694.8116

[tony.wilcox@srsre.com](mailto:tony.wilcox@srsre.com)

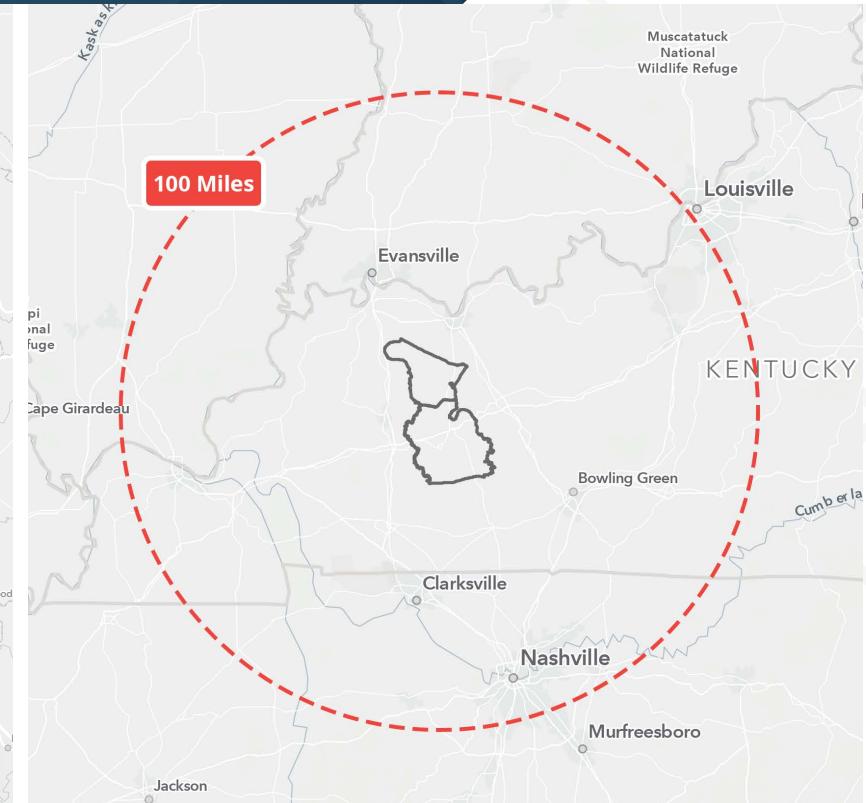
**Casey Rector**

502.791.6545

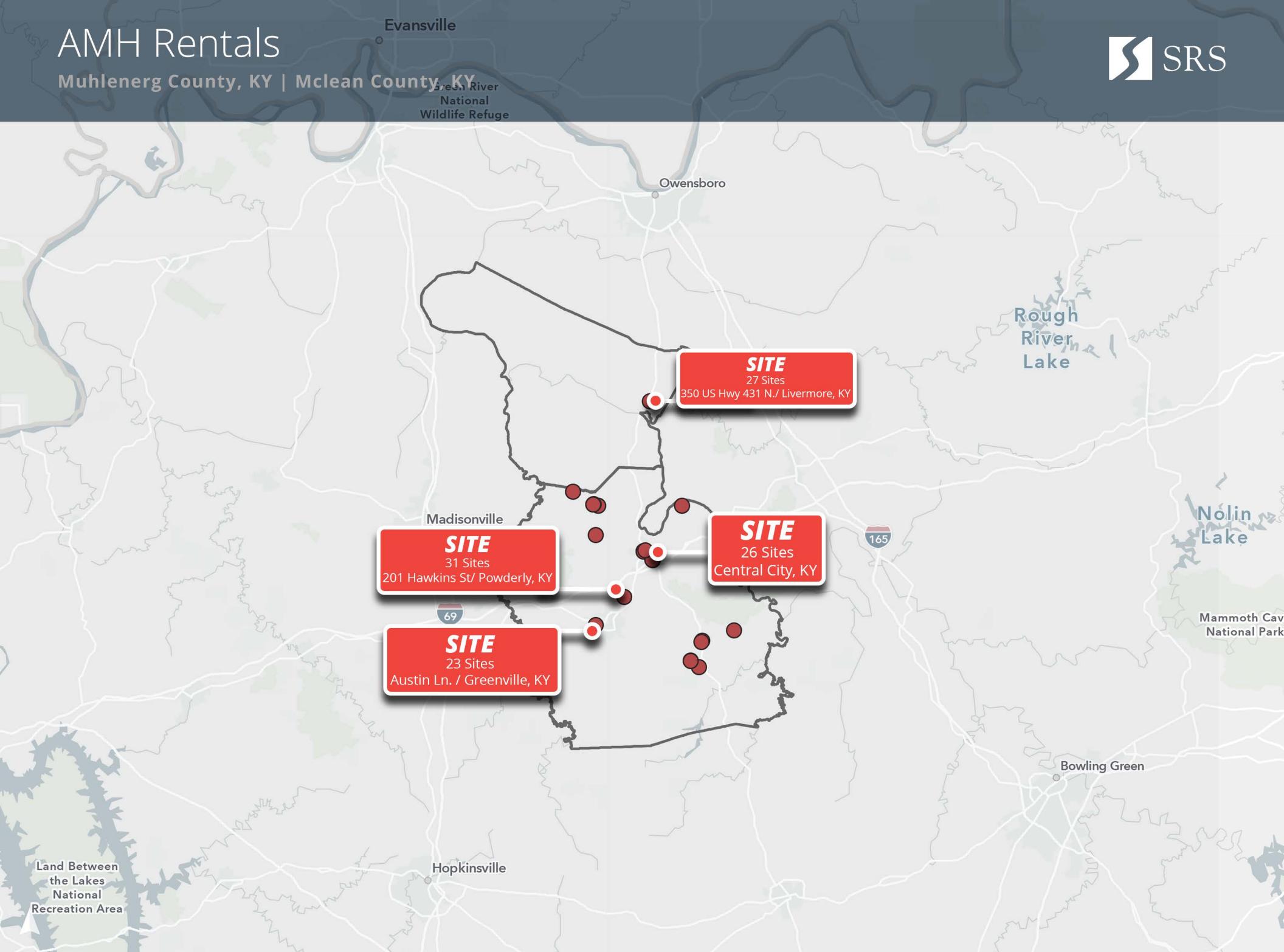
[casey.rector@srsre.com](mailto:casey.rector@srsre.com)

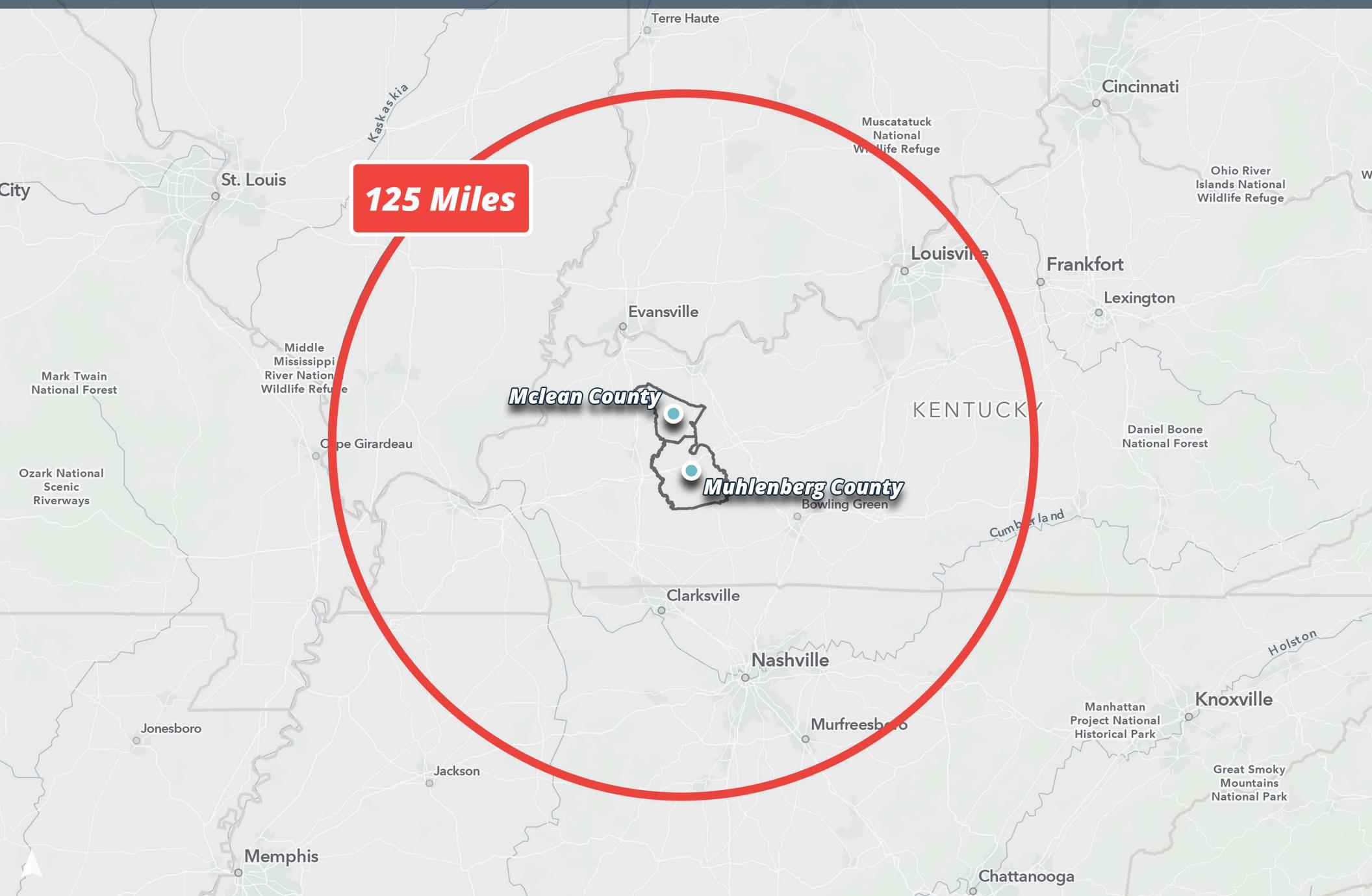
### INVESTMENT HIGHLIGHTS

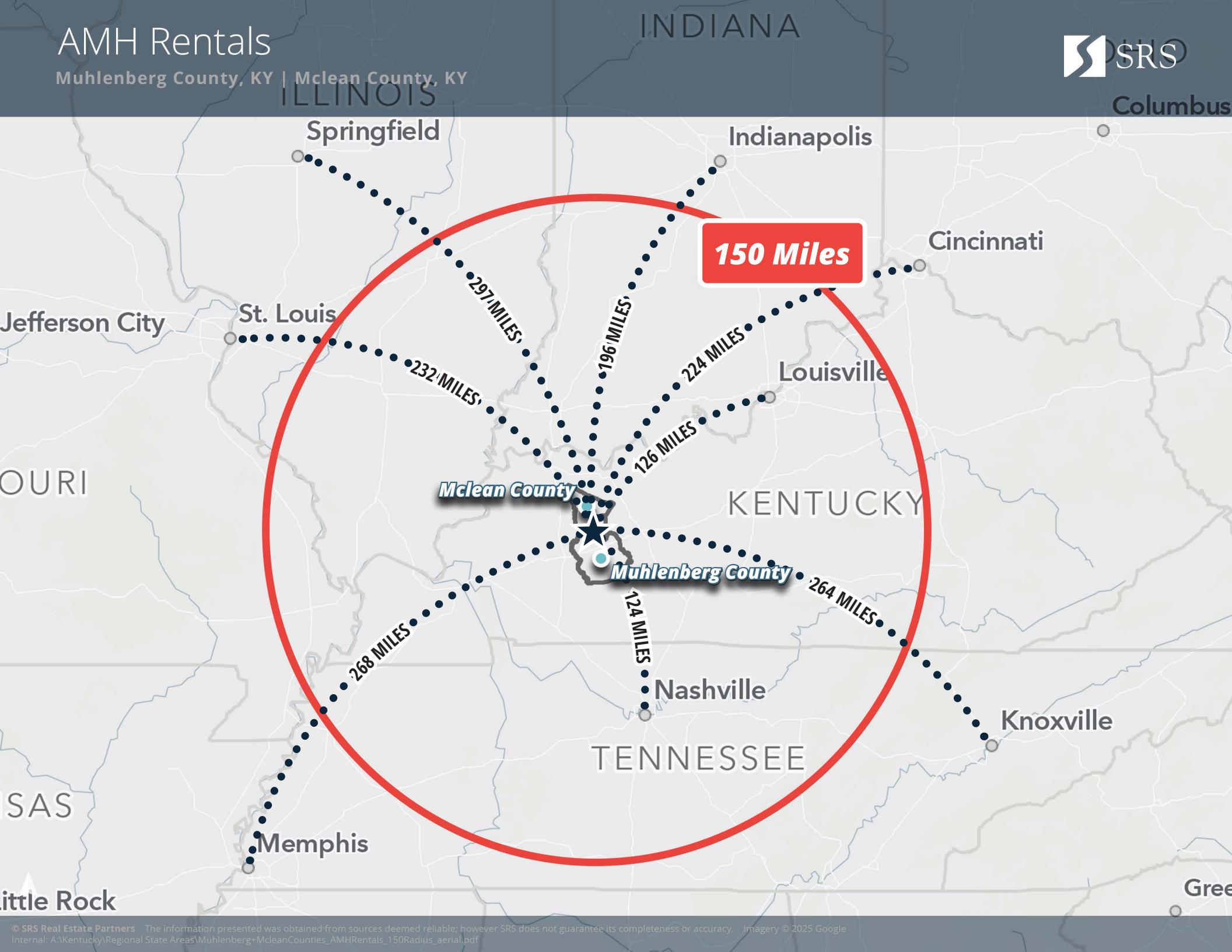
- Turnkey 120-Unit Portfolio
  - 99 Community Sites
  - 17 Land/Home Sites
  - 4 Traditional Stick-built Houses
- 66 Community-owned Manufactured Homes
- Includes 5 distinct AMH communities with the balance of the portfolio being individual MH land/home sites and traditional stick-built houses delivering operational economies of scale and geographic diversification within Muhlenberg 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.

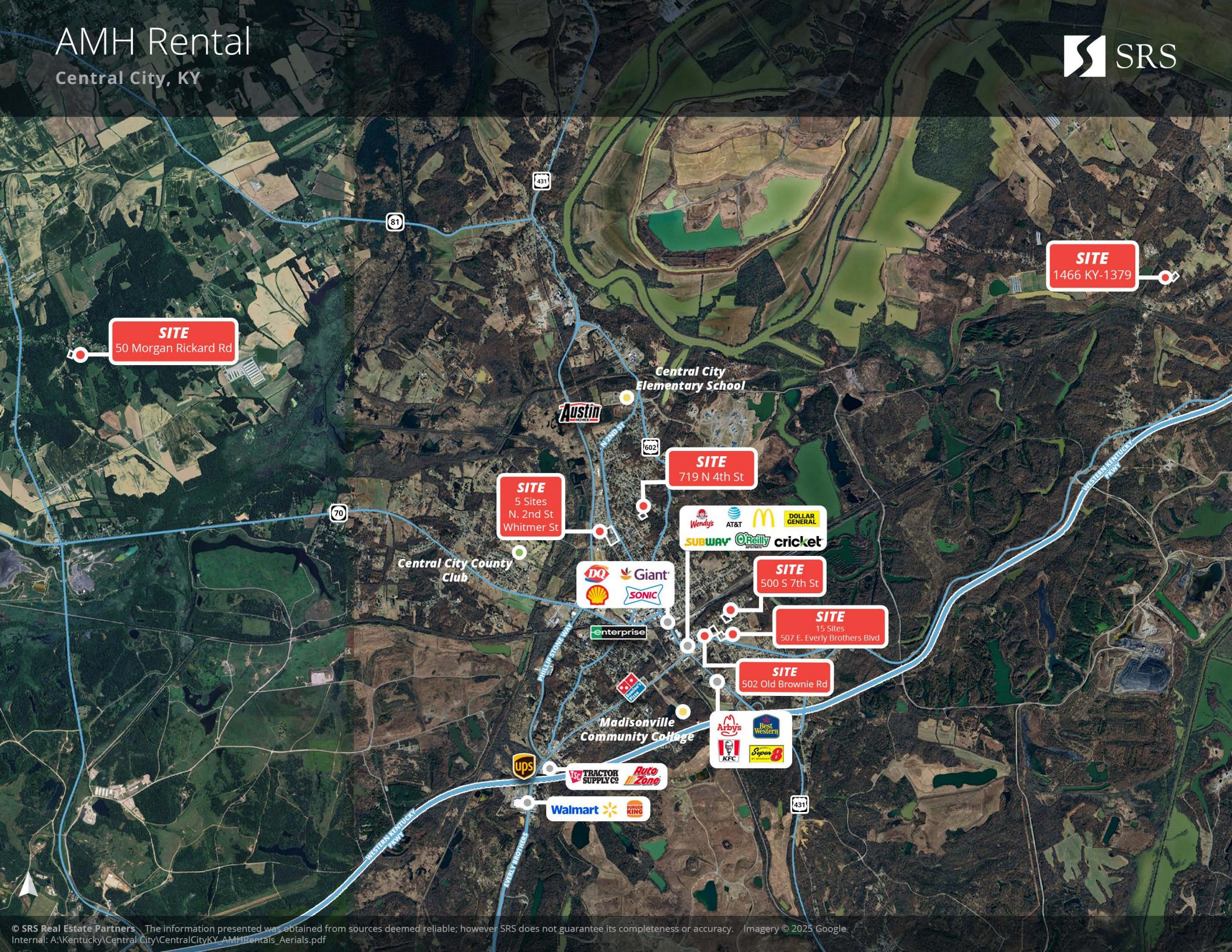


- Local demand for affordable housing supports long-term occupancy stability as well as real rent growth potential.
- Strong rent rolls with immediate opportunity to infill vacant lots and to increase rents to market rates.
- Seller is the largest independent Manufactured Housing retailer in Western 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.









# AMH Rentals

**Greenville, KY | Powderly, KY**

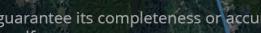


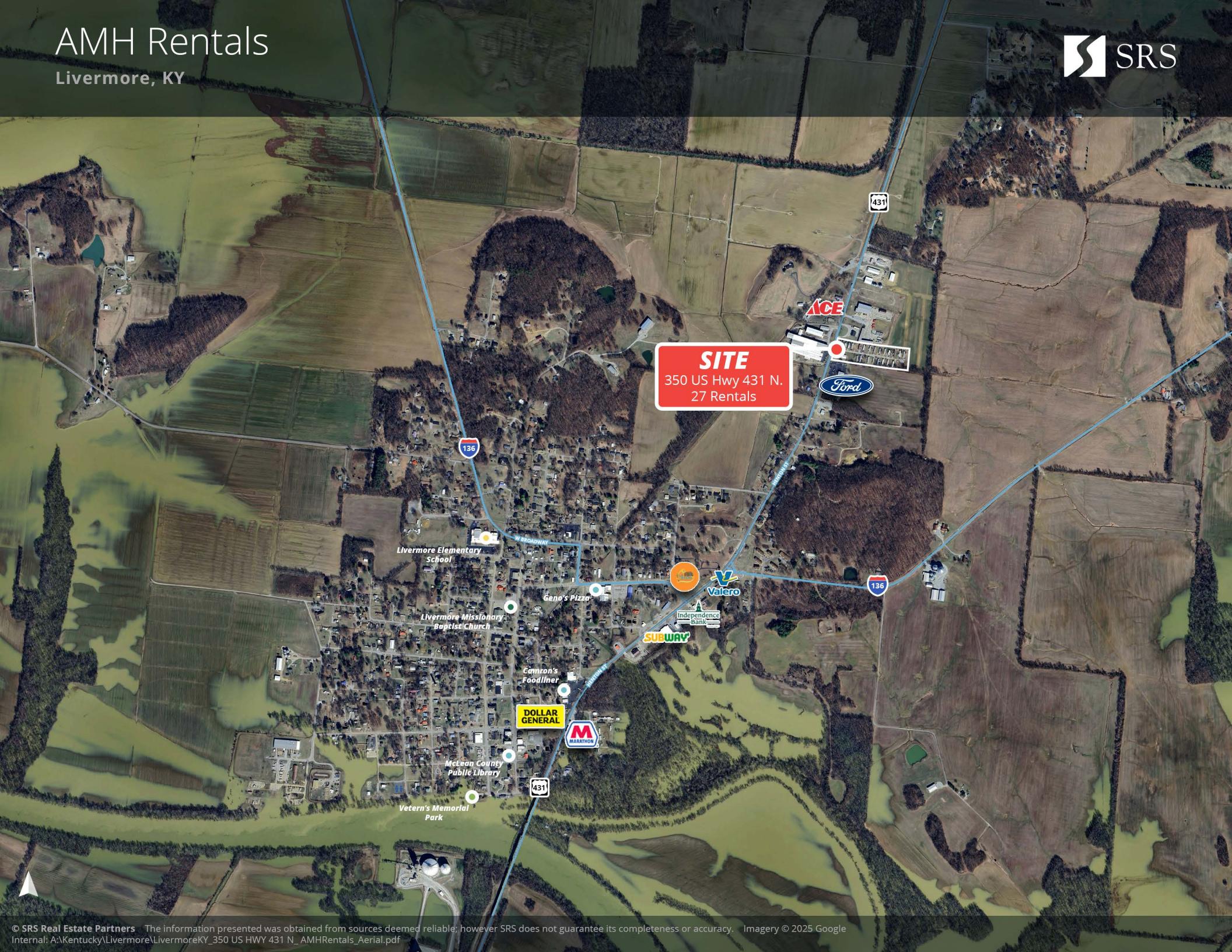
**SITE**

201 Hawkins St  
31 Sites

SITE

100 Austin Ln  
23 Sites







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