

# AUCTION SALE | FAYETTEVILLE MOBILE HOME PARK

FAYETTEVILLE, TN



AUCTION SALE FEBRUARY 24 - FEBRUARY 26 | RIMARKETPLACE.COM

## 36 SIMMONS CIRCLE FAYETTEVILLE, TN 37334

### PROPERTY HIGHLIGHTS:

- 8-Site Mobile Home Park Community Located in Fayetteville, TN (Nashville, TN + Huntsville, AL)
- Significant Value-Add Potential with immediate opportunity to raise monthly lot rents
- In-Place NOI:  $\pm$ \$51,000
- Proforma NOI:  $\pm$ \$70,000
- Average lot rent is considerably lower than that of competing parks in the area, which have an average occupancy rate of 95%+
- The community is connected to public water and utilities and includes two newly installed septic tanks

The information provided herein along with any attachment(s) was obtained from sources believed to be reliable, however, Friedman Real Estate makes no guarantees, warranties, or representations as to the completeness or accuracy of such information and legal counsel is advised. All information provided is subject to verification and no liability for reliance on such information or errors or omissions is assumed. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2025 Friedman Real Estate. All rights reserved.

FOR MORE INFORMATION PLEASE CONTACT:



**RYAN WILNER**  
ryan.wilner@freg.com



**STEVEN SILVERMAN**  
steven.silverman@freg.com

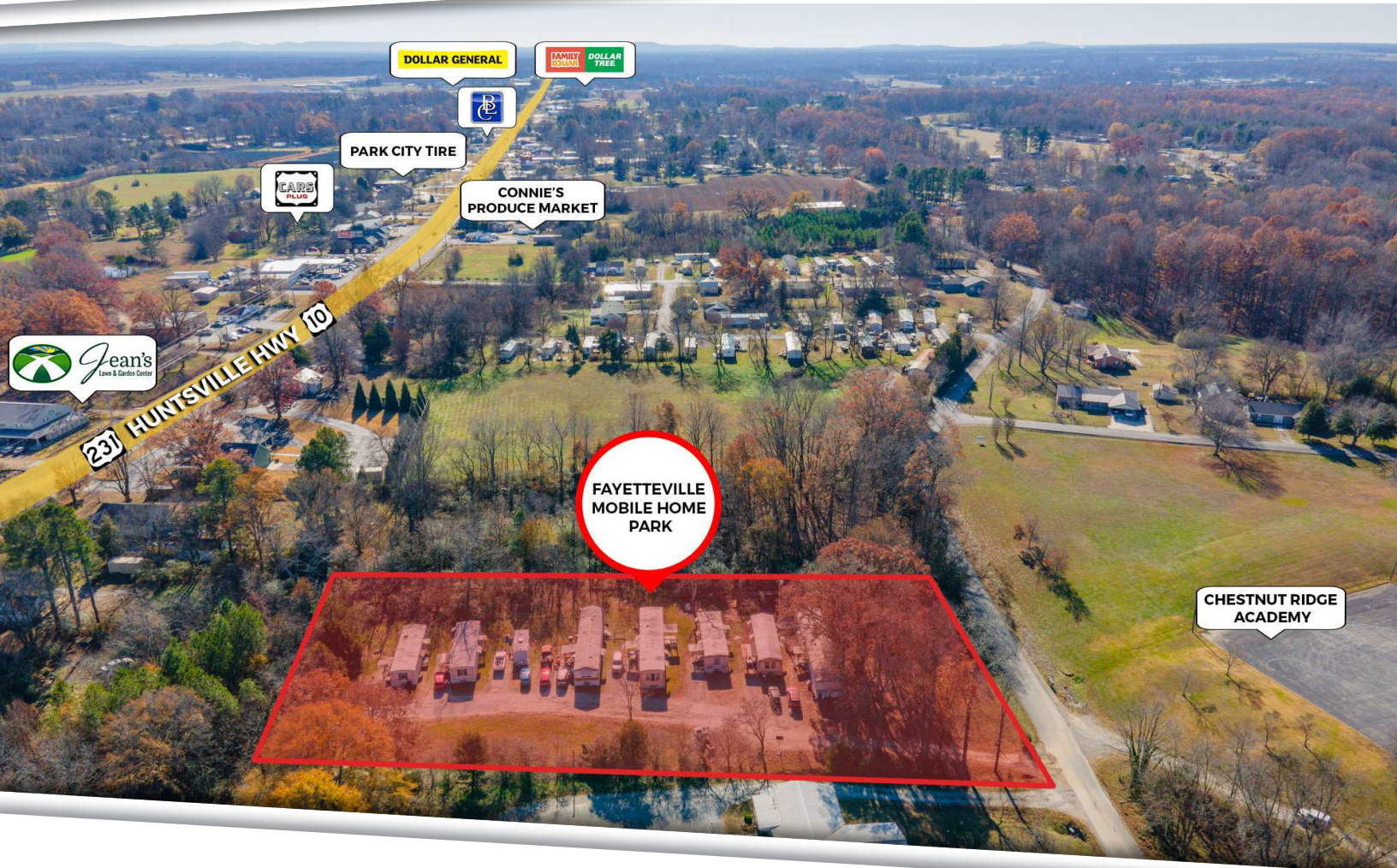
**248.324.2000**

**eCODE 320**





# FAYETTEVILLE MOBILE HOME PARK LOCATION OVERVIEW



DEMOGRAPHICS			
	5 MILES	10 MILES	15 MILES
Total Population	15,588	35,686	63,558
Total Households	6,398	14,519	25,587
Average HH Income	\$81,252	\$89,221	\$93,901