



# NORTH CAROLINA MOBILE HOME PARK PORTFOLIO

Christian Diepholz  
Associate Advisor  
O: 828.774.5535  
diepholz@svn.com

## PROPERTY INFORMATION

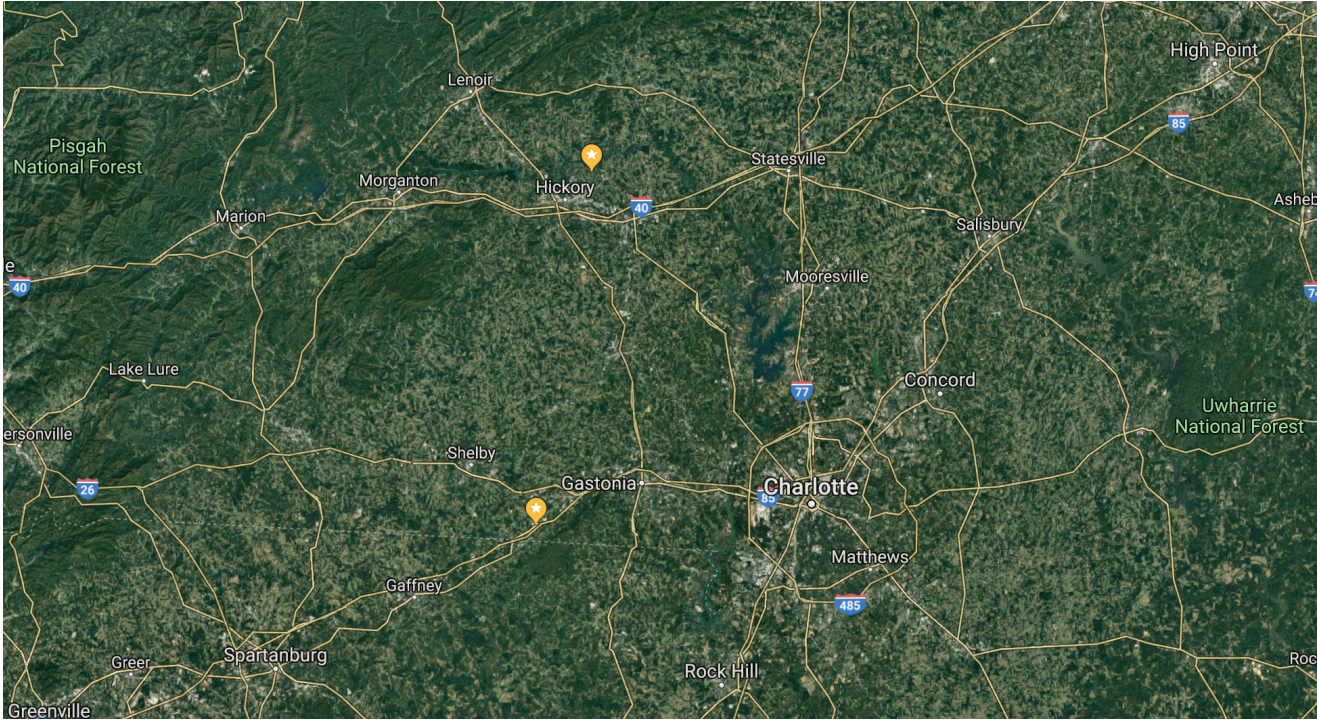
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# 1 PROPERTY INFORMATION

2111 31ST AVE DR NE  
Hickory, NC 28601

# Property Summary



## OFFERING SUMMARY

Sale Price:	\$2,400,000
Number Of Units:	66
Lot Size:	±21 Acres
Gross Income:	\$315,600
Net Income:	\$189,360

## PROPERTY OVERVIEW

SVN is proud to exclusively introduce to market the opportunity to acquire a 3 park portfolio located in North Carolina containing 66 total units, all park owned homes and two single family homes.

\*The information contained herein was obtained from sources deemed to be reliable. However, SVN|BlackStream, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

## PROPERTY HIGHLIGHTS

- 3 Parks in total;
  - 2 Parks in Hickory, NC (on shared road)
  - 1 Park in Kings Mountain, NC
- All units are park owned
- Hickory properties:
  - Water: City
  - Sewer: Septic
- Kings Mountain:
  - Water: Four wells (Park only uses two)

# Property Description



## PROPERTY OVERVIEW

3 Park Portfolio sale

## LOCATION OVERVIEW

Starnes and Crawford MHPs are located directly across the street from one another in Hickory, NC

- Combined 44 units and 2 homes

White Oak MHP is located approximately 1 hour away in Kings Mountain, NC. The Park is located right at the NC/SC state border

- 20 units

- Indian Casino Proposed for kings Mountain less than 10 miles White Oak

# Starnes Mobile Home Park - Hickory, NC



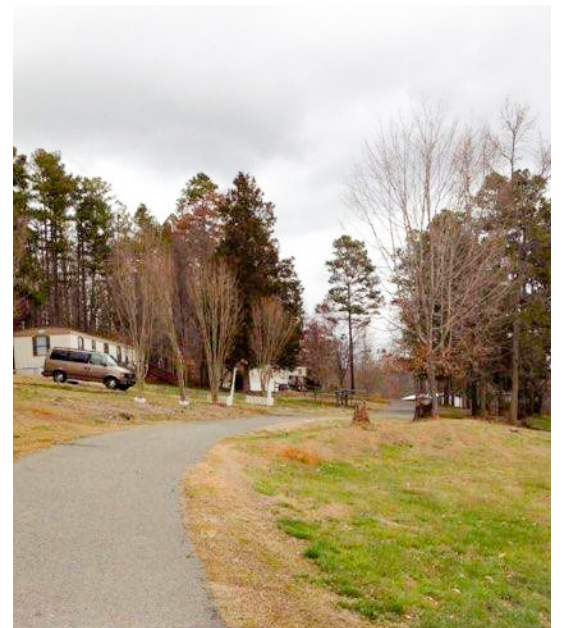
# Crawford Mobile Home Park - Hickory, NC



# White Oak Additional Photos



# White Oak Mobile Home Park - Kings Mountain, NC



# Property Lines





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# Advisor Bio & Contact 1

## CHRISTIAN DIEPHOLZ

Associate Advisor

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18 South Pack Square  
Asheville, NC 28801  
T 828.774.5535  
C 828.290.8483  
diepholz@svn.com

## PROFESSIONAL BACKGROUND

Ryan Robertson is a Senior Advisor with SVN|BlackStream, LLC headquartered in Greenville, SC. Ryan has been with BlackStream, LLC since June 2015 and recently joined the Mobile Home Park/Self Storage Investment Team focusing solely on these types of assets. Ryan has extensive experience in Retail Leasing and investment sales with a strong focus on restaurant location services.

Ryan is a graduate of the College of Charleston in Charleston, SC with a Bachelor's Degree in Communications. He has a very strong background in finance, sales, marketing and client services.

In his free time, Ryan enjoys fly fishing, competitive shooting and trying new restaurants.

## EDUCATION

University of North Carolina Wilmington  
Bachelor of Arts | Recreation & Tourism Management  
Minor | Environmental Science With a Focus on Land Protection Management

## MEMBERSHIPS & AFFILIATIONS

Land of Sky Association of Realtors, North Carolina Association of Realtors, National Association of Realtors, Building Green Real Estate

# Advisor Bio & Contact 2

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# Advisor Bio & Contact 3

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18 South Pack Square  
Asheville, NC 28801  
828.774.5535  
[svnblackstream.com](http://svnblackstream.com)