

# Whispering Oaks MHP

124 Whispering Oaks Rd, Waynesboro, GA 30830



## OFFERING SUMMARY

Sale Price: \$250,000

Number Of Units: 30

Cap Rate: 8.97%

NOI: \$22,417

Lot Size: 9.45 Acres

## PROPERTY OVERVIEW

This multiple parcel mobile home park featuring 30 total spaces has huge upswing potential for the right buyer. With only having 8 units on the property, 3 of which are space renters, this properties growth potential is through the roof. There are three parcels that make up this park giving the opportunity to have one used for RV's. Whispering Oaks MHP has 2 wells, one of which was completely redone a few months ago and has all new plumbing and electric. 13 pads have septic tanks and there are 25 - 200 amp power poles currently in place so the rapid growth potential of this park with minimal overhead costs is mouth watering. If you are looking for a smart investment look no further than Whispering Oaks MHP!

## PROPERTY HIGHLIGHTS

- Opportunity zone property
- Strong rental demand
- Owner financing available
- Upside in vacant spaces
- Rents below market

## SHERMAN & HEMSTREET REAL ESTATE COMPANY

624 Ellis St. , Augusta, GA 30901  
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# Whispering Oaks MHP

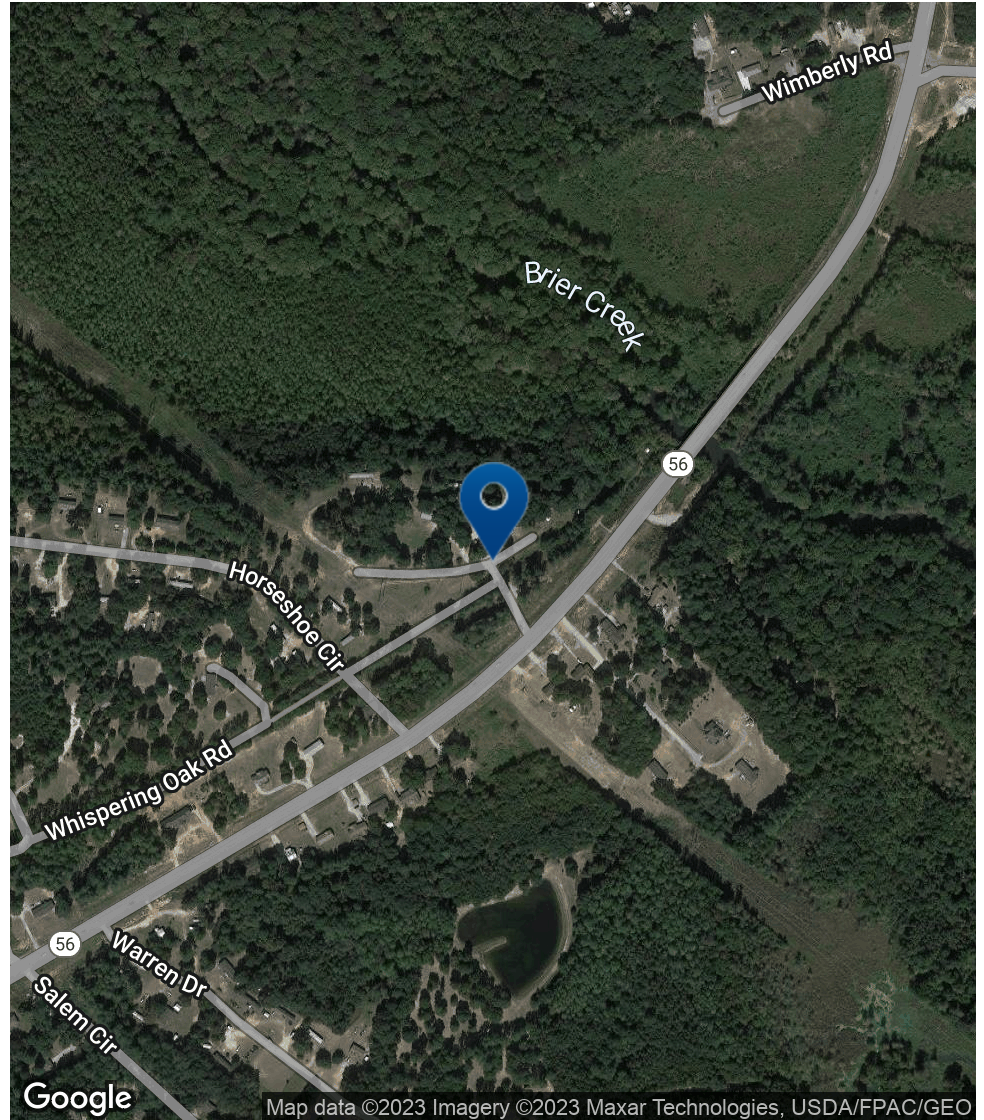
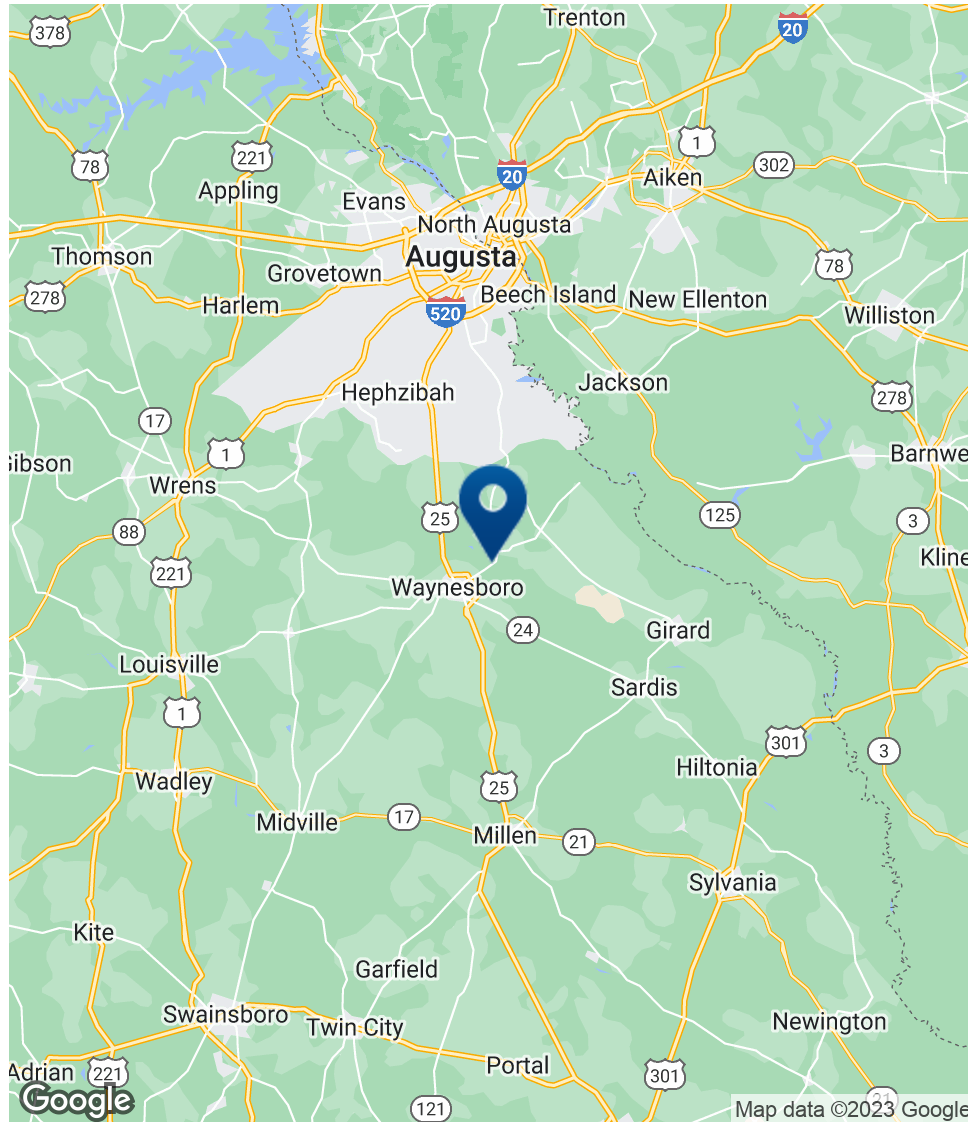
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## INVESTMENT OVERVIEW

Price	\$250,000
Price per Unit	\$8,333
CAP Rate	9.0%

## OPERATING DATA

Gross Scheduled Income	\$36,045
Other Income	\$350
Total Scheduled Income	\$36,395
Vacancy Cost	\$1,802
Gross Income	\$34,592
Operating Expenses	\$12,175
Net Operating Income	\$22,417
Pre-Tax Cash Flow	\$22,417



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## INCOME SUMMARY

Gross Income	\$34,592
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## EXPENSE SUMMARY

Mobile Home Taxes	\$325
Property Taxes	\$1,250
Insurance	\$1,300
Utilities	\$1,200
Repairs & Maintenance	\$1,500
On-site Management Cost	\$6,600

Gross Expenses	\$12,175
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Net Operating Income	\$22,417
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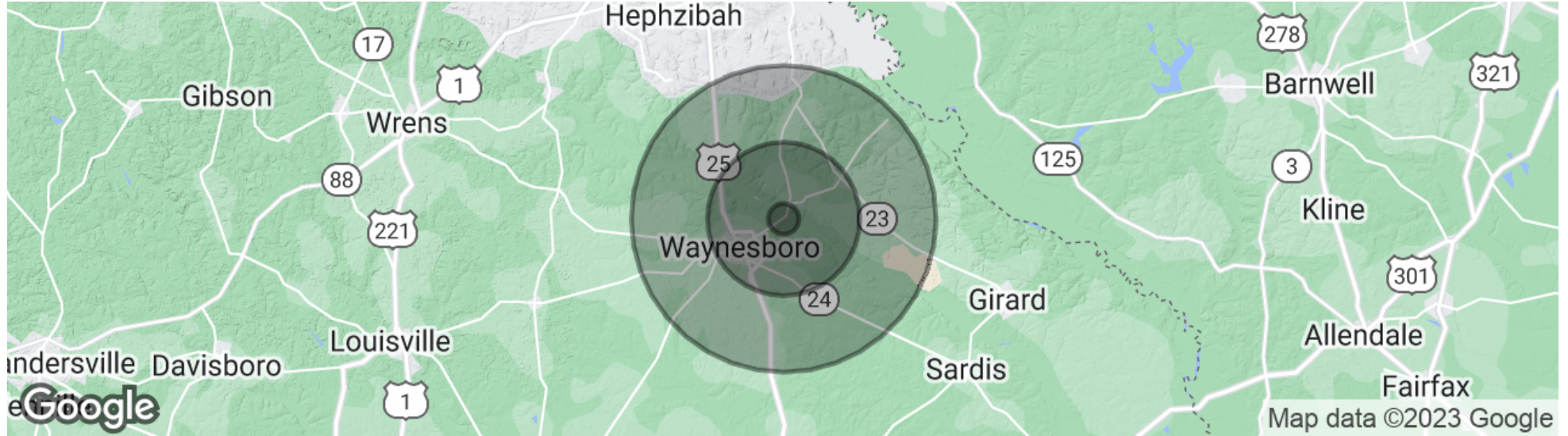
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UNIT NUMBER	CURRENT RENT	MARKET RENT
Lot 1	\$550	\$600
Lot 2	\$550	\$600
Lot 3	\$195	\$250
Lot 10	\$600	\$625
Lot 21	\$550	\$600
Lot 23	\$195	\$250
Lot 27	\$195	\$250
Totals/Averages	\$2,835	\$3,175

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## POPULATION

Total population  
Median age  
Median age (Male)  
Median age (Female)

## 1 MILE

129  
35.2  
33.9  
36.3

## 5 MILES

3,137  
34.5  
33.5  
35.4

## 10 MILES

13,030  
34.3  
33.2  
35.4

## HOUSEHOLDS & INCOME

Total households  
# of persons per HH  
Average HH income  
Average house value

## 1 MILE

41  
3.1  
\$44,998  
\$105,692

## 5 MILES

1,014  
3.1  
\$44,043  
\$98,930

## 10 MILES

4,232  
3.1  
\$44,712  
\$98,744

*\* Demographic data derived from 2020 ACS - US Census*

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