



FOR SALE

# Ashley Court Mobile Home Park

1150 Ashley Court, Clanton, AL 35045

eXp Commercial | 100 Chase Park South | Hoover, AL 35244 |

**Win Liggett**

813.712.0971  
gordon.liggett@expcommercial.com

**Keith Andrews, CCIM**

205.451.8889  
keith.andrews@expcommercial.com

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1150 Ashley Court, Clanton, AL 35045

PROPERTY INFORMATION	3	eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.
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ADVISOR BIOS	18	It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at [legal@exprealty.net](mailto:legal@exprealty.net).

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

**Win Liggett**

813.712.0971

[gordon.liggett@expcommercial.com](mailto:gordon.liggett@expcommercial.com)

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# 1

## PROPERTY INFORMATION

eXp Commercial | 100 Chase Park South | Hoover, AL 35244 |

**Win Liggett**

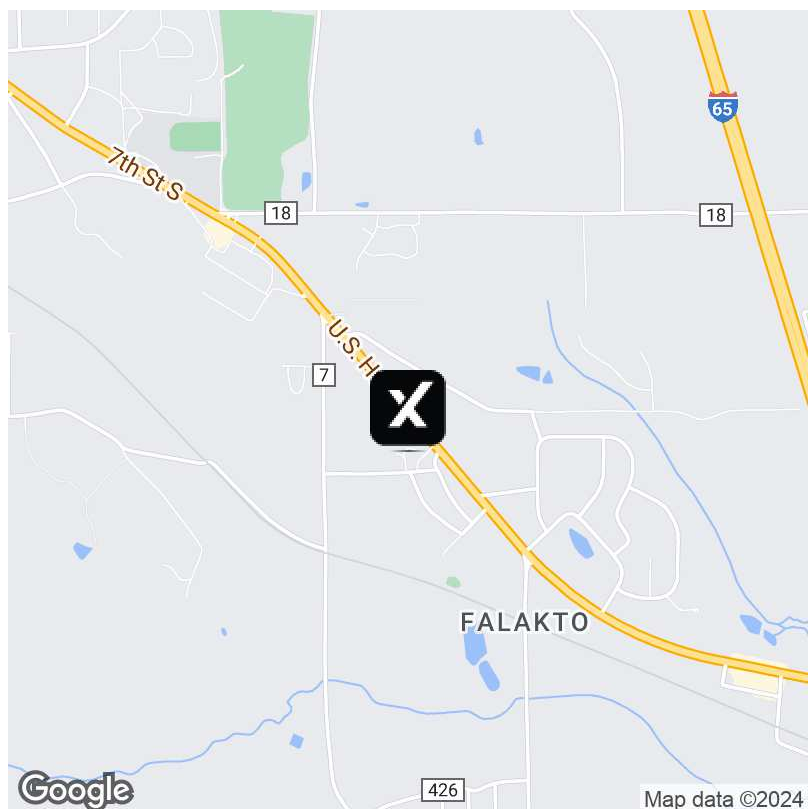
813.712.0971  
gordon.liggett@expcommercial.com

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# FOR SALE | Executive Summary

1150 Ashley Court, Clanton, AL 35045



## Offering Summary

Sale Price:	\$600,000
Available SF:	
Lot Size:	3.52 Acres
Number of Units:	20
Price / SF:	\$3.91
Cap Rate:	17.61%
NOI:	\$105,637
Zoning:	MH1

## Property Overview

Introducing a prime investment opportunity in the Clanton area, the 20-unit Mobile Home Park boasts a 100% occupancy rate, ensuring stable and reliable rental income potential. Zoned MH1 for mobile home use, the property features city water and city sewer connections, along with electric amenities in all units. With 20 park-owned units, there's increased revenue potential for savvy investors. Offering convenience, stability, and a strong tenant retention record, this well-maintained property presents an attractive opportunity for multifamily and mobile home park investors seeking an established infrastructure and strong income potential in the Clanton market.

## Property Highlights

- - 22-unit Mobile Home Park with 100% occupancy
- - Zoned MH1 for mobile home use
- - City water and city sewer connections
- - All units equipped with electric amenities
- - 20 park-owned units for increased revenue potential
- - Well-maintained property with established infrastructure
- - Stable and reliable rental income potential
- - Low vacancy rates and strong tenant retention record

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# FOR SALE | Property Description

1150 Ashley Court, Clanton, AL 35045



## Property Description

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## Location Description

Embrace an exceptional investment opportunity in Clanton, AL, situated near the charming Ashley Court Mobile Home Park. This prime location offers proximity to key points of interest, including the renowned Peach Park and the picturesque Lay Lake. With a welcoming community atmosphere and convenient access to local amenities, this vibrant area appeals to multifamily and mobile home park investors seeking a promising venture. Positioned within a growing market, the Clanton location provides a compelling opportunity to capitalize on the demand for multifamily housing and mobile home park investments. With its attractive surroundings and strong investment potential, Ashley Court Mobile Home Park presents an enticing prospect for savvy investors in the multifamily and mobile home park sectors.

## Site Description

Fairly level, minimal trees, dirt and gravel road between lots

## Power Description

Electric

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# FOR SALE | Complete Highlights

1150 Ashley Court, Clanton, AL 35045



## Property Highlights

- - 22-unit Mobile Home Park with 100% occupancy
- - Zoned MH1 for mobile home use
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- - All units equipped with electric amenities
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**exp**<sup>TM</sup>  
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# FOR SALE | Additional Photos

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**exp**<sup>TM</sup>  
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# 2

## LOCATION INFORMATION

eXp Commercial | 100 Chase Park South | Hoover, AL 35244 |

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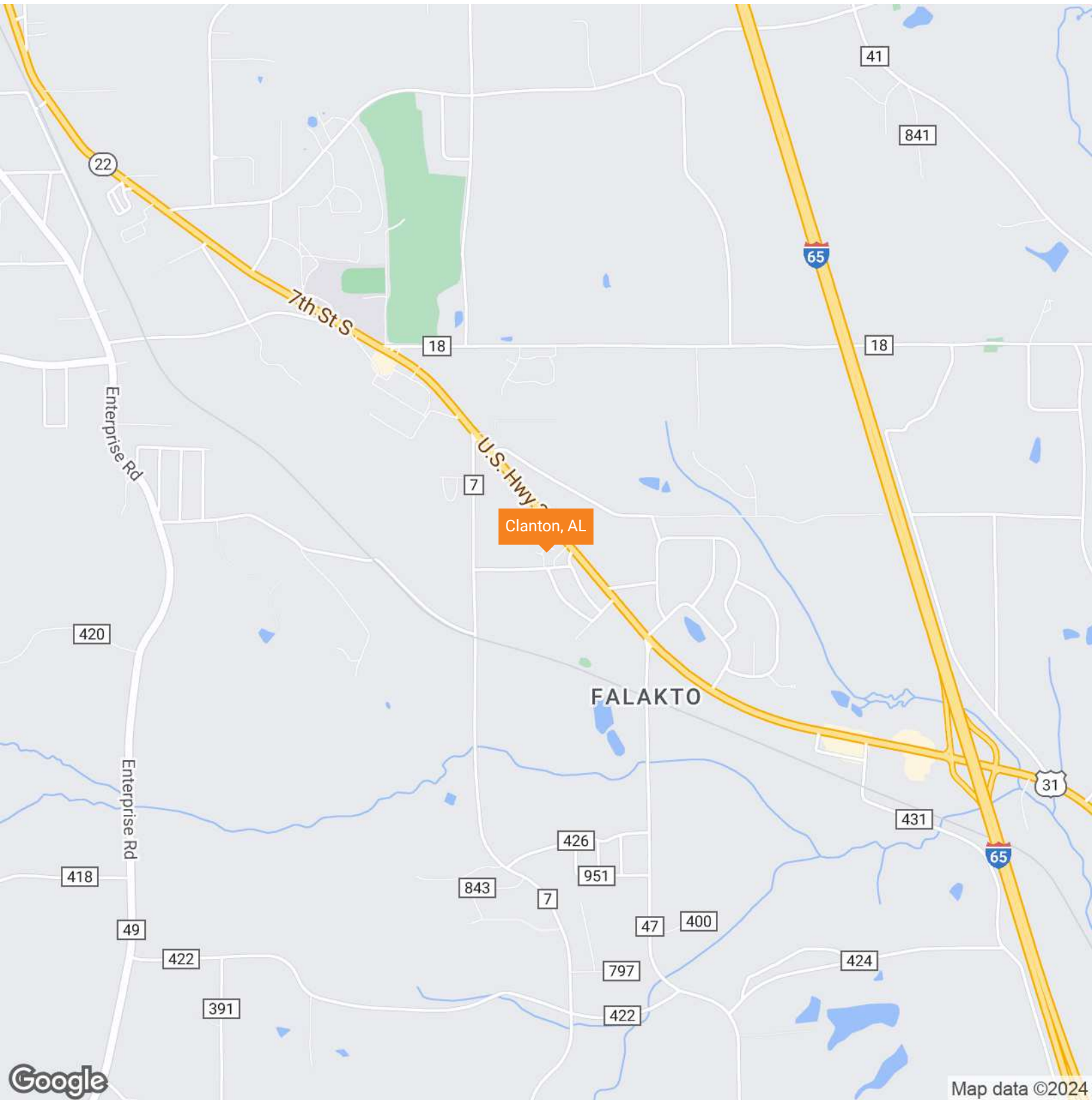
813.712.0971  
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# FOR SALE | Regional Map

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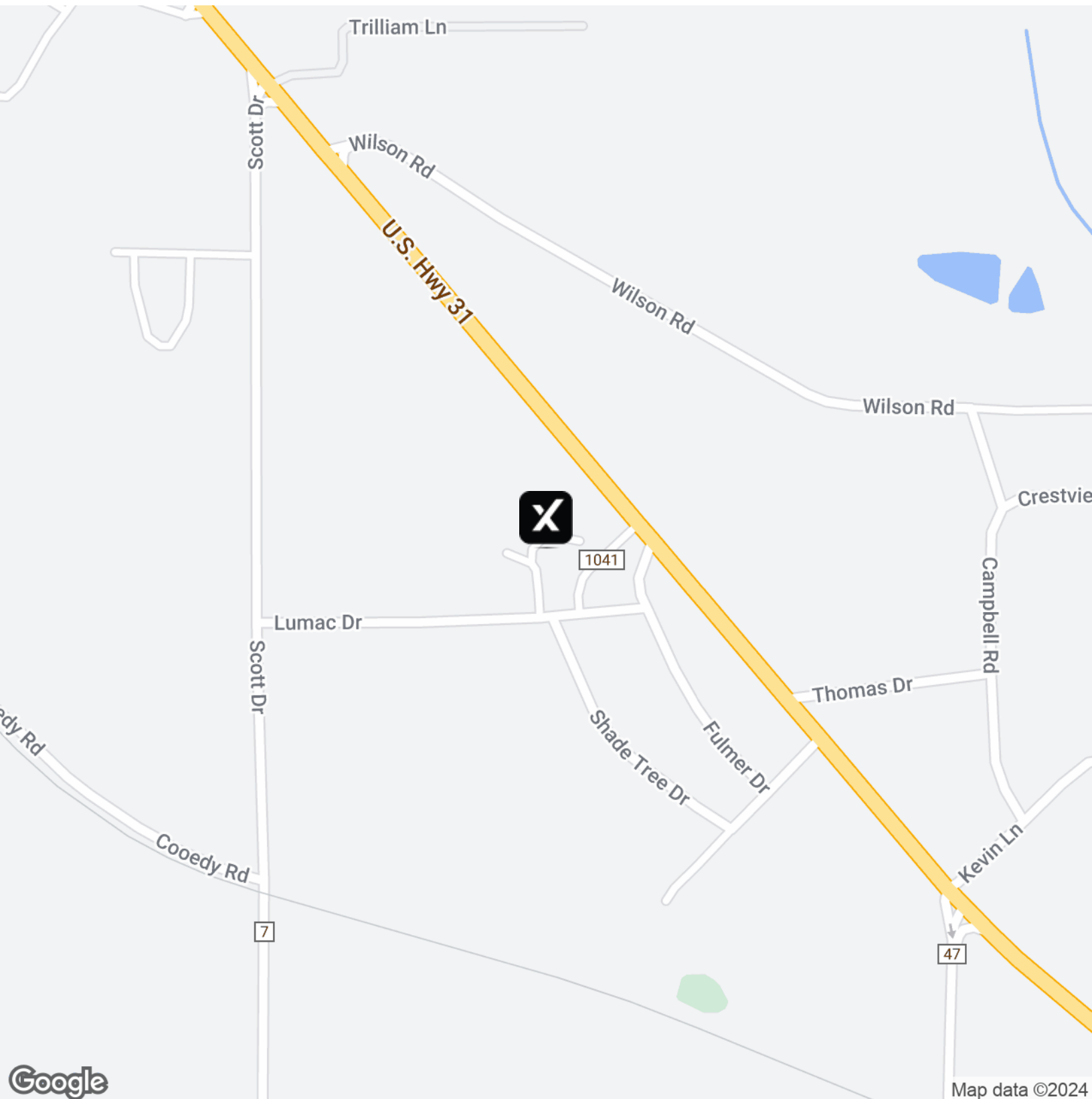
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# FOR SALE | Location Map

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# FOR SALE | Aerial Map

1150 Ashley Court, Clanton, AL 35045



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# 3

## FINANCIAL ANALYSIS

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# FOR SALE | Financial Summary

1150 Ashley Court, Clanton, AL 35045

Investment Overview	22 lot Mobile Home Park for Sale
Price	\$600,000
Price per SF	\$4
Price per Unit	\$30,000
GRM	4.28
CAP Rate	17.61%
Cash-on-Cash Return (yr 1)	70.42%
Total Return (yr 1)	\$105,637
Operating Data	22 lot Mobile Home Park for Sale
Gross Scheduled Income	\$140,280
Total Scheduled Income	\$140,280
Gross Income	\$140,280
Operating Expenses	\$34,643
Net Operating Income	\$105,637
Pre-Tax Cash Flow	\$105,637
Financing Data	22 lot Mobile Home Park for Sale
Down Payment	\$150,000
Loan Amount	\$450,000

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# FOR SALE | Income & Expenses

1150 Ashley Court, Clanton, AL 35045

Income Summary		22 lot Mobile Home Park for Sale
Gross Income		\$140,280
Expenses Summary		22 lot Mobile Home Park for Sale
Water and City Sewer		\$6,281
Electric		\$2,400
Taxes		\$2,200
Maintenance		\$9,762
Management		\$14,000
Operating Expenses		\$34,643
Net Operating Income		\$105,637

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# FOR SALE | Rent Roll

1150 Ashley Court, Clanton, AL 35045

Suite	Tenant Name	Rent
800	-	\$625
300	-	\$625
200	-	-
3100	-	\$675
1300	-	\$1,000
900	-	\$675
600	-	\$525
850	-	\$560
1000	-	\$675
400	-	\$625
2300	-	\$96
1100	-	\$675
750	-	\$559
1200	-	\$650
1500	-	\$525
1100	-	\$675
1050	-	\$675
500	-	\$675
550	-	\$600
650	-	\$575
Lot 1	-	-
Lot 2	-	-
<b>Totals</b>		<b>\$11,690</b>
<b>Averages</b>		<b>\$615</b>

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# 4

## DEMOGRAPHICS

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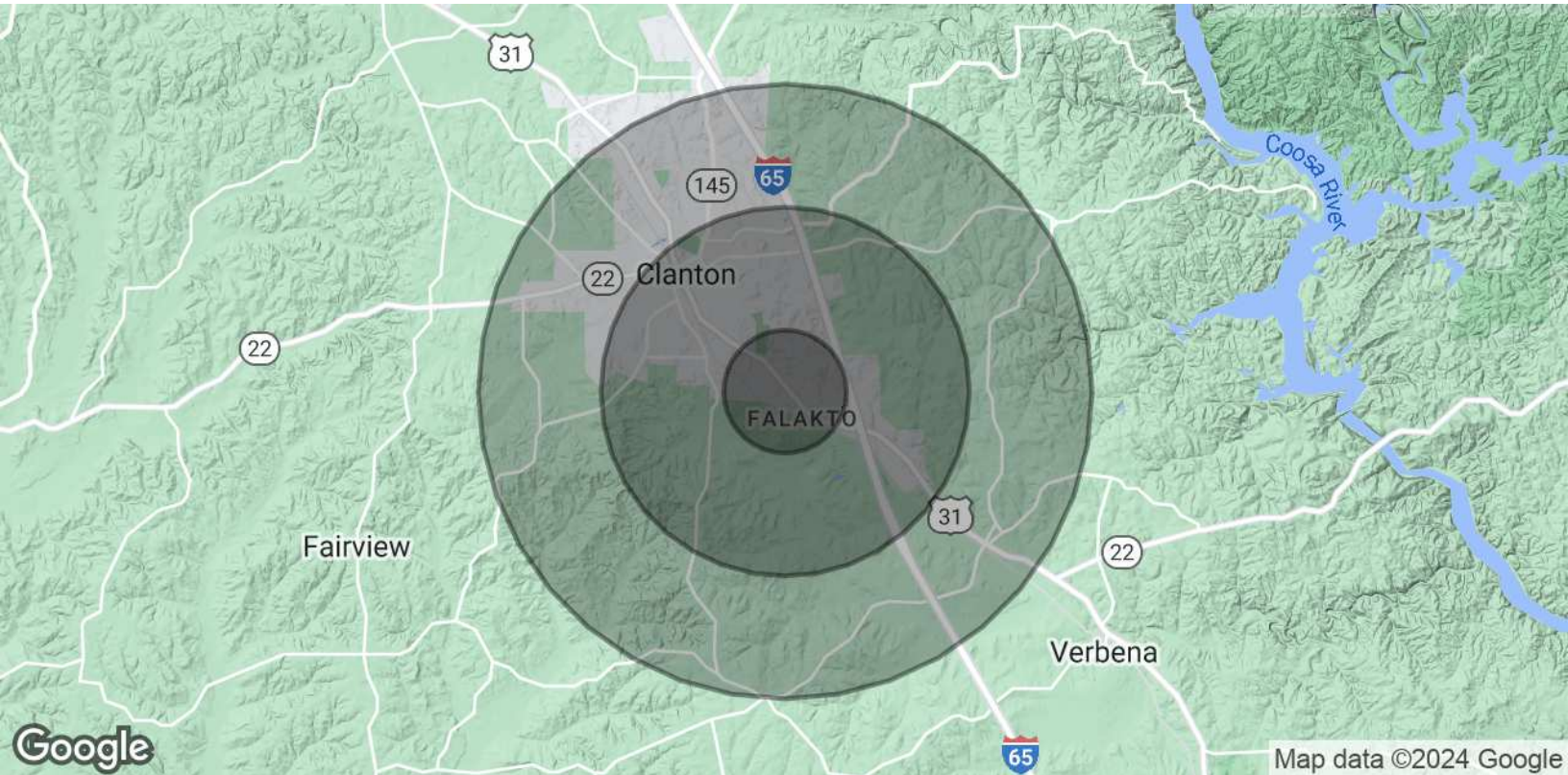
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FOR SALE | Demographics Map & Report

1150 Ashley Court, Clanton, AL 35045



Population	1 Mile	3 Miles	5 Miles
Total Population	839	4,610	10,939
Average Age	41.5	41.4	41.0
Average Age (Male)	44.4	42.4	42.0
Average Age (Female)	41.7	40.7	40.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	395	2,180	5,133
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$73,602	\$63,301	\$61,894
Average House Value	\$153,139	\$135,249	\$121,994

\* Demographic data derived from 2020 ACS - US Census

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# 5

## ADVISOR BIOS

eXp Commercial | 100 Chase Park South | Hoover, AL 35244 |

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813.712.0971  
gordon.liggett@expcommercial.com

**Keith Andrews, CCIM**

205.451.8889  
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# FOR SALE | Advisor Bio 1

1150 Ashley Court, Clanton, AL 35045



## Win Liggett

[gordon.liggett@expcommercial.com](mailto:gordon.liggett@expcommercial.com)

Direct: 813.712.0971 | Cell: 813.712.0971

United States #155552

## Professional Background

Hi, I'm Win, a recent graduate from Samford University with a passion for commercial real estate. Growing up, I gained valuable experience by helping my family manage multifamily properties, and I'm an active multifamily investor myself. This hands-on experience has given me a deep understanding of the intricacies of property management and a strong appreciation for the value of real estate investments. I'm excited to bring my knowledge and expertise to eXp Commercial, where I'm dedicated to helping clients find the perfect commercial real estate solutions. Let's work together to achieve your real estate goals!

## Education

Samford University 2021

## Memberships

Birmingham BNI

## eXp Commercial

100 Chase Park South Suite 128  
Hoover, AL 35244

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813.712.0971

[gordon.liggett@expcommercial.com](mailto:gordon.liggett@expcommercial.com)

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# FOR SALE | Advisor Bio 2

1150 Ashley Court, Clanton, AL 35045



## Keith Andrews, CCIM

Commercial Broker/SR Advisor/Mentor

keith.andrews@expcommercial.com

Direct: 205.451.8889 | Cell: 205.451.8889

AL #95294

## Professional Background

"It is not about who you know. It is all about WHO KNOWS YOU!"

Keith Andrews CCIM is a seasoned Senior Advisor at eXp Commercial, where he is the first-ever licensee and a leading figure in attracting professional commercial practitioners across the US and worldwide. Keith also mentors individuals entering the commercial real estate industry, providing guidance and support as they embark on their professional careers. With a focus on connecting national and global real estate investors to local tertiary markets in Alabama and the Southeast USA, Keith's company serves as a vital conduit for institutional and individual investors. Keith is a proud recipient of the prestigious Certified Commercial Investment Member (CCIM) designation and has an extensive background in financial and market analysis. His leadership roles and involvement with organizations such as the CCIM Institute and the Asian Real Estate Association of America (AREAA) reflect his commitment to shaping the future of the industry. With over 20 years of experience in the telecommunications sales arena, Keith brings a wealth of expertise in mentoring, networking, and relationship building on a global scale. A graduate of the University of Arkansas with a major in Finance and Banking, Keith resides in Pelham, Alabama, and has a passion for exploring new destinations around the world.

## Education

BSBA in Finance and Banking, University of Arkansas 1983

Minors in Marketing and Real Estate

## Memberships

CCIM Institute

Chambers of Commerce

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Hoover, AL 35244

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