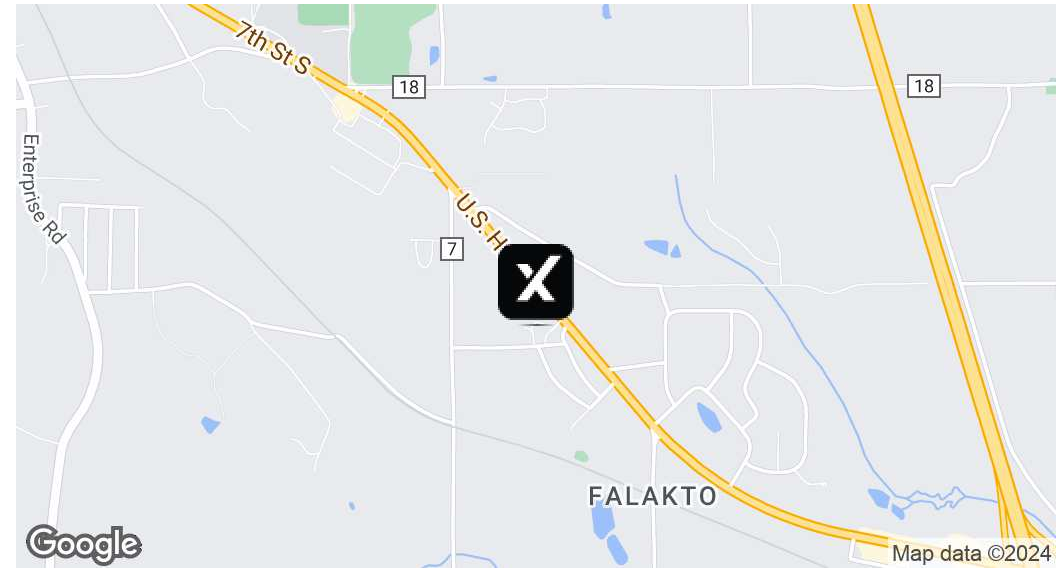


FOR SALE | Ashley Court Mobile Home Park

1150 Ashley Court, Clanton, AL 35045



Offering Summary

Sale Price:	\$600,000
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

Win Liggett

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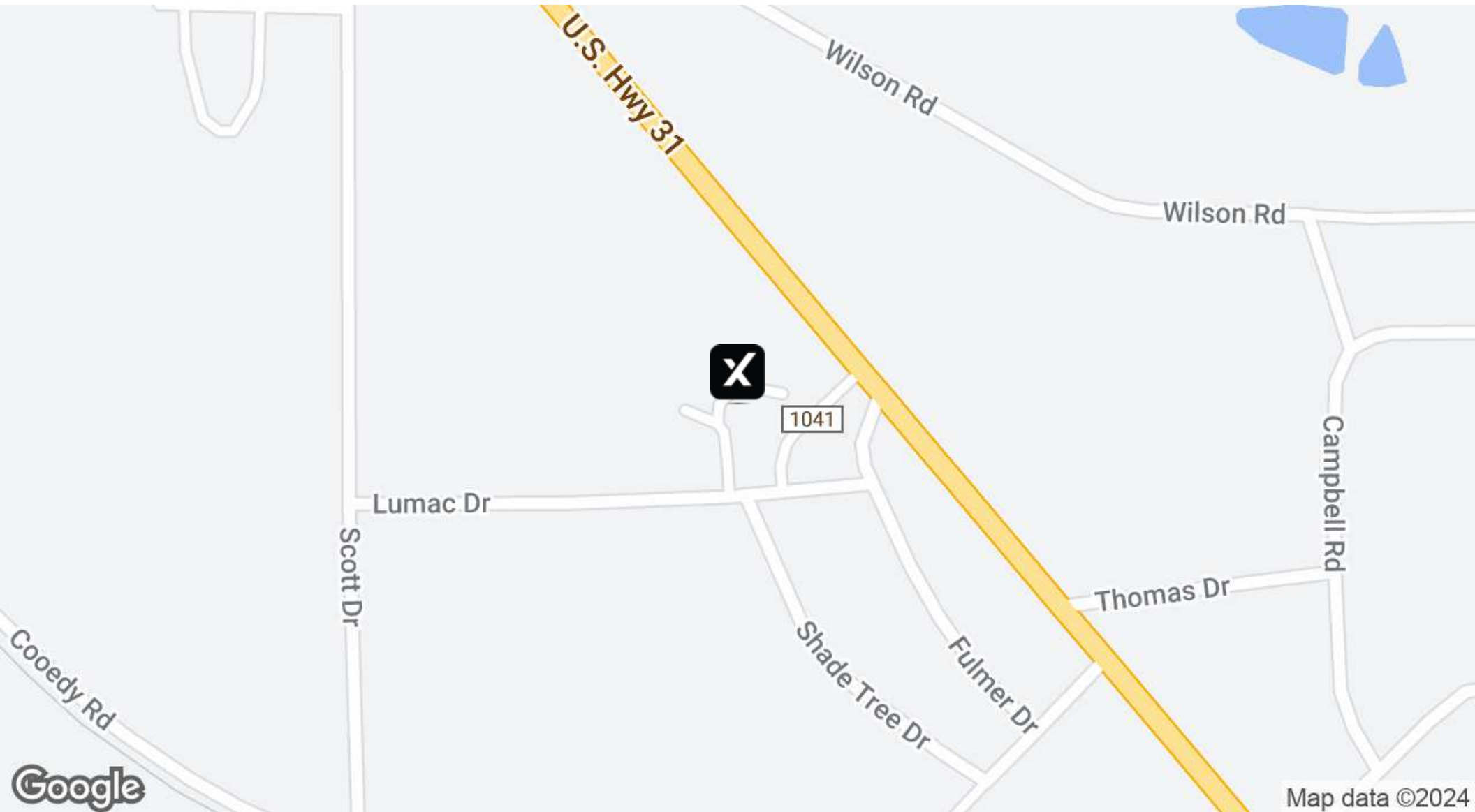
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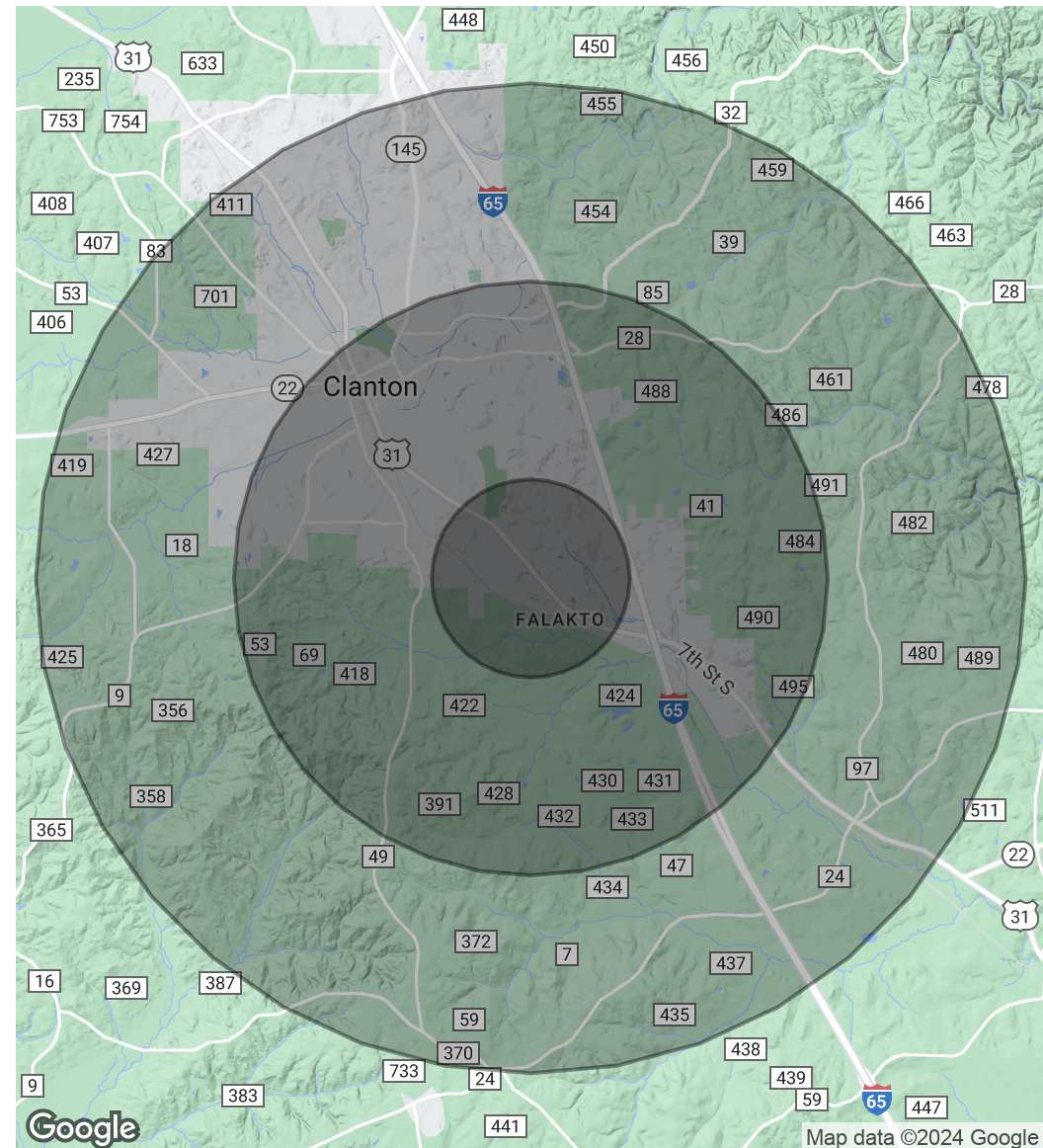
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1150 Ashley Court, Clanton, AL 35045

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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