



TAYLORS CREEK MOBILE HOME PARK

8101 Elim Church Road NE - Hinesville, GA 31313

In Cooperation With Sands Investment Group Atlanta, LLC - Lic. #67374
BoR: Andrew Ackerman - Lic. GA #311619

www.SIGnnn.com

TAYLORS CREEK MOBILE HOME PARK - HINESVILLE, GA

EXCLUSIVELY MARKETED BY



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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the Taylors Creek Mobile Home Park Located at 8101 Elim Church Road NE in Hinesville, GA. This Deal Includes 29 Lots Consisting of 22 Park Owned Homes, 2 Tenant Owned Homes, and 5 Vacant Lots. The Property is Equipped With Well and Septic Utilities and is Located One Hour Outside of Savannah.

| | |
|------------|-------------|
| Sale Price | \$1,600,000 |
|------------|-------------|

OFFERING SUMMARY

| | |
|-----------|-------|
| Cap Rate: | 7.65% |
|-----------|-------|

| | |
|------|-----------|
| NOI: | \$122,370 |
|------|-----------|

BUILDING INFORMATION

| | |
|-----------------|------------------------|
| Street Address: | 8101 Elim Church Rd NE |
|-----------------|------------------------|

| | |
|-------------------|----------------------|
| City, State, Zip: | Hinesville, GA 31313 |
|-------------------|----------------------|

| | |
|---------|------|
| County: | Long |
|---------|------|

| | |
|-------|---------|
| Lots: | 29 Lots |
|-------|---------|

| | |
|-----------|----------|
| Lot Size: | 12 Acres |
|-----------|----------|



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- 29 Lot Mobile Home Park Consisting of 22 Park Owned Homes, 2 Tenant Owned Homes & 5 Vacant Lots (Utilities Connected)
- 5 Homes (Lots 4, 11, 12, 17 & 24) on a Lease to Purchase Contract With Legacy Homes Until 2028; At the End of the Lease, the Homes Can Either Be Purchased For Fair Market Value or Renewed to Lease
- Utilities: Well & Septic
- Maintenance Man Lives On-Site; Currently Being Paid an Hourly Rate of \$16 P/Hour
- Majority of Park Owned Homes Have Undergone a Recent Renovation
- Market Rents in the Area Are \$400 Per Month For Lot Rent and \$800 - \$1,000 Per Month For Home Rent
- Pro-Forma at Conservative Market Rents, Prices Out to a 12.80% Cap Rate
- Hinesville Has a Population of 34,000+ and is Located Just One Hour Outside of Savannah
- Seller Financing Available For Qualified Buyers; Terms TBD



SECTION 2

FINANCIAL OVERVIEW

RENT ROLL

| SUITE | BEDROOMS | BATHROOMS | RENT | MARKET RENT |
|-----------------|----------|-----------|---------|-------------|
| 1 (POH) | 3 | 2 | \$1,300 | \$1,300 |
| 2 (POH) | 3 | 2 | \$650 | \$1,000 |
| 3 (TOH) | - | - | \$200 | \$400 |
| 4 (POH) | 3 | 2 | \$975 | \$1,000 |
| 5 (POH) | 3 | 2 | \$800 | \$1,000 |
| 6 (POH) | 3 | 2 | \$950 | \$1,000 |
| 7 (Vacant POH) | 3 | 2 | - | \$1,000 |
| 8 (POH) | 2 | 1 | \$600 | \$800 |
| 9 (POH) | 2 | 1 | \$775 | \$800 |
| 10 (POH) | 2 | 1 | \$775 | \$800 |
| 11 (POH) | 3 | 2 | \$825 | \$1,000 |
| 12 (POH) | 3 | 2 | \$775 | \$1,000 |
| 13 (POH) | 2 | 1 | \$775 | \$800 |
| 14 (POH) | 2 | 2 | \$500 | \$875 |
| 15 (POH) | 2 | 2 | \$500 | \$875 |
| 16 (TOH) | - | - | \$200 | \$400 |
| 17 (POH) | 2 | 1 | \$675 | \$800 |
| 18 (Vacant Lot) | - | - | - | \$400 |
| 19 (Vacant Lot) | - | - | - | \$400 |
| 20 (POH) | 2 | 2 | \$775 | \$875 |
| 21 (POH) | 2 | 2 | \$550 | \$875 |
| 22 (POH) | 3 | 2 | \$1,000 | \$1,000 |
| 23 (POH) | 2 | 2 | \$800 | \$875 |

RENT ROLL

| SUITE | BEDROOMS | BATHROOMS | RENT | MARKET RENT |
|-----------------|----------|-----------|-----------------|-----------------|
| 24 (POH) | 3 | 2 | \$825 | \$1,000 |
| 25 (POH) | 3 | 2 | \$850 | \$1,000 |
| 26 (POH) | 2 | 2 | \$400 | \$875 |
| 27 (Vacant Lot) | - | - | - | \$400 |
| 28 (Vacant Lot) | - | - | - | \$400 |
| 29 (Vacant Lot) | - | - | - | \$400 |
| TOTALS | | | \$16,475 | \$23,350 |

INCOME & EXPENSES

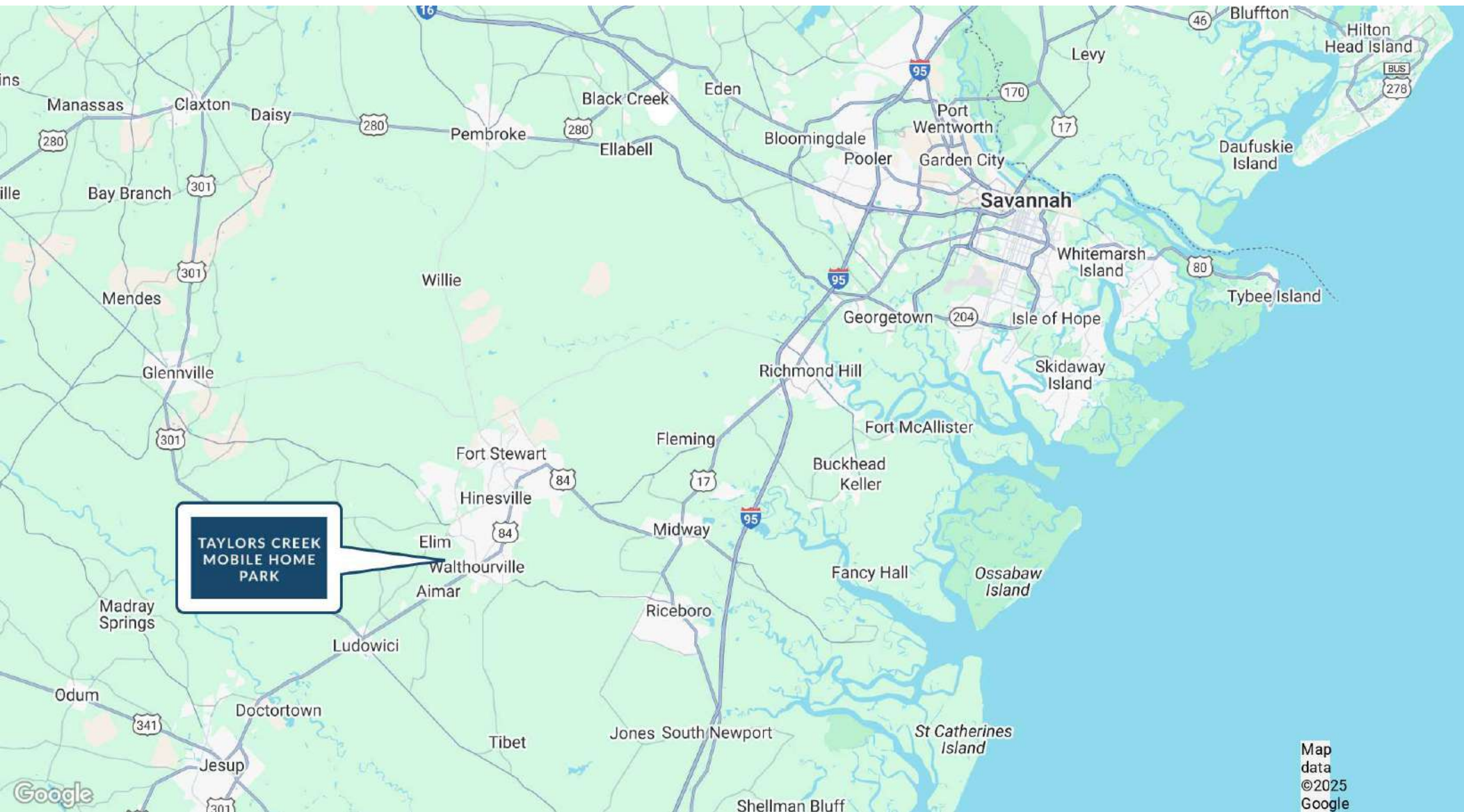
| INCOME SUMMARY | | TAYLORS CREEK MOBILE HOME PARK - HINESVILLE, GA |
|---------------------------------------|--|---|
| Rental Income | | \$197,700 |
| GROSS INCOME | | \$197,700 |
| EXPENSES SUMMARY | | TAYLORS CREEK MOBILE HOME PARK - HINESVILLE, GA |
| Property Taxes (2024) | | \$3,410 |
| Basic Insurance | | \$1,558 |
| General Liability | | \$4,380 |
| Leased Trailer Payment (Legacy Homes) | | \$25,532 |
| Utilities MHP & Pump | | \$2,350 |
| Maintenance (Estimated) | | \$17,000 |
| Management (Estimated @ 7.0%) | | \$13,839 |
| Omni (Electric) | | \$2,400 |
| AllGreen (Trash Services) | | \$2,880 |
| Georgia DNR (Billed Quarterly) | | \$1,980 |
| OPERATING EXPENSES | | \$75,330 |
| NET OPERATING INCOME | | \$122,370 |



SECTION 3

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image

AERIAL MAP



RETAILER MAP



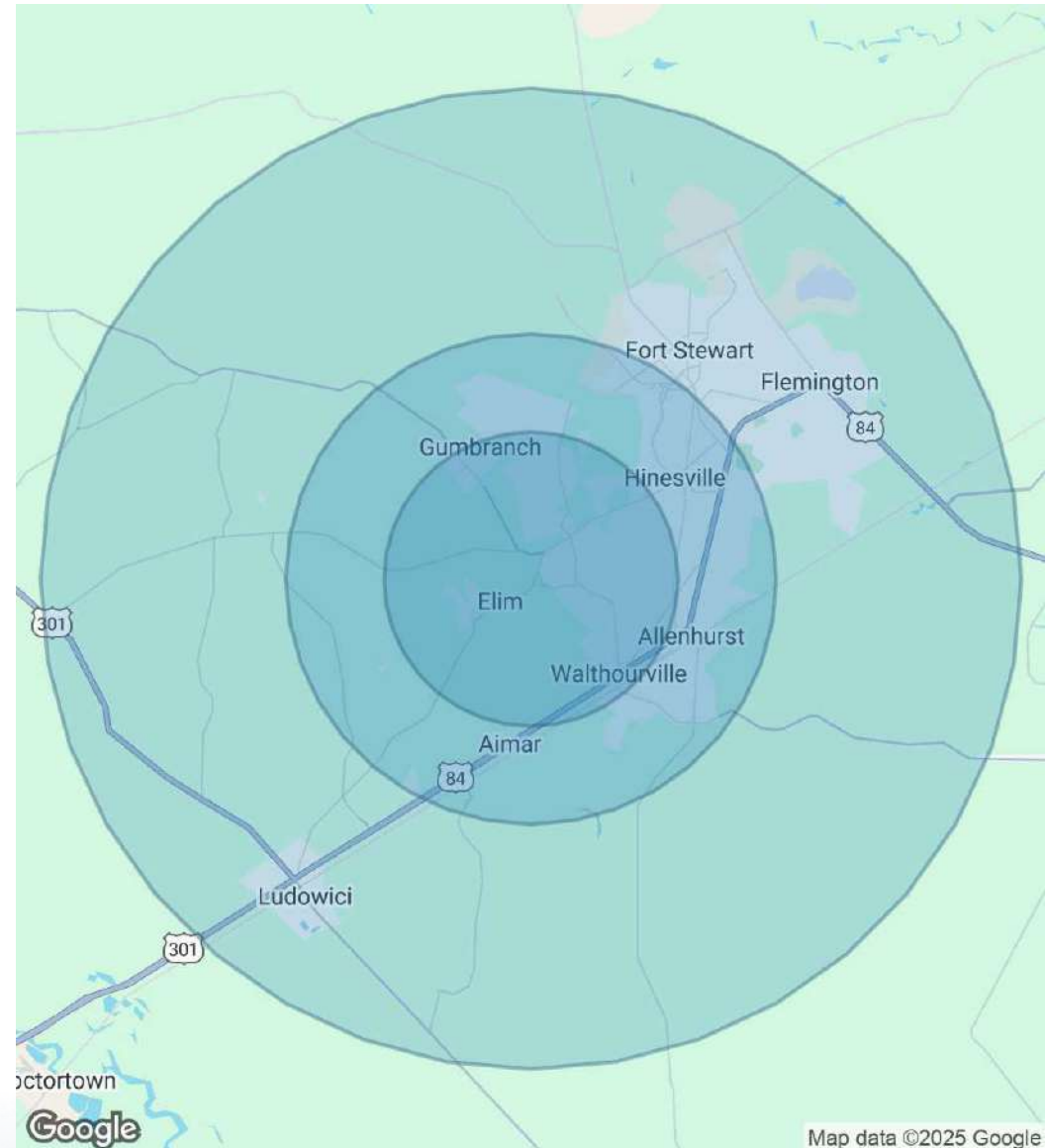
DEMOGRAPHICS MAP & REPORT

| POPULATION | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population | 27,230 | 47,333 | 74,036 |
| Average Age | 33 | 34 | 33 |
| Average Age (Male) | 32 | 33 | 32 |
| Average Age (Female) | 34 | 35 | 33 |

| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 9,861 | 17,470 | 23,635 |
| # of Persons per HH | 2.8 | 2.7 | 2.9 |
| Average HH Income | \$74,412 | \$70,914 | \$69,872 |
| Average House Value | \$200,194 | \$190,468 | \$190,735 |

TRAFFIC COUNTS

| | |
|----------------------------|------------|
| Elim Church Road NE | 4,939 VPD |
| Airport Road | 7,560 VPD |
| Oglethorpe Hwy (US Hwy 84) | 15,635 VPD |





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Small World Festival



Liberty Regional Medical Center

HINESVILLE, GA

The City of Hinesville is located in northern Liberty County. The City of Hinesville was incorporated on July 24, 1916 by the General Assembly of Georgia and is a designated Tree City, a certified City of Ethics and a Georgia City of Excellence. According to the census the City is 20.37 square miles and consists of 13,036.8 acres. Hinesville is the largest city in Liberty County, the second largest city in the coastal region and 33rd largest city in the State of Georgia. The population growth potential of Hinesville continues to be the highest of all the county's municipalities. The City still retains a small-town atmosphere where newcomers and longtime residents work hand-in-hand to achieve a better community. The City of Hinesville had a population of 36,202 as of July 1, 2024.

The City of Hinesville continues to be a prosperous municipality. In Hinesville, the major employment sectors are the government, education, healthcare, accommodation and food services, social services and truck transportation. With over 1400 registered businesses, the City also issues over 1,600 licenses and permits each year. For fiscal year 2022, the business license office issued 125 new licenses. Hinesville is home to Fort Stewart Military Reservation, one of the largest active military bases in the country and the largest Army installation east of the Mississippi River. Fort Stewart consists of approximately 280,000 acres, includes 5 counties and is adjacent to Hinesville's downtown area. The main gate into Fort Stewart is located within the City of Hinesville. Over 70% of military personnel residing off the installation live in Hinesville. Fort Stewart and the City of Hinesville are inextricably linked both economically and culturally. More than any other factor, Fort Stewart has shaped the economic health and image of Hinesville. Principal employers in the city include: Fort Stewart Civilian Employees, SNF, Inc., Liberty County Board of Education, Target, WalMart Super Center and Liberty Regional Medical Center among the top.

From Hinesville, one can visit the Fort Stewart Military Museum. The Old Liberty County Jail, which is no longer in use, is also a popular tourist destination. Apart from these, the City of Hinesville also organizes a number of recreational events and special programs throughout the year. Tourist can also honor the heroes and view Warrior's Walk at Ft. Stewart. The Hinesville Area Arts Council Gallery has monthly art exhibits to browse and there are several festivals throughout the year, including Blues, Brews & BBQ, the Scarecrow Stroll and Small World Festival. Other attractions to visit include: Bryant Commons Park, St Catherine's Island, Savannah National Wildlife Refuge, Sapelo Island National Estuarine Sanctuary and Hinesville Farmers Market.

GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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