



VALES MILL MOBILE HOME PARK

1810 Vales Mill Road - Pulaski, TN 38478

In Cooperation With Sands Investment Group Tennessee, LLC - Lic. #263973
BoR: Tom Gorman - Lic. TN #370394

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EXCLUSIVELY MARKETED BY



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TABLE OF CONTENTS

1 INVESTMENT OVERVIEW

- 5 Executive Summary
- 6 Investment Highlights

2 FINANCIAL INFORMATION

- 8 Rent Roll
- 9 Profit & Loss

3 PROPERTY INFORMATION

- 11 Location Map
- 12 Property Images
- 13 Aerial Map
- 14 Retailer Map
- 15 Demographics Map & Report

4 AREA OVERVIEW

- 17 City Overview
- 18 Capital Markets
- 19 Confidentiality Agreement

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the Vales Mill Mobile Home Park Located at 1810 Vales Mill Road in Pulaski, TN. The Property Features 27 Lots Consisting of 26 Park Owned Homes and 1 Vacant Lot, Situated on 8.39 Acres.

Sale Price

\$1,700,000

OFFERING SUMMARY

Cap Rate: 9.74%

NOI: \$165,639

BUILDING INFORMATION

Street Address: 1810 Vales Mill Road

City, State, Zip: Pulaski, TN 38478

County: Giles

Lots: 27 Lots

Lot Size: 8.39 Acres



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- 27 Total Lots Comprised of 26 Park Owned Homes & 1 Vacant Lot
- Beginning to Start RTO Contracts on the POHs
- Utilities Are Individually Billed For Water & Electric – City Water & Private Septic System
- The Septic Systems Were Recently Completely Updated With New Field Lines Throughout the Property
- Paved Roads
- The Property is Situated on 8.39 Acres



SECTION 2

FINANCIAL INFORMATION

RENT ROLL

VALES MILL MOBILE HOME PARK - PULASKI, TN					
UNIT	RENT	MARKET RENT	UNIT	RENT	MARKET RENT
1A - (POH)	\$925.00	\$925.00	12 - (POH)	\$800.00	\$925.00
1B - (Vacant Lot)	\$0.00	\$350.00	13 - (POH)	\$810.00	\$925.00
2A - (POH)	\$785.00	\$925.00	14 - (POH)	\$750.00	\$925.00
2B - (POH)	\$825.00	\$925.00	15 - (POH)	\$735.00	\$925.00
3 - (POH)	\$1,200.00	\$1,200.00	16 - (POH)	\$800.00	\$925.00
4 - (POH)	\$785.00	\$925.00	17 - (POH)	\$690.00	\$925.00
5 - (POH)	\$600.00	\$925.00	18 - (POH)	\$750.00	\$925.00
6 - (POH)	\$800.00	\$925.00	19 - (POH)	\$850.00	\$925.00
7 - (POH)	\$750.00	\$925.00	20 - (POH)	\$730.00	\$925.00
8A - (POH)	\$825.00	\$925.00	21 - (POH)	\$785.00	\$925.00
8B - (POH)	\$770.00	\$925.00	22 - (POH)	\$765.00	\$925.00
9 - (POH)	\$825.00	\$925.00	23 - (POH)	\$775.00	\$925.00
10 - (POH)	\$800.00	\$925.00	1816 - (POH)	\$800.00	\$925.00
11 - (POH)	\$800.00	\$925.00	Totals:	\$20,730.00	\$24,675.00

PROFIT & LOSS

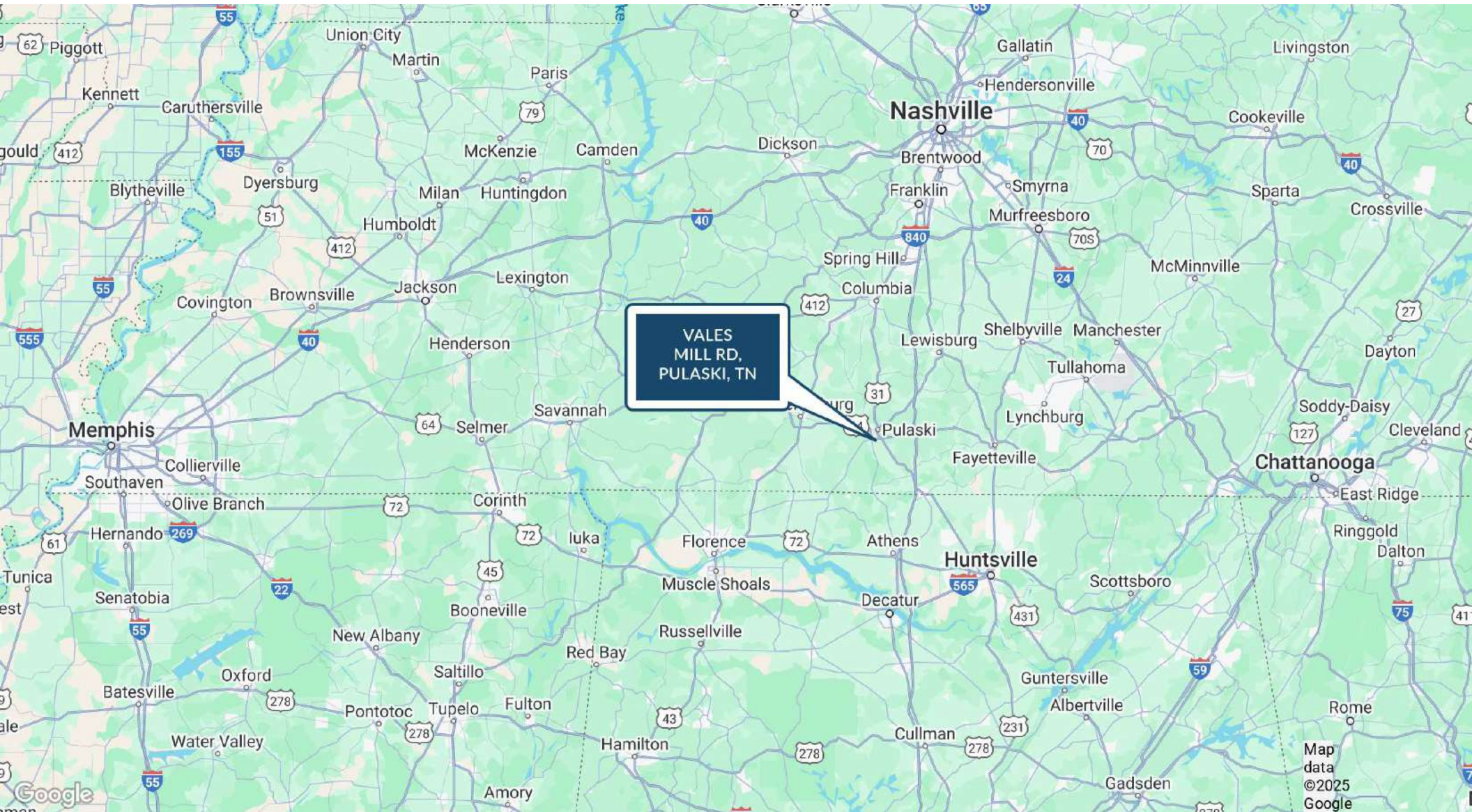
Profit & Loss	
Income	\$248,760.00
Total Income	\$248,760.00
Expenses	
Insurance	\$5,784.00
Management Fees	\$39,287.14
Repairs & Maintenance	\$27,000.00
Prop Tax	\$3,000.00
Utilities (Garbage / Water / Electric)	\$8,050.29
Total Expenses	\$83,121.43
Total Net Operating Income	\$165,638.57



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



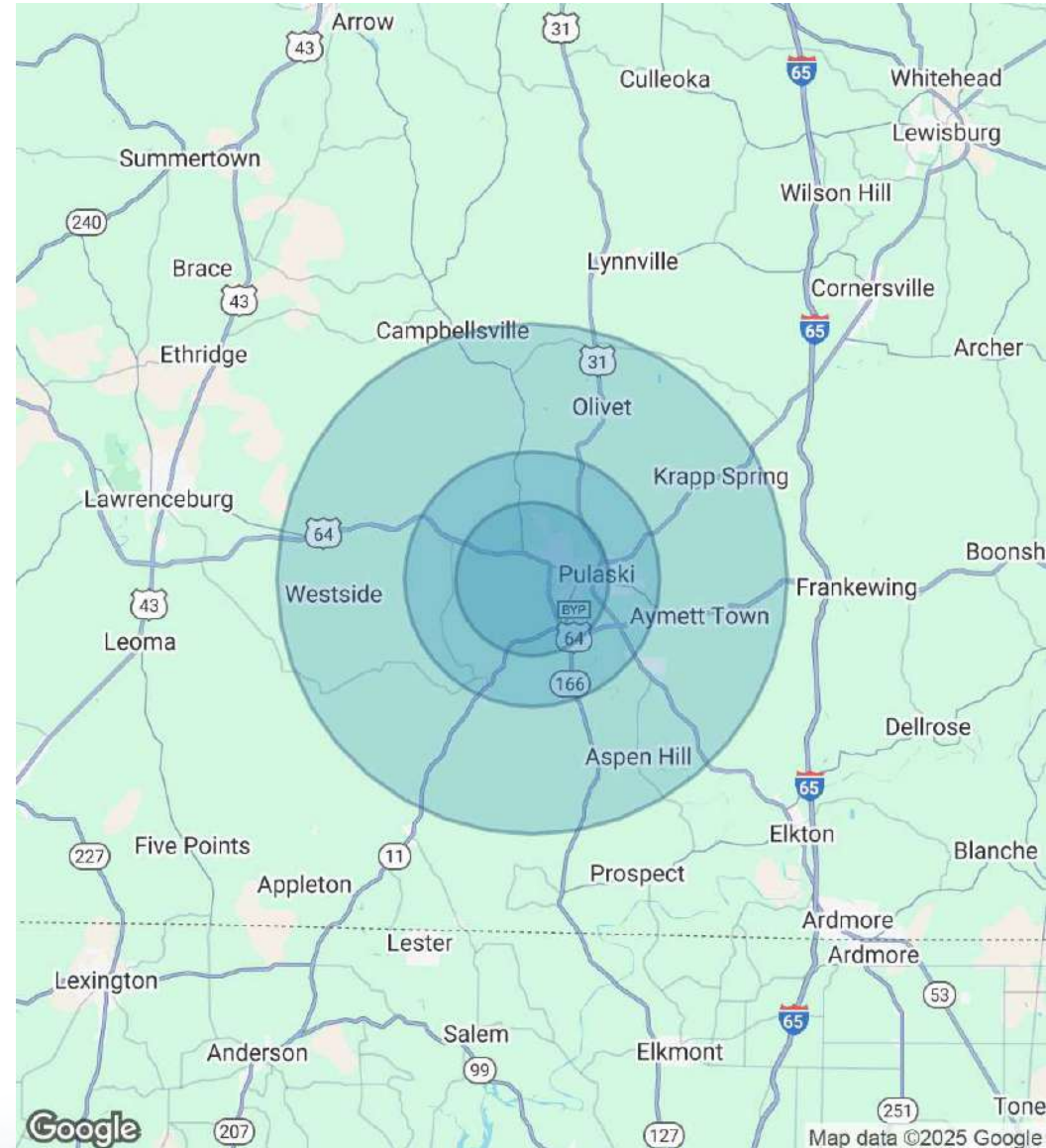
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DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	7,053	12,372	22,956
Average Age	40	42	42
Average Age (Male)	39	40	41
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,812	5,015	9,284
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$72,442	\$75,006	\$82,379
Average House Value	\$197,651	\$212,610	\$240,223

TRAFFIC COUNTS			
US Hwy 54			9,852 VPD
Lawrenceburg Hwy			12,336 VPD
US Hwy 31			9,560 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Pulaski, TN



The University of Tennessee Southern

PULASKI, TN

Pulaski is a city in and the county seat of Giles County, which is located on the central-southern border of Tennessee. Pulaski is located in central Giles County. The downtown area is on the north side of Richland Creek, a southward-flowing tributary of the Elk River. U.S. Route 31 passes through the center of Pulaski as First Street, leading north 30 miles to Columbia and southeast 19 miles to Ardmore at the Alabama border. U.S. Route 31 Alternate leaves U.S. 31 in the north part of Pulaski and heads northeast 23 miles to Lewisburg. U.S. Route 64 passes south of Pulaski on a bypass route; it leads east 29 miles to Fayetteville and west 18 miles to Lawrenceburg. According to the United States Census Bureau, the city has a total area of 7.2 square miles, all land. The City of Pulaski had a population of 8,453 as of July 1, 2024.

Conveniently located just 60 miles south of Nashville and 50 miles north of Huntsville, Pulaski and Giles County have become the location of choice for many major business and industrial interests, including six Fortune 500 companies and two Fortune 100 companies. Pulaski, Tennessee, has a diverse economy primarily driven by manufacturing, agriculture, and healthcare. The city is home to several manufacturing companies, including those in the textile and automotive sectors. Agriculture plays a significant role, with local farms producing crops such as corn, soybeans, and hay. Healthcare is another key component, with facilities providing services to the local community. Additionally, the city benefits from its location along major highways, facilitating trade and commerce. Overall, Pulaski's economy is a mix of traditional industries and emerging sectors, contributing to its growth and stability. The area is also home to University of Tennessee Southern and the Here's the Beef Festival. The GM manufacturing plant in nearby Spring Hill is a significant employer, affecting Pulaski's economy.

Downtown area of Pulaski, Giles County, has wonderful shopping and dining experiences, arts and entertainment. The square revolves around the neoclassical building of the historic Giles County Courthouse, which was completed in 1909. Present-day Pulaski is widely known as the "Wild Turkey Capital of Tennessee," after its large turkey population. Every year, Giles County is one of five to host the Governor's One-Shot Turkey Hunt, where people come from all over the United States to try to bag a turkey in a single shot. Pulaski has numerous parks, including Richland Park, Washington Heights Park, Magazine Road Park, Cave Springs Park, South Patterson Park, Richland Park and North End Park. A visit to the Giles County Historical Museum and the Sam Davis Museum may prove interesting to those hoping to learn more about the area's history. The David Crockett State Park and the Joe Wheeler State Park are in the area as well. In addition, the city hosts the Giles County Fair every August.

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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