



CRI

OFFERING MEMORANDUM

• SELLER FINANCING AVAILABLE

Countryside Estates

916 S COUNTY LINE RD · ALBANY, GEORGIA · ALBANY METRO · MCLB CORRIDOR

LISTING PRICE

\$2,495,000

\$138,611 per site

TOTAL UNITS

18

100% Park-Owned Homes

YEAR 1 NOI

\$194,461

7.79% Cap Rate

YEAR BUILT

2026

Brand new construction

OCCUPANCY

100%

All Age Community

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INVESTMENT HIGHLIGHTS

Pillars of Value

A brand-new 18-site MHC with zero deferred maintenance, room to triple in size, and demand anchored by the Marine Corps Logistics Base just two miles away.

01

ASSET CONDITION

Brand-New Construction

18 brand-new homes on a brand-new permitted well with a backup well in place. Zero deferred maintenance, zero pad rehab, zero infrastructure risk. Owner-operator clips coupon Day 1 with no execution required.

\$0

DAY-1 CAPEX REQUIRED

02

DEMAND ANCHOR

MCLB Albany + Section 8

Property sits ~2 miles from Marine Corps Logistics Base Albany — 2,070+ civilian workforce, plus active-duty families. Albany's affordable housing supply is severely constrained: only 1,809 income-based apartments serve the city, with Section 8 vouchers paying landlords up to \$1,261/mo.

2 mi

TO MCLB ALBANY

03

EXPANSION RUNWAY

14 Acres · Room to Triple

Current zoning supports **.62 acres per home**; the 14-acre parcel can hold up to **25 homes**. The community well was sized for the original 25-home plan plus tiny homes and an RV site. Long-term, adjacent farmland presents a path to **50 sites + RV park**.

+7

IN-ZONING PAD CAPACITY

04

ASSET PREMIUM

Home + Lot Sale

Unlike lot-rent-only MHC comps in the region, the subject sells **2026 homes and lots together** — furnished, move-in ready, with new well infrastructure and 100% occupancy. The per-site basis reflects a turnkey asset with no lease-up risk and no near-term CapEx.

\$150K

PER SITE (HOME + LOT)

Buyer to independently verify zoning, well capacity, and expansion permitting with Worth County / Dougherty County, the Georgia EPD, and qualified counsel. CRI Brokerage and Jennifer Stein Real Estate make no representation as to current or future regulatory or development outcomes.



02

Property Overview



02 · PROPERTY OVERVIEW

Property Information

Address	916 S County Line Rd	Total Units	18
City, State	Albany, GA 31705	POH	18 (100%)
County	Dougherty	Designation	All Age
Lot Size	±14 AC	Occupancy	100%
Est. Year Built	2026	Ownership	Fee Simple

RENT CONTROL None — Georgia preempts local rent control

UTILITIES

SERVICE · PROVIDER	PAID BY	METHOD
Electric · Mitchell EMC	Tenant	Direct-Billed
Propane	Tenant	Self-Serviced
Water · Permitted Well	Landlord	\$135–150/mo bill
Sewer · Septic	Landlord	No ongoing
Trash · Worth County	Tenant [†]	\$24/mo (post Yr 1)

[†] Park paid initial trash deposit covering Yr 1; tenants register and self-pay thereafter. Tenants at \$1,200+/mo include water and trash in their rent.





AERIAL & SITE PLAN

±14 AC · 18 Home Sites · Room for 25+

NORTH ↑
31.4961° N · 84.1557° W



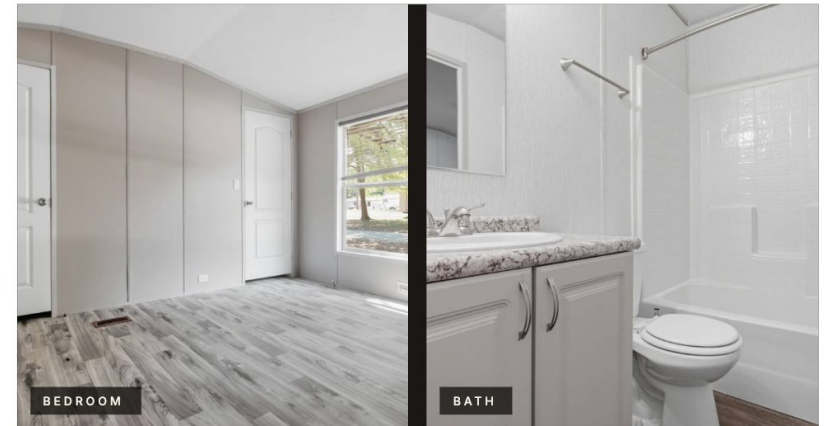
All property boundaries and dimensions are approximate and not based on a licensed survey.



NEW-BUILD INTERIORS

Move-In Ready · 2026 Legacy Heritage Homes

16 × 70 FLOOR PLANS
LVP flooring · new appliances · marble-look
counters





03

Location & Market

03 · LOCATION & MARKET

Southwest Georgia's regional hub.

Albany is the county seat of Dougherty County and the economic center of Southwest Georgia — anchored by healthcare, military logistics, education, and manufacturing.

Major employers include Phoebe Putney Health System, Marine Corps Logistics Base Albany, Albany State University, and Procter & Gamble. Together they create a diversified employment base across healthcare, military, education, and manufacturing — the bedrock of durable rental demand.

Albany's cost of living runs ~25% below the national average, yet workforce housing supply is severely constrained. Only 1,809 income-based apartments serve the city; the average Section 8 voucher pays landlords \$700/mo with tenants topping up out of pocket. Mobile home communities catering to essential and moderate-income workers are positioned squarely against that demand.

BOTTOM LINE

"Stable demand, severely under-supplied workforce housing, and a 2-mile commute to MCLB Albany's 2,070+ civilian workforce."

ANCHOR EMPLOYERS

EMPLOYER	SECTOR	WORKFORCE
Marine Corps Logistics Base Albany	Military	2,070+ civ.
Phoebe Putney Health System	Healthcare	4,800+
Procter & Gamble — Albany Plant	Manufacturing	~2,000
Albany State University	Education	~6,500 students
Dougherty County School System	Education	~2,200

Workforce figures sourced from MCLB Albany public reporting and employer disclosures. Buyer to verify.

POPULATION (CITY)

67,200

Albany, GA

COST OF LIVING INDEX

~75

vs. 100 national avg



04

Financial Analysis

INCOME & EXPENSE SUMMARY

Year 1 vs. Stabilized

	YEAR 1	STABILIZED
Rental Income	\$242,160	\$272,376
Vacancy & Credit Loss	—	(\$13,619)
Effective Gross Income	\$242,160	\$258,757
Property Tax (Land + Homes)	(\$5,191)	(\$5,191)
Insurance	(\$18,000)	(\$18,900)
Management Fee (5%)	(\$12,108)	(\$12,938)
Water (Community Well)	(\$1,680)	(\$1,764)
R&M / Turnover	(\$7,320)	(\$9,450)
Other (Legal, Advertising, Electric)	(\$3,400)	(\$3,570)
Total Operating Expenses	(\$47,699)	(\$51,813)
Net Operating Income	\$194,461	\$206,944
Cap Rate	7.79%	8.29%
Expense Ratio	19.7%	20.0%
Price Per Site	\$138,611	—

Year 1 reflects buyer underwriting against in-place rent roll. Stabilized assumes lot rents push to Section 8 voucher equivalent (\$1,261/mo blended) with 5% vacancy and 5% expense escalation. Buyer to verify all numbers; CRI Brokerage and Jennifer Stein Real Estate make no representation as to future financial performance. Long-term expansion to 25–50 sites is presented separately as upside, not in stabilized model above.

LONG-TERM UPSIDE

Expansion to 25–50 Sites + RV Park

Community well sized for 25 homes with backup well in place. Adjacent farmland can carry the park to a planned 50 sites + RV park, ~2 miles from MCLB Albany. At 50 sites × \$1,261/mo Sec 8 equivalent = **~\$756K annual gross**.

AVG. TOTAL RENT

\$1,121

per occupied unit (in-place)

MONTHLY RENT ROLL

\$20,180

18 occupied lots

SELLER FINANCING AVAILABLE

Seller financing available to qualified buyers — flexible structure in lieu of conventional bank debt. Contact the listing team to tailor terms to your business plan.



RENT ROLL

18 Occupied Sites · All Park-Owned Homes

#	HOME	SIZE	LOT	HOME	TOTAL
1	2026 Legacy Heritage	16×70	\$500	\$800	\$1,300
2	2026 Legacy Heritage	16×70	\$500	\$700	\$1,200
3	2026 Legacy Heritage	16×70	\$500	\$590	\$1,090
4	2026 Legacy Heritage	16×70	\$500	\$700	\$1,200
5	2026 Legacy Heritage	16×70	\$500	\$700	\$1,200
6	2026 Legacy Heritage	16×70	\$500	\$550	\$1,050
7	2026 Legacy Heritage	16×70	\$500	\$700	\$1,200
8	1999 Fleetwood	16×60	\$500	\$300	\$800
9	2026 Legacy Heritage	16×70	\$500	\$550	\$1,050

AVG LOT RENT

\$500

AVG TOTAL RENT

\$1,121

#	HOME	SIZE	LOT	HOME	TOTAL
10	Jones Manufactured DW	24×56	\$500	\$350	\$850
11	2026 Legacy Heritage	16×70	\$500	\$600	\$1,100
12	1999 Clayton	14×70	\$500	\$350	\$850
13	2026 Legacy Heritage	16×70	\$500	\$300	\$800
14	2026 Legacy Heritage	16×70	\$500	\$590	\$1,090
15	2026 Legacy Heritage	16×70	\$500	\$1,000	\$1,500
16	2026 Legacy Heritage	16×70	\$500	\$1,000	\$1,500
17	2026 Legacy Heritage	16×70	\$500	\$700	\$1,200
18	2026 Legacy Heritage	16×70	\$500	\$700	\$1,200
TOTAL · 18 units			\$9,000	\$11,180	\$20,180

ANNUAL ROLL

\$242,160

2026 HOMES

15 of 18

All rents in-place as of underwriting date. Buyer to verify rent roll against seller leases at due diligence.



01 · LISTING TEAM

Contact Our Team



LISTING BROKER · OUT-OF-STATE COOPERATING

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CRI

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02 · SUBMISSION DETAILS

Letter of Intent

Interested parties are invited to submit a non-binding Letter of Intent to nrockwell@cricommercial.com. Include proposed purchase price, earnest money deposit, due-diligence period (length and scope), anticipated close, buyer track record and qualifications, and a financing summary.

DUE DILIGENCE

Data room access available upon executed CA. Contact the listing team for the link.

03 · DISCLAIMER

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