

FOR SALE | 7-HOME MANUFACTURED HOUSING PORTFOLIO

Lindale, Texas

\$1,100,000



PRIME CAPITAL
REAL ESTATE GROUP

Natalie Jimmerson

(405) 500-1879

natalie@primecapitalre.com

INVESTMENT SUMMARY

This is a rare opportunity to acquire a portfolio of seven income-producing manufactured homes located in the rapidly growing community of Lindale, Texas. Constructed between 2016 and 2018, these homes are situated on approximately 5.18 acres and provide investors with immediate cash flow and significant rental upside.

The portfolio is currently producing approximately \$99,000 in annual gross income, with the opportunity to increase annual revenue to approximately \$123,600 by bringing below-market rents in line with current market rates. With five month-to-month leases already in place, investors have the flexibility to implement rent increases while maintaining stable occupancy.



PRIME CAPITAL
REAL ESTATE GROUP

Natalie Jimmerson

(405) 500-1879

natalie@primecapitalre.com

INVESTMENT HIGHLIGHTS

- Seven income-producing manufactured homes
- Built between 2016–2018
- Approximately 5.18 total acres
- Immediate cash flow
- Significant value-add opportunity
- Large individual lots ranging from 0.50–0.89 acres
- Strong rental demand in Lindale
- Approximately \$24,600 annual upside through rent adjustments
- Minimal deferred maintenance due to newer construction
- Excellent long-term investment in an expanding East Texas market



PRIME CAPITAL
REAL ESTATE GROUP

Natalie Jimmerson

(405) 500-1879

natalie@primecapitalre.com

PROPERTY FEATURES

- Modern manufactured homes
- Spacious floor plans
- Three and four-bedroom layouts
- Large private lots
- Well-maintained properties
- Strong tenant occupancy
- Low maintenance due to newer construction



PRIME CAPITAL
REAL ESTATE GROUP

Natalie Jimmerson

(405) 500-1879

natalie@primecapitalre.com



PRIME CAPITAL
REAL ESTATE GROUP

Natalie Jimmerson
(405) 500-1879
natalie@primecapitalre.com



PRIME CAPITAL
REAL ESTATE GROUP

Natalie Jimmerson
(405) 500-1879
natalie@primecapitalre.com

PORTFOLIO OVERVIEW

Address	Beds/Baths	SQFT	Current Rent	Market Rent
17202 Countywood Ln	3/2	1,904	\$1,150	\$1,400
17206 Countywood Ln	4/2	1,248	\$1,200	\$1,500
16522 Timberwood Ln	4/2	1,664	\$1,200	\$1,500
16536 Timberwood Ln	3/2	1,408	\$950	\$1,400
17246 Aspenwood Ln	4/2	2,016	\$1,250	\$1,500
17280 Aspenwood Ln	4/2	1,920	\$1,250	\$1,500
17373 Aspenwood Ln	4/2	1,904	\$1,250	\$1,500



PRIME CAPITAL
REAL ESTATE GROUP

Natalie Jimmerson

(405) 500-1879

natalie@primecapitalre.com

FINANCIAL SUMMARY

Current Monthly Income: \$8,250

Current Annual Income: \$99,000

Projected Monthly Income: \$10,300

Projected Annual Income: \$123,600

Annual Income Increase: \$24,600

Estimated rental increase potential:

+\$2,050 per month

+\$24,600 annually

Lease Summary

- Five Month-to-Month leases
- One lease expires April 2026
- One home currently under lease

The lease structure provides investors the opportunity to adjust rental rates with minimal delay while preserving occupancy.



PRIME CAPITAL
REAL ESTATE GROUP

Natalie Jimmerson

(405) 500-1879

natalie@primecapitalre.com

INVESTMENT LOCATION MAP

7-HOME PORTFOLIO

LINDALE, TEXAS

Ideally located in the heart of Lindale with convenient access to schools, shopping, healthcare, entertainment, and major employers.

MAP LEGEND

- ★ 7-Home Portfolio
- 🎓 Schools
- 🛒 Shopping & Groceries
- 🍴 Restaurants
- 🎵 Entertainment
- 🌳 Parks & Recreation
- 🏥 Healthcare
- 🏢 Major Employers
- 🛣️ Interstate 20
- 🛣️ US Highway 69

LOCATION HIGHLIGHTS

- ✓ 15 minutes to Tyler's major employment, medical and retail hub
- ✓ 90 minutes to Dallas via I-20
- ✓ Strong Lindale ISD with highly rated schools
- ✓ Close to shopping, dining, parks and entertainment
- ✓ Proximity to major employers and distribution centers
- ✓ High tenant demand and excellent rental market

DALLAS
90 MINUTES

Walmart Supercenter
3 min

Target Distribution Center
12 min

Velma Penny Elementary School
3 min

Brookshire's
3 min

7-HOME PORTFOLIO
Countywood Ln, Timberwood Ln
& Aspenwood Ln
Lindale, TX

DRIVE TIMES

Downtown Lindale	3 min
I-20 (Exit 552)	5 min
US-69	5 min
Tyler, TX	15 min
Dallas, TX	90 min

Lindale High School
4 min

The Cannery Lindale
3 min

Downtown Lindale
Shopping, Dining
& Local Businesses
3 min

Trinity Mother Frances
Hospitals & Clinics
12 min

Tyler Pounds
Regional Airport
15 min

Darden Harvest Park
4 min

UT Health North Campus
Tyler
12 min

TYLER
15 MINUTES



PRIME CAPITAL
REAL ESTATE GROUP

Natalie Jimmerson

(405) 500-1879

natalie@primecapitalre.com

ABOUT LINDALE, TX

Lindale is one of East Texas' fastest-growing communities, located just north of Tyler along Interstate 20. The area continues to attract residents seeking affordable housing, excellent schools, and convenient access to major employers.

Investment advantages include:

- Strong population growth
- High rental demand
- Affordable cost of living
- Highly rated Lindale ISD
- Close proximity to Tyler medical district
- Easy Interstate 20 access
- Growing retail and commercial development
- Limited inventory of quality rental housing



PRIME CAPITAL
REAL ESTATE GROUP

Natalie Jimmerson

(405) 500-1879

natalie@primecapitalre.com

EXCLUSIVELY
PRESENTED BY:

Natalie Jimmerson

(405) 500-1879

natalie@primecapitalre.com



PRIME CAPITAL
REAL ESTATE GROUP

2741 E Belt Line Rd Carrollton, TX 75006

Office: (214) 937-5003

www.primecapitalre.com

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from PRIME CAPITAL REAL ESTATE GROUP LLC and it should not be made available to any other person or entity without the written consent of PRIME CAPITAL REAL ESTATE GROUP LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to PRIME CAPITAL REAL ESTATE GROUP LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical 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. PRIME CAPITAL REAL ESTATE GROUP LLC has not made any 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 of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or 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 reliable; however, PRIME CAPITAL REAL ESTATE GROUP LLC has not verified, and will not verify, any of the information contained herein, nor has PRIME CAPITAL REAL ESTATE GROUP LLC 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE PRIME CAPITAL REAL ESTATE GROUP LLC ADVISOR
FOR MORE DETAILS.