



INVESTMENT OPPORTUNITY! Don't miss this rare chance to purchase a **PORTFOLIO OF 5 PROPERTIES** in **PRINCETON, NC** for **\$534,803**. With an investment of just over **\$100,000 per property**, this package offers excellent value for investors looking to expand their portfolio. Whether you're seeking **RENTAL INCOME, LONG-TERM APPRECIATION, OR FUTURE INVESTMENT POTENTIAL**, this portfolio presents an exciting opportunity in a growing area. **ALL 5 PROPERTIES ARE BEING SOLD TOGETHER** for one convenient purchase!

Total Acreage with All the Properties Added together are 7.83 acres. All are located in the **HIGHLY DESIRABLE PRINCETON SCHOOL DISTRICT**. The portfolio features a mix of a single-family home and manufactured homes, offering excellent potential for rental income, future development, or long-term investment. Several properties are currently tenant occupied, while others provide opportunities for renovation or future improvements. Enjoy the benefits of **COUNTRY LIVING** with convenient access to **PRINCETON, GOLDSBORO, SMITHFIELD**, and the **US-70 BYPASS** for an easy commute. Whether you're looking to expand your investment portfolio, add to your rental inventory, or secure land for future growth, this package offers a **RARE** opportunity with multiple properties being sold together!

See current list price for each property below.

116 Linda Street, Princeton - \$104,958 - 878SQFT - .28 ACRES - Singlewide Mobile Home to Convey - ID NO: 265205-07-3631

Single Wide Mobile home on .28 acre lot in city of Princeton - HVAC is Gas Pack 2 bedrooms/ 2 bath OLDER MODEL AGE Not Determined -- Home needs a little TLC --

101 Eddie Drive, Princeton \$104,958 - 1.01 ACRES - Singlewide Mobile Home to Convey - ID NO: 264300-92-6958

SPACIOUS 1.01-ACRE LOT in the Highly Desired **PRINCETON SCHOOL DISTRICT**! This property already has a mobile home in place, offering immediate use, rental potential, or the option to replace with a new manufactured or stick-built home. With plenty of room to spread out, you'll enjoy the charm of country living while still being conveniently close to Princeton, Goldsboro, and the US-70 Bypass for an easy commute to Smithfield or Raleigh. A great opportunity for buyers seeking land with utilities in place and flexible living options—schedule your showing today!

2057 Old Rock Quarry Road, Princeton \$113,991 - 905 SQFT - 2.6 ACRES - MOBILE HOME TO CONVEY - ID NO: 264300-91-8058

2.6 Acre Lot- mobile home on property conveys and needs TLC Located in Princeton School District. currently Tenant occupied - APPOINTMENT ONLY!!

County water and septic tank. NO HVAC

192 Old Cornwallis Road, Princeton \$176,796 - 1,176 SQFT - 1.94 ACRES - ID NO: 265300-03-5502

1.94-ACRE LOT with a HOME INCLUDED in the highly desired PRINCETON SCHOOL DISTRICT! This property is ready to go with WATER ALREADY CONNECTED AND A SEPTIC SYSTEM IN PLACE. The home is currently tenant-occupied, and the buyer will assume responsibility for the existing tenant arrangement. Enjoy the peace of COUNTRY LIVING WITH NO HOA, while still being just minutes from HWY 70 for an easy commute to Goldsboro, Smithfield, or Raleigh. A rare opportunity to secure a versatile property in one of Johnston County's most sought-after school districts!



104 Eddie Drive, Princeton \$159,719 - 1,315 SQFT - 2 ACRES - Manufactured Doublewide with Vinyl Skirting TO CONVEY - ID NO: 264300-93-4311

SPACIOUS 2-ACRE PROPERTY in the Highly Desired PRINCETON SCHOOL DISTRICT! This unique opportunity includes a Mobile home situated on a large 2-acre lot, offering both space and versatility. The property is currently tenant-occupied, making it a great option for those seeking immediate rental income or planning for future use. With plenty of room to spread out, you'll enjoy the charm of country living while being just minutes from Princeton amenities and the US-70 Bypass for an easy commute to Goldsboro, Smithfield, or Raleigh. Whether you're looking to invest, build, or create your dream homestead, this property provides excellent potential in a prime location.

