



# 20± Acre Mobile Home Community

**\$899,900 | 8 Homes | \$6,250 Monthly Income**  
LAVONIA · HART COUNTY · GEORGIA

|                           |                   |                            |                   |                          |                                  |
|---------------------------|-------------------|----------------------------|-------------------|--------------------------|----------------------------------|
| <b>20±</b><br>TOTAL ACRES | <b>8</b><br>HOMES | <b>8</b><br>SEPTIC SYSTEMS | <b>7</b><br>WELLS | <b>1.2 mi</b><br>TO I-85 | <b>\$899,900</b><br>ASKING PRICE |
|---------------------------|-------------------|----------------------------|-------------------|--------------------------|----------------------------------|

## PROPERTY DESCRIPTION

A 20± acre mobile home community located in Hart County, Georgia, with a Lavonia address. The community consists of eight mobile homes, all park-owned and rented, together with a shop building on site.

The property is served by private utilities: eight septic systems and seven wells. Existing improvements occupy a portion of the acreage, with the balance of the 20± acres unimproved.

The community sits 1.2 miles from Interstate 85, minutes from downtown Lavonia, and in proximity to Lake Hartwell.

## INCOME SUMMARY

|                                 |                                 |
|---------------------------------|---------------------------------|
| GROSS MONTHLY<br><b>\$6,250</b> | GROSS ANNUAL<br><b>\$75,000</b> |
| AVERAGE RENT<br><b>\$781</b>    | OCCUPIED<br><b>8 of 8</b>       |

Scheduled rents as reported by ownership. Home-by-home detail on page 3.

## PROPERTY FACTS

|                     |                    |
|---------------------|--------------------|
| Total Acreage       | <b>20± Acres</b>   |
| Homes               | <b>8</b>           |
| Home Ownership      | <b>Park-Owned</b>  |
| Septic Systems      | <b>8</b>           |
| Wells               | <b>7</b>           |
| Shop Building       | <b>Included</b>    |
| Market              | <b>Lavonia, GA</b> |
| County              | <b>Hart</b>        |
| Gross Annual Income | <b>\$75,000</b>    |
| Asking Price        | <b>\$899,900</b>   |

## LOCATION

|                  |                  |
|------------------|------------------|
| Interstate 85    | <b>1.2 miles</b> |
| Downtown Lavonia | <b>Minutes</b>   |
| Lake Hartwell    | <b>Nearby</b>    |
| Greenville, SC   | <b>± 50 min</b>  |
| Atlanta, GA      | <b>± 90 min</b>  |

Cooper Dalrymple — Principal Broker

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*“We are not passing through.”*

**DALCO**

# 20± Acre Mobile Home Community

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Aerial Boundary Exhibit



- **Property Boundary**  
Approximate — not a survey
- **Mobile Homes (8)**  
All park-owned
- **Shop Building**  
On site
- **Internal Roads**  
Existing

**20±**  
TOTAL ACRES

Boundary lines shown are approximate and provided for illustrative purposes only. This exhibit does not constitute a survey and should not be relied upon as one. All acreage, improvements, and utility locations are subject to independent verification by the purchaser.

**"We are not passing through."**



# Rent Roll — Mobile Home Community

8 Homes | All Park-Owned | \$6,250 Monthly  
LAVONIA · HART COUNTY · GEORGIA

|            |                      |                           |                          |                        |
|------------|----------------------|---------------------------|--------------------------|------------------------|
| 8<br>HOMES | 8,972<br>TOTAL SQ FT | \$781<br>AVG MONTHLY RENT | \$6,250<br>MONTHLY TOTAL | \$75,000<br>ANNUALIZED |
|------------|----------------------|---------------------------|--------------------------|------------------------|

SCHEDULE OF HOMES & RENTS

| #               | LOCATION         | MANUFACTURER | YEAR | SIZE (W × L) | SQ FT | MONTHLY RENT |
|-----------------|------------------|--------------|------|--------------|-------|--------------|
| 1               | 407 Shirley Rd   | Brookwood    | 1986 | 14 × 76      | 1,064 | \$800        |
| 2               | 409 Shirley Rd   | Horton       | 1992 | 14 × 70      | 980   | \$750        |
| 3               | 411 Shirley Rd   | Oakwood      | 1998 | 28 × 70      | 1,960 | \$1,000      |
| 4               | 415 Shirley Rd   | Craftsman    | 1988 | 14 × 70      | 980   | \$650        |
| 5               | 417 Shirley Rd   | Fleetwood    | 1992 | 14 × 66      | 924   | \$750        |
| 6               | 419 Shirley Rd   | Redmond      | 1989 | 23 × 48      | 1,104 | \$850        |
| 7               | 27 Grove Park Dr | Horton       | 1996 | 14 × 70      | 980   | \$800        |
| 8               | 29 Grove Park Dr | Horton       | 1996 | 14 × 70      | 980   | \$650        |
| Total — 8 Homes |                  |              |      |              | 8,972 | \$6,250      |

|                                 |                                 |                       |                          |
|---------------------------------|---------------------------------|-----------------------|--------------------------|
| GROSS MONTHLY INCOME<br>\$6,250 | GROSS ANNUAL INCOME<br>\$75,000 | AVERAGE RENT<br>\$781 | HOMES OCCUPIED<br>8 of 8 |
|---------------------------------|---------------------------------|-----------------------|--------------------------|

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Rent figures shown reflect scheduled monthly rents as reported by ownership and are provided for preliminary evaluation only. Dalco Properties has not audited or independently verified rent, collection history, occupancy, lease terms, or home condition, and makes no representation or warranty as to accuracy or completeness. Rents reflect gross scheduled income and do not account for vacancy, delinquency, concessions, utilities, or operating expenses. Home dimensions, model years, and square footage are approximate and subject to verification. All homes are park-owned. Prospective purchasers are advised to conduct independent due diligence, including review of leases, ledgers, titles, and home condition.

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