SPERRY
GRIFFIN PARTNERS

104

104 LAKISHA COURT
MADISON, NC 27025

BALD HILL PARK

Offering Memorandum

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SPERRY
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SECTION 1

PROPERTY INFORMATION

property summary

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PROPERTY DESCRIPTION

Excellent 6-Unit Mobile Home Park Investment Opportunity | 4.60± Acres

Excellent opportunity to acquire a professionally managed 6-unit mobile home park situated on 4.60± acres in a peaceful, private county setting. This well-maintained property provides immediate cash flow with additional upside through future expansion.

The park consists of four single-wide homes and one double-wide that are park-owned, along with one tenant-owned home, creating an attractive balance of stable rental income and reduced maintenance responsibilities. All park-owned homes have been updated and are in excellent condition, reflecting consistent ownership and proactive management.

The property's generous 4.60± acre footprint offers significant value-add potential. There is currently one pad ready for immediate placement of an additional home, with sufficient land and infrastructure to potentially accommodate two to three

OFFERING SUMMARY

Sale Price:	$966,550
Number of Units:	6
Lot Size:	4.67 Acres
Building Size:	1,000 SF
NOI:	$57,993.00
Cap Rate:	6.0%

site plan

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FOR SALE |

zoning map

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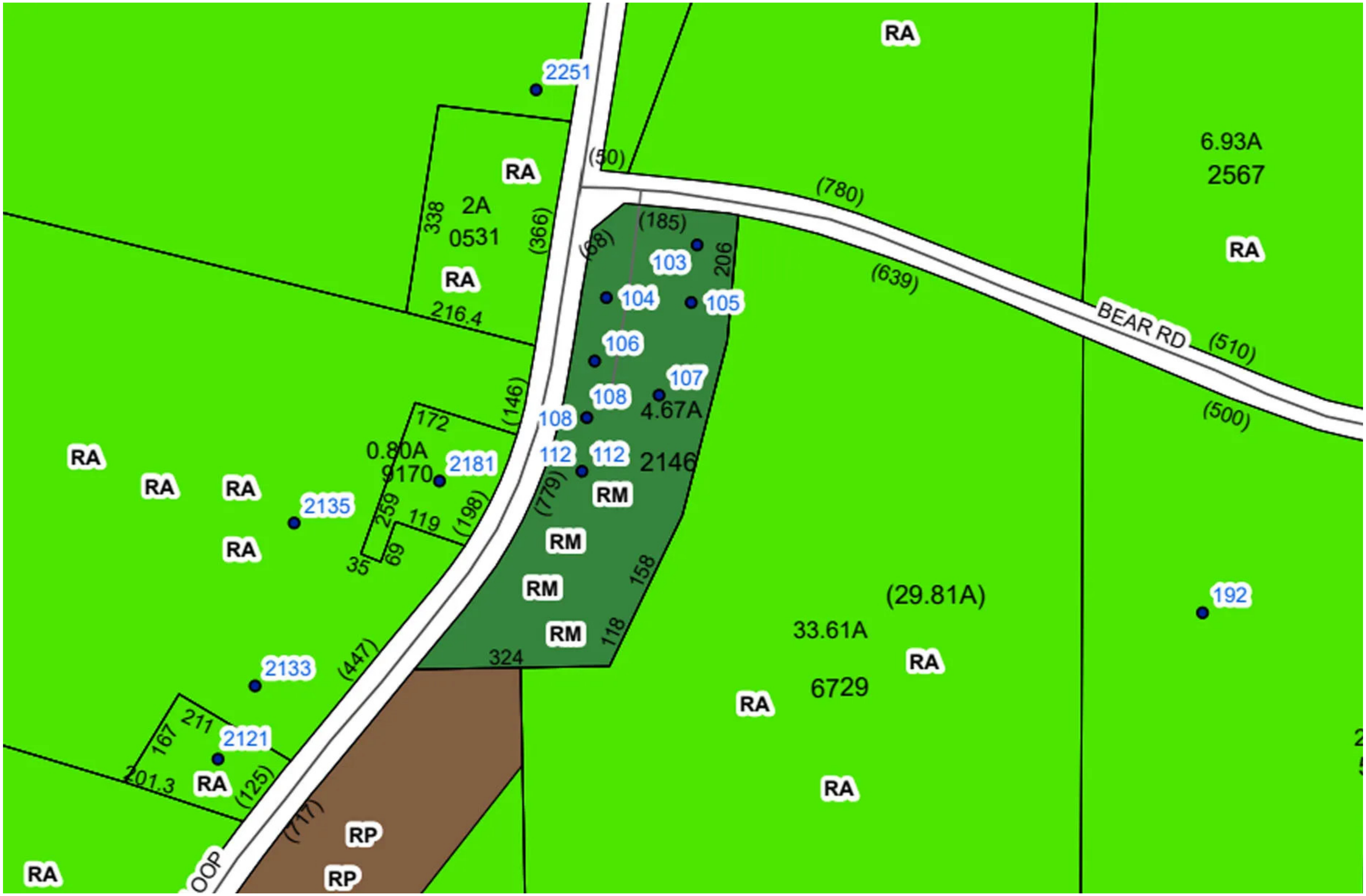

income and expense report (june 2026)

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PROPERTY OPERATING PRO FORMA

Annual Gross Income
$70,800

Operating Expenses
$12,807

Net Operating Income
$57,993

Value @ 6.00% Cap
$966,550

Unit	Monthly Rent
103	$1,200
104	$1,250
105	$1,200
106	$400
108	$1,025
112	$825
Total	$5,900

Expense	Annual
Taxes	$1,296
Insurance	$1,659
Management	$8,148
Utilities	$444
Dumpster	$1,260
Total	$12,807

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Prepared exclusively for marketing purposes by Sperry-Griffin Partners.

rent roll (as of june 2026)

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RENT ROLL

OFFERING MEMORANDUM
AS OF MAY 28, 2025

UNIT #	UNIT TYPE / DESCRIPTION	MONTHLY GROSS RENT	ANNUAL GROSS RENT	NOTES
103	Residential	$ 1,200	$ 14,400	Park Owned
104	Residential	$ 1,250	$ 15,000	Park Owned
105	Residential	$ 1,200	$ 14,400	Park Owned
106	Residential	$ 400	$ 4,800	Tenant Owned, Lot Rent
108	Residential	$ 1,025	$ 12,300	Park Owned
112	Residential	$ 825	$ 9,900	Park Owned
TOTAL / WEIGHTED AVERAGE		$ 5,900	$ 70,800	—

TOTAL UNITS
6
100% OCCUPIED

MONTHLY GROSS RENT
$5,900

ANNUAL GROSS RENT
$70,800

AVERAGE MONTHLY RENT
$983
PER UNIT

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SECTION 2

LOCATION INFORMATION

regional map

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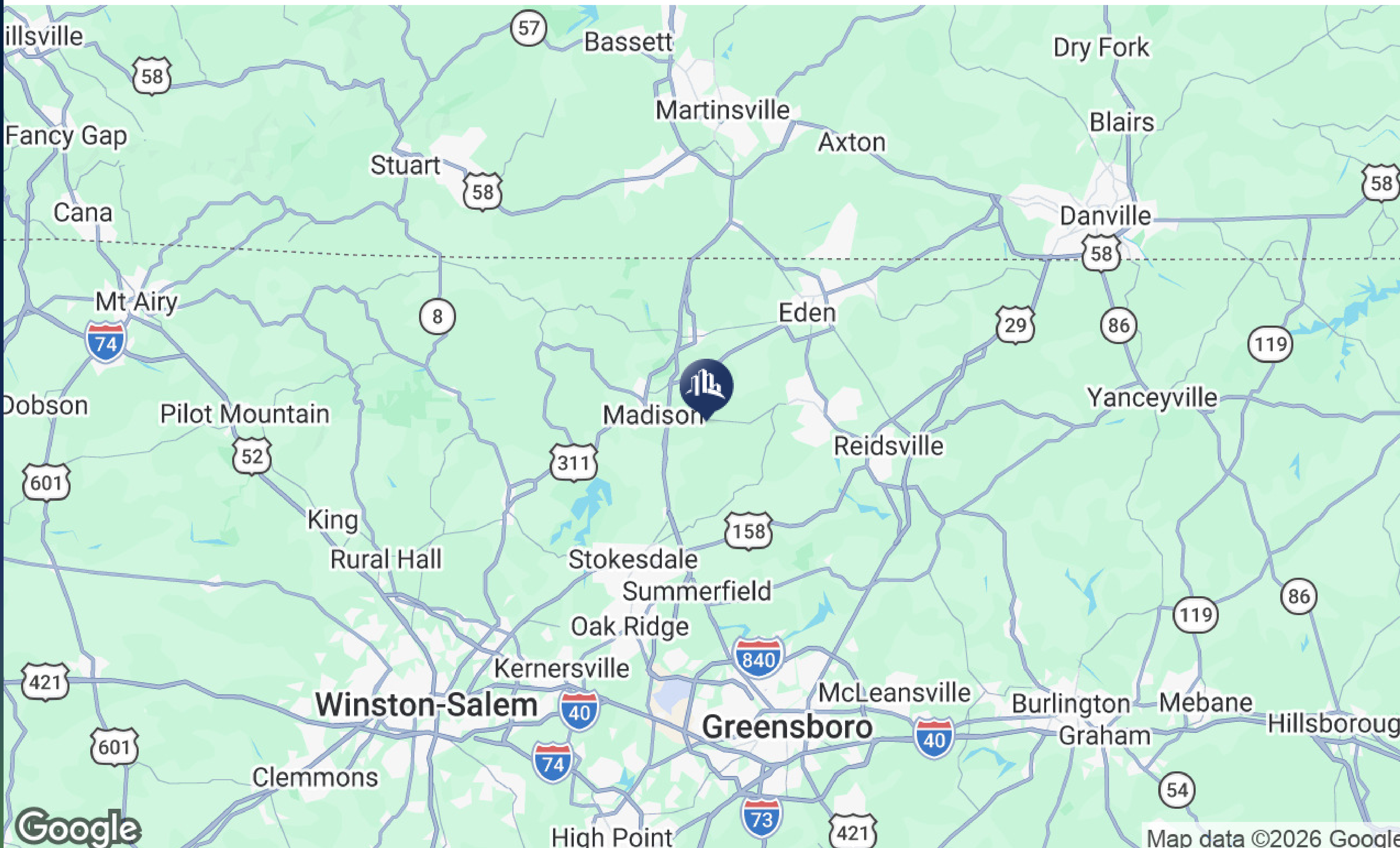
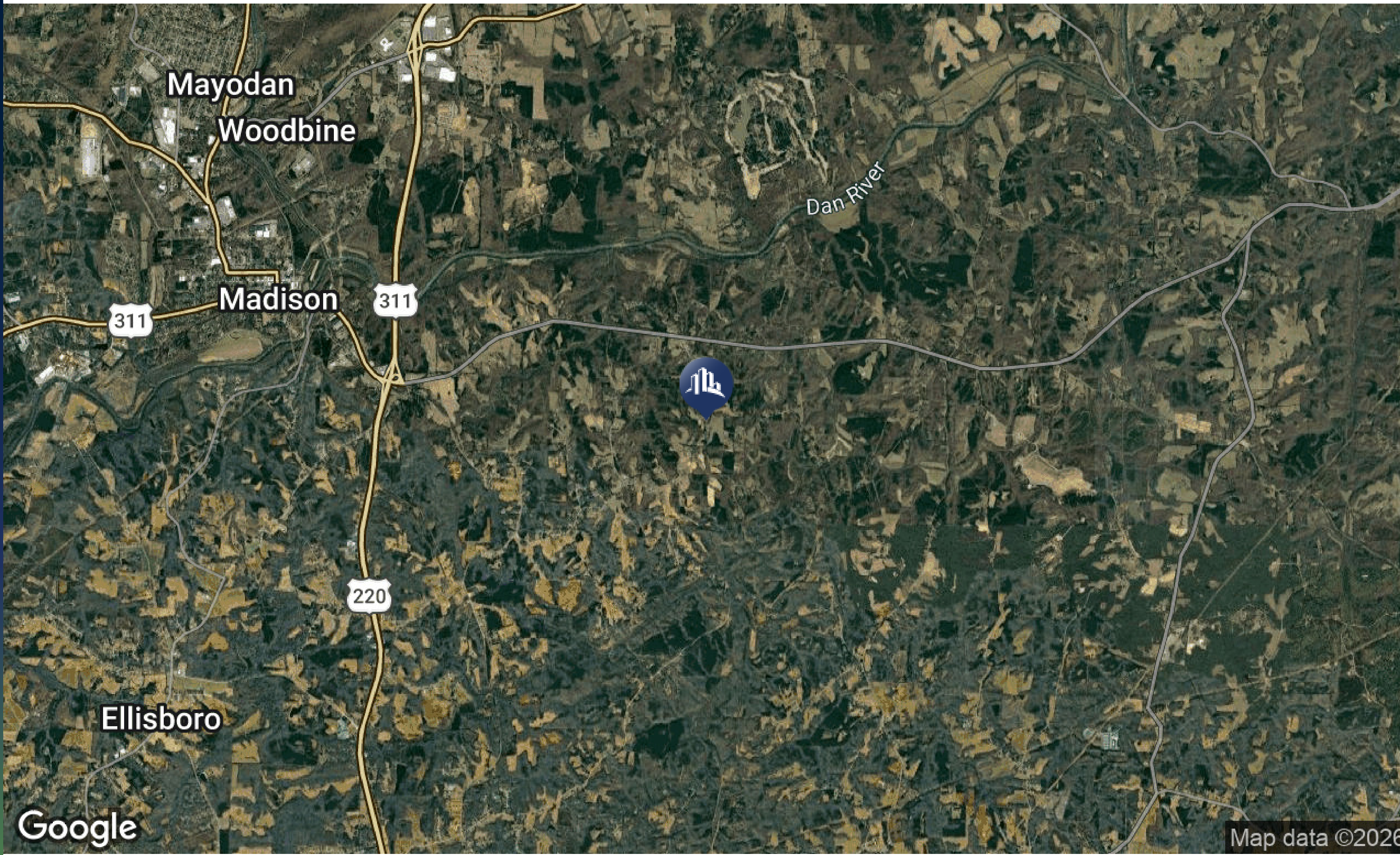


location map



SECTION 3

PROPERTY PHOTOS

exterior photos

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interior photos (typical)

SECTION 4

DEMOGRAPHICS

demographics map & report

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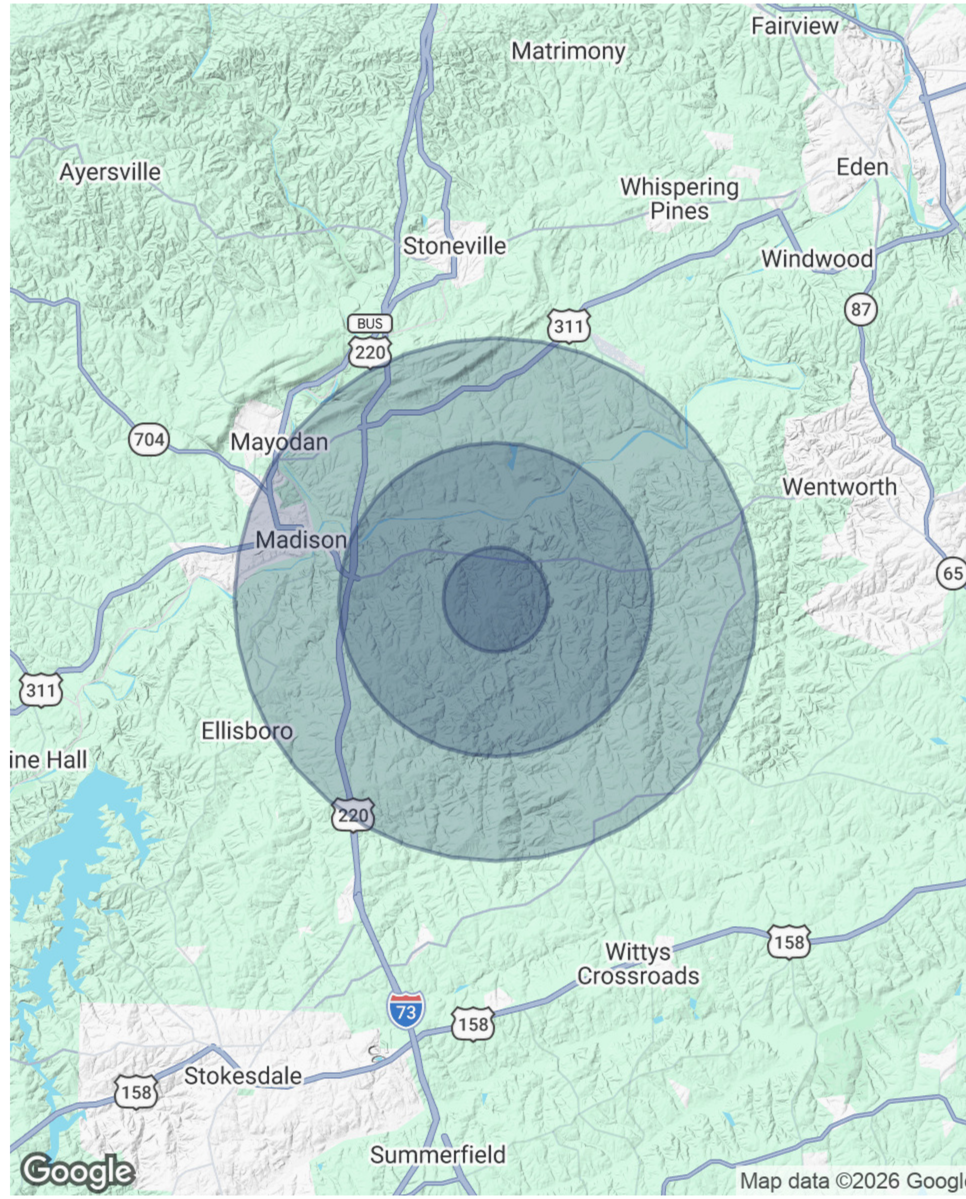
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	267	2,529	9,316
Average Age	52.1	49.9	47.7
Average Age (Male)	51.1	50.9	47.4
Average Age (Female)	52.5	48.2	48.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	113	1,033	3,913
# of Persons per HH	2.4	2.4	2.4
Average HH Income	$67,995	$81,238	$79,188
Average House Value	$166,812	$168,773	$175,157

2023 American Community Survey (ACS)



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SECTION 5

ADVISOR BIOS

advisor bio

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MARK GRIFFIN, CCIM, CM&AA

Managing Principal

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PROFESSIONAL BACKGROUND

Mark Griffin, CCIM is the CEO and Managing Principal of Sperry Commercial Global Affiliates – Griffin Partners, with offices in Greenville and Atlanta. A native of Upstate South Carolina, he is a graduate of Clemson University and brings more than eighteen years of progressive experience in commercial real estate, spanning investment advisory, development consulting, and general brokerage.

Mr. Griffin holds a five-year Bachelor of Landscape Architecture (BLA) from Clemson University with a concentration in land development, real estate, and business. He has earned the distinguished Certified Commercial Investment Member (CCIM) designation—held by fewer than 6% of commercial real estate professionals worldwide—demonstrating advanced expertise in financial analysis and investment strategy. He also holds the Certified Mergers & Acquisitions Advisor (CM&AA) designation, recognized by Financial Industry Regulatory Authority (FINRA) as an elite credential for M&A professionals.

In addition to commercial brokerage, Mr. Griffin advises on mergers and acquisitions for mid-size and lower middle-market companies across the United States. This integrated expertise allows him to guide business owners through both the sale of their company and strategic real estate decisions, including sale-leasebacks and portfolio optimization. His investment focus includes mobile home and RV parks, multifamily communities, and office properties nationwide.

MEMBERSHIPS

Certified Commercial Investment Member Institute
International Council of Shopping Centers (ICSC corporate)
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National Association of Realtors (NAR)

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