

WILD FOREST MOBILE HOME PARK

100 Wild Forest Lane, Sanford, NC 27332



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1

Property Info & Disclaimer

2

Property Description

5

Property Photos

10

Demographic Analysis

16

Aerial & Location Report

17

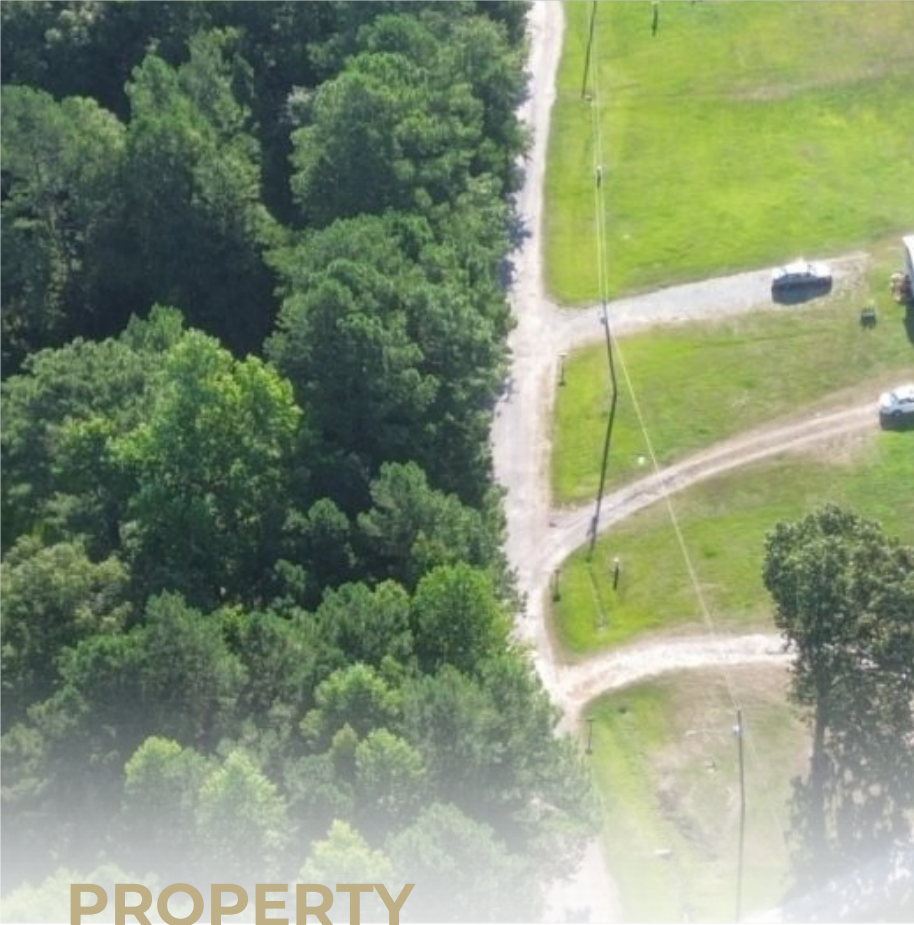
Location Risk Analysis

22

Sale Comps

TABLE OF CONTENTS

WILD FOREST MOBILE HOME PARK



PROPERTY INFORMATION

PURCHASE PRICE
\$660,000.00

PROPERTY ADDRESS
*100 Wild Forest Lane
Sanford, NC 27332*

PROPERTY SIZE
412,513 Sq. Ft.

LAND SIZE
9.47 Acres

WILD FOREST MOBILE HOME PARK

100 Wild Forest
Lane Sanford, NC
27332



PROPERTY OVERVIEW

Wildforest Mobile Home Park, located at 100 Wild Forest Lane, Sanford, NC, is a 9-unit manufactured housing community offering investors an opportunity to acquire an affordable housing asset in a growing Central North Carolina market. The property benefits from strong demand for workforce and affordable housing, a property type that continues to outperform many residential sectors due to limited supply and increasing housing costs. Situated near major employment centers, retail services, and transportation corridors, Wildforest provides convenient living for residents while generating stable rental income potential. Its manageable size, established occupancy, and long-term demand drivers make it an attractive investment opportunity!



WILD FOREST MOBILE HOME PARK

100 Wild Forest Lane, Sanford, NC 27332



PROPERTY DETAILS

WILD FOREST MOBILE HOME PARK

100% Occupied | \$90,000+ Annual Rental Income | 9 Park-Owned Homes | Approx. 9 Acres

Rare opportunity to acquire a stabilized, fully occupied residential investment property offering immediate cash flow, an established operating history and identifiable opportunities for future NOI growth.

Wild Forest Mobile Home Park consists of **9 park-owned rental homes situated on approximately 9 acres**, providing an investor with ownership of both the underlying real estate and the income-producing homes.

INVESTMENT HIGHLIGHTS

- **100% Occupied**
- **\$90,000+ in Annual Rental Income**
- **9 Park-Owned Homes**
- **Approximately 9 Acres**
- Established rental and operating history
- Individually metered water and electricity
- Current rents include **sewage, lawn service and trash service**
- Existing tenants provide immediate income upon acquisition
- Combination of land ownership and rental-home ownership
- Potential opportunities for **expense recovery, rent optimization and NOI growth**

STABILIZED INCOME WITH ADDITIONAL UPSIDE

Wild Forest Mobile Home Park is currently **100% occupied**, allowing a new owner to acquire an established rental operation with income already in place.

Current annual rental income exceeds **\$90,000**, providing a strong existing revenue base.

Importantly, **current rental rates include sewage, lawn service and trash service**. This provides a future owner with potential opportunities to evaluate utility and service reimbursements, separately billed resident services, or corresponding rent adjustments as leases renew and market conditions permit.

These potential expense-recovery strategies may provide an opportunity to **reduce owner-paid operating expenses and increase Net Operating Income without relying solely on additional occupancy**.

LAND + HOMES + CASH FLOW

The offering includes approximately **9 acres of land and all 9 rental homes**, giving the investor ownership



PROPERTY DETAILS

of both the underlying real estate and the income-producing units.

Water and electricity are individually metered, while the property utilizes a central septic system.

ESTABLISHED OPERATING HISTORY

Current ownership acquired the property in 2019 and has operated it as a residential rental investment since acquisition.

The property has benefited from ongoing maintenance, turnover renovations and improvements designed to maintain the homes, support occupancy and position the property for continued rental performance.

VALUE-ADD OPPORTUNITY

For an investor seeking both current cash flow and future upside, Wild Forest Mobile Home Park offers several potential avenues for NOI growth:

- Evaluate current rents relative to market rates
- Implement service or expense reimbursements where appropriate
- Evaluate tenant-paid or separately billed trash and lawn services
- Recover a portion of owner-paid sewage/septic-related costs where appropriate
- Continue improving operational efficiencies
- Capture future rent growth as leases renew

The property therefore offers an attractive combination of stabilized occupancy today and potential operational upside for the next owner.

Financial information, current rent roll and additional property information are available to qualified buyers.



PROPERTY
PHOTOS



WILD FOREST MOBILE HOME PARK

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PROPERTY
PHOTOS

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PROPERTY
PHOTOS



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PROPERTY
PHOTOS

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PROPERTY
PHOTOS

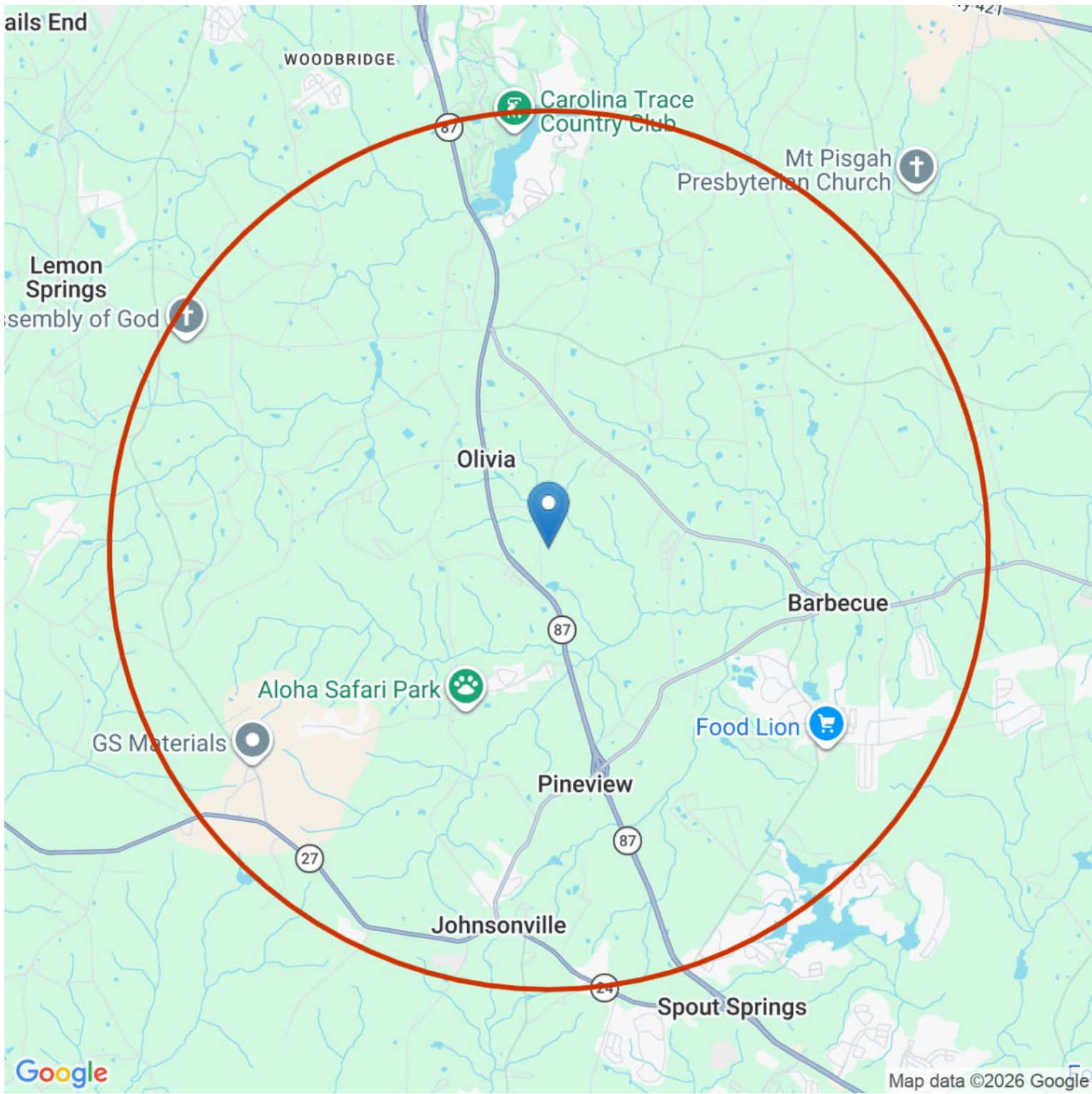


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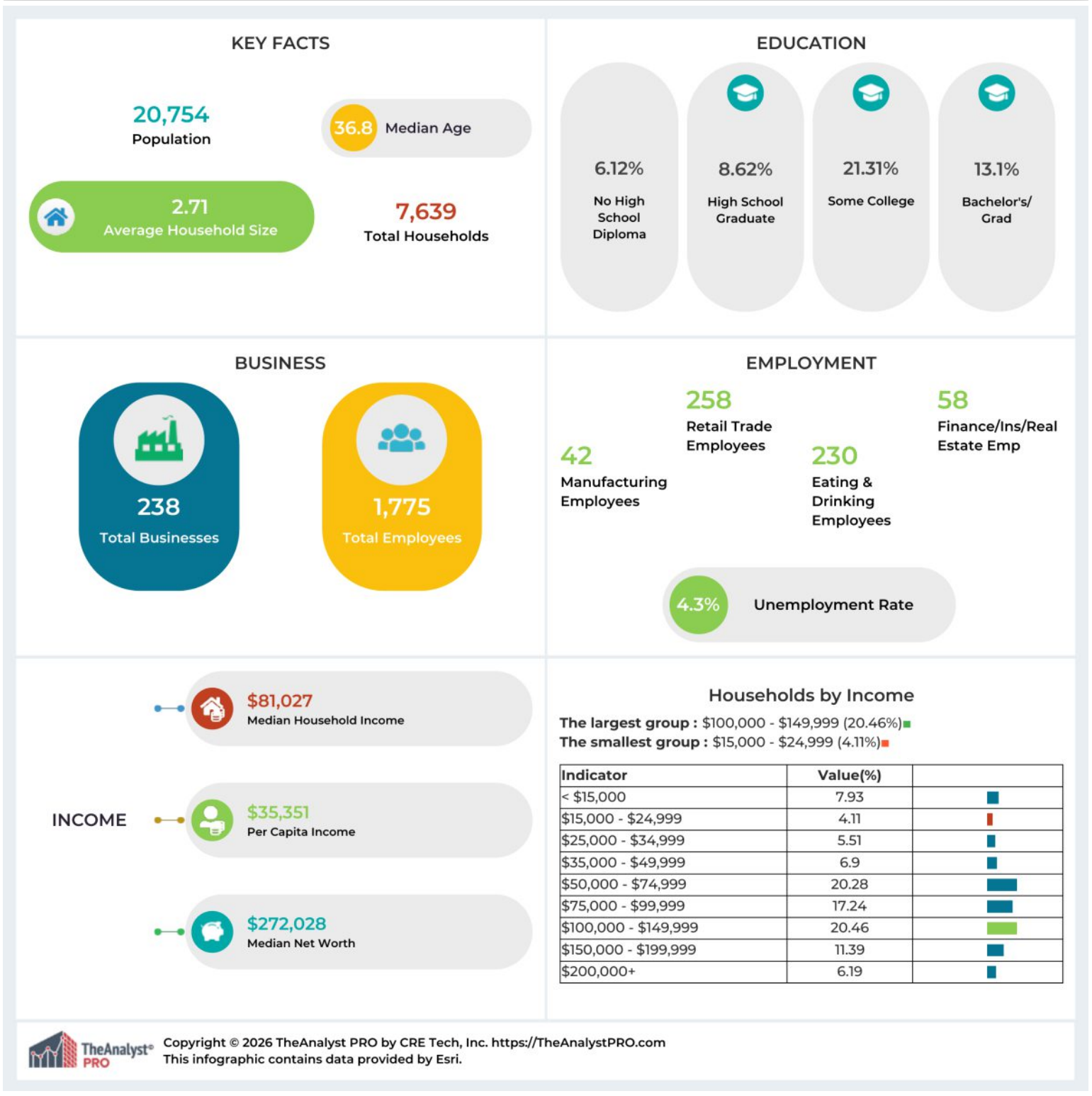
LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



WILD FOREST MOBILE HOME PARK
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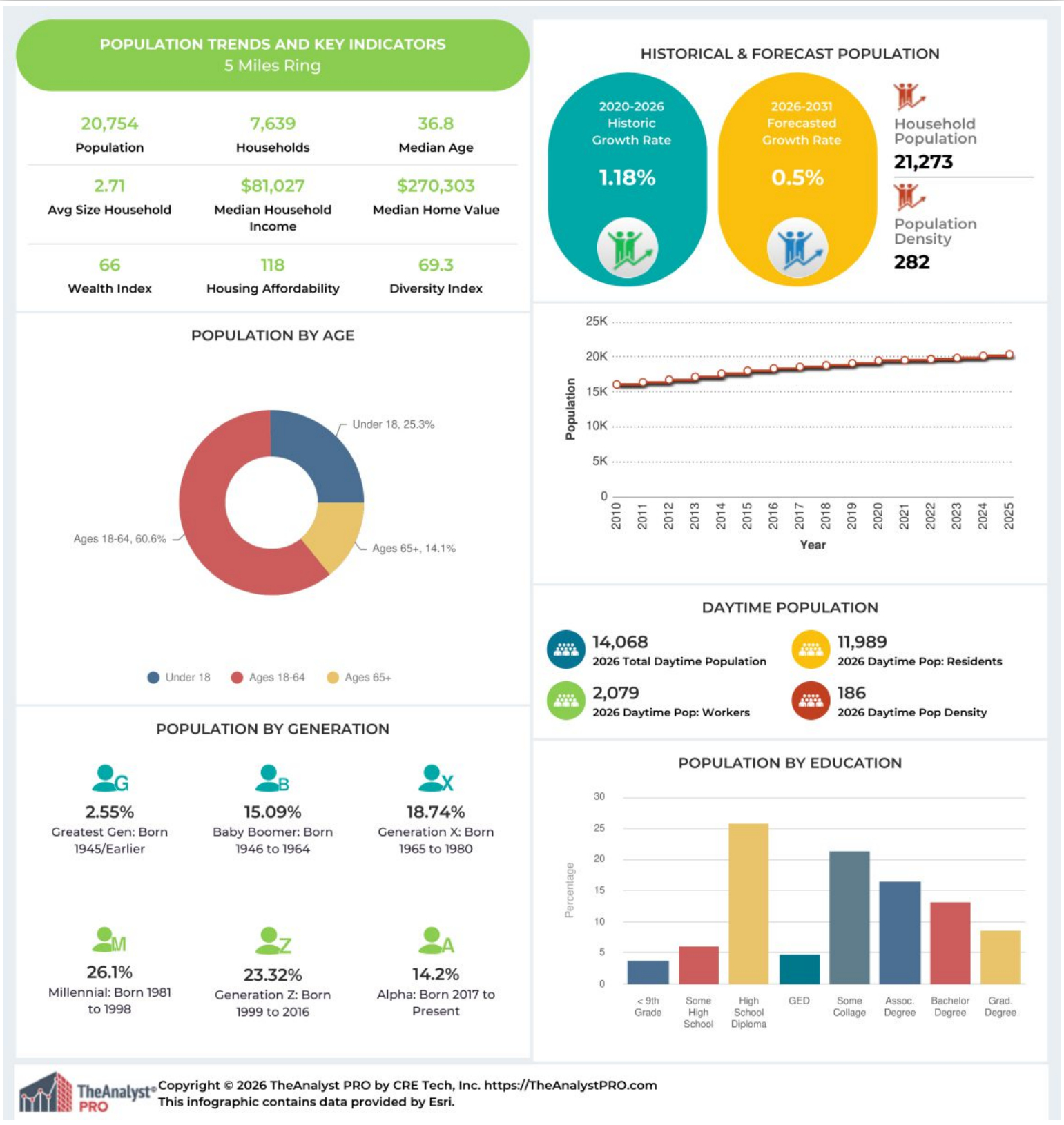
INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



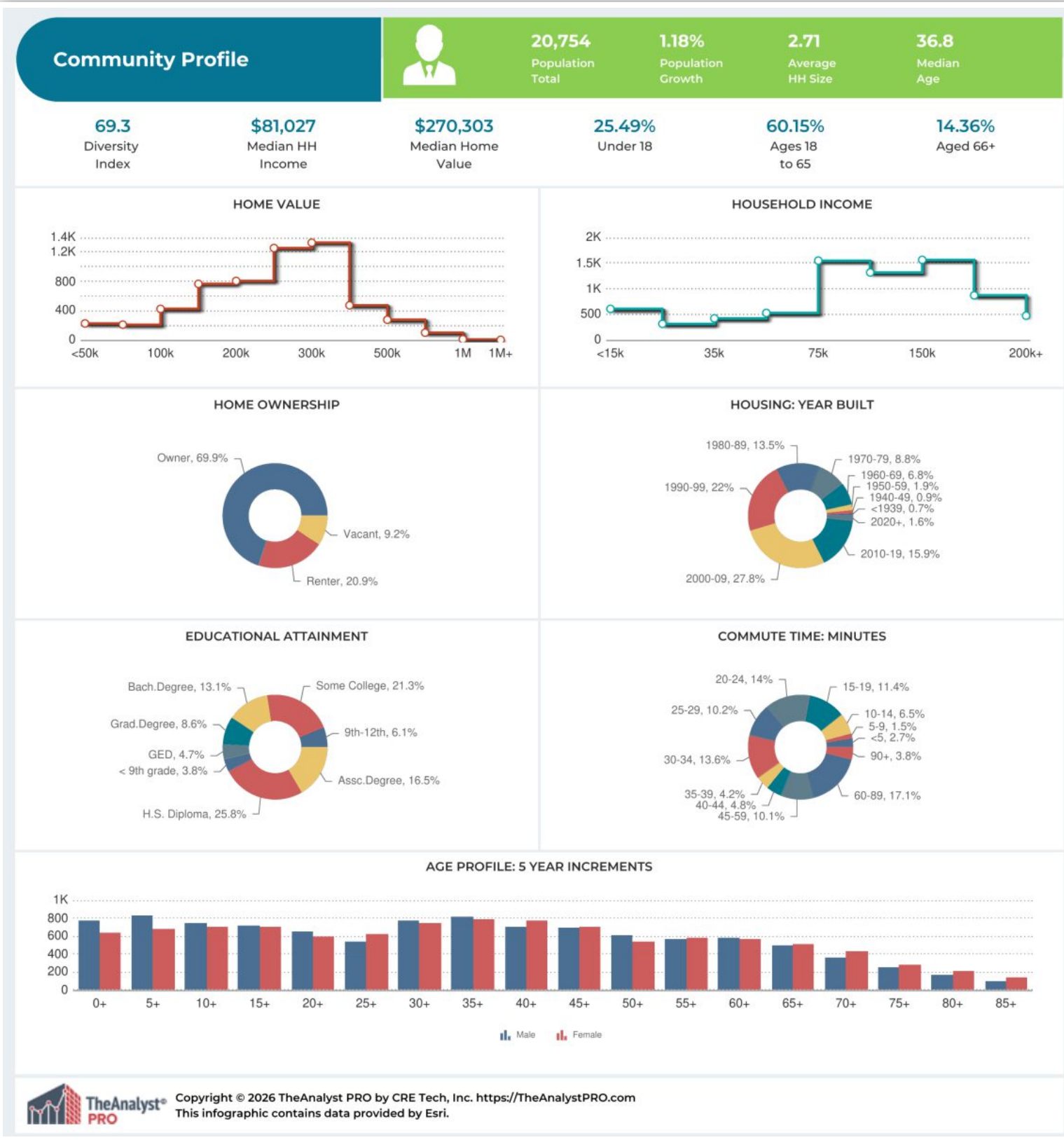
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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)



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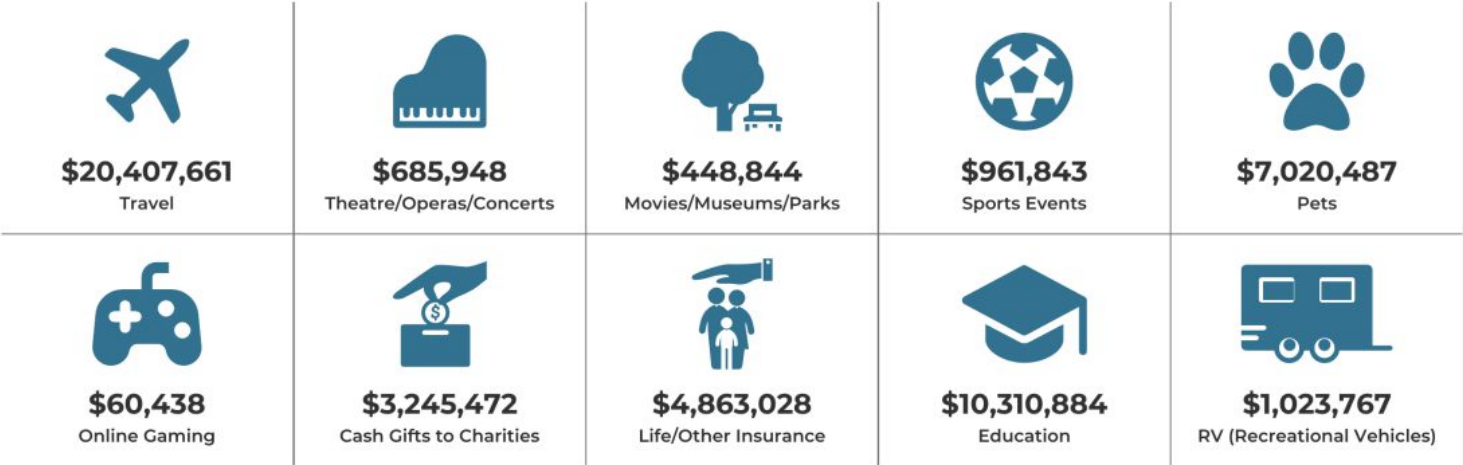


Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

ArcGIS Tapestry Segmentation

ArcGIS Tapestry classifies U.S. neighborhoods into 60 segments based on their socioeconomic and demographic composition, summarized under 12 LifeMode Groups. Each segment is identified by an alphanumeric Segment Code — a LifeMode Group letter followed by a number (for example, L2). Match the segment code shown on the report to the list below. See

[Esri's ArcGIS Tapestry documentation](#)

for detailed segment profiles.

A. Urban Threads

- [A1 Independent Cityscapes](#)
- [A2 City Commons](#)
- [A3 Social Security Set](#)
- [A4 Fresh Ambitions](#)
- [A5 Welcome Waves](#)
- [A6 Young and Restless](#)

B. Books and Boots

- [B1 Dorms to Diplomas](#)
- [B2 College Towns](#)
- [B3 Military Proximity](#)

C. Metro Vibes

- [C1 Single Thrifties](#)
- [C2 Kids and Kin](#)
- [C3 Metro Fusion](#)
- [C4 Family Foundations](#)
- [C5 Diverse Horizons](#)
- [C6 Moderate Metros](#)

D. Tech Trailblazers

- [D1 Emerging Hub](#)
- [D2 Trendsetters](#)
- [D3 Modern Minds](#)
- [D4 Metro Renters](#)
- [D5 Laptops and Lattes](#)

E. Community Connections

- [E1 Modest Income Homes](#)
- [E2 Southwestern Families](#)
- [E3 Hometown Charm](#)
- [E4 Mobile Meadows](#)
- [E5 Rural Versatility](#)
- [E6 Family Bonds](#)

F. Urban Harmony

- [F1 High Rise Renters](#)
- [F2 Family Extensions](#)
- [F3 Downtown Melting Pot](#)
- [F4 City Strivers](#)
- [F5 Uptown Lights](#)

G. Family Fabric

- [G1 Shared Roots](#)
- [G2 Up and Coming Families](#)
- [G3 Generational Ties](#)

H. Family Prosperity

- [H1 Flourishing Families](#)
- [H2 Boomburbs](#)
- [H3 Neighborhood Spirit](#)
- [H4 Urban Chic](#)

I. Countryscapes

- [I1 Small Town Sincerity](#)
- [I2 Scenic Byways](#)
- [I3 Heartland Communities](#)
- [I4 Rooted Rural](#)
- [I5 Rural Resort Dwellers](#)
- [I6 Southern Satellites](#)
- [I7 Country Charm](#)

J. Mature Reflections

- [J1 Senior Escapes](#)
- [J2 The Elders](#)
- [J3 Retirement Communities](#)
- [J4 Silver and Gold](#)

K. Suburban Shine

- [K1 Legacy Hills](#)
- [K2 Middle Ground](#)
- [K3 Loyal Locals](#)
- [K4 Classic Comfort](#)
- [K5 Dreambelt](#)
- [K6 City Greens](#)
- [K7 Room to Roam](#)
- [K8 Burbs and Beyond](#)

L. Premier Estates

- [L1 Savvy Suburbanites](#)
- [L2 Professional Pride](#)
- [L3 Top Tier](#)

A small share of areas fall outside these 60 profiles and are labeled Unclassified — typically uninhabited or non-residential land. Unclassified areas carry no LifeMode Group or Segment Code.

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AERIAL ANNOTATION MAP

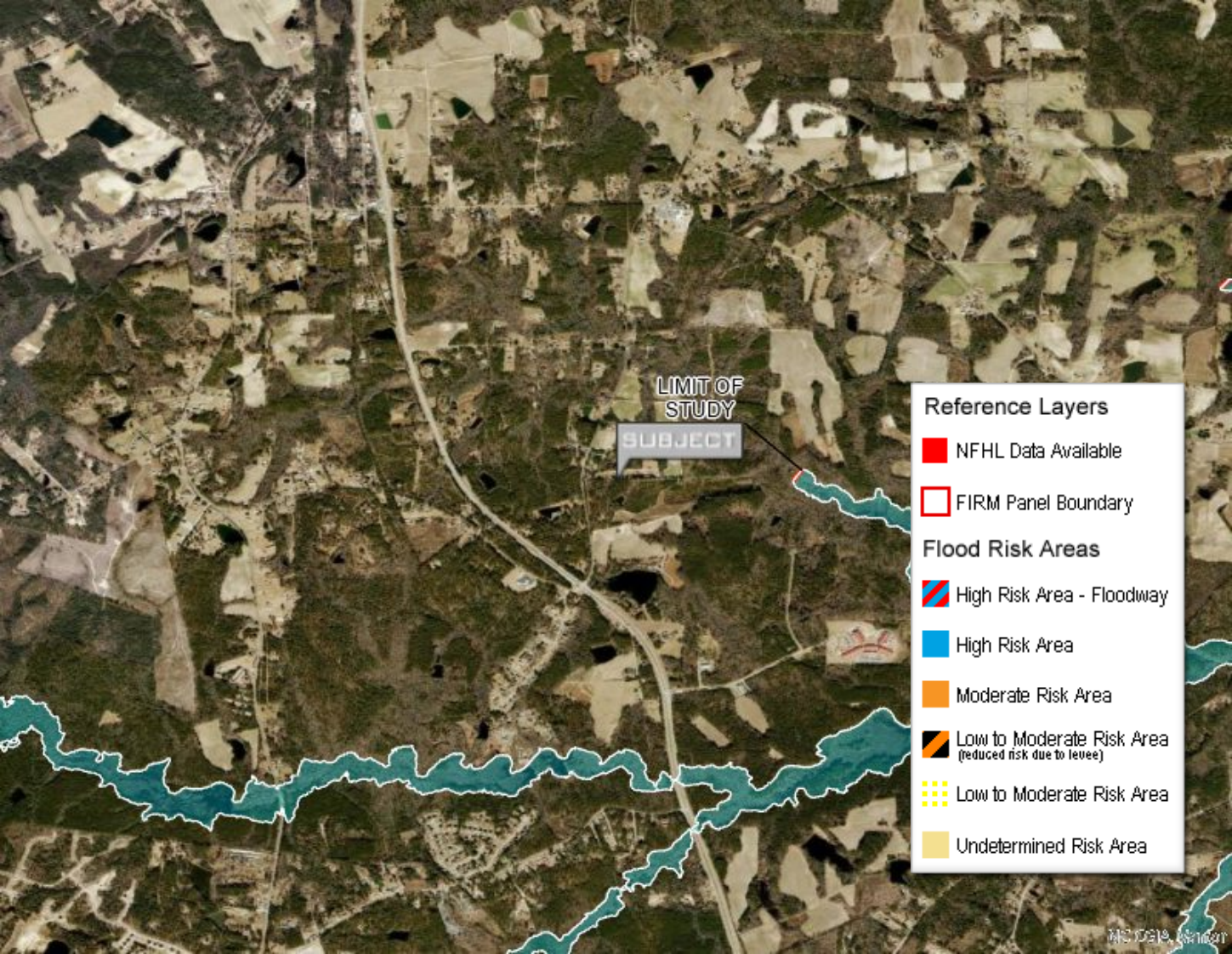


Wild Forest Mobile Home Park

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LOCATION RISK ANALYSIS

Flood Risk Analysis
FEMA Map Last Updated:2022-08-12



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100 Wild Forest Lane, Sanford, NC, 27332



LOCATION RISK ANALYSIS

FLOOD HAZARD DESIGNATIONS

FEMA Map Last Updated: 2022-08-12

High Risk Area - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply. Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Moderate Risk Area - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

Low to Moderate Risk Area - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.

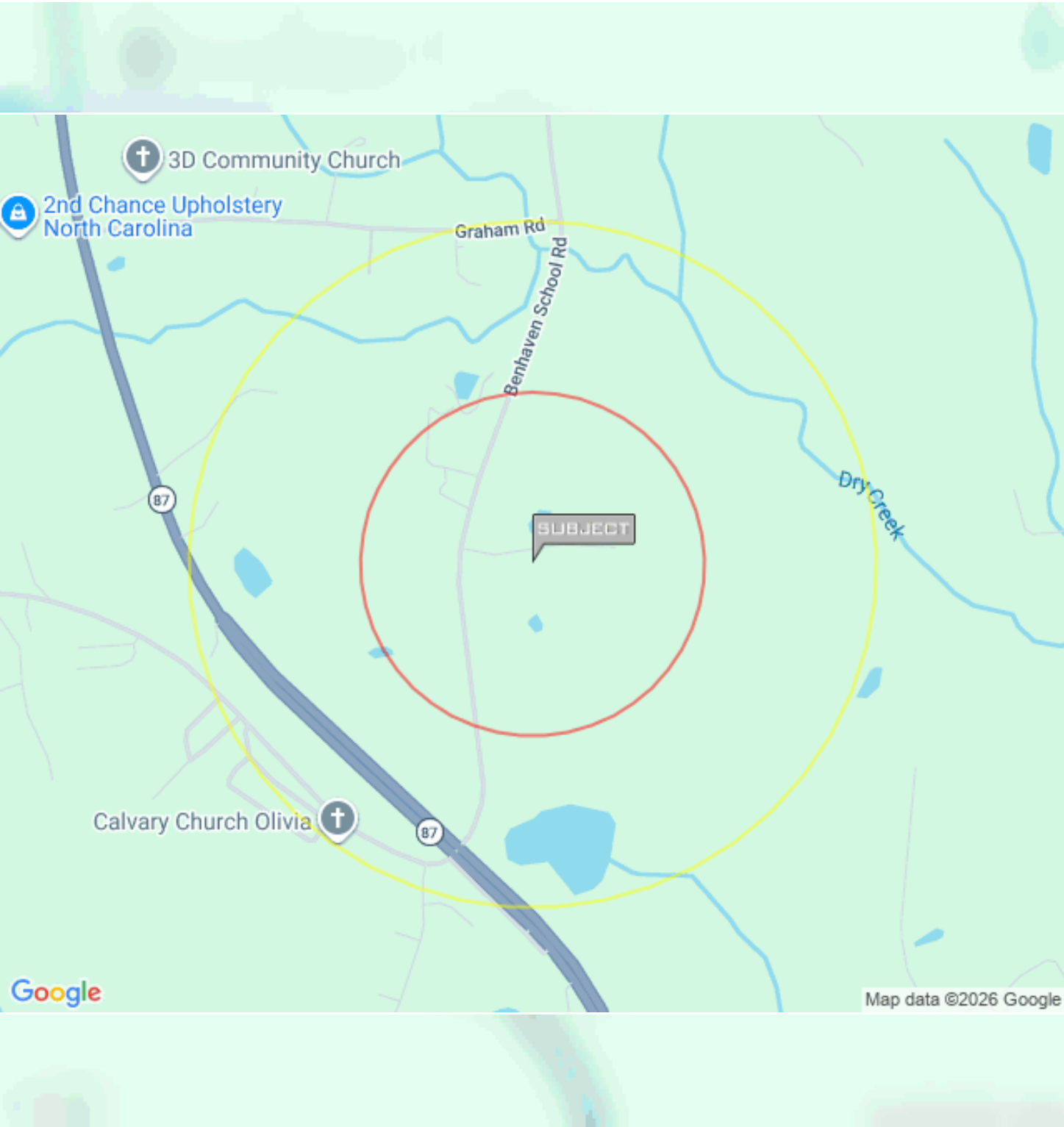
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LOCATION RISK ANALYSIS

ENVIRONMENTAL RISK ANALYSIS



WILD FOREST MOBILE HOME PARK

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LOCATION RISK ANALYSIS

LOCATIONS WITHIN 0.25 MILE OF SUBJECT

There are no environmental hazards in our database within this area.

LOCATIONS WITHIN 0.50 MILE OF SUBJECT

There are no environmental hazards in our database within this area.

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LOCATION RISK ANALYSIS

Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

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WILD FOREST MOBILE HOME PARK

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SALE COMPS

ENNIS RD

PRICE \$ 725,000
CLOSE DATE 2026-02-18

NOTES

11 units

STAR LN

PRICE \$ 800,000
CAP RATE 6.60 %
CLOSE DATE 2026-07-01

NOTES

15 units

ASHEBORO

PRICE \$ 1,400,000
CAP RATE 6.40 %
CLOSE DATE 2026-12-08

NOTES

28 units

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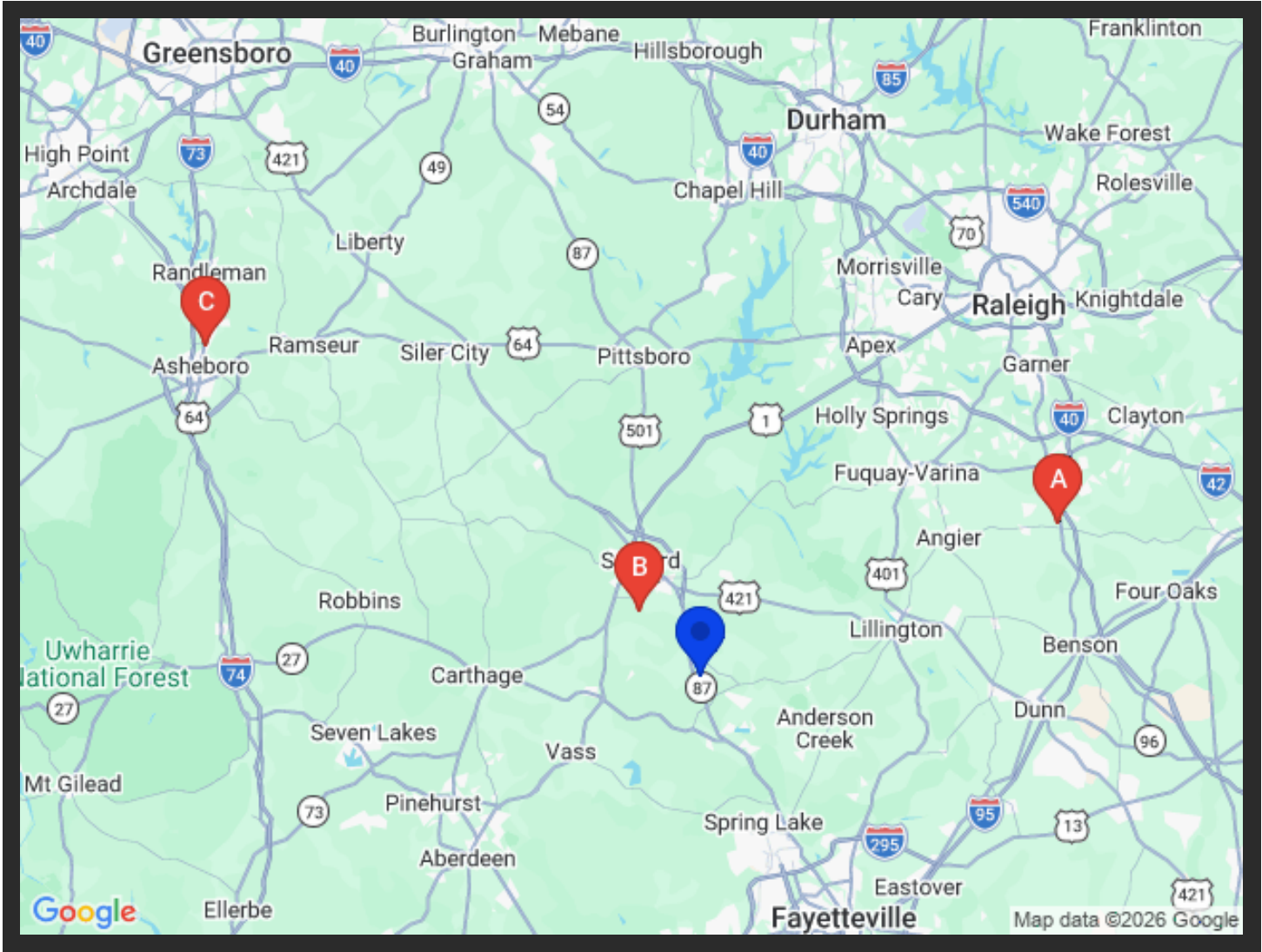
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SALE COMPS

										
	PROPERTY	BLDG SIZE	SUITE	PRICE	CAP RATE	LAND SIZE	BUILT	OCCUPANCY	CLOSE DATE	DIST.(ML)
A		Ennis Rd		\$ 725,000					2026-02-18	32
B		Star Ln		\$ 800,000	6.60 %				2026-07-01	7
C		Asheboro		\$ 1,400,000	6.40 %				2026-12-08	48

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