

**MOBILE HOME PARK RENTS
JOHN GARNER ROAD, SANFORD, NC**

440 John Garner Road has 2 vacant lots with water, septic and power on site

10 Red Tip Lane:

\$1,196/month (Sanford Housing Authority)

15 Red Tip Lane:

\$900/month (eviction of tenant for non-payment in process)

20 Red Tip Lane:

\$1,400/month (Sanford Housing Authority)

30 Red Tip Lane:

Vacant

35 Red Tip Lane:

\$850/month (tenant pays)

**MOBILE HOME PARK
REPAIRS AND MAINTENANCE
JOHN GARNER ROAD, SANFORD, NC**

All lots have water and septic on site – tenants pay electricity and all other utilities directly to utility companies (we pay individual electricity when someone moves out and we need to do remodels, repairs, and maintenance). We pay electricity for security light and power to the well.

Well – new power upgrades August 2024	\$2,920.24
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Hydro-excavating for new power pole August 2024	\$2,200.00
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Tree removal after storms August & September 2024	\$1,000.00
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New gravel on Red Tip Lane January 2026	\$499.50
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440 John Garner Road:

Doublewide mobile home removed, dead trees cut, site cleaned up Vacant with water, septic and power available on site	\$12,054.95
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Vacant lot behind 440 John Garner Road:

Mobile home removed prior to purchase
Water, septic and power available on site

10 Red Tip Lane:

Remodeled between tenants November 2024 –

Clean-up (dump fees)	\$78.95
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New flooring & paint, filters, registers & new doors	\$7,406.36
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Repair shower head February 2025	\$28.08
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HVAC repairs (replaced capacitor, blower repair & clean air handler) November 2025	\$470.00
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Replace stove sensor probe December 2025	\$13.90
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Replaced broken shower handle February 2026	\$88.95
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Water heater repairs April 2026	\$52.27
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15 Red Tip Lane:

Same tenant since purchase – no remodel

Septic tank pumped August 2024	\$450.00
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15 Red Tip Lane continued:

Remove 2 trees March 2025	\$980.00
HVAC service (new thermostat) February 2026	\$300.00

20 Red Tip Lane:

Remodeled between tenants October – December 2025 –

New subfloor, underlayment, flooring, drywall to patch/paint holes, paint, interior doors, smoke/carbon monoxide detectors, light switches, receptacles & covers, bath exhaust fan, bathroom mirror, light covers, plate covers, blinds, vent covers, shower valve, cool sealed roof with aluminum roof coating	\$6,648.83
HVAC repairs (service calls) October 2024	\$245.03
HVAC repairs (replaced heat pump coil & evaporative blower motor) November 2024	\$1,560.00
HVAC repairs (clean return grill) November 2025	\$130.00
Septic tank pumped November 2025	\$400.00
Repair leak behind shower February 2026	\$222.86
New tub/shower faucet March 2026	\$99.24

30 Red Tip Lane:

Vacant at present time

Remodeled after last tenant left November 2025 – April 2026 –

Clean-up (dump fees)	\$139.37
New subfloor, underlayment, flooring & paint, new shower & tub/shower faucet, light switches, receptacles & covers, bath exhaust fan, bathroom vanity light, drywall to patch/paint holes, ceiling fan, interior door, registers, toilet seat, smoke/carbon monoxide detectors, light covers, blinds, water heater	\$7,981.20
Septic tank pumped February 2025	\$363.16
HVAC repairs (cleaned coil and air handler) November 2025	\$130.00

35 Red Tip Lane:

Remodeled between tenants October & November 2024 –

New flooring & paint, new steps, filters and registers, interior doors, smoke detector	\$8,176.83
HVAC repairs (service call) January 2025	\$95.23
Septic tank pumped with new backfill May 2025	\$380.82