B & B Mobile Home Park

105 Deerview Drive | Rutherfordton, NC 28139

Manufactured Housing Investment Opportunity

Offering Memorandum

18-Space Community with Expansion Upside | Below-Market Rents | Turnkey Investment

MATTHEWS™

Exclusively Listed By

MATTHEWS™

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B & B MOBILE HOME PARK

PROPERTY OVERVIEW

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Executive Summary

$850,000
List Price

18
Number of Lots

17
Parked Owned Homes

±12.09
Park Acreage

Investment Highlights

Seller Financing Not Available – Seller is looking to be completely removed from the asset upon sale.

17-Space Community with Built-In Expansion Upside – Opportunity to add an additional 8 lots by extending utilities, offering a clear path to nearly 50% more income-producing sites

100% Park-Owned Homes with Significant Rent Upside – All POHs currently renting at $600–$700/month, well below area market rents averaging $810–$950 for 1-bedroom and $863–$1,001 for 2-bedroom apartment units, providing immediate organic upside through rent increases

Rent-to-Own Conversion Opportunity – Homes can be sold off to tenants via RTO programs, allowing a new owner to transition toward a lower-maintenance, tenant-owned home model while recapturing home value and reducing repair expenses

City Water & Septic – Public water in place with no well infrastructure to maintain, simplifying operations and reducing capital exposure

Not Located in a Flood Zone – Favorable insurance profile and no flood-related risk or lender complications

Turnkey Operations with Staff in Place – Existing maintenance staff willing to stay on for the new owner, ensuring a seamless ownership transition

Strategic Western NC Location – Situated in Rutherfordton, just 1 hour from Asheville and 1.5 hours from Charlotte, benefiting from spillover demand in one of the Southeast's fastest-growing corridors


N
Rutherfordton
±5 Miles Away
Manual
SINCE 1932
Woodworker
±250 Total Employees
EVEREST
Manufacturer
±130 Total Employees
RUTHERFORD REGIONAL HEALTH SYSTEM
Duke LifePoint Healthcare
Rutherford Regional Health System
±143 Beds | ±600 Employees
± 11,000 VPD
FOOD LION
WAFFLE HOUSE
Hardee's
TRACTOR SUPPLY Co
HOBBY LOBBY
BIG LOTS!
221
74
± 22,000 VPD
LOWE'S
Isothermal Community College
±1,918 Students
Rutherfordton Elementary School
±397 Students
TIMKEN
Manufacturer
±200 Total Employees
Walmart
Supercenter
Bargain OLLIE'S OUTLET
"GOOD STUFF CHEAP"
Subject Property
± 16,000 VPD

Spacious, Well-Maintained Setting

Property Line

B & B MOBILE HOME PARK

FINANCIAL OVERVIEW

02

Rent Roll

Lot #	TOTAL RENT	TYPE
1	$600.00	POH
2	$600.00	POH
3	$600.00	POH
4	$600.00	POH
5	$00.00	POH
6	$00.00	POH
7	$00.00	POH
8	$00.00	POH
9	$600.00	POH
10	$600.00	POH
11	$600.00	POH
12	$600.00	POH
13	$700.00	POH
14	$600.00	POH
15	$600.00	POH
16	$600.00	POH
17	$700.00	POH
18	$700.00	TOH

$8,700
Gross Monthly Income

$104,400
Yearly Gross Income

Financial Summary

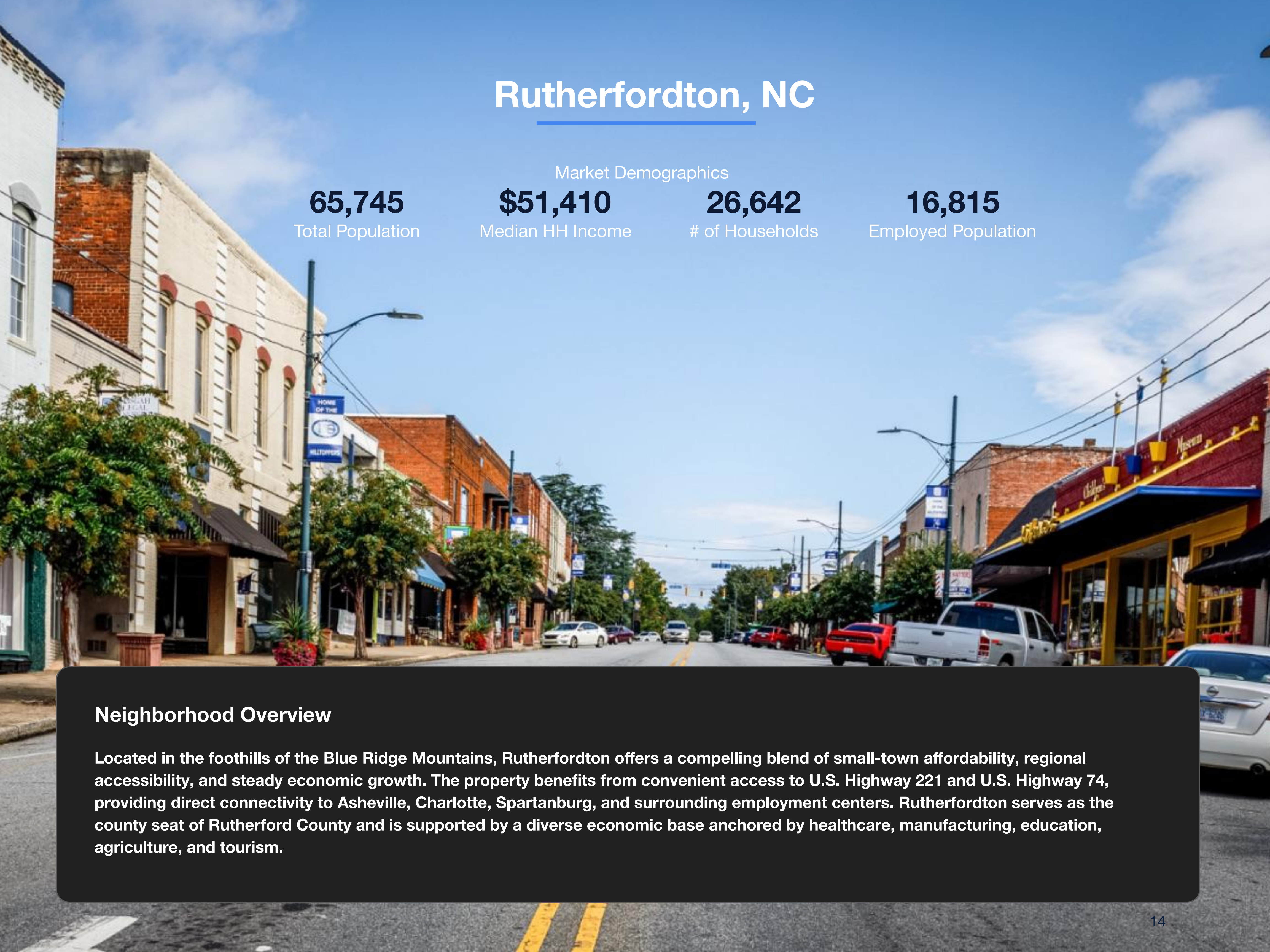
$850,000	$47,222	±12.09 AC
List Price	Price Per Pad	Lot Size

Income			Current	Year 1	Assumptions
Annualized Total Rent Revenue			$92,400	$110,400	Total Rent Income Year 1 - Assumes New Rents 704 450 9999
Utility Reimbursements			$0	$0	City Water & Septic
Gross Potential Rental Income (GPRI)			$92,400	$110,400	-
Vacancy	1.00%	Collected	($924)	($1,104)	-
Collection Loss	1.00% Collected		($924)	($1,104)	-
Effective Gross Income (EGI)			**$90,552**	**$108,192**	**-**
Expenses			**Current**	**Year 1**	**Assumptions**
Real Estate Taxes			$1,566	$1,597	Rutherfordton County - 0.582%
Insurance			$4,528	$4,754	Park Is Not In Flood Zone
Total Real Estate Expense			**$6,094**	**$6,351**	**-**
Utilities			$9,055	$9,236	City Water & Septic
Repairs & Maintenance			$18,000	$18,360	$100/mo per POH
Management Expenses			$0	$8,655	8% Management Expense
Total Expenses			$33,149	$42,602	-
% Expense Ratio			36.61%	39.38%	-
Net Operating Income			**$57,403**	**$65,590**	**-**

B & B MOBILE HOME PARK

MARKET OVERVIEW

03



Rutherfordton, NC

Market Demographics

65,745	$51,410	26,642	16,815
Total Population	Median HH Income	# of Households	Employed Population

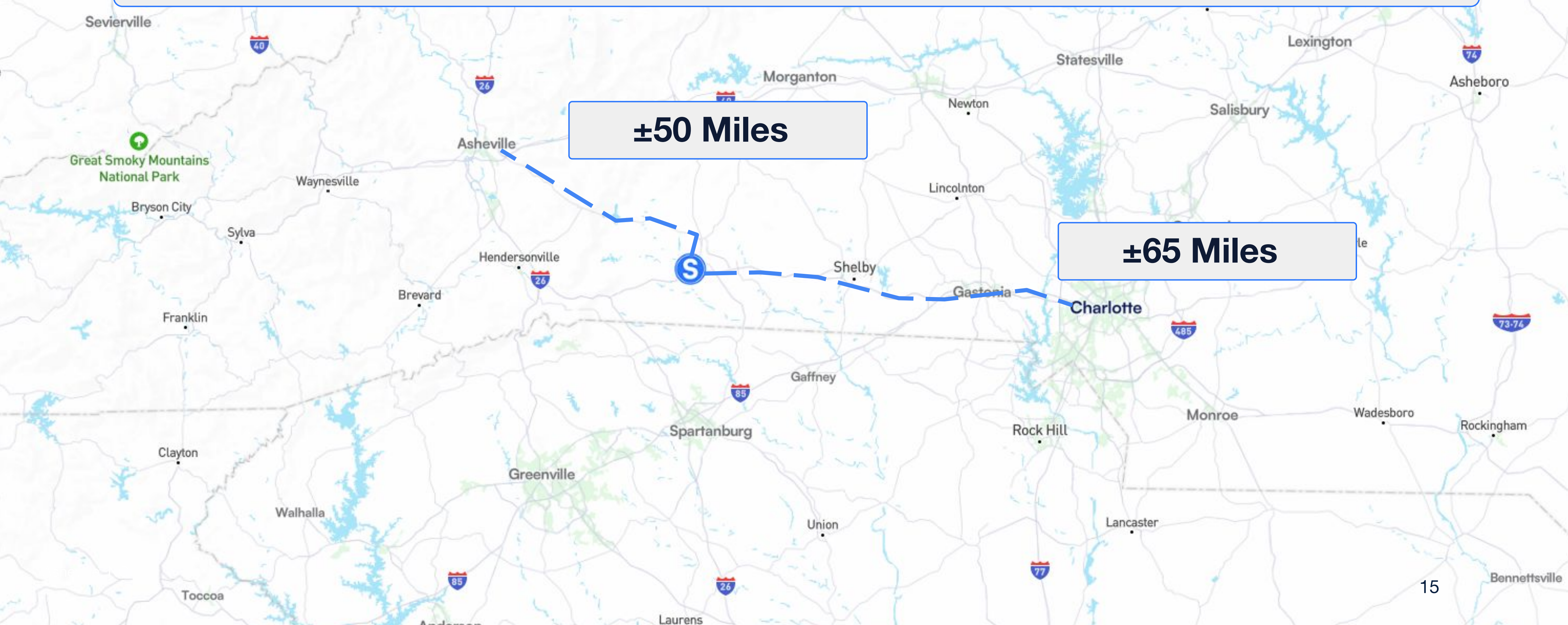
Neighborhood Overview

Located in the foothills of the Blue Ridge Mountains, Rutherfordton offers a compelling blend of small-town affordability, regional accessibility, and steady economic growth. The property benefits from convenient access to U.S. Highway 221 and U.S. Highway 74, providing direct connectivity to Asheville, Charlotte, Spartanburg, and surrounding employment centers. Rutherfordton serves as the county seat of Rutherford County and is supported by a diverse economic base anchored by healthcare, manufacturing, education, agriculture, and tourism.

Rutherfordton, NC | Connected to Growth

Rutherfordton is strategically positioned in the foothills of the Blue Ridge Mountains, offering residents the affordability and quality of life of Western North Carolina while remaining within easy reach of larger economic hubs. Located approximately **one hour from Asheville** and **90 minutes from Charlotte**, the community benefits from regional employment, healthcare, and tourism demand without the higher costs associated with those markets. The area also enjoys proximity to renowned destinations including **Lake Lure, Chimney Rock State Park, and the Tryon International Equestrian Center**, which collectively attract millions of visitors each year and support a stable local economy. Combined with continued population growth throughout Western North Carolina and increasing demand for affordable housing, Rutherfordton is well positioned for long-term investment and rental demand.

Strategically Positioned Between Asheville & Charlotte



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