



Rocky Ridge Lane Mobile Home Community

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Rocky Ridge Lane

Mobile Home Community

490 Rocky Ridge Lane, Talladega, AL 35160



Asset Overview

Exceptional investment opportunity in a well-managed mobile home community. An outstanding opportunity with this turn key, cash flowing, stabilized, well maintained mobile home community, well positioned for new and seasoned investors. This mobile home community represents a turnkey investment. Don't miss the chance to add a solid, income generating asset to your portfolio.

Tenant Responsible for Home Maintenance

Community is 100% Tenant Owned Homes (TOH). With residents taking care of their own home maintenance and repairs, operational responsibilities are significantly minimized.

Stable Operations and Collections

Clean premises, stable collections, and smooth daily operations.

Ideal for New Investors

A low-maintenance introduction to mobile home community ownership. New owners can focus on learning the business without the burden of costly infill or clean up.

Offered at

\$ 445,000

Total Lots	10
Tenant Owned Homes	10
Owner Financed Notes	2
Current Occupancy	100%
Lot Rent	\$350



Interested in a portfolio purchase?

Ask about our other Alabama park.

The Offer

Total List Price **\$445,000**

NOI \$45,226

Owner Financed Notes 2

Total Note Payment \$598/month

Total Note Value \$52,152

Financing Cash, New Loan

Please reference financials for full price breakdown

Available DD Materials

- 2022 Topographic Survey
- 2020 Environmental Phase 1
- Current rent roll
- Proforma
- 2025 Tax bill

Infrastructure

Total Lots 10

Vacant Lots 0

TOH 10

POH 0

Road Private, Gravel

Flood Plane No

Parking 2:1

Water | Sewer Well | Septic

Electric City - Direct Billed

Trash Private - Direct Billed

Site Description

Parcel # 0807360000009001

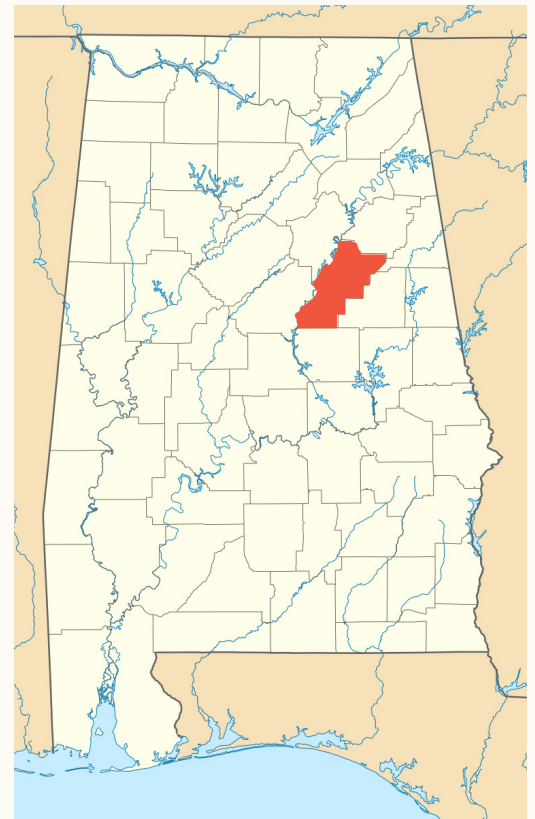
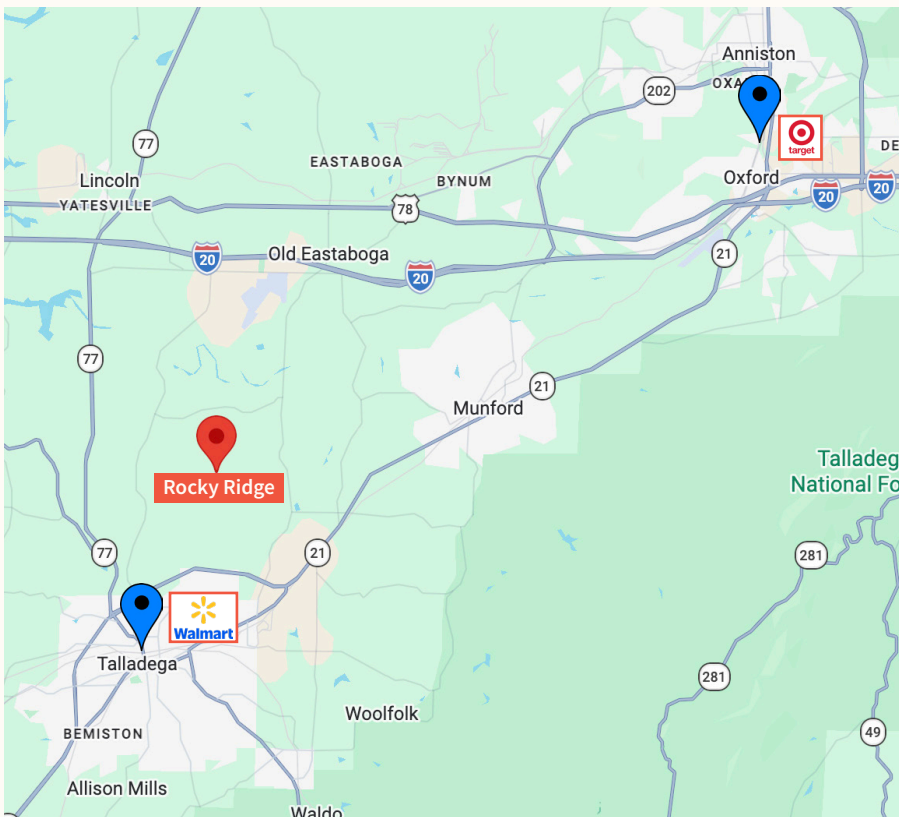
Property Address* 490 Rocky Ridge Lane
Talladega, AL 35160

*Each home has it's own USPS address

County Unincorporated Talladega

Acres 9.37

Developed Acreage ~3



Convenient Location with Excellent Access to Amenities

Located in Talladega AL, this mobile home community offers convenience and accessibility, all within a peaceful and quiet environment.

Convenient Proximity to Essential Services

Just 15 minutes away from the Downtown Talladega, with a wide range of stores and services, including Walmart, grocery stores, medical facilities, restaurants, pharmacies, and city hall. Everything your residents need is right at their doorstep.

Close to Major Metro

Only a 20-minute drive to Oxford-Anniston Metro, providing easy access to a larger commercial and suburban area with additional amenities, employment opportunities, and entertainment options including Target, Best Buy, Chick-Fil-A and more.

Serene and Calm Setting

Nestled between large tracts of quiet woodlands, the community provides a peaceful living environment, ideal for those seeking a quiet and calm lifestyle. This convenient location not only enhances the quality of life for current residents but also makes it an attractive option for potential residents, ensuring a stable occupancy rate .

Property Photos



Thank You

