



OFFERING MEMORANDUM

ALBANY, GA MHC PORTFOLIO

(4 COMMUNITIES | 89 PADS)



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EXCLUSIVELY LISTED BY:



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OFFERING PROCESS

OFFER GUIDELINES:

This offering is being exclusively distributed to market by MH Pro Group, LLC. Once initial bids are received, the owner will either select a buyer or invite a group of potential buyers to submit their best and final proposals. Ultimately, the chosen investor will be determined by several conditions, such as purchase price, contract conditions, financing capacity, closing timeline, and proven experience with similar transactions.

OFFER SUBMISSION REQUIREMENTS:

- Proposed purchase price
- Source(s) of capital/financing
- Verification of funds
- Relevant background and industry experience
- Timetable for due diligence and closing
- Amount of earnest money deposit
- Any contingencies (e.g., committee approvals, potential 1031 exchanges, acceptable financing terms, etc.)

Potential buyers are strongly encouraged to tour the properties in person prior to submitting a formal offer proposal. Please contact a MH Pro Group, LLC representative prior to scheduling an on-site visit.

OFFERING OVERVIEW

MH Pro Group is pleased to present the Albany, Georgia MHC Portfolio, a 4-community manufactured housing portfolio comprised of 89 total pads located throughout Albany, Sylvester, and Dawson, Georgia. The portfolio presents investors with a compelling value-add opportunity supported by substantial operational upside through occupancy growth, infill of vacant pads, removal of abandoned inventory, and long-term community stabilization. Current ownership has established a platform that allows a new operator to implement strategic operational improvements while gradually transitioning the communities toward a more durable tenant owned home model over time.

The portfolio benefits from favorable affordable housing fundamentals throughout Southwest Georgia, where manufactured housing continues to serve as one of the region's most attainable forms of housing amid rising single-family home and apartment costs. The communities feature utility-efficient infrastructure, with the majority serviced by publicly provided water and sewer systems that are directly billed to tenants, minimizing utility expense exposure to ownership. Additionally, the portfolio features paved roads, off-street parking, and operational characteristics that provide a strong foundation for future capital improvements and long-term stabilization efforts.

INVESTMENT HIGHLIGHTS



Significant value-add opportunity through occupancy growth and infill of vacant pads.



Geographically concentrated portfolio across multiple Southwest Georgia markets.



Majority of communities serviced by direct-billed public utilities.



Opportunity to acquire at a basis below replacement cost.



Strong upside through operational improvements and long-term stabilization.

OFFERING DETAILS



THE COMMUNITY

Community	Banner Oaks MHC	Banner Place MHC	Banner West MHC	Lazy Pines MHC
Address	205 Pinson Rd.	101 Sally Ct.	104 Curtis St.	1757 Columbus Hwy.
City/State/Zip	Albany, GA 31705	Sylvester, GA 31791	Sylvester, GA 31791	Dawson, GA 39842
County	Dougherty County	Worth County	Worth County	Terrell County
Acreage	2.15	5	3.11	1
Community Type	MH - All Age	MH - All Age	MH - All Age	MH - All Age
Pad Count	10	35	8	36
Occupancy	10%	57%	38%	50%



INFRASTRUCTURE DETAILS

Roads	Private (Paved Asphalt)	Public (Paved Asphalt)	Private (Paved Asphalt)	Private (Paved Asphalt)
Parking	Off Street (Gravel/Dirt)	Off Street (Gravel/Dirt)	Off Street (Gravel/Dirt)	Off Street (Gravel/Dirt)
Dedicated Parking / Pad	2 Cars	2 Cars	2 Cars	2 Cars
Sewer	Public (Direct Bill to Tenants)	Public (Direct Bill to Tenants)	Public (Direct Bill to Tenants)	Private (Septic Shared Tanks)
Water	Public (Direct Bill to Tenants)	Public (Direct Bill to Tenants)	Public (Direct Bill to Tenants)	Private (Well)
Trash	Public (Direct Bill to Tenants)	Public (Direct Bill to Tenants)	Public (Direct Bill to Tenants)	Private (Billed Back to Tenants)
Landscaping - Pads	Tenant Responsibility	Tenant Responsibility	Tenant Responsibility	Tenant Responsibility
Landscaping - Common Area	Community Responsibility	Community Responsibility	Community Responsibility	Community Responsibility



SPACE MIX

	UNIT COUNT	AVG. RENT*	GROSS POTENTIAL (MONTH)*	GROSS POTENTIAL (YEAR)*
MH: Tenant Owned Home	29	\$384	\$11,178	\$134,136
MH: Park Owned Home	5	\$657	\$3,285	\$39,420
MH: Rent to Own	6	\$581	\$3,486	\$41,832
MH: Park Owned Home (Vacant)	11			
MH: Abandoned Home	18			
MH: Empty Pad	20			
TOTAL	89		\$17,949	\$215,388

*Average & Gross columns include pad rent, POH rent, RTO payment, and trash fees.



BANNER WEST

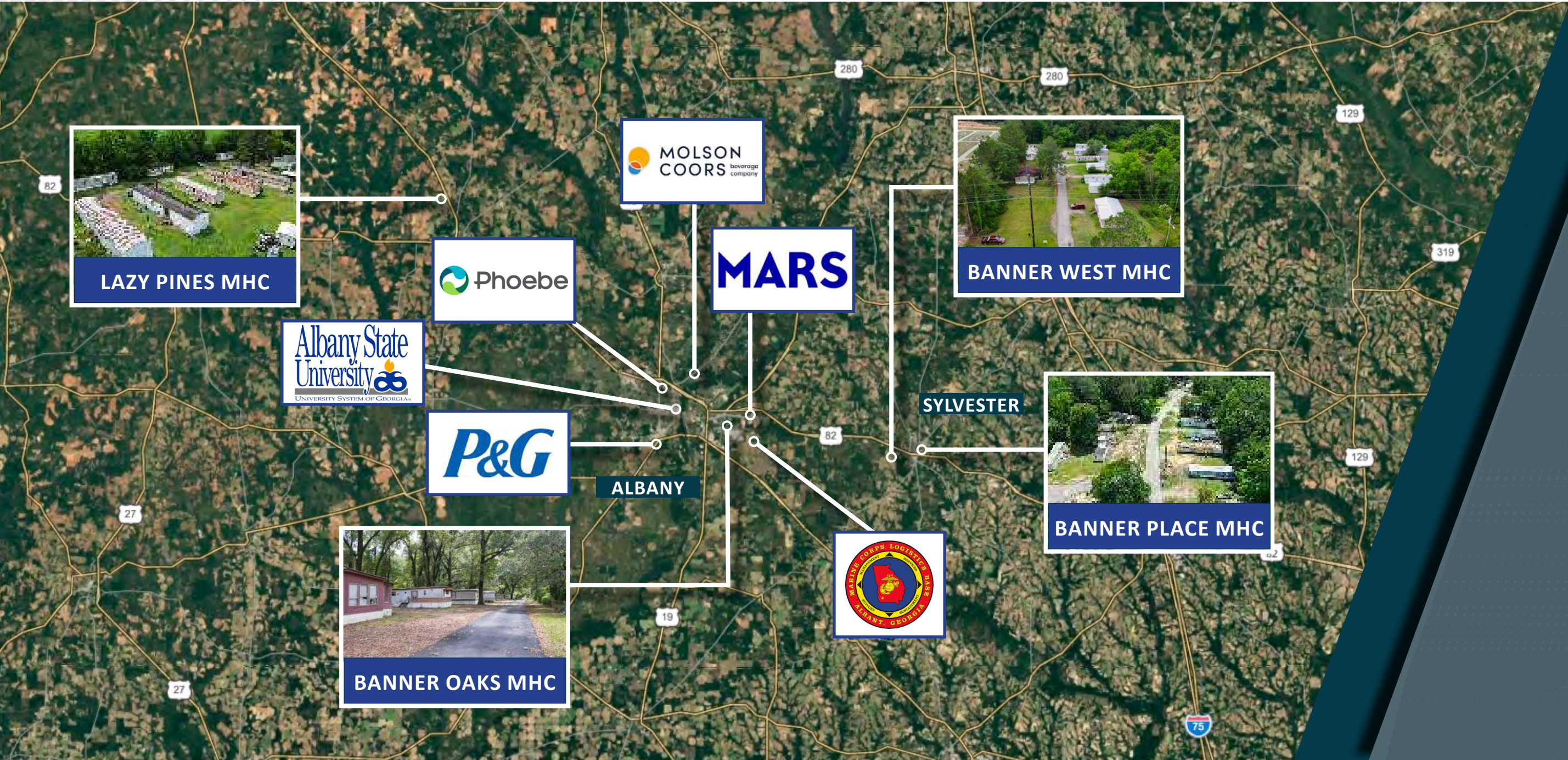


LAZY PINES



PRICING

\$2,400,000
\$26,966 / UNIT



GEOGRAPHIC FOOTPRINT

POINT OF INTEREST	ADDRESS
BANNER OAKS MHC	205 PINSON RD. ALBANY, GA 31705
BANNER PLACE MHC	101 SALLY CT. SYLVESTER, GA 31791
BANNER WEST MHC	104 CURTIS ST. SYLVESTER, GA 31791
LAZY PINES MHC	1757 COLUMBUS HWY. DAWSON, GA 39842
PROCTER & GAMBLE	1110 WEST OAKRIDGE DR. ALBANY, GA 31721
MARS ALBANY PLANT	2440 ROSEBRIER AVE, ALBANY, GA 31705
PHOEBE PUTNEY HEALTH SYSTEM	417 W 3RD AVE, ALBANY, GA 31701
ALBANY STATE UNIVERSITY	504 COLLEGE DR, ALBANY, GA 31705
MOLSON COORS	405 CORDELE RD, ALBANY, GA 31705
MARINE CORPS LOGISTICS BASE ALBANY	814 RADAford BLVD, ALBANY, GA 31704



BANNER OAKS



UNIT MIX:	UNIT TYPE	%	AVG RENT
MH: Tenant Owned Home	1	10%	\$395
MH: Abandoned Home	6	60%	
MH: Empty Pad	3	30%	
TOTAL	10		



BANNER PLACE



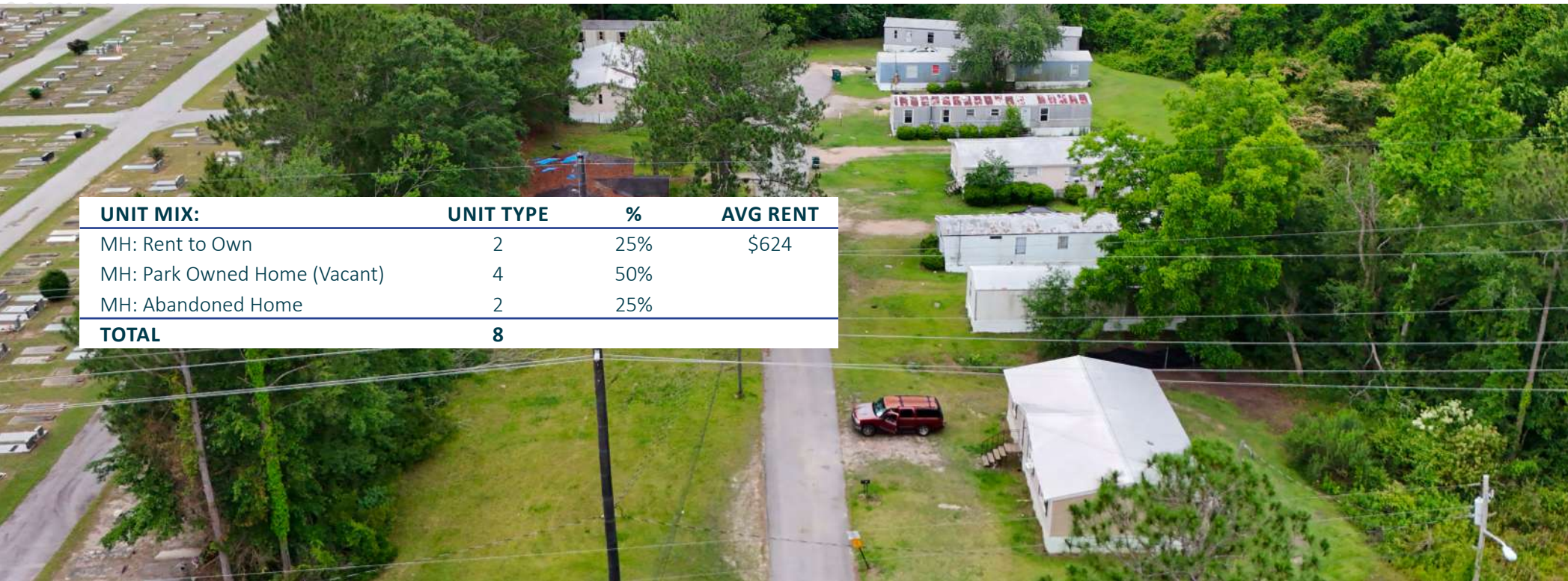
UNIT MIX:	UNIT TYPE	%	AVG RENT
MH: Tenant Owned Home	13	37%	\$395
MH: Rent to Own	4	11%	\$683
MH: Park Owned Home	3	9%	\$712
MH: Park Owned Home (Vacant)	2	6%	
MH: Abandoned Home	6	17%	
MH: Empty Pad	7	20%	
TOTAL	35		



BANNER WEST



LAZY PINES



UNIT MIX:	UNIT TYPE	%	AVG RENT
MH: Rent to Own	2	25%	\$624
MH: Park Owned Home (Vacant)	4	50%	
MH: Abandoned Home	2	25%	
TOTAL	8		



UNIT MIX:	UNIT TYPE	%	AVG RENT
MH: Tenant Owned Home	16	44%	\$365
MH: Park Owned Home	2	6%	
MH: Park Owned Home (Vacant)	4	11%	
MH: Abandoned Home	5	14%	
MH: Empty Pad	9	25%	
TOTAL	36		

FIRM OVERVIEW

MH Pro Group is a specialized commercial real estate investment sales firm dedicated to guiding clients through the acquisition and disposition of manufactured housing and recreational vehicle communities. Drawing on our in-depth expertise and hands-on approach, we offer unparalleled insights into the evolving MHC/RVC sector—allowing us to deliver the most accurate analysis and achieve top-of-market pricing for our clients. Our proven marketing platform ensures maximum exposure to the industry’s most qualified investors, paving the way for successful transactions. At MH Pro Group, we’re not only focused on delivering exceptional results today—we’re also committed to anticipating future market trends and positioning our clients for long-term success.



WILLIAM WALKER
PARTNER / CO-FOUNDER
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William is currently in charge of financial analysis and sales at MH Pro Group, leading all aspects of pricing, value add analysis, and buyer sourcing for the firm. Prior to launching MH Pro Group, William worked at Marcus & Millichap where he was on a team of 10 brokers specializing in multifamily and manufactured housing brokerage. During this time, William was responsible for launching the teams manufactured housing division and was named Rookie of the Year for the firms Carolinas and Southern Virginia region. Prior to entering real estate, William began his career working in the consulting realm, providing expert network services to institutional investment funds on a wide variety of sectors.



HENRY WALKER
PARTNER / CO-FOUNDER
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Henry is currently in charge of business development for MH Pro Group, leading all aspects of deal sourcing for the firm. Having specialized in MHC specific investment sales for over seven years and focusing exclusively on the NC, SC and GA markets, Henry possesses a deep understanding of the product type and dynamics of the region. Prior to launching MH Pro Group, Henry worked at a boutique real estate investment sales firm in Greenville, SC as well as Sperry Van Ness BlackStream focusing exclusively on MHC specific advisory service. As a graduate from the University of South Carolina in 2011, Henry captained the Men’s Tennis Team to a top 20 national ranking as well as appearances in the NCAA Tournament.



TAYLOR KIRK
DIRECTOR - MANUFACTURED HOUSING COMMUNITIES
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Taylor currently works as Investment Sales Director with a primary focus on the Southeastern where he is responsible for all aspects of the regions business development, financial analysis, and buyer sourcing. Prior to joining MH Pro Group, Taylor was the founder of Hornbeam Homes which focused on single family home acquisition, renovation, and dispositions along with land acquisitions for larger single-family developments across the Southeast. Prior to entering the real estate realm, Taylor began his career as a Civil Engineer, doing design work for private residential, commercial, and industrial development projects.



MATT ANDERSON
DIRECTOR - RV PARKS & CAMPGROUNDS
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Matt serves as the Investment Sales Director, specializing in RV parks and campgrounds across the eastern United States. In this role, he leads the firm’s business development efforts, oversees financial analysis, and drives sales strategies tailored to the RV park and campground asset class. Before joining MH Pro Group, Matt built a strong foundation in the private mortgage lending industry, where he facilitated over \$30 million in loan transactions, working closely with clients focused on residential real estate investments. Matt earned his degree in Finance from the University of South Carolina and brings a deep understanding of financial markets, investment strategies, and commercial real estate transactions to the team.



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