

Tennessee Southern Scout MHP

\$635,000

10-Pad Mobile Home Community · 1841 Main St, Kimball, TN 37347



10 PADS · 100% OCCUPIED **\$32,637** T6 NOI · JAN TO JUN 2026 **\$65,274** ANNUALIZED T6 NOI **10.3%** CAP ON ANNUALIZED T6 **\$94,200** GROSS POTENTIAL RENT

INVESTMENT HIGHLIGHTS

Trailing six months (Jan to Jun 2026): \$45,640 income, \$13,003 operating expenses, \$32,637 NOI as recorded (basis excludes CapEx, mortgage, insurance).

Roughly \$175,000 in capital improvements since 2023, with \$25,000 to \$30,000 more underway: metal roofs, PEX retrofits, park-wide underpinning, mold remediation.

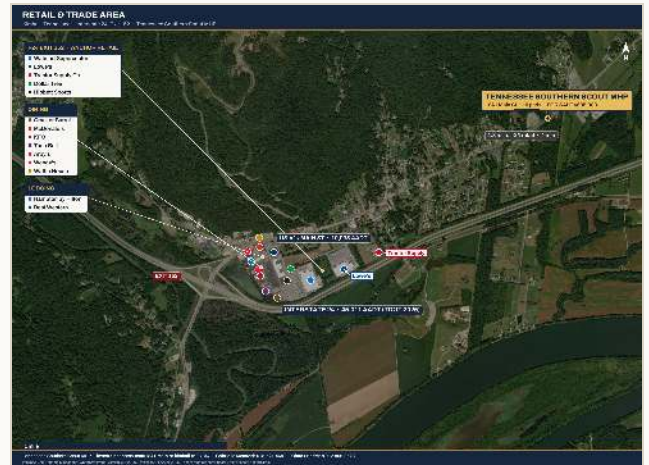
Seven park-owned and three tenant-owned homes; five homes on twelve-month leases. Scheduled roll \$7,850/month.

Tenants pay electric, gas, and refuse direct; municipal master-meter water with on-site septic.

Seller financing available for qualified buyers at \$650,000: three tiers, 20-year amortization, five-year balloon; lender confirmed no due-on-sale trigger.

On US-41 (10,935 AADT), 1.8 road miles to I-24 exit 152 (45,011 AADT), about 35 minutes to Chattanooga. Inside a designated federal Opportunity Zone.

LOCATION · KIMBALL & THE I-24 CORRIDOR



Parcel: Marion County Map 119 / 059.02 · 2.8 assessor-calculated acres · US-41 frontage. Sources printed on exhibit.

Information deemed reliable but not guaranteed. Equal Housing Opportunity.