

# INVESTMENT OPPORTUNITY

## Mobile Home Community with upside



### 5520 - 5568 Fallsburg Road NE, Newark, OH 43055

Sales Price: \$447,900

Cap Rate: 10%

Acres: 11.0

Licking County Parcel Nos:  
050-168096.00.000,  
050-05520, 050-07935

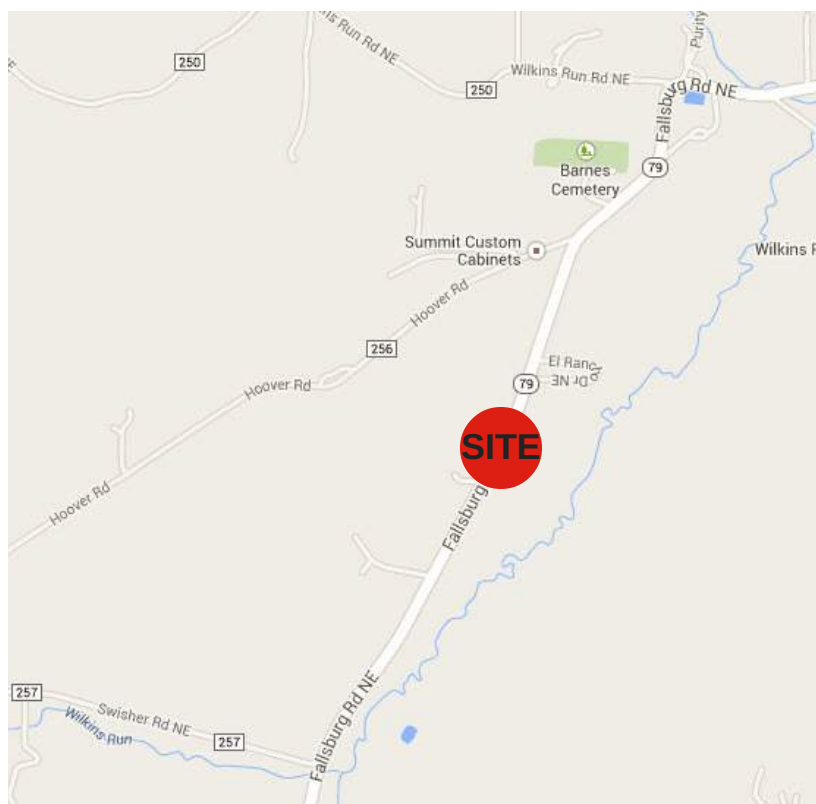
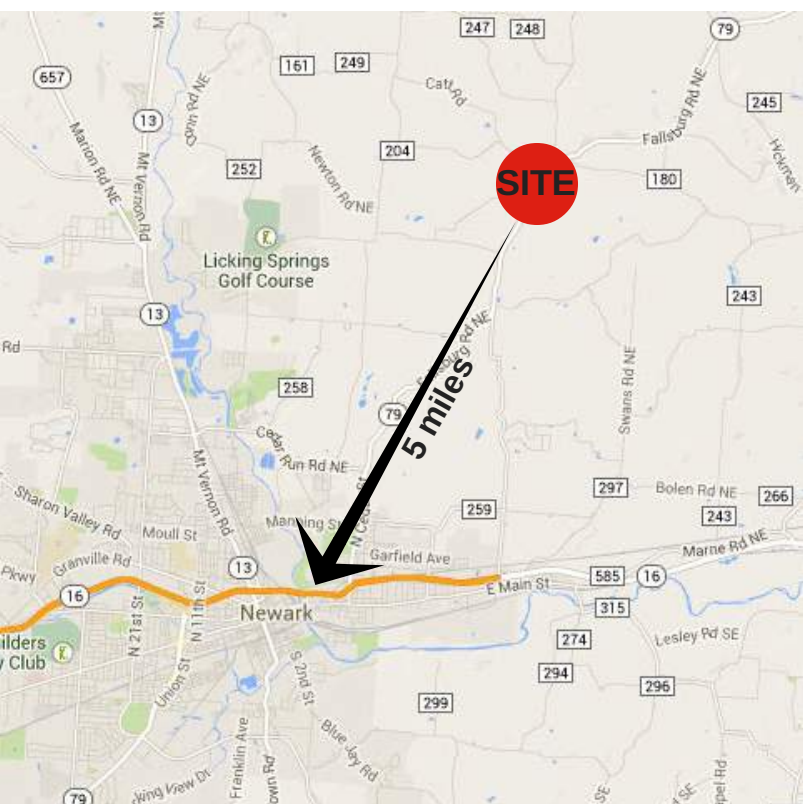
- Winding Creek Estates is located in a quiet setting approximately 5 miles NE from Newark
- 25 mobile home pads and 1 single family home (17 of 19 mobile homes owned by the tenants)
- Licking Valley Schools
- Waste treatment system less than 5 years old
- Well system and some underground lines replaced 2013
- Upside potential - rent vacant lots, increase lot rents and expand community by 8 - 10 pads



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