



828 Main Street, 15th Floor, Lynchburg, VA 24504

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CASTLE CRAIG MOBILE HOME PARK

The park is currently serviced by private wells and septic systems. The park provides water and trash pickup.

County Water now runs along Rt. 29 and could be utilized if needed.

Two units are owned by the park the rest are lot rental only. The current lot rental rate is \$240 per month. Each lot pays for their own electricity. The two park units owned are 52 Tinsel Lane & 58 Tinsel Lane.

The annual Electric bill (Wells)	\$2,100
The annual Trash bill (GFL Provides trash service)	\$4,000
The annual real estate tax	\$2,500
The annual Lawn Care	\$1,800
The annual insurance is	\$300 - \$400

The park originally had 33 lots,

The park owns the homes on two lots, 52 Tinsel Lane and 58 Tinsel Lane.

52 Tinsel Lane pays \$500 per month total

58 Tinsel Lane pays \$450 per month total

2 lots are empty 31 Gem Lane & 187 Tinsel Lane.

1 lot is Vacant 45 Topaz Lane

Of the Original 33 lots only 30 are occupied

The current lot rent is set at \$240 per month.

The current monthly lot rental income is \$5,520.00 per month

The current monthly home rental income is \$470.00 per month

Total Monthly income is \$5,990.00

23 Lots are currently paying, 7 Lots are slow or not paying and are not included in the monthly rent roll.

In 2023 one of the Septic lines on Jewel Lane was upgraded.

One septic tank was pumped out April 2024

The well pump for the main well was replaced 4 – 5 years ago.

The park is zoned A-1

The park is comprised of 14 Tax parcels and is approximately 9.5 +/- acres.

Current tax assessment is \$440,300

George McDaniel

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