



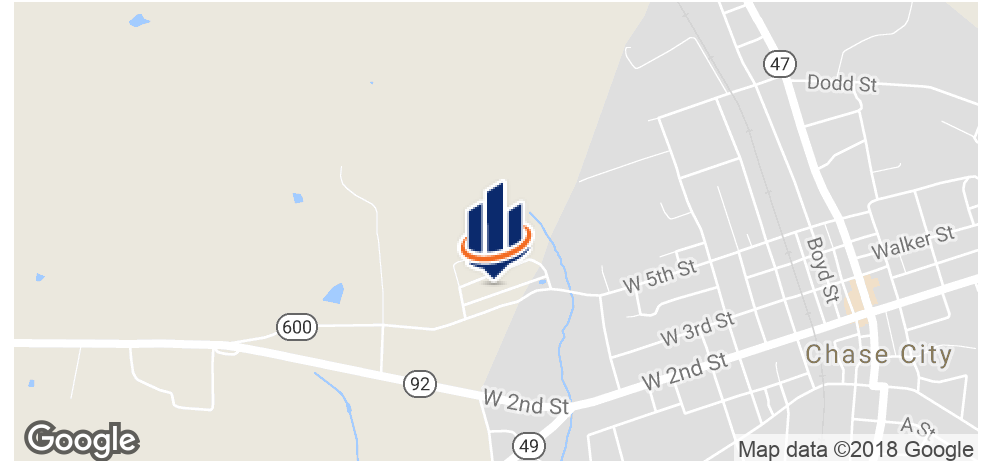
84 UNIT INCOME PRODUCING MOBILE HOME PARK

116 BLANKENSHIP RD.
CHASE CITY, VA 23924

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Property Summary



OFFERING SUMMARY

Sale Price: \$950,000

Number Of Units: 84

Lot Size: 19.64 Acres

Zoning: AG

Real Estate Taxes \$1,718.24

PROPERTY OVERVIEW

SVN/Motleys is pleased to present the 84 unit, income producing mobile home park located at 116 Blankenship Rd., Chase City, VA 23924. The park totals 19.64 AC, is zoned AG by Mecklenburg County, and is located at the intersection of Blankenship Rd. and Bailey Dr. [State Route 600].

Financials Available Upon Request

PROPERTY HIGHLIGHTS

- Financials Available Upon Request
- 84 Units
- 19.64 AC
- Zoned AG [Mecklenburg County, VA]
- Water Supplied By 6 Wells On Property
- Sewer Lines Connected Chase City Sewer System

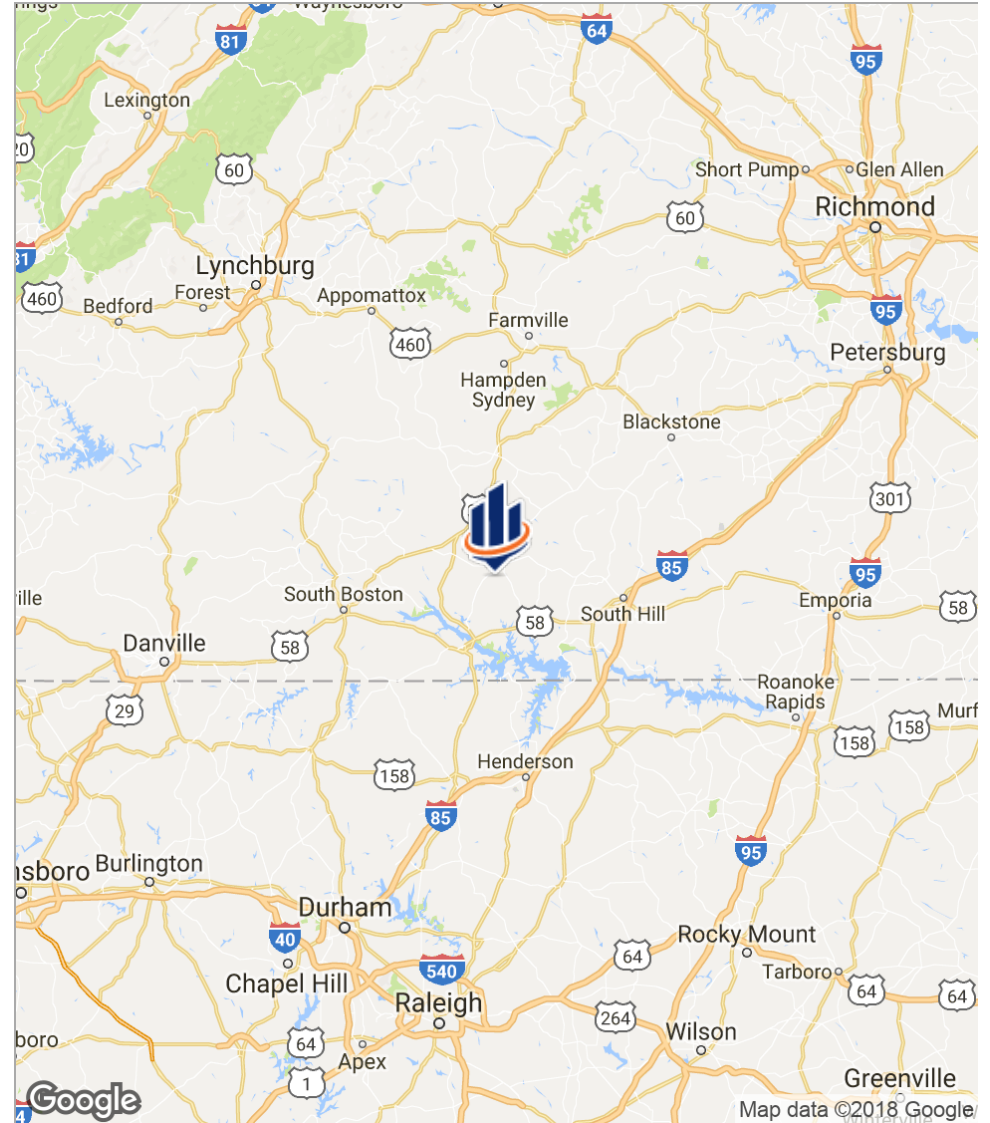
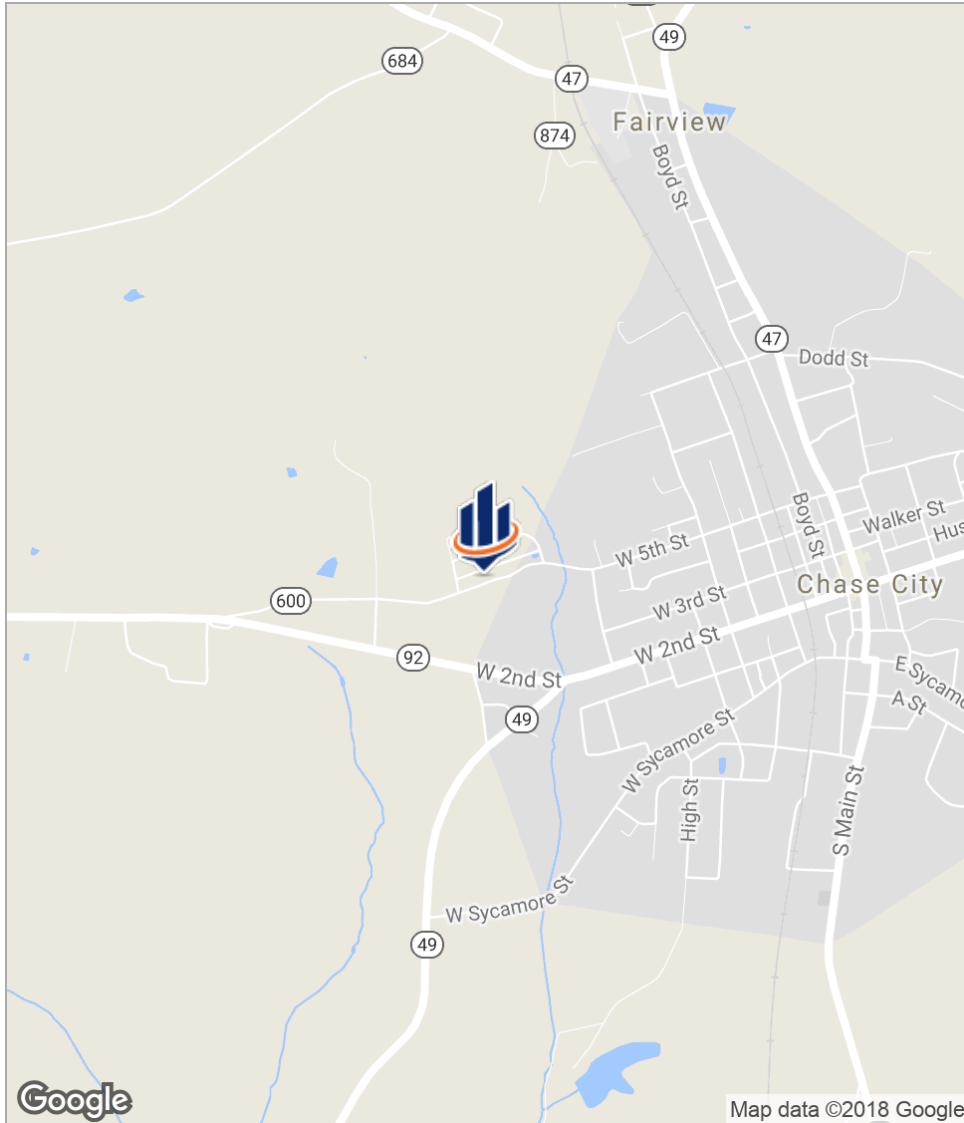
Additional Photos



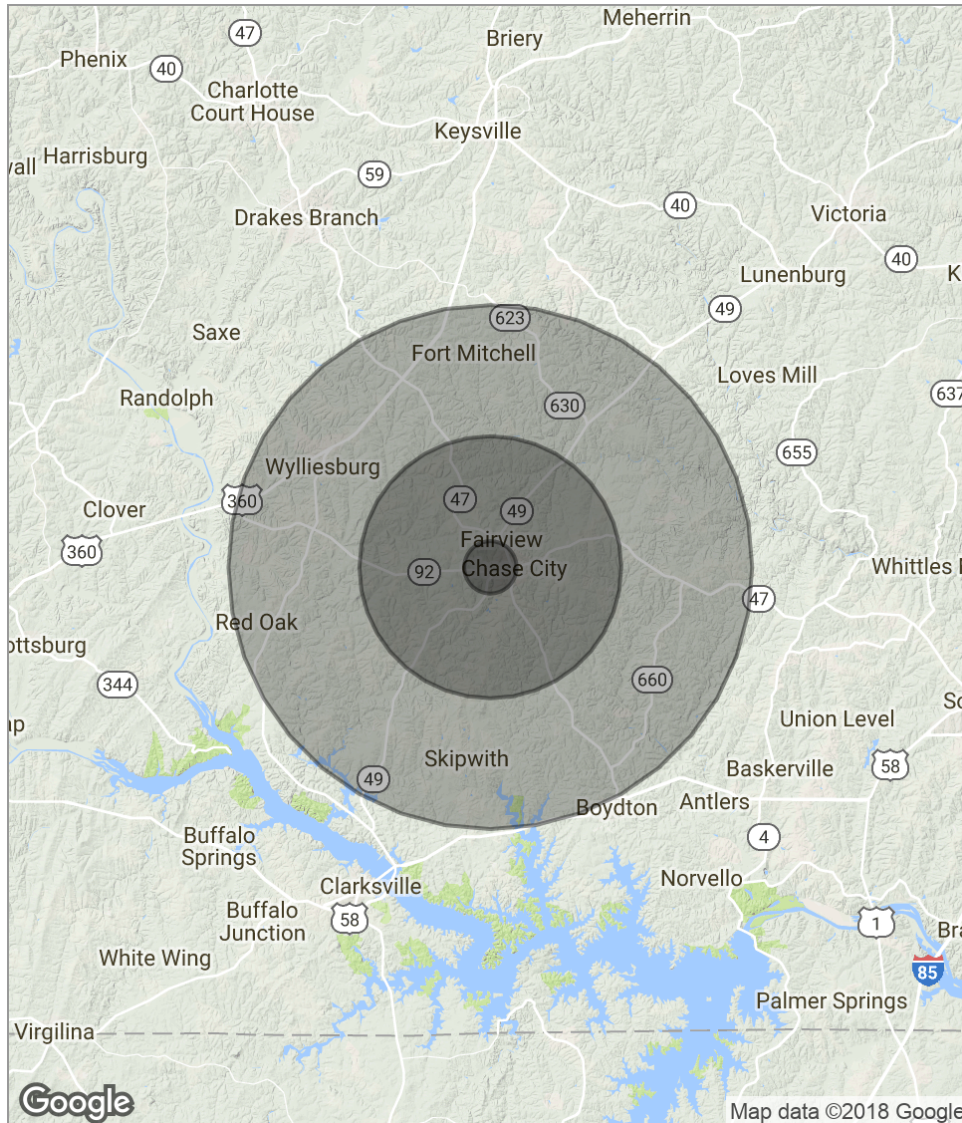
Aerial Map



Location Maps



Demographics Map



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	182	4,558	12,788
Median age	43.0	42.8	43.2
Median age [male]	40.9	40.7	41.6
Median age [Female]	45.1	44.9	45.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	68	1,706	4,783
# of persons per HH	2.7	2.7	2.7
Average HH income	\$39,674	\$39,452	\$42,177
Average house value			\$182,394

* Demographic data derived from 2010 US Census

PROPERTY

Parcel Information

Parcel Record Number (PRN) **6868** District **CHASE CITY DISTRICT**

Account Name **LUAPE, LLC**

Address1 **4746 TRAFFIC RD**

Address2

City, State Zip **VICTORIA, VA 23974**

Business Name **GREEN ACRES MOBILE HOME PARK**

Location Address(es) **116 BLANKENSHIP ROAD**

Map Number

Map Insert	Double Circle	Block	Parcel Number
033A08	22	B	001

Deed **LR-17-886**

Will **NONE**

Plat **PL-NEW DB-7-72**

Route 600

Legal Desc 1 SPANISH GROVE ROAD

Legal Desc 2

Zoning AG; AGRICULTURAL LAND DISTRICT

State Class SINGLE FAMILY RESIDENCE (SUBURBAN)

Topology ROLLING

Utilities ELECTRICITY, SEPTIC SYSTEM, WELL

Assessed Values

Type	Current Value (2017-2018)	Previous Value (2016-2017)
Land	\$128,200	\$128,200
Main Structures	\$35,900	\$35,900
Other Structures	\$252,900	\$252,900
TOTALS	\$417,000	\$417,000

Sales History

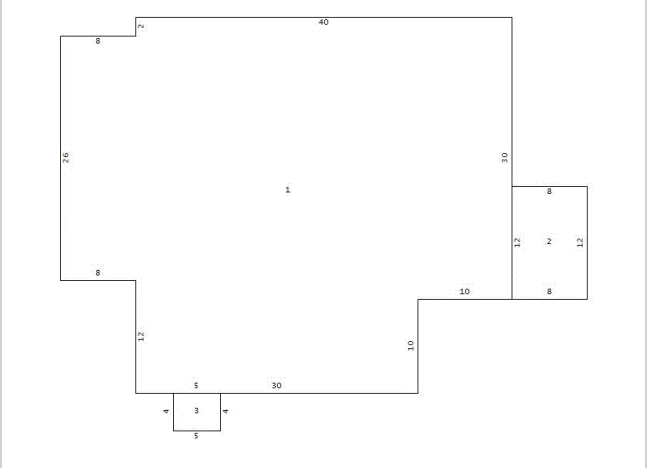
Grantor	Sale Price	Instrument	Sale Date
JACKSON, PAUL D & CHRISTY L	\$0	DEED-17-886	03/09/2017
BREWER, LOU ELLEN & OTHERS	\$60,000	DEED BOOK AND DEED PAGE (OLD)-384-655	10/30/1989

Land Segments

Seg	Description	Size	Value
1	BUILDING SITE	1.00	\$7,000
2	MOBILE HOME PARK	18.64	\$121,160

Main Structures

Main Structure	Rooms	Deprec Schedule
1	6	RESIDENTIAL FAIR DEP
	Bedrooms 4	Heated Sq Ft 1,708



Main Structure Attributes

Type	Code	# Of
ATTICS	ATTIC UNFINISHED	1,200
FLOOR	HARDWOOD	1,708
FLOOR	TILE	1,708
FOUNDATION	CONCRETE BLOCK	1,708
FUEL	OIL	1,708
PLUMBING	3 FIXTURE BATHROOM	2
ROOF MATERIAL	COMPOSITION SHINGLE	1,708
ROOF TYPE	GABLE	1,708
WALL	PANEL	1,708

Main Structure Sections

Sec	% Cmpl	Description	HVAC	Ext Finish	Grade	Area	Story Hgt	Wall Hgt	Yr Built	Eff Yr
1-0	100	SINGLE FAMILY	CENTRAL AIR CENTRAL HEAT	ASBESTOS SHINGLE	D	1,708	1.00	1.00	0	1955
2-0	100	ENCLOSED PORCH		ASBESTOS SHINGLE	D	96	1.00	1.00	0	1955
3-0	100	STOOP			D	20	1.00	1.00	0	1955

Other Structures

Sec	Description	Grade	Area	Story Height	YearBlt
1	MOBILE HOME HOOK-UP	SOUND VALUE	85	1.00	1997

Data last updated: 05/14/2018

BLANKENSHIP ROAD

JACKSON ROAD

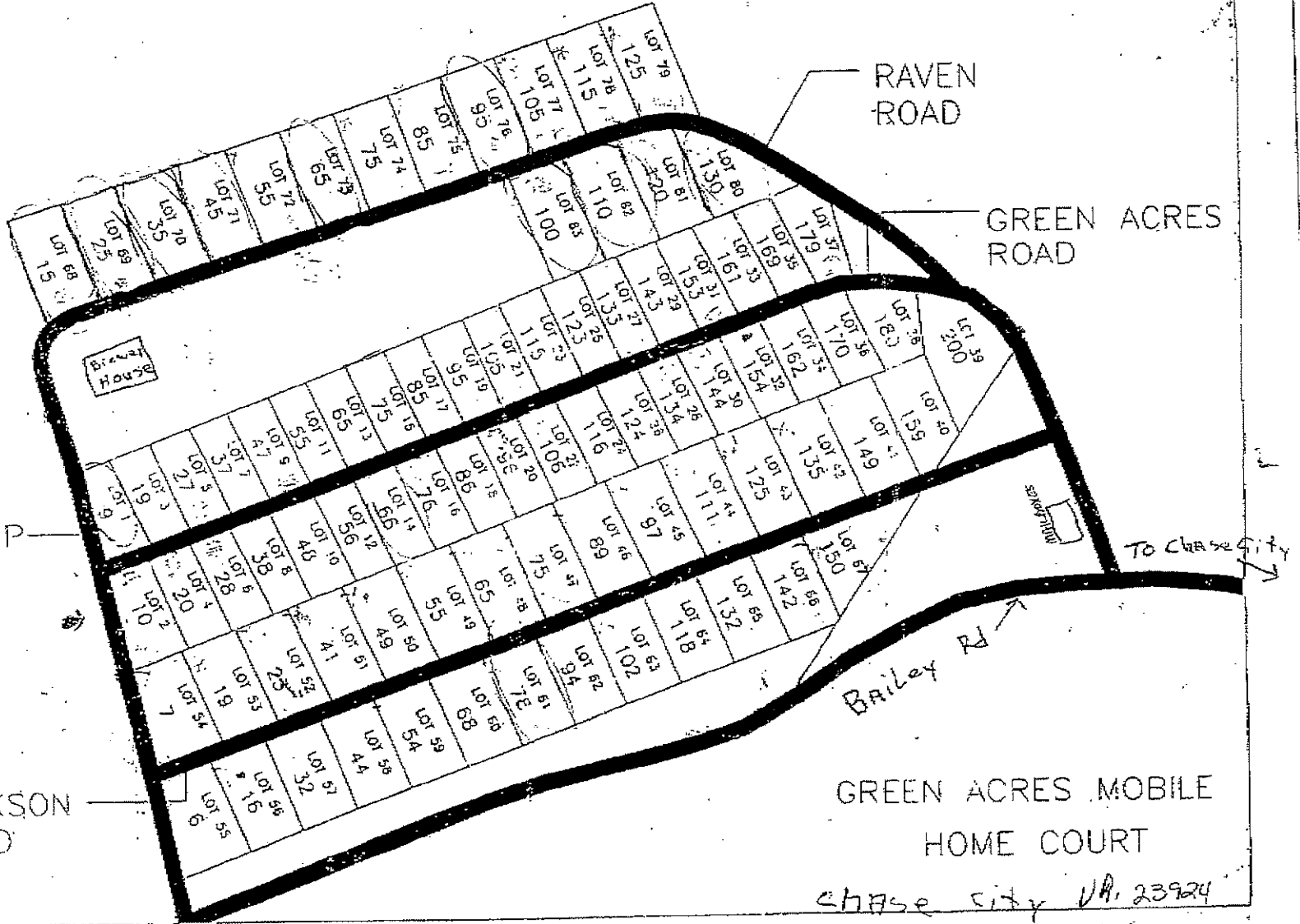
RAVEN ROAD

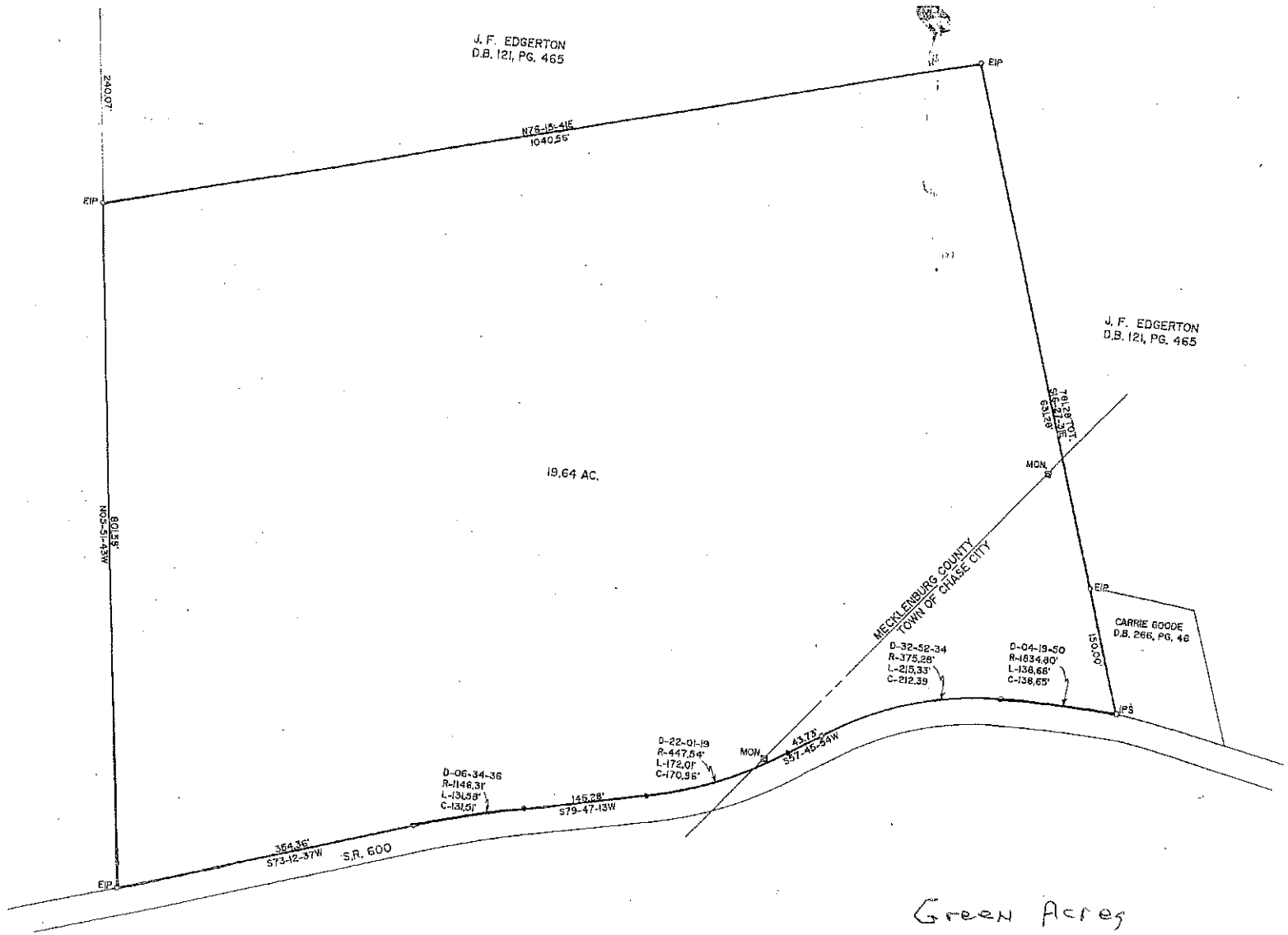
GREEN ACRES ROAD

Bailey Rd

GREEN ACRES MOBILE HOME COURT

Chase City VA 23924





Green Acres
Chase City VA.
23024

SVN Real Estate Team

MEET THE TEAM

Biography



Tim Dudley, CAI, AARE
Senior Advisor

Tim Dudley, a licensed Broker and Vice President of SVN/Motleys, is experienced in the sale and valuation of commercial real estate. Some of the properties that Mr. Dudley has sold include office buildings, manufacturing facilities, shopping centers, single and multi-family properties, resort properties, timberland and agricultural tracts, and more. He has worked with many regional and national banks and corporate clients and has conducted transactions in more than 20 states. Mr. Dudley has also provided expert witness testimony in several jurisdictions of the U.S. Bankruptcy Court.

Mr. Dudley is a former director and past president of the Virginia Auctioneers Association (VAA) and is also a Virginia State Champion Auctioneer and in the VAA Hall of Fame (2014). He is a graduate of the Certified Auctioneers Institute (CAI) and holds the Accredited Auctioneer of Real Estate (AARE) designation. Prior to joining SVN/Motleys, he was a principal in the Tim Dudley auction firms of Fox & Associates and the Dudley Auction Group.

Mr. Dudley has received a SVN Partners Circle Award in 2013, 2014, 2015, and 2016. This award is given to the top 30 producing Advisors in the SVN National Network. Mr. Dudley is also a founding member of SVN Auction Services. Mr. Dudley has been awarded a 2015 CoStar Power Broker award for being a top broker in the Richmond market.

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Richard Bryan
Director Of Operations, Advisor

Richard Bryan serves as an Advisor and as Director of Real Estate Operations for SVN | Motleys, focusing on commercial real estate dispositions in Richmond, VA. Mr. Bryan has worked extensively with owners and investors to sell and to acquire multi-family properties, retail and mixed-use buildings, as well as office and industrial assets in the City of Richmond and throughout the Commonwealth of Virginia.

Prior to joining SVN | Motleys, Mr. Bryan served as a commercial real estate investment sales broker at Marcus & Millichap in Richmond, VA, as well as a Real Estate Analyst for AvalonBay Communities in Arlington, VA, and also as a Research Associate at CoStar Group in Washington, DC.

Hamilton College, B.A., 2008
Virginia Polytechnic Institute and State University, M.B.A., 2016

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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