



**LOWER PRICE! For sale: "Blue Collar Mobile Home & RV Park" near
OWA, Foley, AL**

#22752 Doc McDuffie Rd, Foley, AL 36535

Investment Opportunity - Blue Collar RV and Mobile Home Park. This well-maintained park, located in Foley, Alabama - a growing Gulf Coast area-generates stable income. The property offers a unique opportunity to capitalize on the region's increasing popularity.

Blue Collar RV and Mobile Home Park features a mix of mobile homes, mobile home lots and RV lots available for rent. Water in park is supplied by an on-site well. Current rental rates are \$425/ month for RV lot, with utilities included, \$850-\$975 for mobile home, and \$425 for a mobile home lot.

\$990,900

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Property Type	Hospitality, Land (+3)	Sub Type	RV Park
Units	28	Cap Rate	8.33%
NOI	\$82,450	Occupancy	80%
Tenancy	Multi	Pro-Forma Cap Rate	13.13%
Pro-Forma NOI	\$130,000	Broker Co-Op	Yes
Class	B	Year Built	2208
Acreage	11.000	Zoning	Unzoned
Parking Spaces	per unit	Investment Type	Stabilized