

› FEATURED LISTING FOR SALE

Whispering Pines



7913 National Road SW, Pataskala, Ohio 43062



Property Summary

\$650,000

Whispering Pines is a community with 37 home sites and one rented stick built house being offered for sale for \$650,000. The community is at 82% occupancy with a 3-year average expense ratio of 40%. Current asking rents are \$17 below the market average and \$35 below the highest rent in the area.

- › 37 Homes Sites and 1 Stick Built House
- › City water & sewer, individually metered
- › 3-year average expense ratio is 40%
- › Increase bottom line by reducing expenses to market and increasing collections
- › Opportunity to fill 7 vacant sites to increase income to more than \$23,000 at \$282 monthly rent
- › Quiet rural living but only 25 minutes to Downtown Columbus
- › Amazon Fulfillment Center is only 6 minutes away

Offering Highlights

Address	7913 National Rd SW Pataskala, OH 43062
Home Sites	37
Occupancy	82%
Park Type	All Age Community
Year Built	1965
Acreage	± 8.81

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