

FOR SALE

130 PINE RIDGE DRIVE

KNIGHTS MHP

Hodges, SC 29653

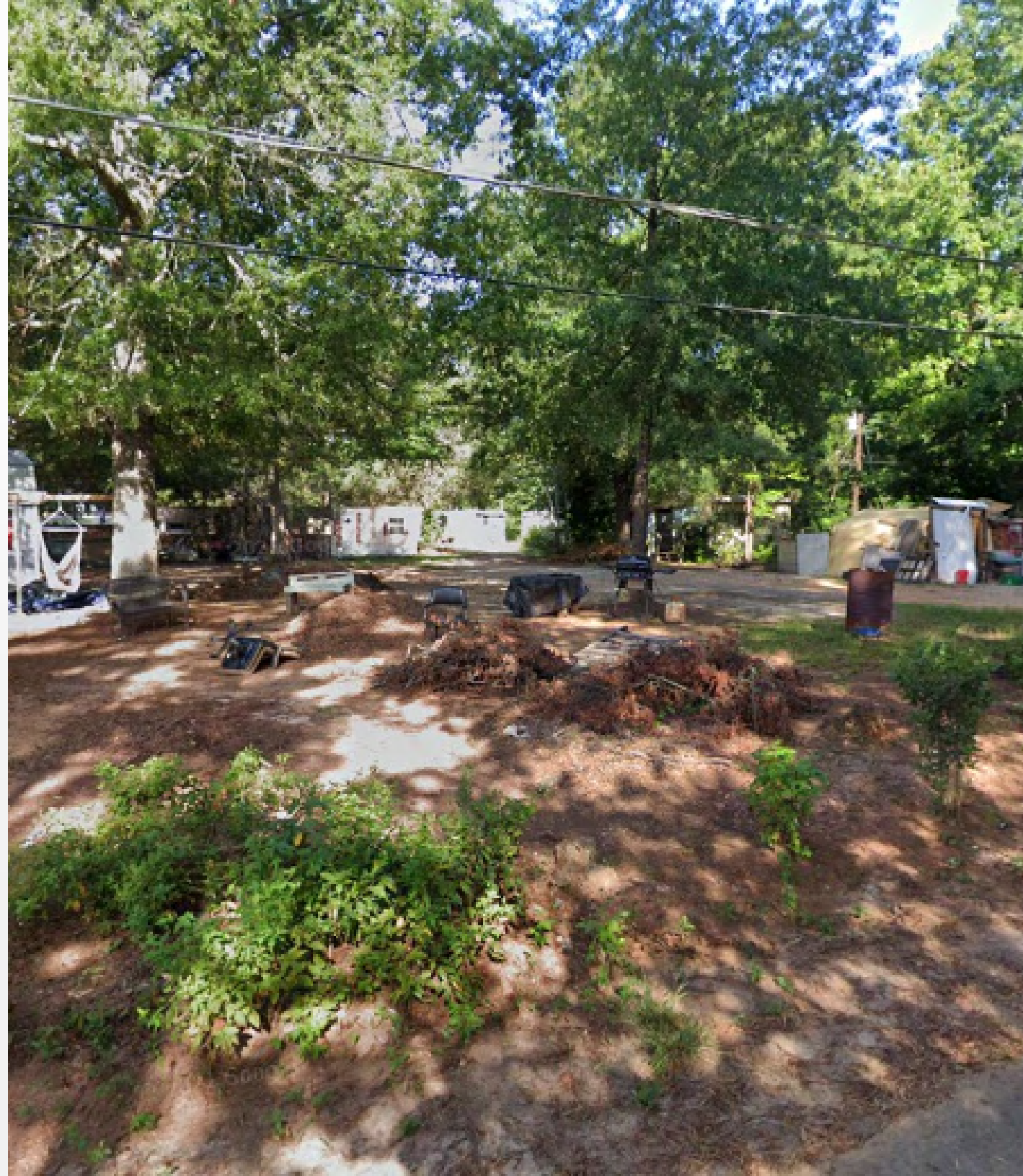
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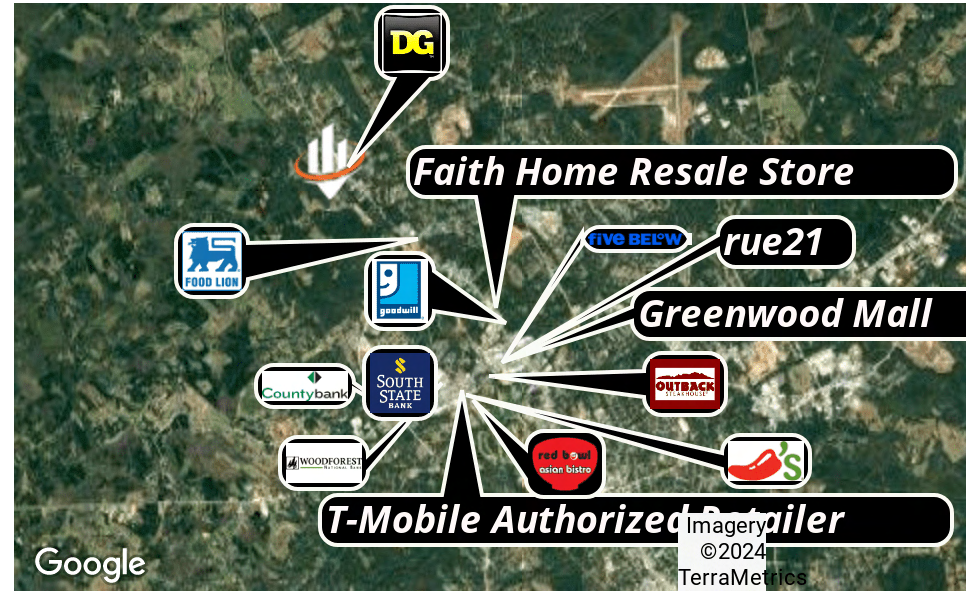
MATTHEW NOCELLA

O: 864.637.9302

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SC #127805





SALE PRICE	\$375,000
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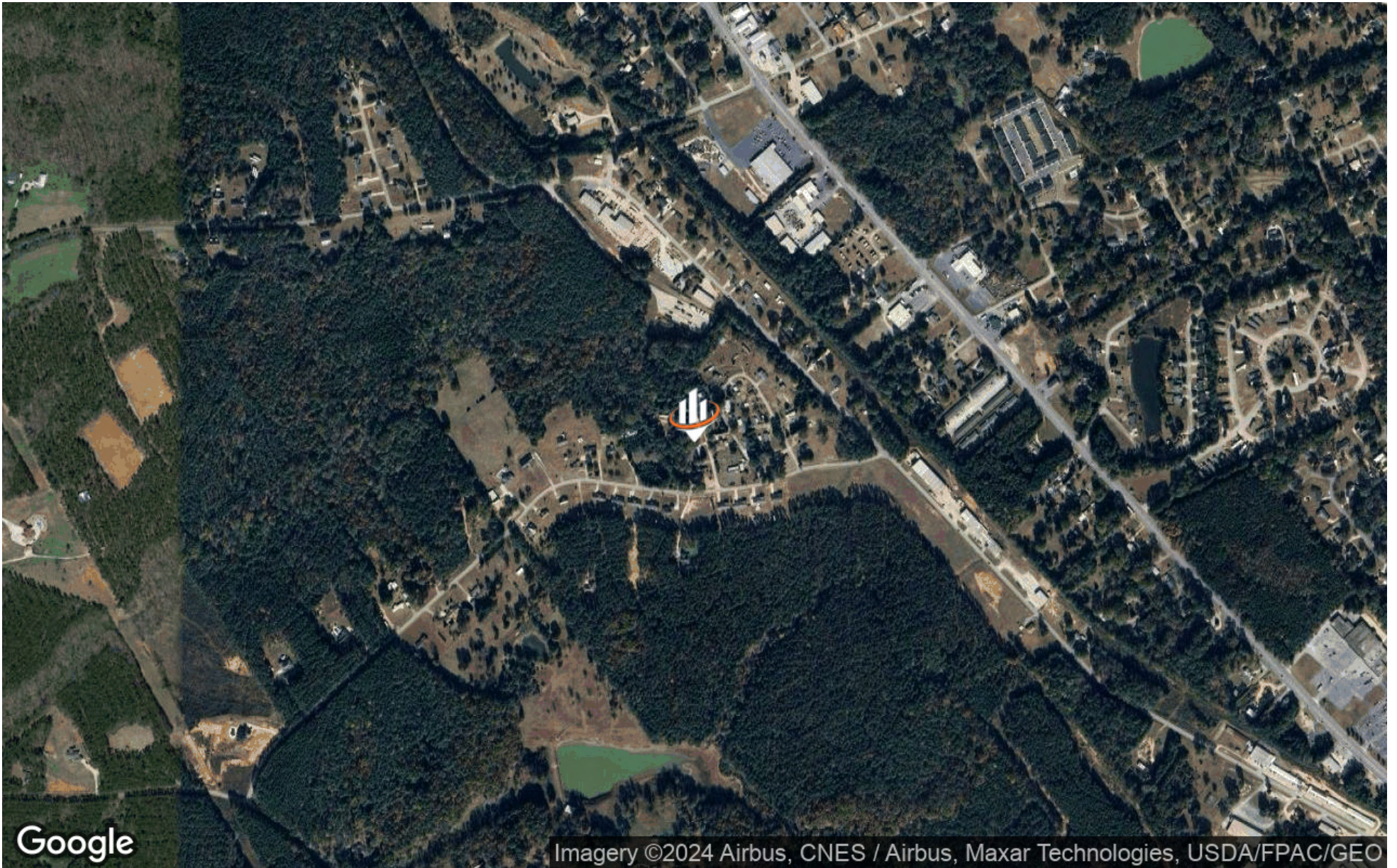
OFFERING SUMMARY	
LOT SIZE:	4.2 Acres
ZONING:	AG-1
APN:	6837-398-523

PROPERTY OVERVIEW

Knights MHP located at 130 Pine Ridge Dr in Hodges, SC, is a closely knit community of 14 spaces. This community features a diverse mix of rentals, including park-owned homes and units owned by tenants, with a few vacancies currently available. Notably, the rental rates are low, ranging from \$200 to \$450. Schools, dining and retailers are in close proximity.

There are several value add opportunities with market rent and density infill potential, signaling a strong pro-forma. Greenwood County in the Upstate SC MSA offers convenient access to local industrial centers along the I85 commercial corridor, making it an attractive residential option for affordable housing solutions.

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KNIGHTS MHP 130 Pine Ridge Drive Hodges, SC 29653

SVN | BLACKSTREAM 3



MATTHEW NOCELLA

Associate Advisor

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Direct: **864.637.9302** | Cell: **864.729.2972**

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PROFESSIONAL BACKGROUND

Matthew became an advisor at SVN BlackStream in 2022 as a member of the mobile home park team. Years of management experience in large-scale multifamily renovation and investment sales have equipped him with the knowledge to advise clients appropriately in alignment with their asset goals. Matthew believes the most important factors in business relationships are compassion and communication.

Matthew is a young native of the Upstate and feels a natural aspiration to foster its development. A 2014 graduate of Wade Hampton High School, a B.A. in Spanish and in Government of Wofford College Class of 2018, he entered the commercial real estate sector as an alumnus of the Wyatt Institute of Real Estate in Greenville, SC.

Matthew enjoys cultural study, with travels to Jamaica, Madrid, Lisbon, Sinaloa, Yucatan, Bogota, Bonaire, Quito, Galapagos, and the Amazon Rainforest. His interests include dining experiences, motorsports, digital audio recording, and wildlife conservation.

EDUCATION

Wade Hampton High School - Class of 2014

Wofford College - Class of 2018

- B.A. Government

- B.A. Spanish

Wyatt Institute of Real Estate - Greenville, SC

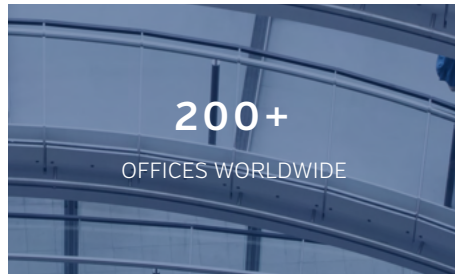
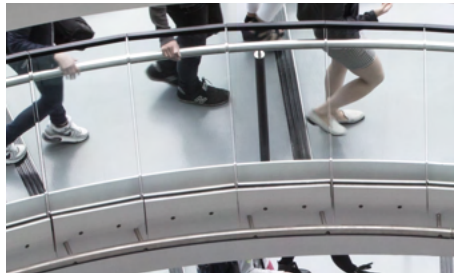
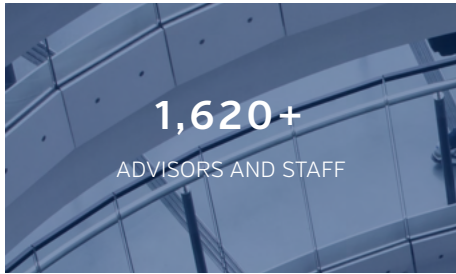
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SVN CULTURE

Innovating and breaking the conventions of the commercial real estate business.

1

GLOBAL PLATFORM

Our Advisors are independent, local market experts with the ability to leverage the SVN global platform for the benefit of clients.

2

TRUST & TRANSPARENCY

The SVN shared fee approach to sales creates unparalleled transparency and trust among our colleagues in the real estate industry.

3

TECHNOLOGICAL EDGE

The SVN brand is synonymous with technological innovation across all our systems.

4

COMMUNITY IMPACT

Each SVN office is locally owned and operated, which means decision-making stays where it matters – the community.

5

SHARED VALUE NETWORK®

SVN Advisors embrace our differences by creating diverse and inclusive opportunities.

6

AMAZING CLIENT VALUE

We are dedicated to creating value for our clients by putting their interests first. ALWAYS.

*For deals \$2.5-10.0 million

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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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