

TURNKEY MOBILE HOME PARK INVESTMENT OPPORTUNITY IN AIKEN, SC



1092 Reynolds Pond Rd Aiken, South Carolina | 7-Lot Mobile Home Park

Offered at \$329,000

INVESTMENT OVERVIEW

7-lot mobile home park in Aiken, SC across 2 parcels. The property includes 5 occupied homes and 2 vacant lots, with a mix of rental and rent-to-own units.

The park is stabilized with long-term tenants, including residents with 10–15+ year occupancy history.

This is a cash-flowing asset with additional upside through infill and property improvements.

INVESTMENT HIGHLIGHTS

- 7 total lots across 2 parcels
- 5 occupied income-producing units | 2 vacant infill lots
- Stabilized occupancy with long-term tenant base
- Mixed income structure (rentals + RTO)
- Uniform housing profile (1984–1985 single-wide homes)
- Existing utility infrastructure in place (buyer to verify)
- Strong value-add through infill and operational optimization
- As-is acquisition with land + infrastructure-driven value

INCOME STRUCTURE

- **4 Traditional Rental Units**
 - Standard lease agreements | Stable in-place income | Typical owner maintenance responsibilities
- **1 Rent-to-Own (RTO) Unit**
 - Structured RTO agreement with tenant responsibility for home-level maintenance | RTO unit will eventually convert to land-only rent, reducing maintenance and improving long-term stability

HOUSING STOCK

- 1984–1985 model single-wide homes | All units configured as 2-bedroom / 1-bath layouts
 - Uniform housing profile across the asset and streamlined maintenance due to consistent construction type and layout
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VACANT LOT / INFILL OPPORTUNITY

- **2 Vacant Lots Available**
 - One lot previously contained a mobile home within the last year (infrastructure believed to remain)
 - Standard lot preparation required prior to redevelopment
 - Buyer to verify condition, utility functionality, and suitability during due diligence

INFRASTRUCTURE

Property is supported by established utility systems, including:

- Master water meter with distribution lines servicing all lots
- On-site electrical connections
- Septic systems serving developed pads
- Smart water monitoring system with real-time leak detection (reduces utility loss and protects NOI)

VALUE CREATION STRATEGY

- Maintain and stabilize existing tenant base
- Convert RTO unit into long-term land-based lot rent income
- Reposition vacant lots through infill development
- Increase long-term NOI through occupancy optimization and land utilization

OFFERING DETAILS

- **Asking Price:** \$329,000
- **Property Type:** Mobile Home Park (7-lot portfolio)
- **Sale Condition:** As-Is, Where-Is
- **Zoning:** RUD
- **Parcels Included:** 119-05-14-001 & 119-05-14-002
- **MLS:** 222962 | #223667

SHOWING & DUE DILIGENCE

Please do not disturb tenants. No interior showings or tours of occupied or RTO units will be conducted prior to an accepted offer in order to respect tenant privacy and maintain normal operations.

Upon executed contract, Buyer will receive:

- 3–5 day site evaluation period (no earnest money required)
- 12–14 day due diligence period following earnest money deposit

Buyer to verify condition, capacity, and functionality of all utilities during due diligence, and any other pertinent information.

SUMMARY

Stabilized 7-lot mobile home park portfolio with immediate income production, long-term tenant stability, and clear value-add upside through infill development and operational optimization. Positioned for investors seeking a turnkey cash-flowing asset with additional land-based growth potential.



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