

**REDUCED  
PRICE**

**\$1,195,000**



# Wilcox Avenue MHP

141 Pauline Drive  
Gaffney, SC 29341

Robert (Bobby)  
Moss

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SC #106616

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FOR SALE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by eXp Commercial in compliance with all applicable fair housing and equal opportunity laws.

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# Welcome Letter

FOR SALE

## INVESTMENT OPPORTUNITY

eXp Commercial has been selected to exclusively market the sale of the asset contained in this offering memorandum. Based on our honest assessment, we welcome the opportunity to provide you with an in-depth review of this investment and its position in today's market.

Within these pages, you will be presented with information on the site features and characteristics, location and market, current performance, and other items deemed pertinent by us to help in your review and consideration.

As professionals in the industry, we keep our fingers on the market's pulse. It is our goal, and in the best interest of our client, to give you a clear understanding of this investment and the driving forces in the current market. What is presented here is based on our market knowledge and proven experience.

eXp Commercial is the agent of the seller; however, we can perform ministerial acts for the potential purchaser to facilitate this transaction and do have the following affirmative legal obligations to the potential purchaser:

- Diligent exercise of reasonable skill and care in performing our duties.
- A duty of honest and fair dealing and good faith.
- A duty to disclose all facts known that materially affect the value or desirability of the property that are not known to, or within the diligent attention and observation of, the potential purchaser.

We invite you to thoroughly review this offering memorandum and contact us with any questions you may have.

**ALL PROPERTY TOURS MUST BE ARRANGED AT LEAST 48 HOURS IN ADVANCE AND ONLY WITH THE PRIOR APPROVAL OF THE BROKER. ALL INQUIRIES SHOULD BE DIRECTED TO THE BROKER DOCUMENTED IN THIS PACKAGE.**

## GUIDELINES FOR OFFERS

**Please sign and return the appropriate pages of the agency disclosure document found at the end of this document.**

Offers must be presented in writing to the broker of record as a Letter of Intent (LOI) or purchase agreement. The offer should include, at a minimum, the Offering Price, Earnest Money Deposit, Source of Capital, Proposed Schedule for Due Diligence and Closing, and any substantial and unordinary conditions or terms that will be placed in a purchase agreement, including required committee approvals and contingencies. In addition to the LOI, please provide qualifying documents, including a resume on experience/other holdings and lender pre-qualification letter(s) if available.

The seller will only consider offers submitted through its exclusive listing agent. The seller reserves the right to negotiate with any party at any time. The seller also reserves the unrestricted right to reject any or all offers.

## STATE LICENSING

|                                | NC      | SC      | TN      | GA      | AL           |
|--------------------------------|---------|---------|---------|---------|--------------|
| <b>EXP COMMERCIAL</b>          | #C33116 | #24614  | #264947 | #78422  | #000135371-0 |
| <b>ROBERT (BOBBY)<br/>MOSS</b> | #312110 | #106616 | #364818 | #396512 | #000128426-0 |

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Section 1

# Executive Summary

# Investment Summary

FOR SALE



## INVESTMENT DESCRIPTION

Discover an exceptional investment opportunity in the thriving Spartanburg, SC area. This property, boasting 19 rentable units and a 94.74% occupancy rate, offers the ideal blend of modern comfort and prime location. Situated on 20.7 +/- expansive acres along Interstate 85, the property features a mix of 18 mobile homes and a charming brick home, providing a versatile and expandable investment potential (buyer to verify with the county). With its unzoned status and a strong foundation for growth, this property presents a compelling prospect for the astute mobile home park investor or developer seeking a promising addition to their portfolio. The property offers both expansion and redevelopment possibilities.

## INVESTMENT HIGHLIGHTS

- 20.7 acres +/-
- Expandable (buyer to verify with county)
- Brick home (3 BR/2 BA)
- 18 mobile homes (one double-wide)
- Great location along Interstate 85
- ~ 1.5 miles to I-85 exit and major retailers

## LOCATION DESCRIPTION

Wilcox Avenue MHP is located along I-85 in Gaffney, SC, just 13 miles south of the NC/SC state line. Nestled in the thriving Spartanburg, SC, market, the area surrounding the property offers a compelling blend of convenience and leisure. Located close to the vibrant downtown area, residents enjoy easy access to a wide array of dining, shopping, and entertainment options. Additionally, the property is near notable landmarks such as Cowpens National Battlefield, Gaffney Outlet Marketplace, and Lake Whelchel. Investors exploring the potential of the multifamily or mobile home park sector will appreciate the area's strong economic growth and the diverse array of attractions and amenities available to residents.

## INVESTMENT OVERVIEW

|                    |                    |
|--------------------|--------------------|
| <b>Sale Price:</b> | <b>\$1,195,000</b> |
| Location           | Gaffney, SC        |
| Number of Units:   | 19                 |
| Single-wide POH:   | 17                 |
| Double-wide POH:   | 1                  |
| Brick House:       | 1                  |

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# Financial Summary

FOR SALE

| OPERATING DATA       | 2022      | 2023      | 2024      | 2025      |
|----------------------|-----------|-----------|-----------|-----------|
| Gross Income         | \$135,855 | \$148,201 | \$163,743 | \$182,217 |
| Operating Expenses   | \$88,357  | \$50,962  | \$63,284  | \$61,643  |
| Net Operating Income | \$47,498  | \$97,239  | \$100,459 | \$120,574 |

2022 expenses are inflated as many homes were remodelled entirely, and capital expenditures are included in the Operating Expenses. Capital expenditures have been removed for the remaining years.

Capital Improvements: \$24,955 (2023), \$31,740 (2024), \$34,901 (2025)



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## Section 2

# Property Information

# Mobile Home Roster

FOR SALE

| STREET ADDRESS        | SIZE    | SQ FT | YEAR | MAKE      | SERIAL #           | # BR | # BA | PERMIT # | TITLE?   | TAXES - MH | RENT       |
|-----------------------|---------|-------|------|-----------|--------------------|------|------|----------|----------|------------|------------|
| 120 Pauline Dr, Lot 1 | 12 x 57 | 684   | 1994 | Oakwood   | HONC57014CK2519457 | 3    | 2    | 23-0220  | YES      | \$123.95   | \$750.00   |
| 120 Pauline Dr, Lot 2 | 16 x 60 | 960   | 1995 | Fleetwood | GAFLR07A31454W2    | 3    | 2    | 23-0221  | YES      | \$203.47   | \$800.00   |
| 120 Pauline Dr, Lot 3 | 14 x 66 | 924   | 1998 | Horton    | H151573G           | 3    | 2    | 23-0222  | YES      | \$196.95   | \$800.00   |
| 120 Pauline Dr, Lot 4 | 28 x 40 | 1,120 | 1995 | Redman    | 12902851AB         | 3    | 2    | 23-0223  | YES      | \$231.96   | \$950.00   |
| 120 Pauline Dr, Lot 5 | 14 x 76 | 1,064 | 1996 | Liberty   | 16L06847           | 3    | 2    | 23-0224  | YES      | \$222.42   | \$875.00   |
| 139 Pauline Dr, Lot 6 | 14 x 66 | 924   | 1999 | Redman    | 13844995           | 3    | 2    | 23-0225  | YES      | \$241.49   | \$650.00   |
| 141 Pauline Dr        | HOME    | 1,536 | 1960 | N/A       | N/A                | 4    | 2    | N/A      | MORTGAGE | \$6,702.41 | \$1,100.00 |
| 727 Wilcox Ave Lot 8  | 14 x 76 | 1,064 | 2000 | Fleetwood | NCFLX41A64167V013  | 3    | 2    | 23-0226  | YES      | \$241.49   | \$900.00   |
| 727 Wilcox Ave Lot 9  | 16 x 76 | 1,216 | 1997 | Life      | SSLAL33748         | 2    | 2    | 23-0227  | YES      | \$279.75   | \$700.00   |
| 727 Wilcox Ave Lot 10 | 16 x 76 | 1,216 | 1997 | General   | LHSC512970957      | 3    | 2    | 23-0228  | YES      | \$241.49   | \$825.00   |
| 727 Wilcox Ave Lot 11 | 14 x 66 | 924   | 1983 | Oakwood   | HFNC56014FK2501095 | 2    | 1    | --G13G   | NO TITLE | \$317.27   | \$825.00   |
| 727 Wilcox Ave Lot 12 | 16 x 76 | 1,216 | 1994 | Horton    | H200734G           | 3    | 2    | 23-0229  | YES      | \$222.42   | \$800.00   |
| 727 Wilcox Ave Lot 13 | 14 x 76 | 1,064 | 1996 | Fleetwood | GAFLS07A35230W212  | 3    | 2    | 23-0231  | YES      | \$216.02   | \$875.00   |
| 727 Wilcox Ave Lot 14 | 16 x 76 | 1,216 | 1998 | Oakwood   | HOTN12C06138       | 3    | 2    | 23-0232  | YES      | \$257.42   | \$900.00   |
| 727 Wilcox Ave Lot 15 | 14 x 52 | 728   | 1986 | Phoenix   | WHGA1854           | 2    | 2    | 23-0233  | YES      | \$155.69   | \$625.00   |
| 727 Wilcox Ave Lot 16 | 14 x 56 | 784   | 1986 | Connor    | CHCANC561210535943 | 2    | 1    | 23-0254  | YES      | \$206.62   | \$625.00   |
| 727 Wilcox Ave Lot 17 | 16 x 66 | 1,056 | 1999 | Bellcrest | GBHMM52966         | 3    | 2    | 23-0235  | YES      | \$232.08   | \$800.00   |
| 727 Wilcox Ave Lot 18 | 14 x 56 | 784   | 1998 | Pioneer   | PH1305GA12634      | 2    | 2    | 23-0236  | YES      | \$257.42   | \$700.00   |
| 727 Wilcox Ave Lot 19 | 14 x 70 | 980   | 1997 | Fleetwood | NCFLV41A37970V013  | 3    | 2    | 23-0237  | YES      | \$225.56   | \$900.00   |

**\$10,775.88** **\$15,400.00**

**NOTE: The rent on Lot 8 includes a \$25 pet fee for a larger dog**

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# Property Details

FOR SALE

## LOCATION INFORMATION

|                  |  |
|------------------|--|
| Investment Name  | Wilcox Avenue MHP                          |
| Street Address   | 141 Pauline Drive                          |
| City, State, Zip | Gaffney, SC 29341                          |
| County           | Cherokee                                   |
| Market           | Spartanburg, SC                            |
| Road Type        | Highway Service Drive                      |
| Market Type      | Medium                                     |
| Nearest Highway  | Interstate 85                              |
| Nearest Airport  | Greenville-Spartanburg International (GSP) |

## PROPERTY INFORMATION

|                    |                       |
|--------------------|-----------------------|
| Property Type      | Multifamily           |
| Property Subtype   | Mobile Home Park      |
| Zoning             | Unzoned               |
| Lot Size           | 20.7 Acres +/-        |
| Streets/Driveways  | Paved & Gravel        |
| APN #              | 098-00-00-004.001     |
| Land For Expansion | Yes (buyer to verify) |
| Management         | Self-Managed          |

## UTILITIES

|                                      |             |
|--------------------------------------|-------------|
| Gas / Propane                        | No          |
| Electric                             | Duke Energy |
| Water (mobile homes)                 | Gaffney BPW |
| Water (brick home)                   | Well        |
| Sewage                               | Septic      |
| Gaffney BPW sewer can be run to site |             |

## EXPENSE RESPONSIBILITY

|                  |                          |
|------------------|--------------------------|
| Electric         | Direct billed to tenants |
| Water            | Direct billed to tenants |
| Lawncare         | Landlord                 |
| Waste Management | Property Taxes           |

## BUILDING INFORMATION

|                     |        |
|---------------------|--------|
| Number of Units     | 19     |
| Investment Class    | C      |
| Occupancy %         | 89.47% |
| Year Last Renovated | 2026   |

## RENOVATIONS (SINCE 2022)

|        |                   |
|--------|-------------------|
| Lot 1  | Flooring          |
| Lot 2  | Complete Interior |
| Lot 4  | Complete Interior |
| Lot 5  | Complete Interior |
| Lot 8  | Complete Interior |
| Lot 9  | Flooring          |
| Lot 11 | Complete Interior |
| Lot 12 | Complete Interior |
| Lot 13 | Complete Interior |
| Lot 14 | Complete Interior |
| Lot 16 | Complete Interior |
| Lot 18 | Flooring          |
| Lot 19 | Complete Interior |

## OTHER CAPITAL IMPROVEMENTS

|             |                          |
|-------------|--------------------------|
| Lot 18      | New HVAC (11/2022)       |
| Brick House | New HVAC (4/2023)        |
| Lot 5       | New HVAC (7/2023)        |
| Lot 9       | New Roof (8/2023)        |
| Lot 18      | New gravel pit (12/2023) |
| Lot 11      | New gravel pit (3/2024)  |
| Lot 13      | New HVAC (7/2024)        |
| Wilcox Ave  | Paved Road (8/2024)      |
| Lot 10      | New Septic Tank (6/2025) |

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# Property Description

FOR SALE



## PROPERTY DESCRIPTION

Discover an exceptional investment opportunity in the thriving Spartanburg, SC area. This property, boasting 19 rentable units and a 94.74% occupancy rate, offers the ideal blend of modern comfort and prime location. Situated on 20.7 expansive acres along Interstate 85, the property features a mix of 18 mobile homes and a charming brick home, providing a versatile and expandable investment potential (buyer to verify with the county). With its unzoned status and a strong foundation for growth, this property presents a compelling prospect for the astute mobile home park investor or developer seeking a promising addition to their portfolio. The property offers both expansion and redevelopment possibilities.



## LOCATION DESCRIPTION

Wilcox Avenue MHP is located along I-85 in Gaffney, SC, just 13 miles south of the NC/SC state line. Nestled in the thriving Spartanburg, SC, market, the area surrounding the property offers a compelling blend of convenience and leisure. Located close to the vibrant downtown area, residents enjoy easy access to a wide array of dining, shopping, and entertainment options. Additionally, the property is near notable landmarks such as Cowpens National Battlefield, Gaffney Outlet Marketplace, and Lake Whelchel. Investors exploring the potential of the multifamily or mobile home park sector will appreciate the area's strong economic growth and the diverse array of attractions and amenities available to residents.



## UTILITIES DESCRIPTION

All electric (Duke Energy)  
Water (Gaffney BPW) - mobile homes connected  
Well water - brick home  
Septic tanks for all homes  
Sewer can be brought to site (see map)

## MOBILE HOME TITLE

**PLEASE NOTE: THE OWNER DOES NOT HAVE A TITLE FOR THE MOBILE HOME ON LOT 11. THERE WAS NO TITLE IN POSSESSION BY THE BANK WHEN THE MHP WAS ACQUIRED. (SEE LETTER FROM BANK INCLUDED AFTER THE RENT ROLL PAGE).**

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# Brick Home Photos

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# Mobile Home Photos

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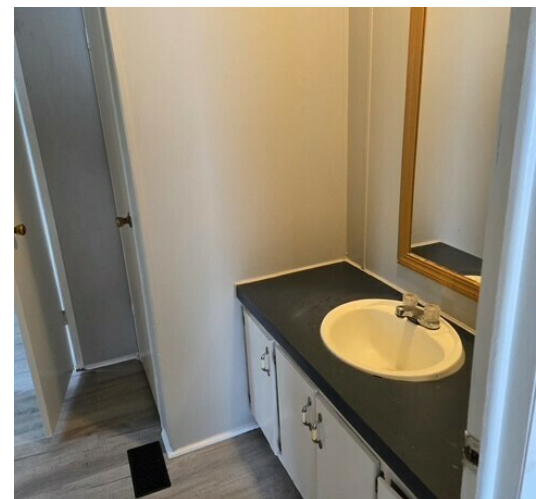
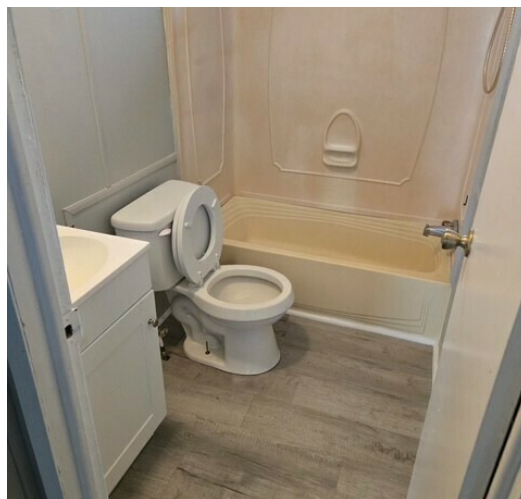
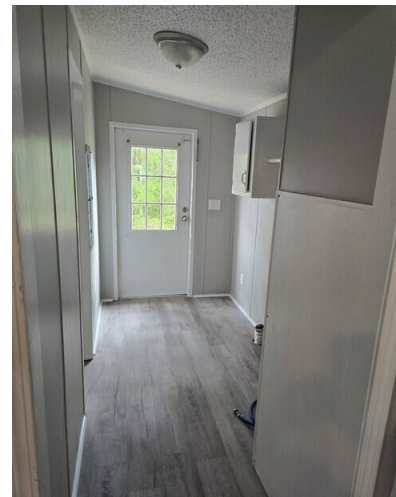
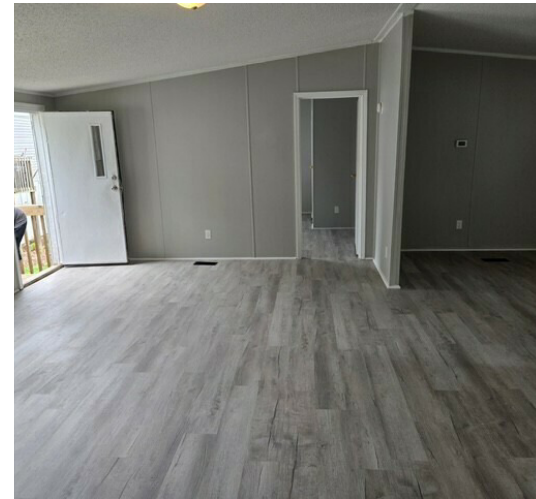
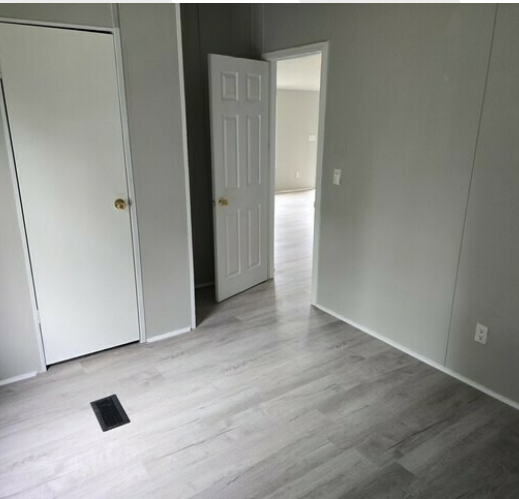
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# Renovation Photos A

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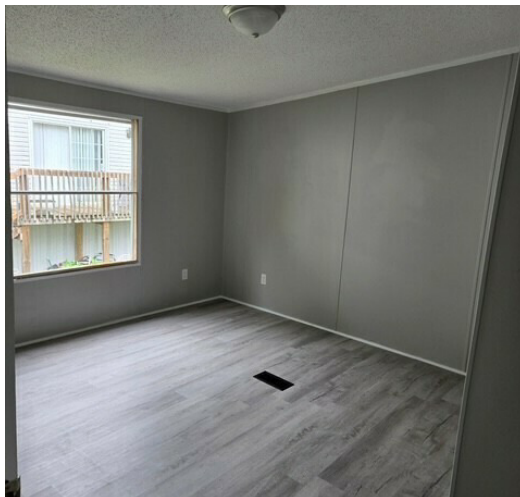
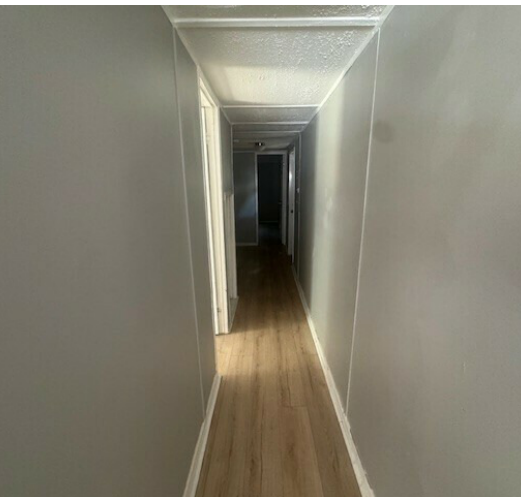
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# Renovation Photos B

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# Aerial View

FOR SALE



Google

Imagery ©2026 Airbus, Maxar Technologies

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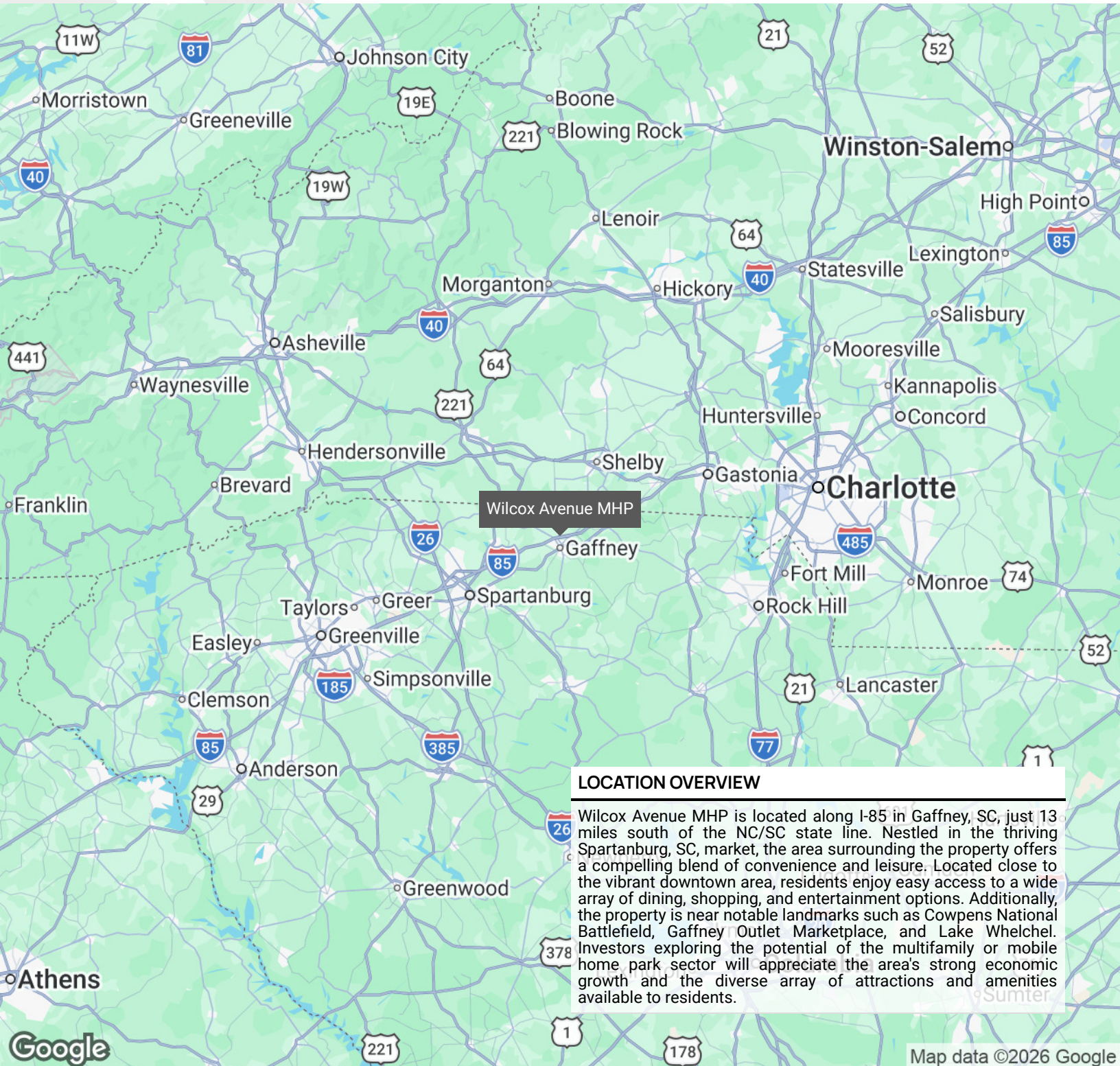


## Section 3

# Location Information

# Regional Map

FOR SALE



## LOCATION OVERVIEW

Wilcox Avenue MHP is located along I-85 in Gaffney, SC, just 13 miles south of the NC/SC state line. Nestled in the thriving Spartanburg, SC, market, the area surrounding the property offers a compelling blend of convenience and leisure. Located close to the vibrant downtown area, residents enjoy easy access to a wide array of dining, shopping, and entertainment options. Additionally, the property is near notable landmarks such as Cowpens National Battlefield, Gaffney Outlet Marketplace, and Lake Whelchel. Investors exploring the potential of the multifamily or mobile home park sector will appreciate the area's strong economic growth and the diverse array of attractions and amenities available to residents.

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# Location Map

FOR SALE



Robert (Bobby) Moss

864.569.2786

robert.moss@expcommercial.com

SC #106616



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# Retailer Map

FOR SALE



Robert (Bobby) Moss

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## Section 4

# Financial Analysis

# Rent Roll

FOR SALE

| SUITE                  | BEDROOMS | BATHROOMS | SIZE SF          | RENT            |
|------------------------|----------|-----------|------------------|-----------------|
| Lot 1                  | 3        | 2         | 684 SF           | \$750           |
| Lot 2                  | 3        | 2         | 960 SF           | \$800           |
| Lot 3                  | 3        | 2         | 924 SF           | \$800           |
| Lot 4                  | 3        | 2         | 1,120 SF         | \$950           |
| Lot 5                  | 3        | 2         | 1,064 SF         | \$875           |
| Lot 6                  | 3        | 2         | 924 SF           | \$650           |
| 141 Pauline Dr (House) | 4        | 2         | 1,536 SF         | \$1,100         |
| Lot 8                  | 3        | 2         | 1,064 SF         | \$900           |
| Lot 9                  | 2        | 2         | 1,216 SF         | \$700           |
| Lot 10                 | 3        | 2         | 1,216 SF         | \$825           |
| Lot 11                 | 2        | 1         | 924 SF           | \$825           |
| Lot 12                 | 3        | 2         | 1,216 SF         | \$800           |
| Lot 13                 | 3        | 2         | 1,064 SF         | \$875           |
| Lot 14                 | 3        | 2         | 1,216 SF         | \$900           |
| Lot 15                 | 2        | 2         | 728 SF           | \$625           |
| Lot 16                 | 2        | 1         | 784 SF           | \$625           |
| Lot 17                 | 3        | 2         | 1,056 SF         | \$800           |
| Lot 18                 | 2        | 2         | 784 SF           | \$700           |
| Lot 19                 | 3        | 2         | 980 SF           | \$900           |
| <b>TOTALS</b>          |          |           | <b>19,460 SF</b> | <b>\$15,400</b> |

**PLEASE NOTE: The owner does not have a title for the mobile home on lot 11. There was no title in possession by the bank when the MHP was acquired. (See letter from bank included on the next page).**

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# Income & Expenses

FOR SALE

| INCOME SUMMARY                | 2022             | 2023             | 2024             | 2025             |
|-------------------------------|------------------|------------------|------------------|------------------|
| Gross Income                  | \$135,855        | \$148,201        | \$163,743        | -                |
| Rental Income                 | -                | -                | -                | \$175,710        |
| Late Fees                     | -                | -                | -                | \$5,225          |
| Convenience Fees              | -                | -                | -                | \$637            |
| Pet Fees                      | -                | -                | -                | \$350            |
| Other Income                  | -                | -                | -                | \$295            |
| <b>GROSS INCOME</b>           | <b>\$135,855</b> | <b>\$148,201</b> | <b>\$163,743</b> | <b>\$182,217</b> |
| EXPENSES SUMMARY              | 2022             | 2023             | 2024             | 2025             |
| Property Taxes - Land/Home    | \$6,329          | \$6,681          | \$6,702          | \$7,072          |
| Property Taxes - Mobile Homes | \$10,321         | \$3,003          | \$3,997          | \$4,050          |
| Insurance                     | \$6,129          | \$6,649          | \$6,876          | \$7,583          |
| Repairs & Maintenance         | \$31,802         | \$15,060         | \$27,917         | \$13,038         |
| Supplies                      | \$26,047         | \$13,234         | \$11,761         | \$11,017         |
| Lawncare                      | \$3,500          | \$4,285          | \$3,500          | \$4,275          |
| Utilities                     | \$1,704          | \$149            | \$161            | \$496            |
| Evictions/Other Expenses      | \$2,525          | \$1,901          | \$2,370          | \$3,179          |
| Management Fee                | -                | -                | -                | \$10,933         |
| <b>OPERATING EXPENSES</b>     | <b>\$88,357</b>  | <b>\$50,962</b>  | <b>\$63,284</b>  | <b>\$61,643</b>  |
| <b>NET OPERATING INCOME</b>   | <b>\$47,498</b>  | <b>\$97,239</b>  | <b>\$100,459</b> | <b>\$120,574</b> |

- 1. 2022 expenses are inflated as many homes were remodelled entirely, and capital expenditures are included in the Operating Expenses. Capital expenditures have been removed for the remaining years.**
- 2. Capital Improvements: \$24,955 (2023), \$31,740 (2024), \$34,901 (2025)**
- 3. A 6% management fee has been included in 2025 expenses; the park is currently self-managed.**

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SC #106616



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**Our Prime Interest Is You!™**

August 8, 2025

To whomever it concerns:

The Mobile Homes Located at 727 Wilcox Ave Lot 11 Gaffney, SC 29341 – 1983 Oakwood HFNC5 501095 Vin Number HFNC56014FK2501095. The home is still in the name of Kathey E Lanier. After the tenant left the Mobile Home vacant – abandoned for some time the property became First Piedmont Federal. Woodland Estates LLC / Costandi S. Said has bought the home from First Piedmont; currently there is still a lien on the property.

If you have any questions, please feel free to call me at the number below.

Sincerely,


Amber Wicks

(864)488-4313

First Piedmont Collections

FIRST PIEDMONT

P.O. Box 1900 Gaffney, S.C. 29342



## Section 5 Demographics

Wilcox Ave MHP  
141 pauline dr, gaffney, sc



Demographic Analysis

Demographic Analysis Report

FOR  
**WILCOX AVE MHP**  
141 PAULINE DR, GAFFNEY, SC

Prepared by  
**Robert Moss**



**Robert Moss**  
Phone: 864-569-2786  
License: See Bio  
Email:  
robert.moss@equisouthcommercial.com  
481 Lake Rd, Ware Shoals SC 29692

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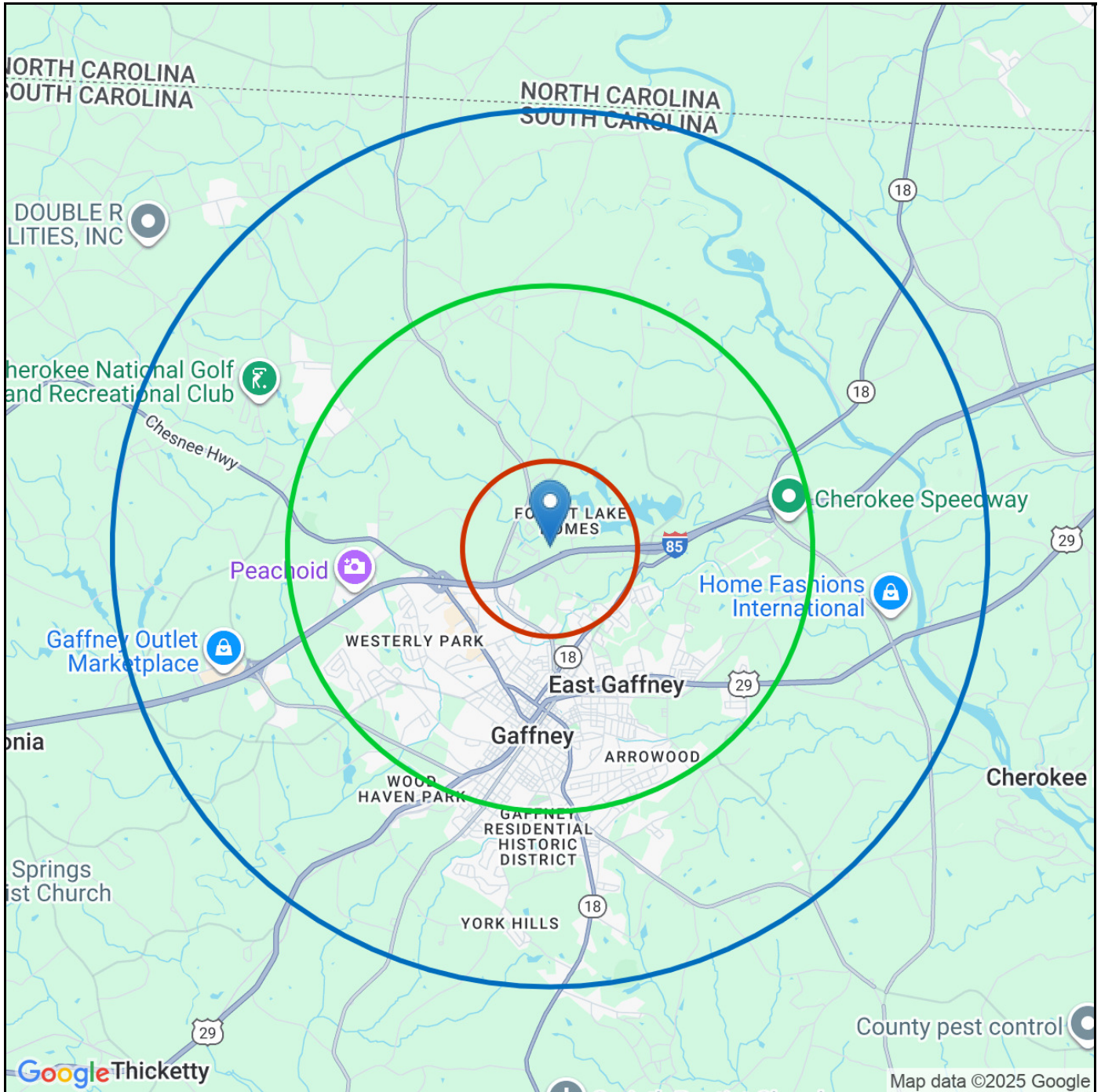
## TABLE OF CONTENTS

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| LOCATION/STUDY AREA MAP        | 3 |
| INFOGRAPHIC: KEY FACTS         | 4 |
| INFOGRAPHIC: POPULATION TRENDS | 7 |



Demographic Analysis

Location/Study Area Map (Rings: 1, 3, 5 mile radius)

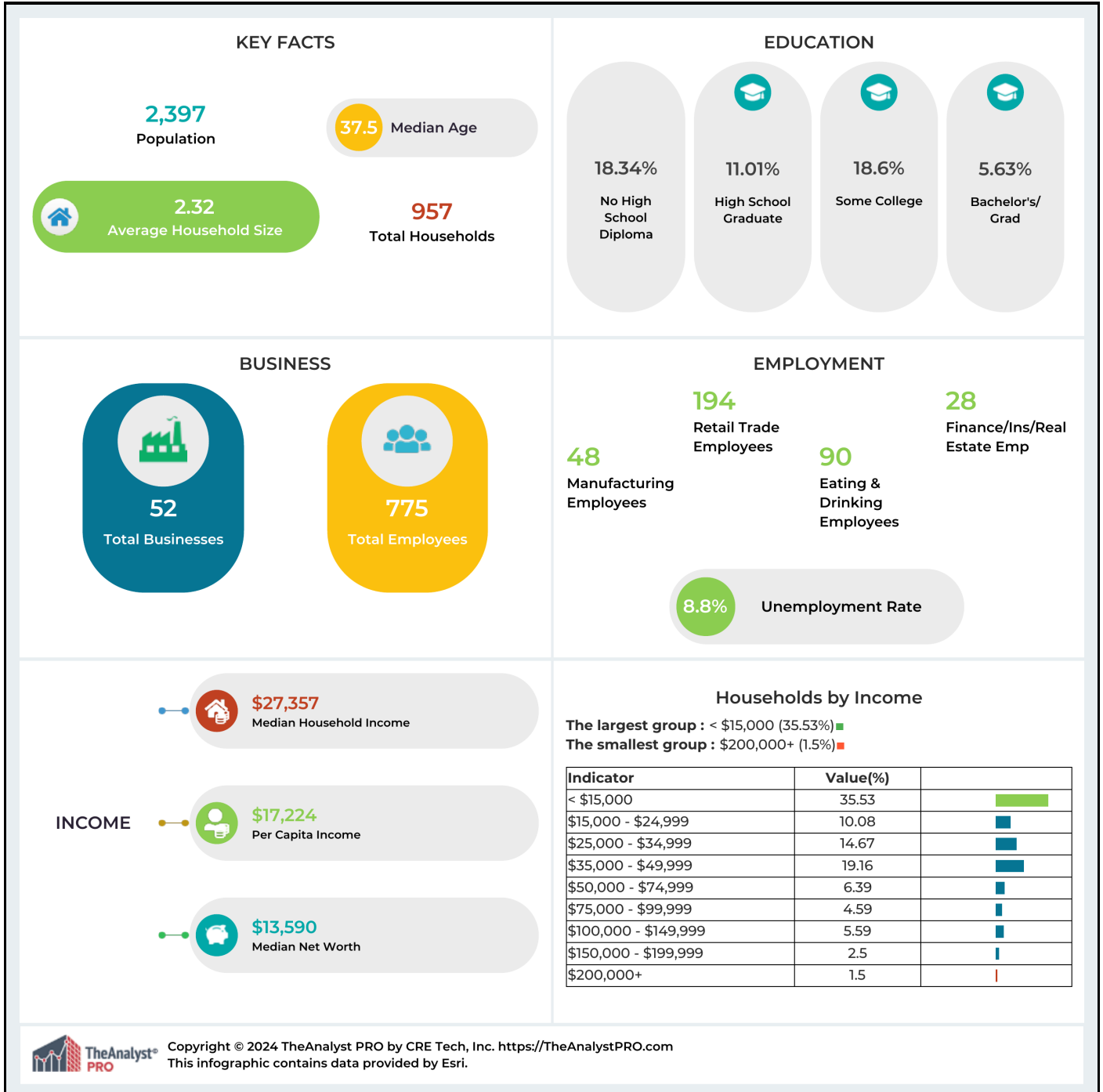


Robert Moss  
Phone: 864-569-2786  
License: See Bio  
Email:  
robert.moss@equisouthcommercial.com  
481 Lake Rd, Ware Shoals SC 29692



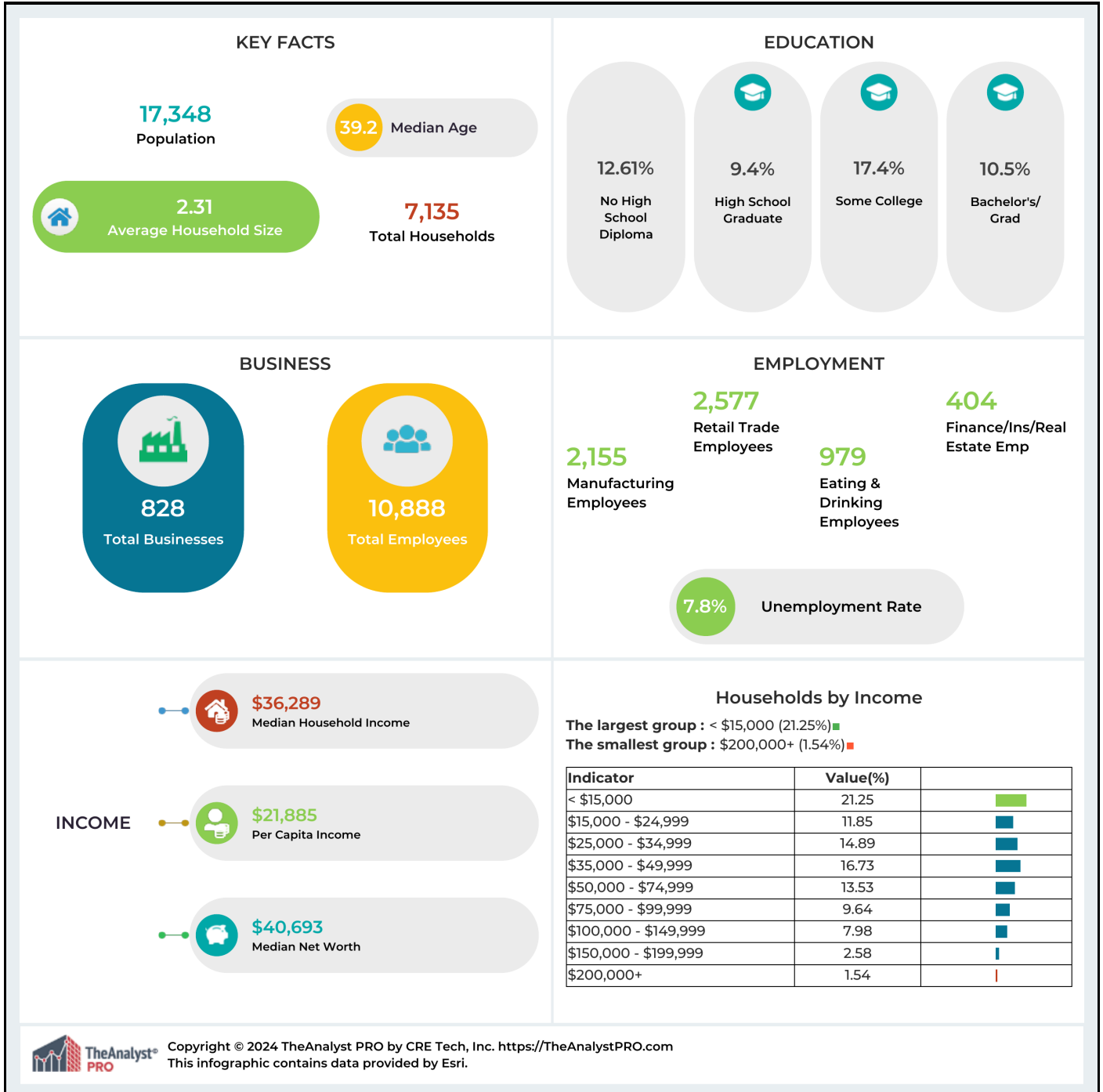
Demographic Analysis

Infographic: Key Facts (Ring: 1 mile radius)



Demographic Analysis

Infographic: Key Facts (Ring: 3 mile radius)



### INCOME

**\$36,289**  
Median Household Income

**\$21,885**  
Per Capita Income

**\$40,693**  
Median Net Worth

### Households by Income

The largest group : < \$15,000 (21.25%) ■

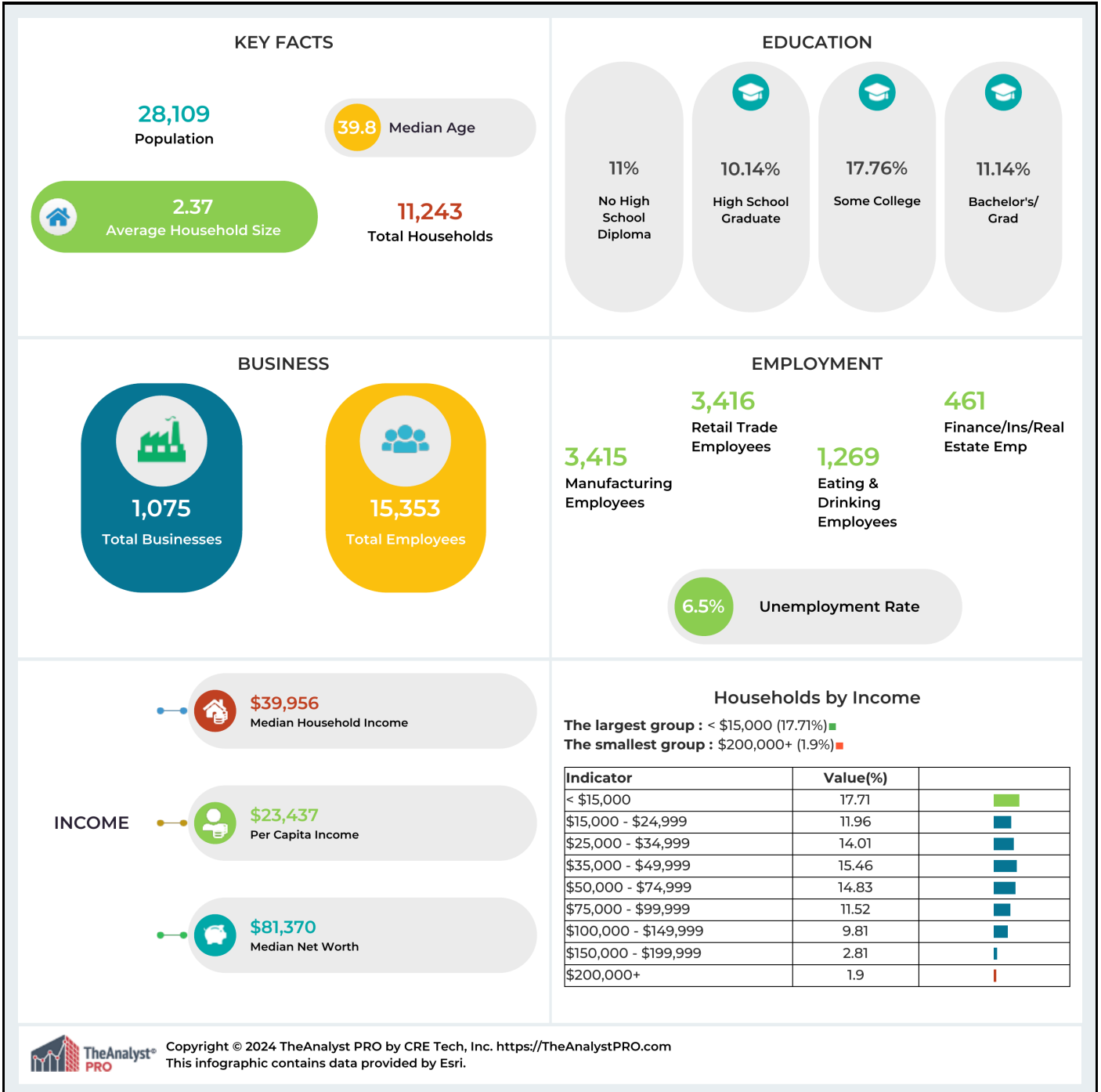
The smallest group : \$200,000+ (1.54%) ■

| Indicator             | Value(%) |   |
|-----------------------|----------|---|
| < \$15,000            | 21.25    | ■ |
| \$15,000 - \$24,999   | 11.85    | ■ |
| \$25,000 - \$34,999   | 14.89    | ■ |
| \$35,000 - \$49,999   | 16.73    | ■ |
| \$50,000 - \$74,999   | 13.53    | ■ |
| \$75,000 - \$99,999   | 9.64     | ■ |
| \$100,000 - \$149,999 | 7.98     | ■ |
| \$150,000 - \$199,999 | 2.58     | ■ |
| \$200,000+            | 1.54     | ■ |

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This infographic contains data provided by Esri.

Demographic Analysis

Infographic: Key Facts (Ring: 5 mile radius)



Demographic Analysis

Infographic: Population Trends (Ring: 1 mile radius)

POPULATION TRENDS AND KEY INDICATORS  
1 Miles Ring

|                                   |  |                                       |
|-----------------------------------|--|---------------------------------------|
| <b>2,397</b><br>Population        | <b>1,002</b><br>Households                 | <b>37.5</b><br>Median Age             |
| <b>2.32</b><br>Avg Size Household | <b>\$27,357</b><br>Median Household Income | <b>\$180,932</b><br>Median Home Value |
| <b>26</b><br>Wealth Index         | <b>63</b><br>Housing Affordability         | <b>68</b><br>Diversity Index          |

HISTORICAL & FORECAST POPULATION

2019-2024  
Historic  
Growth Rate

**0.66%**

2024-2029  
Forecasted  
Growth Rate

**0.4%**

Household  
Population

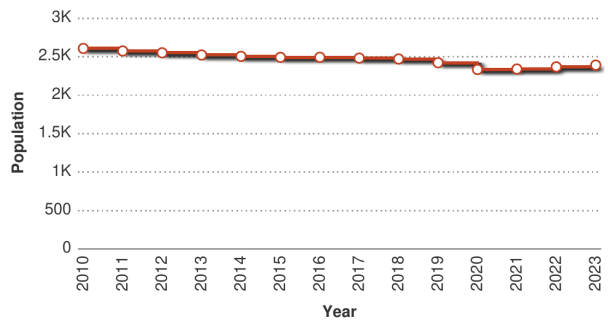
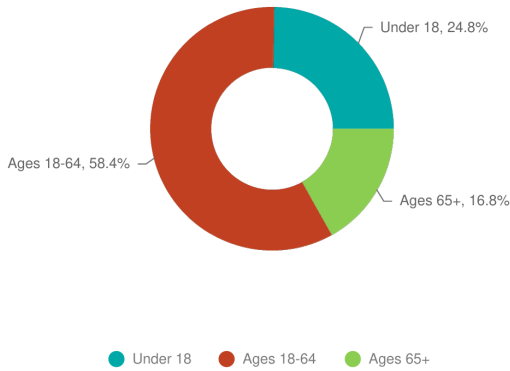
**2,379**

---

Population  
Density

**781**

POPULATION BY AGE



DAYTIME POPULATION

**1,969**  
2024 Total Daytime Population

**1,526**  
2024 Daytime Pop: Residents

**443**  
2024 Daytime Pop: Workers

**627**  
2024 Daytime Pop Density

POPULATION BY GENERATION

**3.84%**  
Greatest Gen: Born  
1945/Earlier

**18.44%**  
Baby Boomer: Born  
1946 to 1964

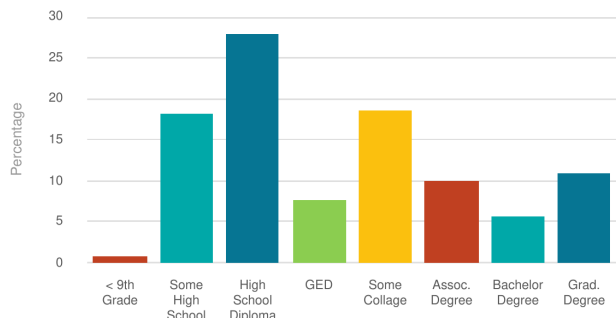
**19.73%**  
Generation X: Born  
1965 to 1980

**22.65%**  
Millennial: Born 1981  
to 1998

**24.91%**  
Generation Z: Born  
1999 to 2016

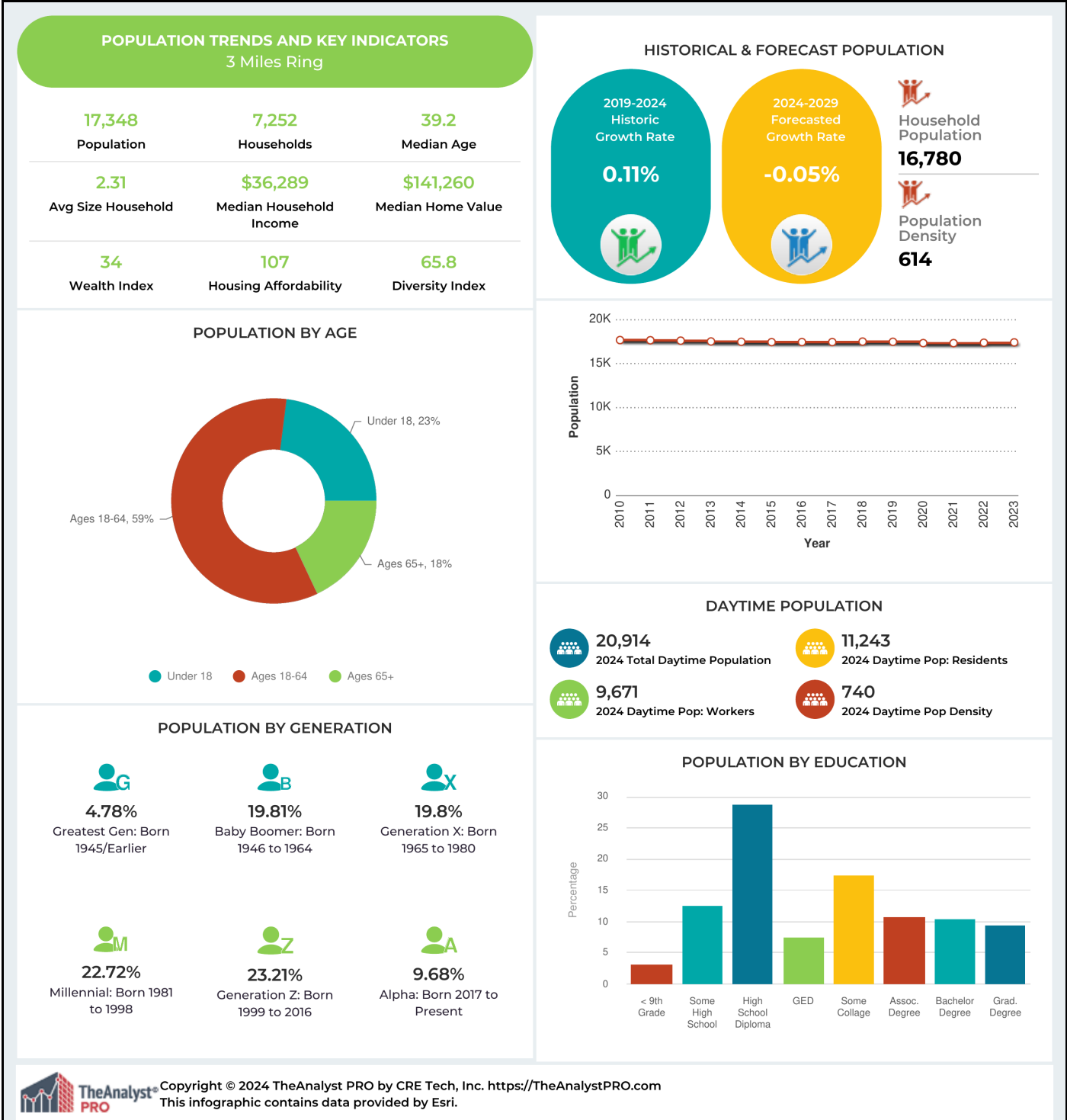
**10.43%**  
Alpha: Born 2017 to  
Present

POPULATION BY EDUCATION



Demographic Analysis

Infographic: Population Trends (Ring: 3 mile radius)



Demographic Analysis

Infographic: Population Trends (Ring: 5 mile radius)

POPULATION TRENDS AND KEY INDICATORS  
5 Miles Ring

|                                   |  |                                       |
|-----------------------------------|--|---------------------------------------|
| <b>28,109</b><br>Population       | <b>11,364</b><br>Households                | <b>39.8</b><br>Median Age             |
| <b>2.37</b><br>Avg Size Household | <b>\$39,956</b><br>Median Household Income | <b>\$154,132</b><br>Median Home Value |
| <b>40</b><br>Wealth Index         | <b>108</b><br>Housing Affordability        | <b>63.1</b><br>Diversity Index        |

HISTORICAL & FORECAST POPULATION

2019-2024  
Historic  
Growth Rate

**-0.03%**

2024-2029  
Forecasted  
Growth Rate

**-0.12%**

Household  
Population

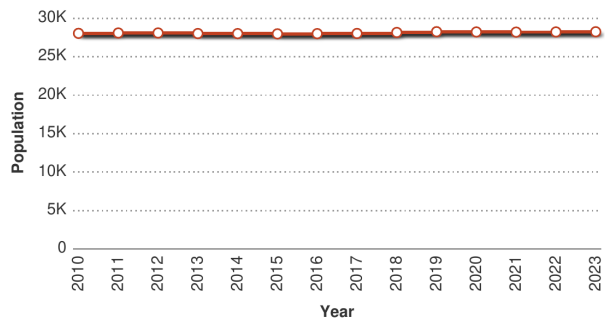
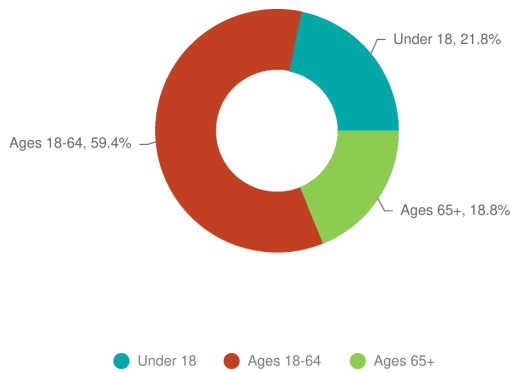
**26,871**

---

Population  
Density

**357**

POPULATION BY AGE



DAYTIME POPULATION

**33,047**  
2024 Total Daytime Population

**17,909**  
2024 Daytime Pop: Residents

**15,138**  
2024 Daytime Pop: Workers

**421**  
2024 Daytime Pop Density

POPULATION BY GENERATION

**4.91%**  
Greatest Gen: Born  
1945/Earlier

**20.49%**  
Baby Boomer: Born  
1946 to 1964

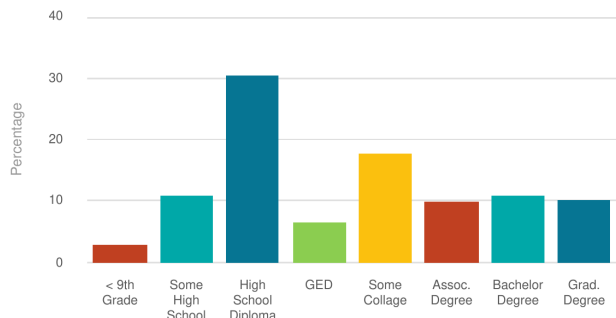
**19.78%**  
Generation X: Born  
1965 to 1980

**21.74%**  
Millennial: Born 1981  
to 1998

**23.9%**  
Generation Z: Born  
1999 to 2016

**9.18%**  
Alpha: Born 2017 to  
Present

POPULATION BY EDUCATION





Section 6

# Additional Info

# Broker Bio

FOR SALE



**ROBERT (BOBBY) MOSS**

■ robert.moss@expcommercial.com

Direct: **864.569.2786**

SC #106616 // GA #396512 / AL #000128426-0 / NC #312110 / TN #364818

## PROFESSIONAL BACKGROUND

Bobby is a licensed real estate professional in North Carolina, South Carolina, Tennessee, Georgia, and Alabama. After 25 years of delivering optimized solutions to his clients as an IT consulting professional, Bobby transitioned to commercial real estate investing and sales and business brokerage, where he could apply his consulting, technical sales, financial, and management skills. His passion for numbers/financials and real estate investing made specializing in underwriting and analyzing assets a logical and easy transition. With his diligent approach, he works to maximize returns and protect wealth for his clients. Bobby's commercial real estate services focus on recession-resistant assets, predominantly self-storage facilities. He also works with Industrial/IOS and Manufactured Housing Community and land assets. Bobby is a native of western North Carolina and resides in upstate South Carolina.

## EDUCATION

Bachelor of Arts, Furman University  
Computer Science/Business Administration  
Greenville, SC

## MEMBERSHIPS

International Business Brokers Association (IBBA)

### eXp Commercial

1320 Main Street Ste. #335  
Columbia, SC 29201  
855.452.0272

Robert (Bobby) Moss

**864.569.2786**

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South Carolina Department of Labor, Licensing and Regulation  
**South Carolina Real Estate Commission**  
110 Centerview Dr. • Columbia • SC • 29210  
P.O. Box 11847 • Columbia • SC 29211-1847  
Phone: 803-896-4400 • Contact.REC@llr.sc.gov • Fax: 803-896-4427  
llr.sc.gov/re

## **SOUTH CAROLINA DISCLOSURE OF REAL ESTATE BROKERAGE RELATIONSHIP**

Pursuant to South Carolina Real Estate License Law in S.C. Code of Laws Section 40-57-370, a real estate licensee is required to provide you a meaningful explanation of agency relationships offered by the licensee's brokerage firm. This must be done at the first practical opportunity when you and the licensee have substantive contact.

Before you begin to work with a real estate licensee, including being shown a home (or any property), it is important for you to know the difference between a broker-in-charge and associated licensees. The broker-in-charge is the person in charge of a real estate brokerage firm. Associated licensees may work only through a broker-in-charge. **In other words, when you choose to work with any real estate licensee, your business relationship is legally with the brokerage firm and not with the associated licensee.**

A real estate brokerage firm and its associated licensees can provide buyers and sellers valuable real estate services, whether in the form of basic **customer** services, or through **client**-level agency representation. The services you can expect will depend upon the legal relationship you establish with the brokerage firm. It is important for you to discuss the following information with the real estate licensee and agree on whether in your business relationship you will be a **customer** or a **client**.

### **You Are a Customer of the Brokerage Firm**

South Carolina license law defines customers as buyers or sellers who choose NOT to establish an agency relationship. The law requires real estate licensees to perform the following **basic duties** when dealing with any real estate buyer or seller as customers: *present all offers in a timely manner, account for money or other property received on your behalf, provide an explanation of the scope of services to be provided, be fair and honest and provide accurate information, provide limited confidentiality, and disclose "material adverse facts" about the property or the transaction which are within the licensee's knowledge.*

*Unless or until you enter into a written agreement with the brokerage firm for agency representation, you are considered a "customer" of the brokerage firm, and the brokerage firm will not act as your agent. As a customer, you should not expect the brokerage firm or its licensees to promote your best interest.*

Customer service does not require a written agreement; therefore, you are not committed to the brokerage firm in any way unless a transaction broker agreement or compensation agreement obligates you otherwise.

## Transaction Brokerage

A real estate brokerage firm may offer transaction brokerage in accordance with S.C. Code of Laws Section 40- 57-350. Transaction broker means a real estate brokerage firm that provides customer service to a buyer, a seller, or both in a real estate transaction. A transaction broker may be a single agent of a party in a transaction giving the other party customer service. A transaction broker also may facilitate a transaction without representing either party. The duties of a brokerage firm offering transaction brokerage relationship to a customer can be found in S.C. Code of Laws Section 40-57-350(L)(2).

## You Can Become a Client of the Brokerage Firm

Clients receive more services than customers. If client status is offered by the real estate brokerage firm, you can become a client by entering into a written agency agreement requiring the brokerage firm and its associated licensees to act as an agent on your behalf and promote your best interests. If you choose to become a client, you will be asked to confirm in your written representation agreement that you received this agency relationships disclosure document in a timely manner.

A ***seller becomes a client*** of a real estate brokerage firm by signing a formal listing agreement with the brokerage firm. For a seller to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the seller and the brokerage firm which becomes the agent for the seller.

A ***buyer becomes a client*** of a real estate brokerage firm by signing a formal buyer agency agreement with the brokerage firm. For a buyer to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the buyer and the brokerage firm which becomes the agent for the buyer.

If you enter into a written agency agreement, as a client, the real estate brokerage has the following ***client-level duties: obedience, loyalty, disclosure, confidentiality, accounting, and reasonable skill and care.*** Client-level services also include advice, counsel and assistance in negotiations.

## Single Agency

When the brokerage firm represents only one client in the same transaction (the seller or the buyer), it is called single agency.

## Dual Agency

Dual agency exists when the real estate brokerage firm has two clients in one transaction – a seller client and a buyer client. At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the brokerage firm to represent both you and the other client in a disclosed dual agency relationship.

## Disclosed Dual Agency

In a disclosed dual agency, the brokerage firm's representation duties are limited because the buyer and seller have recognized conflicts of interest. Both clients' interests are represented by the brokerage firm. As a disclosed dual agent, the brokerage firm and its associated licensees cannot advocate on behalf of one client over the other, and cannot disclose confidential client information concerning the price negotiations, terms, or factors motivating the buyer/client to buy or the seller/client to sell. Each Dual Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

### Designated Agency

In designated agency, a broker-in-charge may designate individual associated licensees to act solely on behalf of each client. Designated agents are not limited by the brokerage firm's agency relationship with the other client, but instead have a duty to promote the best interest of their clients, including negotiating a price. The broker-in-charge remains a disclosed dual agent for both clients, and ensures the assigned agents fulfill their duties to their respective clients. At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the brokerage firm to designate a representative for you and one for the other client in a designated agency. Each Designated Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

### It's Your Choice

As a real estate consumer in South Carolina, it is your choice as to the type and nature of services you receive.

- You can choose to remain a customer and represent yourself, with or without a transaction broker agreement.
- You can choose to hire the brokerage firm for representation through a written agency agreement.
- If represented by the brokerage firm, you can decide whether to go forward under the shared services of dual agency or designated agency or to remain in single agency.

If you plan to become a client of a brokerage firm, the licensee will explain the agreement to you fully and answer questions you may have about the agreement. Until you enter into a representation agreement with the brokerage firm, you are considered a customer and the brokerage firm cannot be your advocate, cannot advise you on price or terms, and only provides limited confidentiality unless a transaction broker agreement obligates the brokerage firm otherwise.

**By signing this disclosure, you do not agree to pay a commission or any other compensation to a brokerage firm. The brokerage firm will not receive compensation from any source for showing homes or property to you as a customer without a separate written agreement. The amount, rate, and source of any compensation paid to a brokerage firm will be contained in a separate written agreement. The brokerage firm may not receive compensation from any source that exceeds the amount or rate agreed to in their agreement with a buyer or seller, except with full knowledge and written consent to all parties. Commissions are fully negotiable and not set by law.**

The choice of service belongs to you -- the South Carolina Consumer.

#### Acknowledgement of Receipt:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

#### Brokerage Firm Name:

eXp Commercial LLC  
\_\_\_\_\_

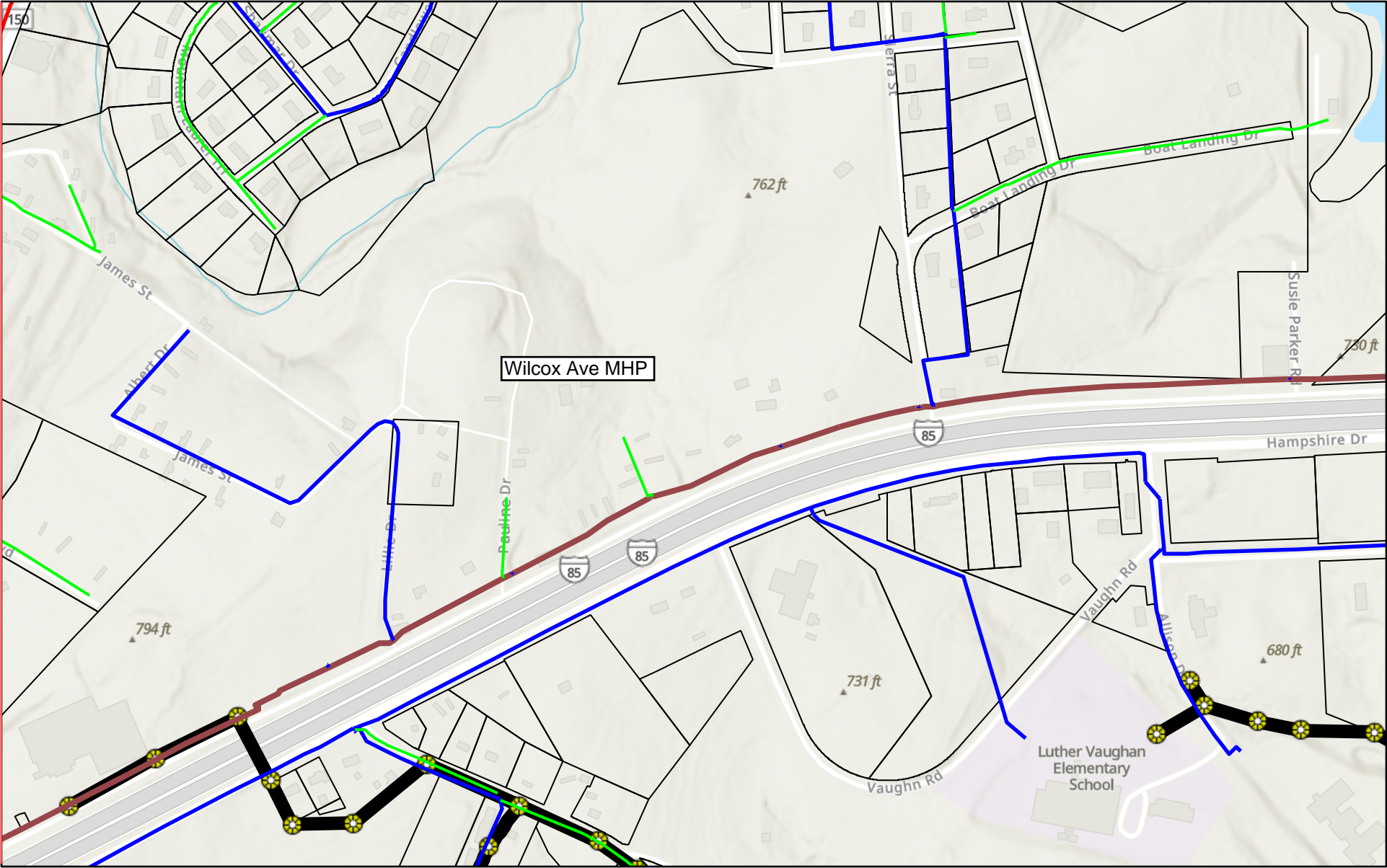
Signature: Robert J Moss Date: \_\_\_\_\_

This form has been approved by the South Carolina Real Estate Commission for use in explaining representation and compensation in real estate transactions and consumer rights as a buyer or seller. Reprinting without permission is permitted provided no changes or modifications are made.

Waterlines: brown lines are 12", blue lines are 6", green lines are 2"

# BPW Utility Viewer

THICK BLACK LINE IS SEWER, OTHER LINES ARE WATER



7/24/2025

WPressurizedMain

0.500000 - 4.000000

4.000001 - 6.000000

6.000001 - 8.000000

8.000001 - 16.000000

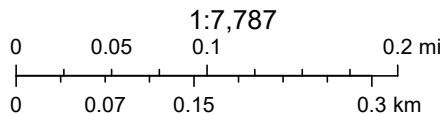
SsManhole

SsGravityMain

Parcels

Addresses

World\_Hillshade



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

# Thank you!



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