

326 Orange Street
Darlington, SC 29532

5x EM Potential*
Conventional Financing Available
Existing Cash Flow +
Infill Opportunity

* post implementation of value-add plan and subsequent sale

PROPERTY ADDRESS

INVESTMENT OPPORTUNITY

Town Park MHP



Throughout this Offering Memorandum, you'll find embedded links with key details. Please click them to access additional information.

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Guidelines

This offering is being presented exclusively by Galanti Realty Partners and Broker of Record Solutions, Inc. to qualified investors. After initial bids are received, the owner will either select one investor to move forward or invite a group of investors to submit their best and final offers. The ultimate selection will depend on several factors, including purchase price, proposed terms, financial capability, closing timeline, and the buyer's experience completing comparable transactions.

All offers must be presented in writing and include:

- Price
- Source of capital
- Proof of funds
- Relevant experience
- Proposed schedule of due diligence and closing
- Amount of earnest money
- List of contingencies including committee approvals,
- Possible 1031 exchanges, etc.

All interested investors are encouraged to schedule a property tour to visit the community and the surrounding market with an approved representative to fully appreciate its market position, quality and strong fundamentals.

Property Overview

PROPERTY LOCATION

PARK NAME	Town Park MHP
PROPERTY ADDRESS	326 Orange St., Darlington, SC 29532
COUNTY	Darlington
METRO AREA	Florence, SC
PARCEL NUMBER	165-02-01-016

[Click Here To Access Due Diligence Items](#)



SITE DESCRIPTION

ASKING PRICE	\$1,150,000
TOTAL MOBILE HOMES	30
VACANT HOMES	11
OCCUPIED HOMES	19
AVERAGE POH RENT (IN-PLACE)	\$774
AVERAGE LOT RENT (IN-PLACE)	\$467
TOTAL VACANT LOTS	12
TOTAL OCCUPIED LOTS	30
TOTAL EXISTING LOTS	42
WATER	Public (City)
SEWER	Public (City)
TRASH	Curbside (Direct)
ROADS	Newly Paved in 2026



Property Description

We are pleased to present for sale Town Park MHP, a value-add manufactured housing community consisting of 42 existing sites located in Darlington, South Carolina, within the Florence Metropolitan Statistical Area.

The Property is situated on approximately 10.29 acres and currently consists of 27 park-owned homes, 3 tenant-owned homes, and 12 vacant sites. Town Park MHP offers investors multiple paths to create value through the lease-up of vacant homes, occupancy of vacant sites, and future rent growth. Current average rents remain below estimated market levels, providing additional upside as units are renovated and operations are stabilized.

Darlington County and the greater Florence region continue to benefit from strong demand for affordable housing. As homeownership costs and apartment rents have increased, manufactured housing remains one of the most attainable housing options for local residents. This dynamic has contributed to sustained demand for quality manufactured housing communities throughout the market.

Town Park MHP benefits from several infrastructure characteristics that are increasingly difficult to find, including public water, public sewer, and paved internal roads. Ownership recently completed paving improvements throughout the community in early 2026, enhancing the overall appearance and functionality of the Property while reducing near-term capital expenditure requirements.

With 30 occupied sites and 12 vacant sites, Town Park MHP presents a compelling opportunity to increase occupancy and revenue while preserving affordable housing within a growing regional market. The combination of in-place cash flow, below-market rents, public utilities, and meaningful occupancy upside creates an attractive investment opportunity for both experienced and first-time manufactured housing investors.

We are asking investors to submit offers at \$1,150,000. All offers should include purchase price, source of capital, inspection/closing timelines, and relevant experience.

HIGHLIGHTS

- Value-Add Cash Flowing Property
- Robust Demand For Affordable Housing
- POH to TOH Conversion Opportunity
- Upside in Occupancy
- Expansion Potential

Demographics

Source: Co-Star Data Radius

	3 MILE	5 MILE	10 MILE
25 POPULATION	13,454	19,206	75,144
ANNUAL GROWTH 2020-2025	0.90%	0.80%	0.80%
AVERAGE HOUSEHOLD INCOME	\$57,498	\$64,199	\$79,200
MEDIAN HOME VALUE	\$133,006	\$136,829	\$185,180
% OWNER-OCCUPIED HOMES	60%	64%	63%





RENTAL UNIT BREAKDOWN

30

TOTAL MOBILE HOMES

27

TOTAL PARK-OWNED HOMES

3

TOTAL TENANT-OWNED HOMES

19

TOTAL OCCUPIED HOMES

16

PARK-OWNED OCCUPIED HOMES

12

TOTAL VACANT LOTS

934

AVERAGE UNIT SIZE SF

42

TOTAL LOTS

\$774

AVERAGE POH RENT (IN-PLACE)

Lot #	Lot Occupancy	Home Occupancy	Ownership Type	\$ Rent	Move-In	LED	Year	Make	Model
1	Vacant Lot	No Home	No Home	\$ 0	N/A	N/A	N/A	N/A	N/A
2	Occupied Lot	Vacant Home	Park-Owned	\$ 850	N/A	N/A	1993	OAKW	14X70
3	Occupied Lot	Vacant Home	Park-Owned	\$ 0	N/A	N/A	1997	PION	PH15
4	Occupied Lot	Occupied Home	Tenant-Owned	\$ 500	07/15/2024	MTM	N/A	N/A	N/A
5	Occupied Lot	Occupied Home	Park-Owned	\$ 750	04/01/2024	MTM	1999	FLEE	EDGE
6	Occupied Lot	Occupied Home	Park-Owned	\$ 800	03/01/2024	MTM	1997	FLEE	CORONA
7	Vacant Lot	No Home	No Home	\$ 0	N/A	N/A	N/A	N/A	N/A
8	Occupied Lot	Occupied Home	Park-Owned	\$ 600	03/01/2024	MTM	1997	FLEE	VAL
9	Occupied Lot	Occupied Home	Park-Owned	\$ 850	06/11/2024	06/30/2026	1996	FLEE	FLEE
10	Occupied Lot	Occupied Home	Tenant-Owned	\$ 400	03/01/2025	MTM	N/A	N/A	N/A
11	Vacant Lot	No Home	No Home	\$ 0	N/A	N/A	N/A	N/A	N/A
12	Occupied Lot	Occupied Home	Park-Owned	\$ 775	04/11/2024	05/31/2026	1990	WEST	MOBILE
13	Vacant Lot	No Home	No Home	\$ 0	N/A	N/A	N/A	N/A	N/A
14	Occupied Lot	Occupied Home	Park-Owned	\$ 850	08/13/2025	08/31/2026	1996	FLEE	14X76
15	Vacant Lot	No Home	No Home	\$ 0	N/A	N/A	N/A	N/A	N/A
16	Occupied Lot	Occupied Home	Park-Owned	\$ 850	03/01/2024	MTM	2000	FLEE	763T
17	Occupied Lot	Vacant Home	Park-Owned	\$ 0	N/A	N/A	1988	TIDW	BAYSHO
18	Occupied Lot	Occupied Home	Park-Owned	\$ 850	03/01/2024	MTM	1994	FLEE	WESTON
19	Occupied Lot	Occupied Home	Park-Owned	\$ 675	03/01/2024	MTM	1998	PION	PH150
20	Vacant Lot	No Home	No Home	\$ 0	N/A	N/A	N/A	N/A	N/A
21	Occupied Lot	Vacant Home	Park-Owned	\$ 0	N/A	N/A	1998	FLEE	763D
22	Occupied Lot	Vacant Home	Park-Owned	\$ 0	N/A	N/A	1992	FLEE	NCFLHG
23	Occupied Lot	Occupied Home	Park-Owned	\$ 850	02/01/2024	MTM	1997	UNKN	MOBILE
24	Vacant Lot	No Home	No Home	\$ 0	N/A	N/A	N/A	N/A	N/A
25	Vacant Lot	No Home	No Home	\$ 0	N/A	N/A	N/A	N/A	N/A
26	Occupied Lot	Occupied Home	Tenant-Owned	\$ 500			N/A	N/A	N/A
27	Occupied Lot	Vacant Home	Park-Owned	\$ 0	N/A	N/A	1966	HUNT	MST
28	Occupied Lot	Occupied Home	Park-Owned	\$ 850	09/16/2025	09/30/2026	1996	FLEE	CLAR
29	Occupied Lot	Vacant Home	Park-Owned	\$ 0	N/A	N/A	1992	CORO	UNKNOWN
30	Occupied Lot	Occupied Home	Park-Owned	\$ 750	08/01/2024	MTM	1999	LEGE	14X80
31	Vacant Lot	No Home	No Home	\$ 0	N/A	N/A	N/A	N/A	N/A
32	Vacant Lot	No Home	No Home	\$ 0	N/A	N/A	N/A	N/A	N/A
33	Occupied Lot	Occupied Home	Park-Owned	\$ 625	03/01/2024	MTM	1999	FLEE	266
34	Occupied Lot	Vacant Home	Park-Owned	\$ 0	N/A	N/A	1996	HORT	MIRAG
35	Occupied Lot	Vacant Home	Park-Owned	\$ 0	N/A	N/A	1996	REDM	NEWH
36	Occupied Lot	Vacant Home	Park-Owned	\$ 0	N/A	N/A	1981	CARO	CMH
37	Occupied Lot	Occupied Home	Park-Owned	\$ 725	03/01/2024	MTM	1997	REDM	PARKER
38	Vacant Lot	No Home	No Home	\$ 0	N/A	N/A	N/A	N/A	N/A
39	Vacant Lot	No Home	No Home	\$ 0	N/A	N/A	N/A	N/A	N/A
40	Occupied Lot	Vacant Home	Park-Owned	\$ 0	N/A	N/A	1996	PION	PROBE
41	Occupied Lot	Occupied Home	Park-Owned	\$ 850	05/01/2025	MTM	1996	REDM	NEWHO
42	Occupied Lot	Occupied Home	Park-Owned	\$ 650	03/01/2024	MTM	1998	PION	506
TOTAL (MO)				\$ 14,550					
TOTAL (YR)				\$ 174,600					



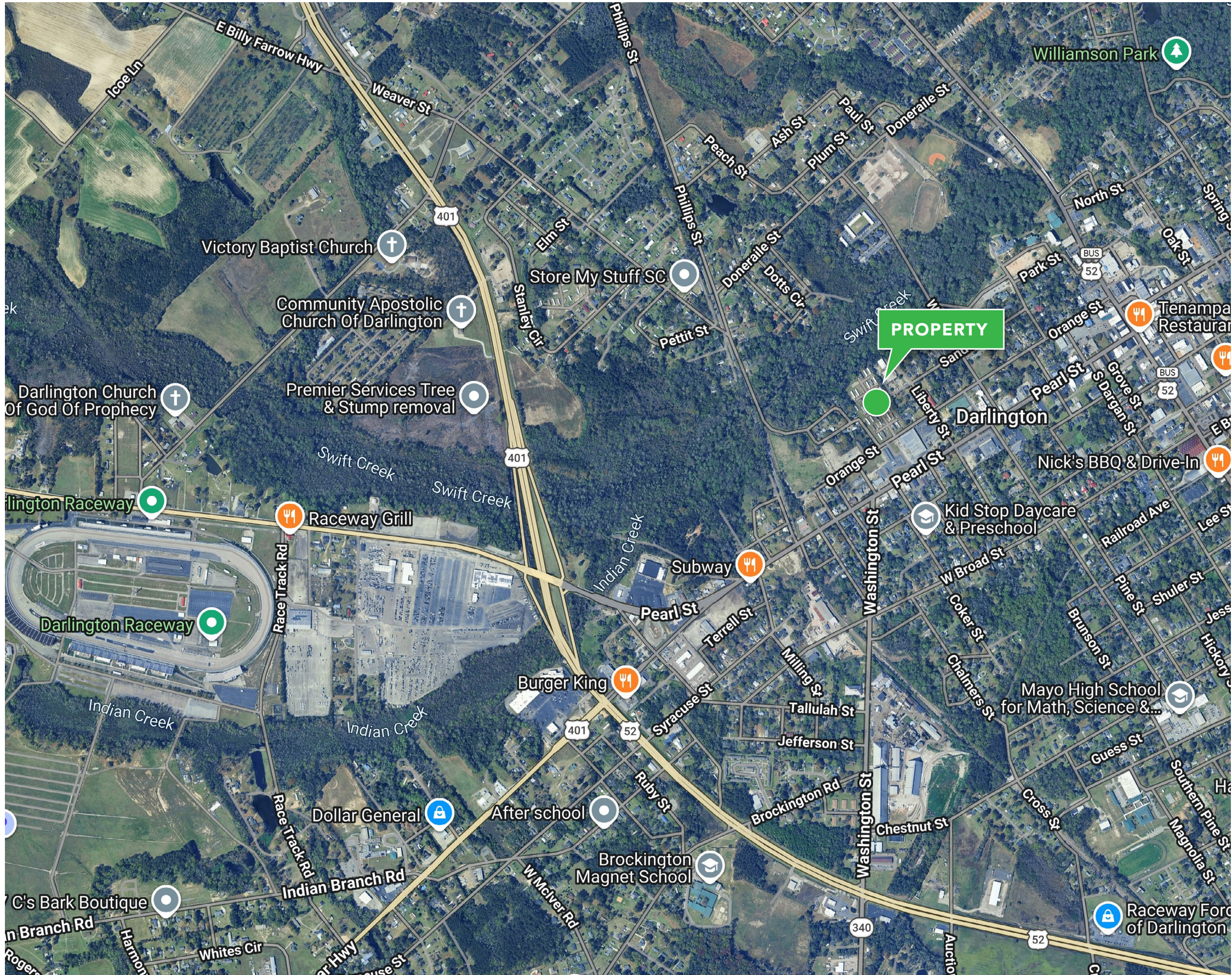
Infrastructure

	Type	Comments
WATER SYSTEM	Public (City)	Landlord Pays
SEWER SYSTEM	Public (City)	Landlord Pays
TRASH	Curbside	Tenant Pays
ELECTRIC SERVICES	Public	Tenant Pays

Use of Capital

	Amount	% of Purchase
TOTAL PURCHASE PRICE	\$1,150,000	100%
1ST POSITION LOAN	\$862,500	75%
DOWN PAYMENT	\$287,500	25%

LOCATION MAP AND PROPERTY PARCEL



PROPERTY PHOTOS



PROPERTY PHOTOS



Disclaimer Notice

This Offering Memorandum ("OM") contains select information pertaining to the Property and the Owner, and does not purport to be comprehensive or contain all or part of the information which prospective buyers or lessees may require to evaluate a purchase or lease of the Property. The information provided in this OM has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers and occupiers. You are advised to independently verify the accuracy and completeness of all information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT JOEY GALANTI FOR MORE DETAILS.

www.galantirealty.com

www.mybrokerofrecord.com



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MYBROKEROFRECORD.COM

**Galanti Realty Partners
Joey Galanti, Broker**

1050 Charleston Trace
Roswell, GA 3007

Firm License #: GA, 80388
Broker License #: GA, 387756

404-542-6368
joey@galantirealty.com
www.galantirealty.com

PRIMARY CONTACT

**Londonderry Partners
Andy Barkan, Broker**

850 Piedmont Ave NE, #3325
Atlanta, GA 30308

Firm License #: GA, 82985
Broker License #: GA, 295582

404-808-0691
andybarkan@gmail.com

SECONDARY CONTACT

**Broker of Record Solutions, Inc.
Alex Everest, Broker**

1201 W Peachtree St NW, #2300
Atlanta, GA 30309

Firm License #: SC, 125368
Broker License #: SC, 125368

404-713-8008
alex@mybrokerofrecord.com
www.mybrokerofrecord.com

SC BROKER OF RECORD



Agency Disclosure:

Seller's brokers are working with the seller. Seller's brokers do not represent buyers in any agency, fiduciary, or brokerage capacity in this transaction.

Seller's brokers will work with buyers as a customer, but not as a client. Buyers seeking representation must retain a broker other than seller's broker.

Co-Brokerage Notice:

This is a cooperative brokerage transaction in compliance with applicable law.

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