

# 10 LOT MOBILE HOME PARK PORTFOLIO



**37 Hillsboro St, Aiken, South Carolina, 29801 | Offered at \$195,000**

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## INVESTMENT OVERVIEW

Value-add 10-lot mobile home park portfolio in Aiken County. The asset includes a mix of existing rent-to-own (RTO) income, partially renovated homes, and vacant infill lots positioned for expansion.

The property is primarily land + infrastructure driven, with significant upside through stabilization, infill development, and operational improvements.

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## INVESTMENT HIGHLIGHTS

- 10 total lots across multiple parcels
  - Existing RTO income stream (3 homes)
  - 3 additional homes with renovation / lease-up upside
  - 4 vacant infill lots for expansion
  - Existing water, electric, and septic infrastructure in place (majority of parcels)
  - Strong value-add repositioning opportunity
  - Long-term land-based cash flow strategy
  - Priced at only \$195K
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## INCOME-PRODUCING UNITS (RTO)

- **3 Existing Rent-to-Own Homes**
    - Tenants responsible for most interior maintenance and home-level upkeep per agreement
    - Upon completion, home ownership transfers to tenant
    - Park retains land ownership and continues collecting lot rent
    - Provides immediate stabilized income component
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## RENOVATION / LEASE-UP OPPORTUNITY

- **119-05-14-016 Oakwood Drive** – Under renovation; expected to be rent-ready or RTO-ready prior to closing
  - **119-05-12-006 Hillsboro Road** – Double-wide; renovation required
  - **119-05-12-005 Hillsboro Road** – Needs renovation
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## INFILL / EXPANSION LOTS

- **119-05-13-011 Ridgecrest Road** – Septic in place; requires lot preparation
  - **119-05-13-008 Hillsboro Road** – Vacant lot; existing infrastructure present
  - **119-05-12-008 Hillsboro Road** – Vacant lot; existing infrastructure present
  - **119-05-12-004 Hillsboro Road** – Vacant lot; existing structure has no title and likely requires removal/demo
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## INFRASTRUCTURE

Property benefits from existing utility infrastructure across most parcels, including:

- Water distribution system
- Electric service
- Septic systems on developed pads

Buyer to independently verify condition, capacity, and functionality of all utilities during due diligence.

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## VALUE CREATION STRATEGY

- Stabilize existing RTO units into consistent lot rent income
  - Renovate and reposition vacant homes into income-producing units
  - Activate infill lots to increase total rentable pads
  - Improve operational efficiency and site utilization
  - Increase overall NOI through incremental lot rent growth and occupancy expansion
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## OFFERING DETAILS

- **Asking Price:** \$195,000
  - **Property Type:** 10 Lot Mobile Home Park Portfolio
  - **Sale Condition:** As-Is, Where-Is
  - **Ownership Structure:** Multiple parcels included
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## DUE DILIGENCE / SHOWING TERMS

- Do not disturb tenants
  - No interior showings prior to accepted contract
  - Buyer receives:
    - 3-day evaluation period (walkthrough only, no earnest money required)
    - 12–14 day due diligence period following evaluation (earnest money required to proceed into full due diligence phase)
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## SUMMARY

Attractive priced mobile home park portfolio with immediate income components and clear value-add upside through renovation, infill development, and operational repositioning. Ideal for investors seeking a scalable land-based cash flow strategy with multiple pathways to increase NOI.

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