



# Southeast Mobile Home Park Portfolio

Confidential Executive Offering Memorandum



# Offering at a Glance

We welcome the opportunity to provide you with our in-depth overview of this 28-Park MHP Portfolio in South Carolina and its position in today's market.

These parks are strategically located in established communities, benefiting from strong demand for affordable housing and the stability of long-term tenants. With historically high occupancy rates, low operating costs, and potential for consistent cash flow, this portfolio is ideal for the savvy investor looking to expand or establish a significant footprint in the mobile home park industry.

## GUIDELINES

Offers must be presented in writing and include:

- Price, Source of capital and relevant experience
- Proposed schedule of due diligence and closing
- Amount of earnest money

**28 PARKS**

IN ESTABLISHED COMMUNITIES

**90%**

OCCUPANCY

**LOW**

OPERATING COSTS

# Overview

List Price \$15,000,000

Combined Acreage ±80.5

Lots 283

Avg rent per occupied unit \$491

Price per pad \$53,004

Park owned homes (POH) 94

Tenant owned homes (TOH) 160

Vacancies 29

Monthly rent roll \$124,623



# Description

This remarkable portfolio presents an extraordinary opportunity to acquire 28 strategically positioned mobile home parks across South Carolina's thriving upstate region, generating an impressive monthly rent roll of \$124,623. The portfolio encompasses 283 total lots with an optimal revenue mix of park infrastructure providing stable, low-maintenance cash flow.

This portfolio represents an exceptional tax strategy investment. The benefit of qualifying as cost segregation assets, alongside of the substantial depreciable basis, create significant tax advantages, enabling investors to offset ordinary income while building long-term wealth through cash flow and appreciation.

The stabilized nature of this cash-flowing portfolio, combined with the inherent scalability of mobile home park operations, presents an unparalleled opportunity for both immediate returns and long-term value creation. With established tenant bases, proven operating histories, and positioned within the dynamic upstate corridor, this investment offers the perfect blend of current income, tax benefits, and growth potential that sophisticated investors seek in today's market.

## INFRASTRUCTURE

- 283 lots
- 95 park-owned homes
- 160 tenant-owned homes
- One duplex and 4 site built houses
- Utilities: public water, mix of sewer and septic
- Roads: Paved and gravel

## FINANCIAL SNAPSHOT

- Current actual rent roll: \$124,623/month (\$1,495,476 annualized)
- Potential Gross 2025 Revenue: \$1,545,180.
- Gross potential park-owned home rent: \$400,440
- Total estimated annual expenses: \$576,221 (29.62%)

## VALUATION

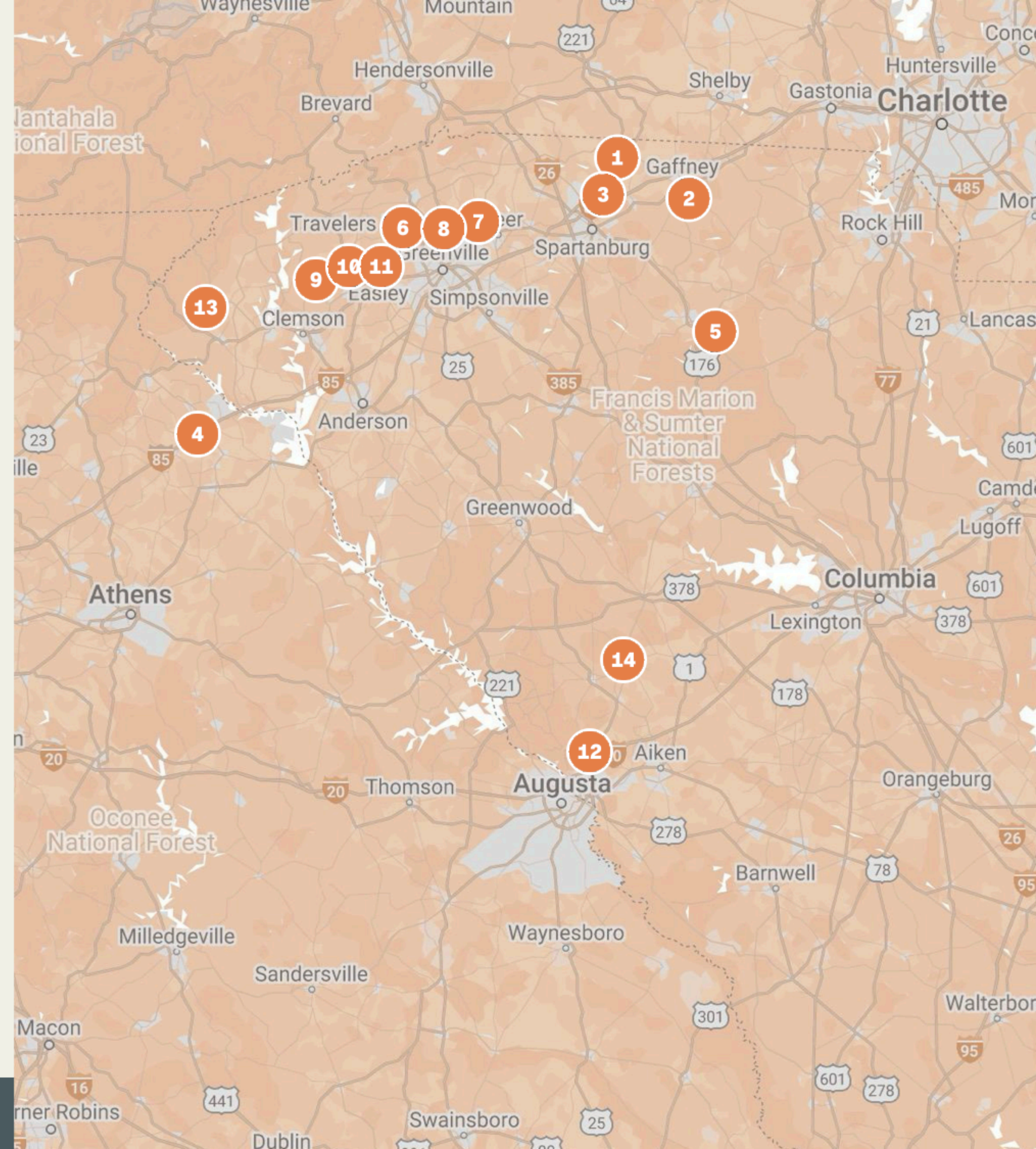
- Projected NOI: 1,369,399
- Valuation: \$15,000,000
- Projected CAP: 9.13%

# Pro forma

Type	# of units	Monthly	Annual
Gross potential lot rent	283	\$128,765 (\$455 p/u)	\$1,545,180
Gross POH rent	94	\$33,370 (\$355 avg)	\$400,440
<b>Expenses</b>			
Property management	-	\$16,214 (10%)	\$194,562
Park maintenance	-	\$12,877 (10%)	\$154,518
Park owned home expense	94	\$10,011 (30%)	\$120,132
General liability + property tax	-	-	\$107,009 (est. 2.5% + 3%)
Net operating income	-	-	\$1,369,399 (9.13% CAP)

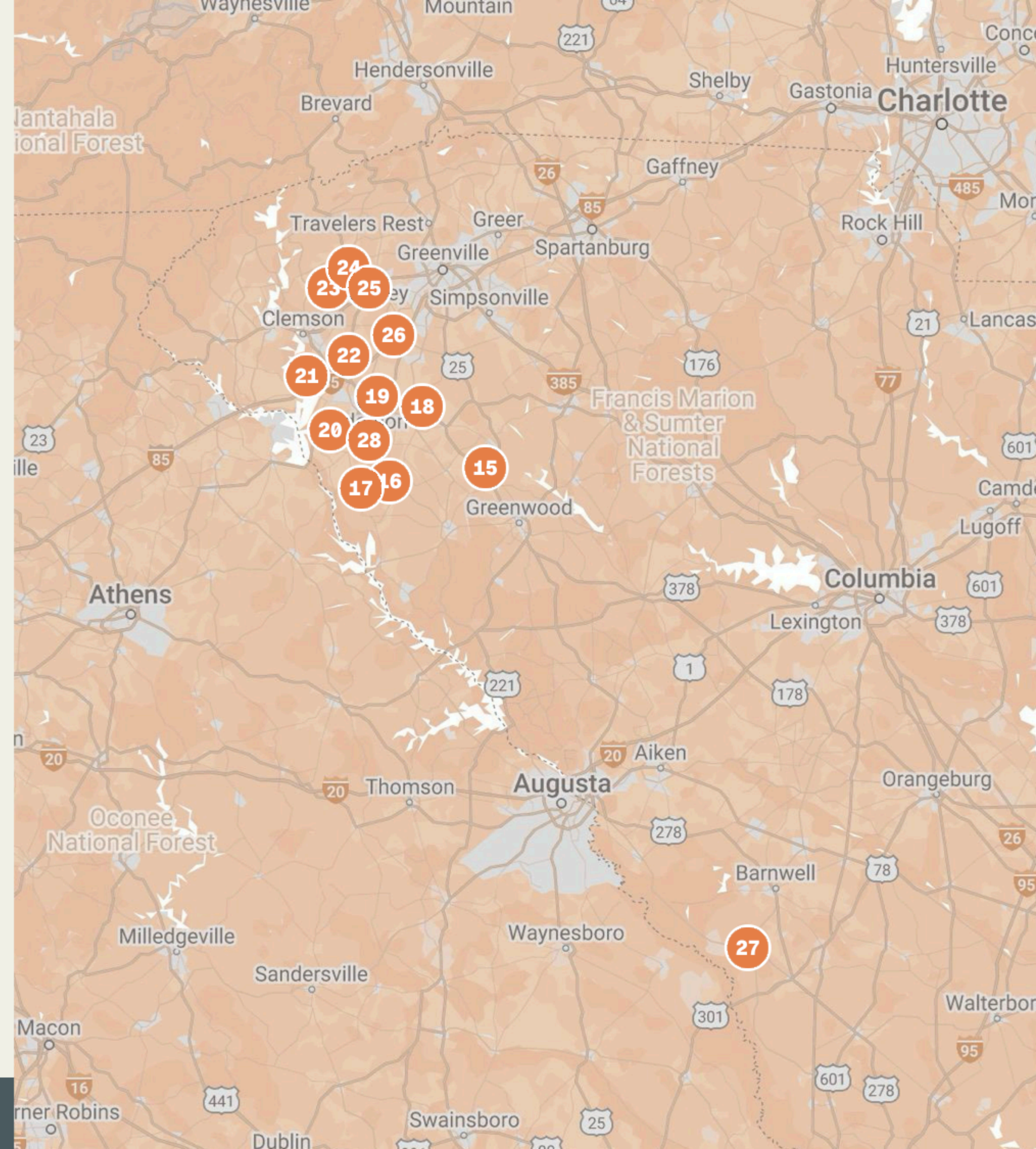
# Park Map I

- 1 Battleground MHP
- 2 Mattie st MHP
- 3 Bowers Ct MHP
- 4 Park Place MHP
- 5 Bird St, Union MHP
- 6 Elmwood MHP
- 7 Piney Mt MHP
- 8 Hilltop MHP
- 9 Choice Ln MHP
- 10 Boff Dr MHP
- 11 Wells St MHP
- 12 Happiness Lane MHP
- 13 Friendly MHP
- 14 Outz MHP



# Park Map II

- 15 Pine Ridge Dr MHP
- 16 Park Dr MHP
- 17 W Church MHP
- 18 Breazeale St MHP
- 19 Keys St MHP
- 20 Roach Cir MHP
- 21 Dear Park MHP
- 22 Plane Lane MHP
- 23 Geneva Ln MHP
- 24 Joleon Ct MHP
- 25 Charlie Rd MHP
- 26 Brianne Lane MHP
- 27 N Laurens Ave MHP
- 28 Mitchell Dr MHP



# Demographics

## Geography

The geographic distribution across the upstate positions this investment within some of the region's most desirable and economically stable communities. The parks benefit from strong local employment bases, proximity to major transportation corridors, and the region's continued population growth.

The upstate's combination of affordable living costs, business-friendly environment, and quality of life continues to attract both residents and employers, ensuring sustained demand for affordable housing solutions.

## Major Employers:

- Michelin North American HQ
- Clemson University
- Greenville County Schools
- BMW Manufacturing Co.
- Prisma Health System
- Spartanburg Regional Healthcare System

NEW RESIDENTS ADDED PER DAY

30

COMBINED UPSTATE POPULATION  
(2020 CENSUS)

1,511,105

MEDIAN HOUSEHOLD INCOME

\$55,521

# *Watershed*

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