

An aerial photograph of a mobile home park. In the foreground, a large body of water is covered with green lily pads. A paved road curves around the water's edge. Several white mobile homes are scattered throughout the park, surrounded by lush green trees. A few cars are parked on the road. The background is a dense forest of tall trees.

OFFERING MEMORANDUM
SCENIC LAKE MOBILE HOME PARK (37 UNITS)

5350 SCENIC LAKE DR. REMBERT, SC 29128

TABLE OF CONTENTS

OFFERING OVERVIEW | 3

INVESTMENT HIGHLIGHTS | 4

LOCATION MAP | 6-7

RENT ROLL | 8-9

PROPERTY PHOTOS | 10-13

EXCLUSIVELY LISTED BY:



MH PRO GROUP, LLC
 www.mhprogroup.com
 135 S. Main St. Suite 107
 Greenville, SC 29601

TAYLOR KIRK

LEAD BROKER
 Taylor.kirk@mhprogroup.com
 Cell: 803-528-3815
 SC RE License #: 134040

HENRY WALKER

BROKER OF RECORD
 Henry.walker@mhprogroup.com
 Cell: 864-414-8347
 SC RE License #: 101735

WILLIAM WALKER

William.walker@mhprogroup.com
 Cell: 864-630-4018
 SC RE License # 127707

The information contained herein was obtained from sources deemed to be reliable. However, MH Pro Group, LLC and agents make no guarantees, warranties, or representations as to the completeness or accuracy thereof.



OFFERING OVERVIEW

COMMUNITY OVERVIEW:

MH Pro Group is pleased to exclusively offer the sale of Scenic Lake Mobile Home Park, a 37-pad manufactured housing community located in Sumter County, South Carolina. Of the 37 Pads, 33 are occupied by park-owned homes (1 Vacant), 2 are occupied by tenant-owned homes, and 2 are empty pads. Water services in the park are public and billed directly to the tenants. The sewer in the park is handled off site by a regional provider who directly bills the tenants. The current ownership has completed significant CAPEX improvements to the park, which represents an opportunity for new investors to step into steady cash flows.

COMMUNITY DETAILS:

Community	Scenic Lake MHP
Address	5350 Scenic Lake Dr
City/State/Zip	Rembert, SC 29128
County	Sumter
Acreage	22.2 Ac
Community Type	All Age

INFRASTRUCTURE DETAILS:

Roads	Paved (Asphalt)
Parking	Off Street (Partially Paved)
Dedicated Parking / Pad	2 Cars
Water	Public (Direct Bill)
Sewer	Public (Direct Bill)
Trash	Tenant Responsible
Landscaping - Pads	Tenant Responsible
Landscaping - Common Area	Community Responsible

SPACE MIX:	SPACE COUNT	%	AVG RENT	PRICING OVERVIEW:
MH: Tenant Owned Home	2	5%	\$300	Price - Total \$2,200,000
MH: Park Owned Home	32	86%	\$670	<i>Price/Unit</i> <i>\$59,459</i>
MH: Park Owned Home (Vacant)	1	3%		
MH: Empty Pad	2	5%		
TOTAL	37			

INVESTMENT HIGHLIGHTS



Below market rental rates representing an opportunity to immediately increase revenues through rental increases.



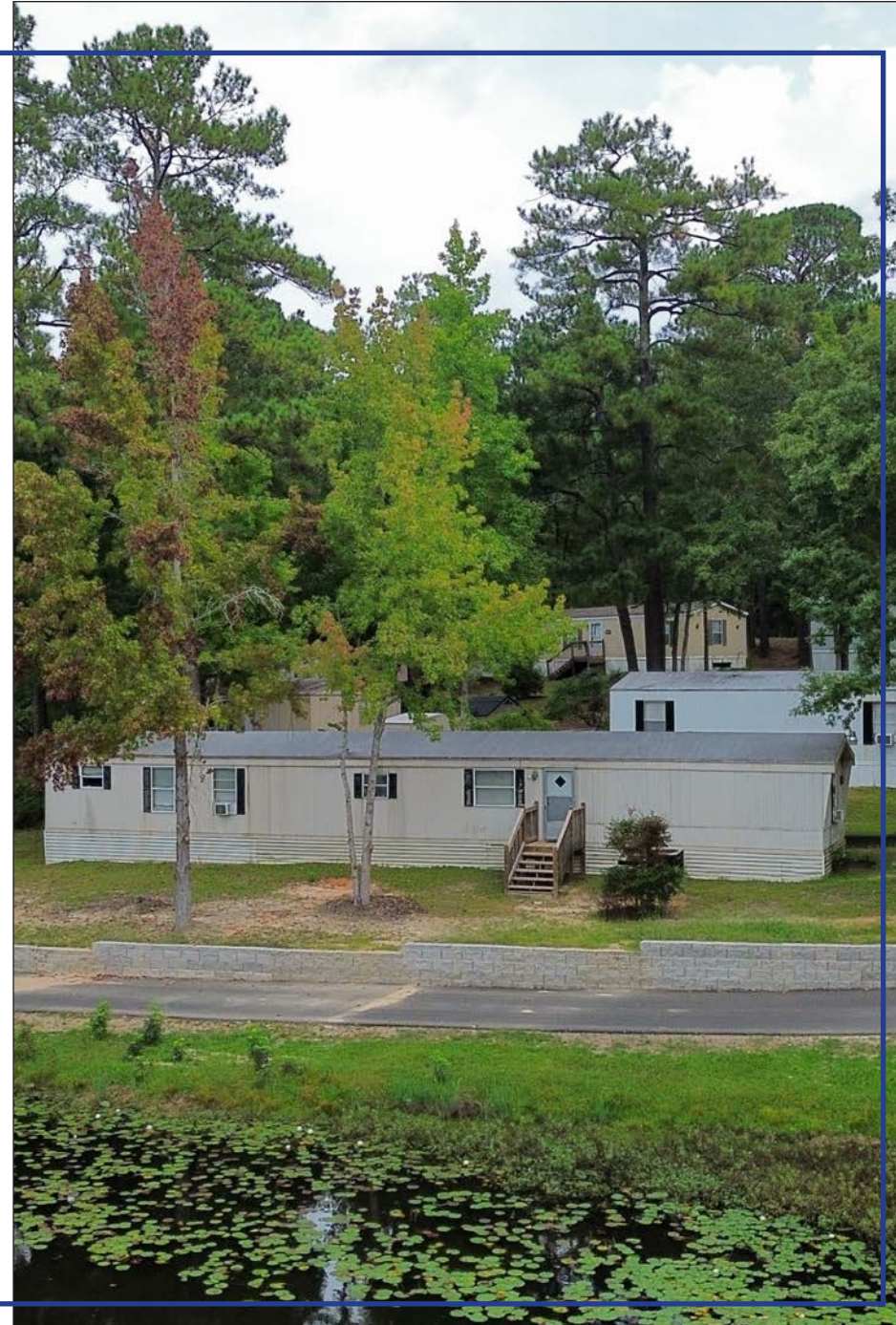
92% current occupancy provides ownership with steady and predictable cash flows.



Publicly serviced water and sewer directly billed to tenants resulting in reduced expense load.



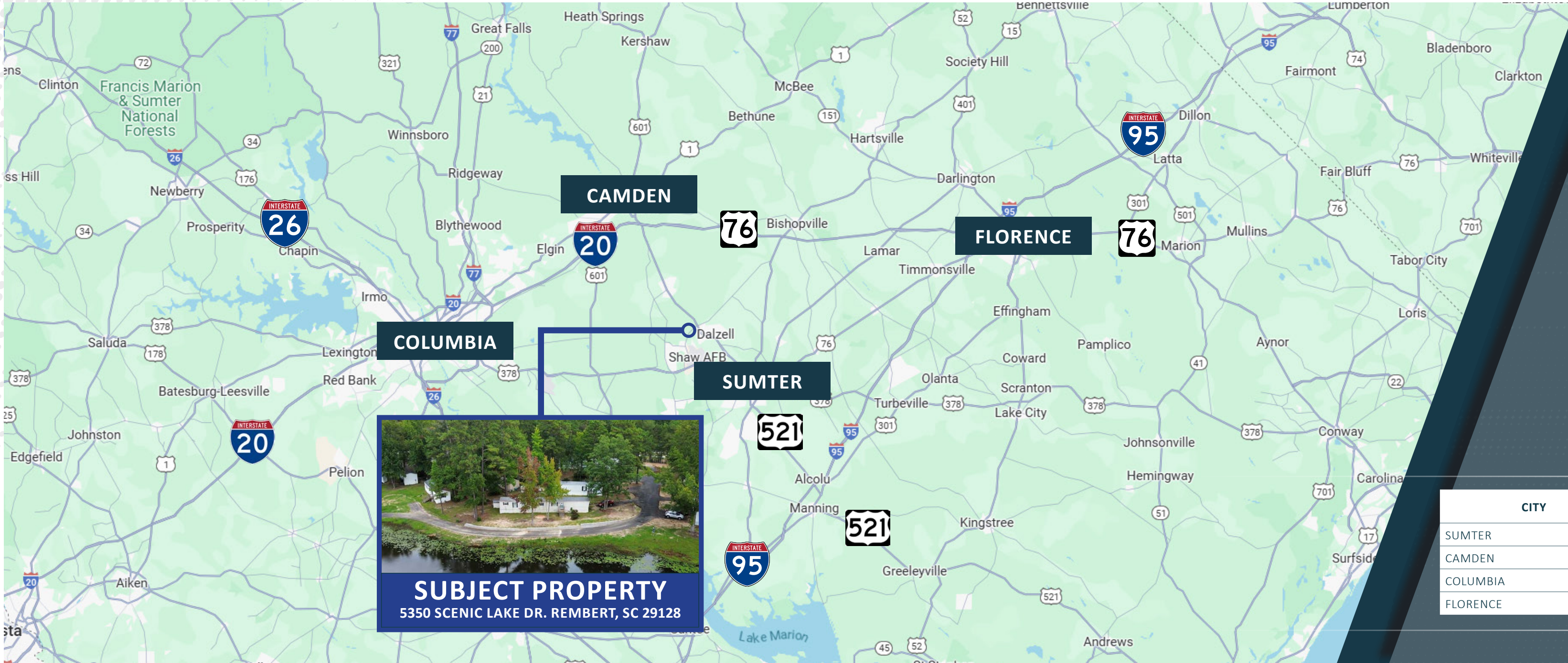
Due to the recent park owned home renovations and roadway improvements, the park requires minimal CAPEX upon takeover.



PARCEL MAP



LOCATION MAP



COLUMBIA

CAMDEN

FLORENCE

SUMTER

SUBJECT PROPERTY
5350 SCENIC LAKE DR. REMBERT, SC 29128

CITY	DRIVE DISTANCE	TRAVEL TIME
SUMTER	10 MILES	15 MINUTES
CAMDEN	15 MILES	20 MINUTES
COLUMBIA	40 MILES	50 MINUTES
FLORENCE	50 MILES	55 MINUTES

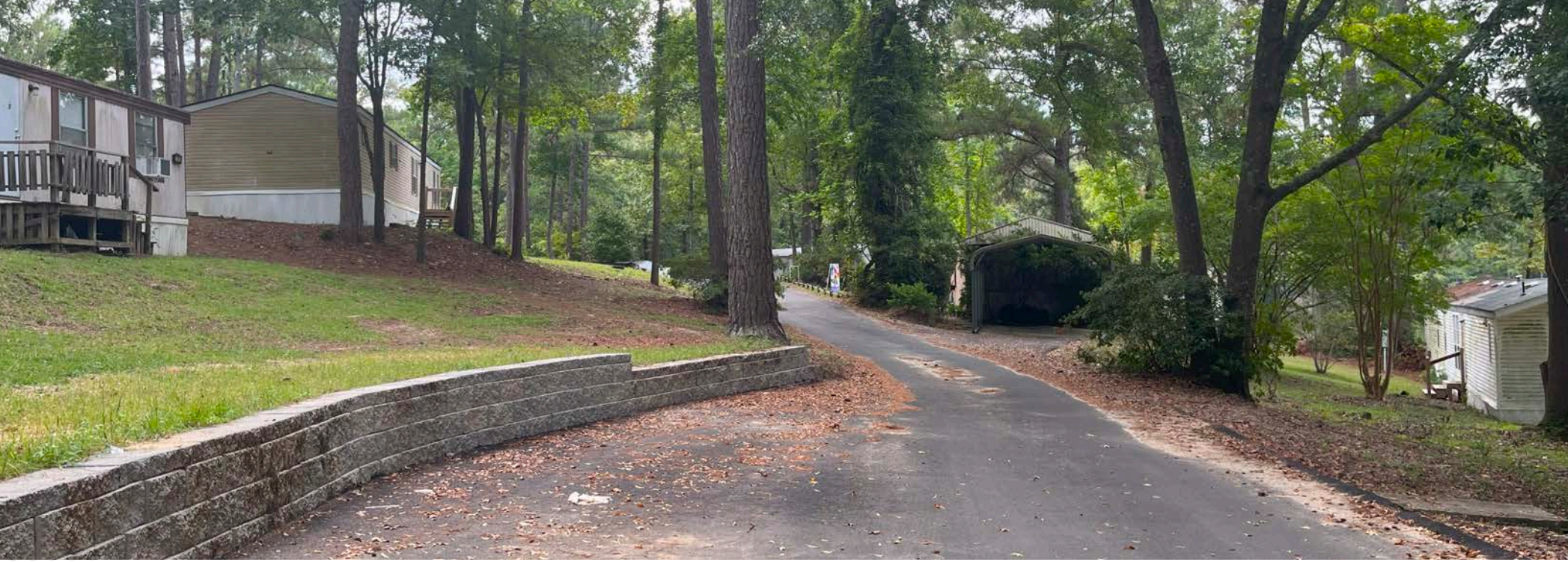
RENT ROLL

UNIT #	UNIT TYPE	RENT - TOTAL
1	MH: Park Owned Home	\$750
2	MH: Park Owned Home	\$650
3	MH: Park Owned Home	\$660
4	MH: Park Owned Home	\$625
5	MH: Park Owned Home	\$600
6	MH: Park Owned Home	\$700
7	MH: Park Owned Home	\$475
8	MH: Park Owned Home	\$800
9	MH: Park Owned Home	\$900
10	MH: Park Owned Home	\$565
11	MH: Tenant Owned Home	\$300
12	MH: Park Owned Home	\$620
14	MH: Park Owned Home	\$620
15	MH: Park Owned Home	\$675
16	MH: Empty Pad	
17	MH: Park Owned Home	\$640
21	MH: Park Owned Home	\$575
22	MH: Park Owned Home	\$650
24	MH: Park Owned Home	\$675
25	MH: Park Owned Home	\$1200*
26	MH: Park Owned Home	\$600
35-5110	MH: Park Owned Home	\$800
36- 5120	MH: Park Owned Home	\$680
37- 5130	MH: Park Owned Home	\$575
38- 5134	MH: Park Owned Home	\$640
39- 5140	MH: Park Owned Home	\$1,000
40- 5150	MH: Park Owned Home	\$615
41- 5160	MH: Park Owned Home	\$640
42- 5170	MH: Park Owned Home	\$1200*
43- 5180	MH: Empty Pad	
44 - 5190	MH: Park Owned Home	\$650
45- 5200	MH: Park Owned Home	\$680
46- 5210	MH: Park Owned Home	\$640
47- 5220	MH: Tenant Owned Home	\$300
48- 5224	MH: Park Owned Home	\$675
49- 5230	MH: Park Owned Home	\$625
50- 5234	MH: Park Owned Home (Vacant)	
TOTAL - MONTH		\$23,000
TOTAL - YEAR		\$276,000

* Units will be rented prior to closing

SPACE MIX	COUNT	%
MH: Tenant Owned Home	2	5%
MH: Park Owned Home	32	86%
MH: Park Owned Home (Vacant)	1	3%
MH: Empty Pad	2	5%
TOTAL	37	









OFFERING MEMORANDUM

SCENIC LAKE MOBILE HOME PARK (35 UNITS)
5350 SCENIC LAKE DR. REMBERT, SC 29128

EXCLUSIVELY LISTED BY: MH PRO GROUP, LLC

TAYLOR KIRK

LEAD BROKER

Taylor.kirk@mhprogroup.com

Cell: 803-528-3815

SC RE License #: 134040

HENRY WALKER

BROKER OF RECORD

Henry.walker@mhprogroup.com

Cell: 864-414-8347

SC RE License #: 101735

WILLIAM WALKER

William.walker@mhprogroup.com

Cell: 864-630-4018

SC RE License # 127707

