



**OFFERING MEMORANDUM**  
**CAROLINAS MHC PORTFOLIO (246 PADS)**  

---

**COLUMBIA, SC & JACKSONVILLE, NC**





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### EXCLUSIVELY LISTED BY:



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[CLICK HERE TO VIEW  
PROPERTY VIDEO](#)



## CALL FOR OFFERS PROCESS

### OFFER PERIOD:

All offers must be submitted on or before **February 7th, 2025**, by 5:00 PM EST. Proposals should include all relevant terms and conditions, including but not limited to:

- Offer Price, terms, and financing details.
- Proof of funds and financing details.
- Proposed timeline for due diligence and closing.
- Any contingencies associated with the offer.

### REVIEW PERIOD:

Following the submission deadline, there will be a three-business-day review period in which all offers will be evaluated. Sellers reserve the right to request additional information, seek clarifications, or conduct interviews with prospective buyers during this time.

### RESPONSE TO PROSPECTIVE BUYERS:

All prospective buyers will receive a response regarding the status of their submission no later than February 12th, 2025.

### ADDITIONAL INFORMATION:

The seller reserves the right to accept, reject, or negotiate any offer submitted. Furthermore, the seller may, at their discretion, modify the terms of the Call for Offers process, including extending deadlines, without prior notice.

### CONTACT INFORMATION:

For questions or additional information regarding the offering, please contact:

### WILLIAM WALKER – LEAD AGENT

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## INVESTMENT HIGHLIGHTS



Silver Hill Mobile Home Park features a cell tower lease and satellite lease, providing stable, low-risk income streams with exceptional investment security.



Opportunity to purchase significant scale (246 pads) located within the country's fastest growing region.



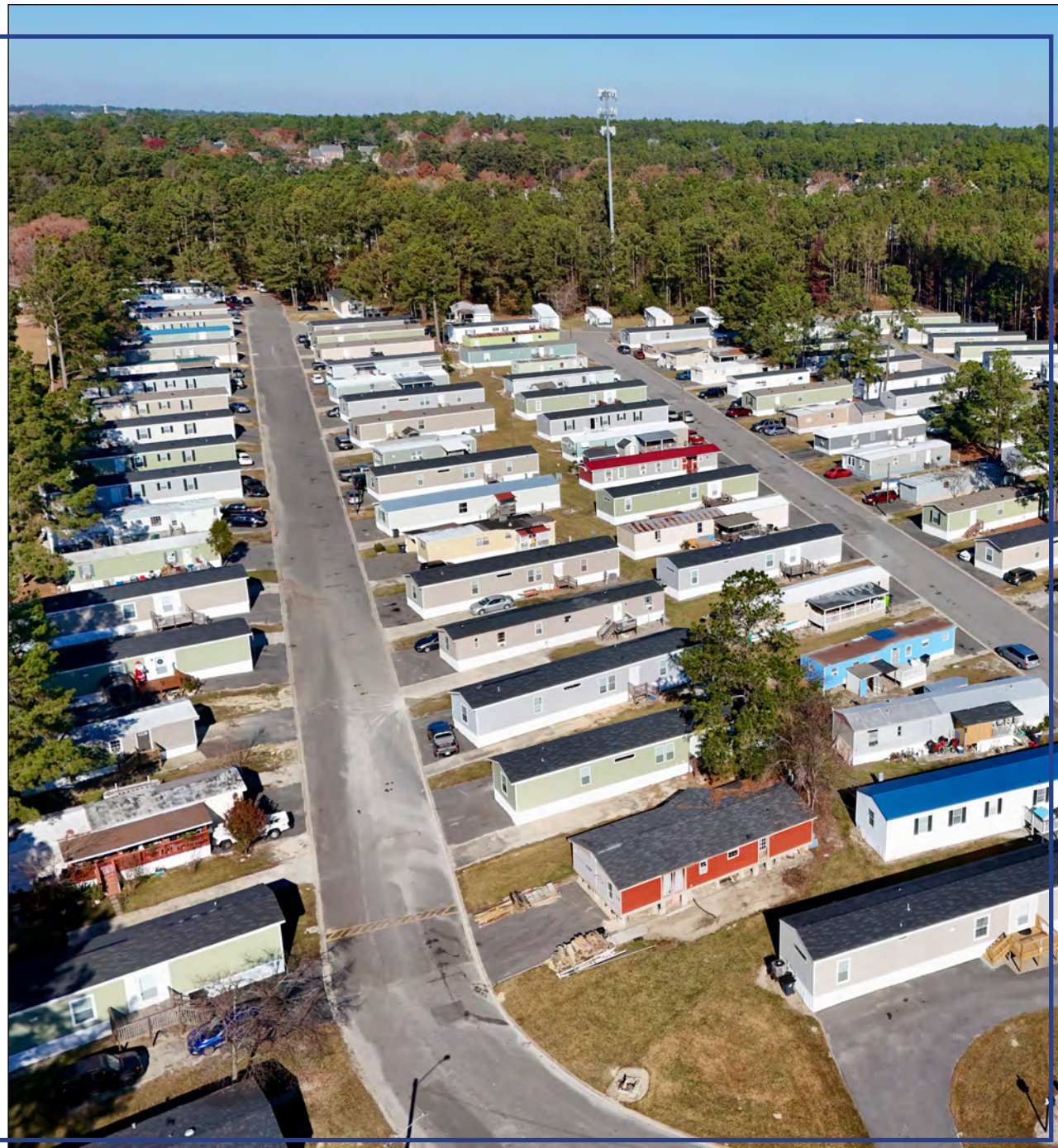
Home inventory consisting of primarily new product all converted to rent to own.



Significant CAPEX completed by current ownership, including new roads, signage, utility upgrades, etc.



Onslow Estates recently ranked #1 mobile home park in Jacksonville, NC by Business Rate (Best of 2024 List).



## OFFERING OVERVIEW

MH Pro Group is pleased to exclusively offer the sale of the Carolinas Mobile Home Park Portfolio, a collection of 6 communities totaling 246 pads strategically located in the high-growth markets of Columbia, SC and Jacksonville, NC. The portfolio is anchored by Silver Hill MHC in Columbia, the flagship property with 125 pads, featuring significant recent upgrades such as paved roads, modern signage, and new rent-to-own home inventory. Four additional parks in West Columbia add 53 pads to the offering, providing scale in a market supported by consistent population growth, major universities, and a robust local economy.

In Jacksonville, NC, the portfolio includes Onslow Estates, a 68-pad community recognized as the #1 Mobile Home Park in the area (Business Rate, Best of 2024). Currently operating at 81% occupancy with primarily park-owned homes, Onslow Estates presents a strong opportunity to increase rental rates and introduce new home inventory. The park benefits from steady tenant demand fueled by Marine Corps Base Camp Lejeune, a major driver of economic activity in the region.

This portfolio represents a rare opportunity to acquire stability, scale, and significant value-add potential in two of the Southeast's strongest markets for affordable housing. With immediate cash flow, opportunities for rental optimization, and increasing demand for mobile home living, the Carolinas Mobile Home Park Portfolio is an exceptional investment for those seeking long-term growth and returns.

PROPERTY NAME	ADDRESS	TOTAL LOTS	OCCUPIED LOTS	OCCUPANCY	WATER	SEWER
Onslow Estates	3125 Burgaw Hwy. Jacksonville, NC 28540	68	55	81%	Public (Master Meter)	Private (Septic 1:1)
Silver Hill MHC	3615 Percival Rd. Columbia, SC 29223	125	112	90%	Private (Well)	Public (bill back)
Vineyards MHC	761 Ramblin Rd. W. Columbia, SC 29170	20	16	80%	Public (Master Meter)	Private (Septic 1:1)
Scenic Drive MHC	2935 Scenic Dr. W Columbia, SC 29170	16	16	100%	Private (Well)	Private (Septic 1:1)
Airport MHC	1625 Congaree Dr. W. Columbia, SC 29172	13	12	92%	Private (Well)	Private (Septic 1:1)
Shady Oaks MHC	871 Main St. W. Columbia, SC 29170	4	4	100%	Public (Master Meter)	Private (Septic 1:1)
<b>TOTAL</b>		<b>246</b>	<b>215</b>	<b>87%</b>		



# NEARBY POINTS OF INTEREST COLUMBIA

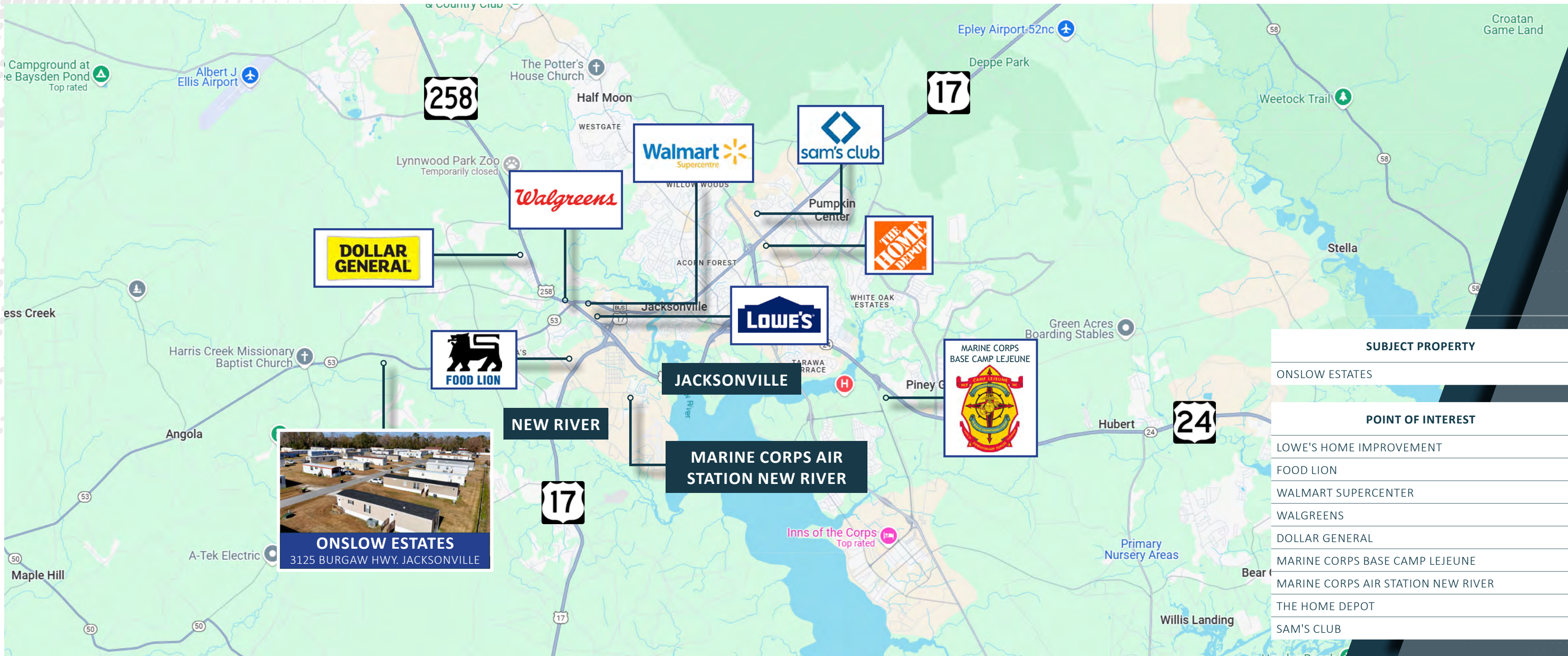


SUBJECT PROPERTY	ADDRESS
SILVER HILL MHC	3615 PERCIVAL RD. COLUMBIA, SC 29223
VINEYARDS MHC	761 RAMBLIN RD. W. COLUMBIA, SC 29170
SCENIC DRIVE MHC	2935 SCENIC DR. W COLUMBIA, SC 29170
AIRPORT MHC	1625 CONGAREE DR. W. COLUMBIA, SC 29172
SHADY OAKS MHC	871 MAIN ST. W. COLUMBIA, SC 29170

POINT OF INTEREST	ADDRESS
UNIVERSITY OF SOUTH CAROLINA	1501 PENDLETON ST, COLUMBIA, SC 29208
FORT JACKSON	5450 STROM THURMOND BLVD, COLUMBIA, SC 29207
WALMART SUPERCENTER	2401 AUGUSTA RD, WEST COLUMBIA, SC 29169
WALMART SUPERCENTER	10060 TWO NOTCH RD, COLUMBIA, SC 29223
COLUMBIA METROPOLITAN AIRPORT	3250 AIRPORT BLVD, WEST COLUMBIA, SC 29170
LOWE'S HOME IMPROVEMENT	2829 AUGUSTA RD, WEST COLUMBIA, SC 29170
SOUTH CAROLINA STATE FARMERS MARKET	3483 CHARLESTON HWY, WEST COLUMBIA, SC 29172
SOUTH CAROLINA STATE HOUSE	1100 GERVAIS ST, COLUMBIA, SC 29208
SAM' CLUB	733 FASHION DR, COLUMBIA, SC 29229
DOLLAR GENERAL	1090 MAIN ST, WEST COLUMBIA, SC 29170



# NEARBY POINTS OF INTEREST JACKSONVILLE



**ONSLOW ESTATES**  
3125 BURGAW HWY. JACKSONVILLE

SUBJECT PROPERTY	ADDRESS
ONSLOW ESTATES	3125 BURGAW HWY. JACKSONVILLE, NC 28540
POINT OF INTEREST	ADDRESS
LOWE'S HOME IMPROVEMENT	425 YOPP RD, JACKSONVILLE, SC 28540
FOOD LION	2040 WILMINGTON HWY #13, JACKSONVILLE, NC 28540
WALMART SUPERCENTER	561 YOPP RD, JACKSONVILLE, NC 28540
WALGREENS	3069 RICHLANDS HWY, JACKSONVILLE, NC 28540
DOLLAR GENERAL	201 STILLWOOD DR, JACKSONVILLE, NC 28540
MARINE CORPS BASE CAMP LEJEUNE	812 HOLCOMB BLVD, CAMP LEJEUNE, NC 28547
MARINE CORPS AIR STATION NEW RIVER	90 CURTIS RD, JACKSONVILLE, NC 28540
THE HOME DEPOT	479 WESTERN BLVD #17, JACKSONVILLE, NC 28546
SAM'S CLUB	1170 WESTERN BLVD, JACKSONVILLE, NC 28546



## COLUMBIA, SC MSA OVERVIEW

The Columbia, South Carolina metropolitan statistical area (MSA) is a thriving region with a strong and diverse economy that has experienced significant growth in recent years. The region includes Columbia, the capital and largest city in the state, as well as several surrounding counties. With a population of over 767,000 people, the Columbia MSA is the second largest in the state.

The local economy is driven by industries like healthcare, education, and manufacturing. According to the South Carolina Department of Commerce, healthcare is the largest employer, with over 35,000 jobs. Education and manufacturing also play key roles, with over 27,000 and 26,000 jobs, respectively.

As the state capital, Columbia hosts many state agencies and departments, which are major employers and economic drivers. The state government employs over 23,000 people and attracts visitors for business and other purposes, supporting a steadily growing economy.

The region is home to the University of South Carolina, with a 35,000-strong student, faculty, and staff population. The university fuels economic growth through spending, job creation, and research initiatives.

Another key contributor is Fort Jackson, the U.S. Army's largest basic training facility, which trains over 50% of new soldiers each year. Fort Jackson supports thousands of jobs and businesses, providing a stable economic base and opportunities for contractors and service providers.



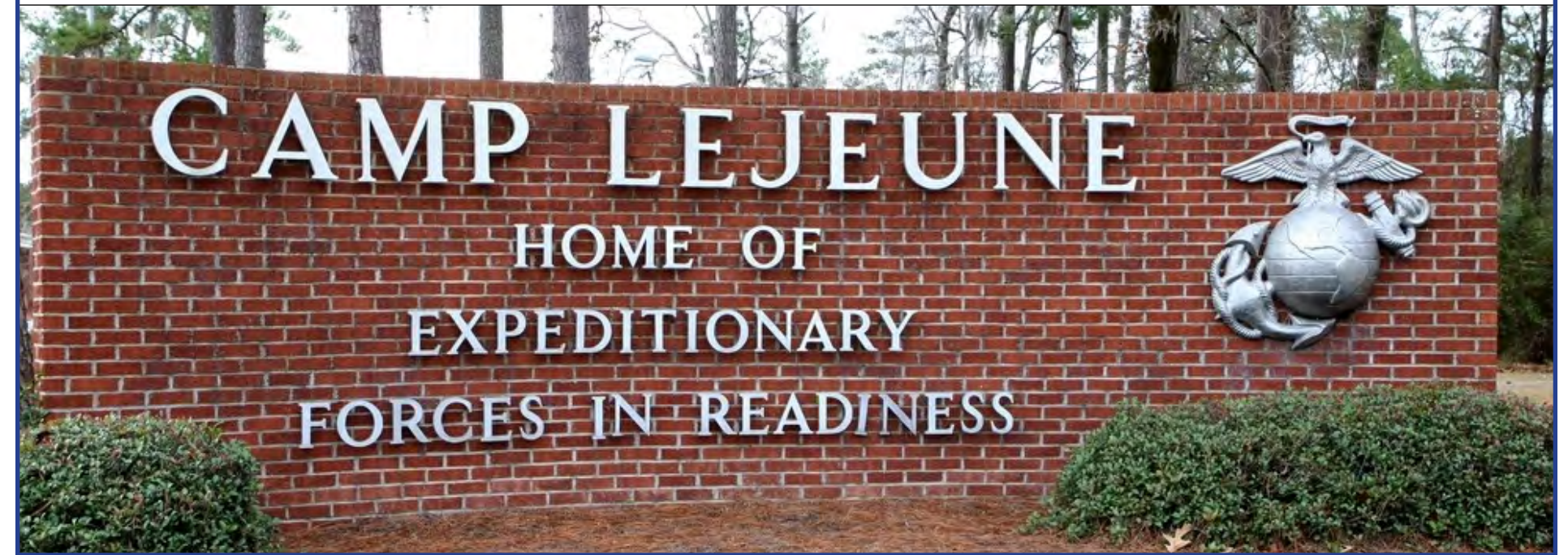
## JACKSONVILLE, NC MSA OVERVIEW

Located in North Carolina's coastal plain, Jacksonville is a thriving city with strong growth potential, making it an ideal location for mobile home park investments. Known for its proximity to Marine Corps Base Camp Lejeune, Jacksonville sees a steady influx of military personnel, their families, and civilian contractors, driving consistent demand for affordable housing.

Jacksonville's central location along U.S. Highway 17 offers excellent accessibility to key markets like Wilmington and New Bern. The city's close proximity to Camp Lejeune ensures a reliable tenant base, as military families often seek affordable housing close to the base. This demand makes mobile home parks a highly attractive investment in the area.

With a growing population and limited affordable housing options, Jacksonville presents an excellent opportunity for mobile home park owners. The city's competitive real estate market offers lower property prices compared to other coastal areas, making it a cost-effective option for investors. Mobile home parks meet the demand for affordable housing, providing stable rental income and long-term growth potential.

Jacksonville's economy is diversified, with strong sectors in healthcare, retail, and manufacturing. The city has experienced steady population growth, further boosting demand for both commercial and residential real estate. This economic stability, combined with a resilient rental market, makes Jacksonville a promising market for mobile home park investments.





# RENT ROLL & CHARGES OVERVIEW

DETAILED SPACE MIX:	CONSOLIDATED	%	ONSHOW ESTATES	SILVER HILL MHC	W. COLUMBIA (4)
MH: Tenant Owned	77	31.3%	2	72	3
MH: Rent to Own	83	33.7%	-	37	46
MH: Park Owned	66	26.8%	64	2	-
MH: Empty Pad	18	7.3%	2	12	4
Cell Tower Lease	1	0.4%	-	1	-
Satellite Lease	1	0.4%	-	1	-
<b>TOTAL</b>	<b>246</b>		<b>68</b>	<b>125</b>	<b>53</b>

CHARGES OVERVIEW:	PER UNIT GROSS AVERAGE	TOTAL CHARGES	CAPITALIZED CHARGES*	NON-CAPITALIZED CHARGES**	ADDITIONAL CHARGES
MH: Tenant Owned	\$481	\$37,065	\$34,240	-	\$2,825
MH: Rent to Own	\$1,023	\$84,900	\$37,945	\$44,945	\$2,010
MH: Park Owned	\$917	\$48,577	\$23,850	\$24,137	\$590
Cell Tower Lease	\$1,217	\$1,217	\$1,217	-	-
Satellite Lease	\$654	\$654	\$654	-	-
MH: Empty Pad	-	-	-	-	-
	<b>TOTAL - MONTH</b>	<b>\$172,413</b>	<b>\$97,906</b>	<b>\$69,082</b>	<b>\$5,425</b>
	<b>TOTAL - YEAR</b>	<b>\$2,068,956</b>	<b>\$1,174,872</b>	<b>\$828,984</b>	<b>\$65,100</b>

\* Capitalized Charges include all charges associated with the land (i.e., pad income, satellite lease, cell tower lease, etc.).  
 \*\* Non-Capitalized Charges include all charges associated with personal property (i.e., park owned home charges, rent to own payments, etc.).

REMAINING RTO PRINCIPAL BALANCE:	
Silver Hill MHC	\$1,419,455
W. Columbia Portfolio	\$679,869
<b>TOTAL</b>	<b>\$2,099,324</b>

# ONSHOW ESTATES

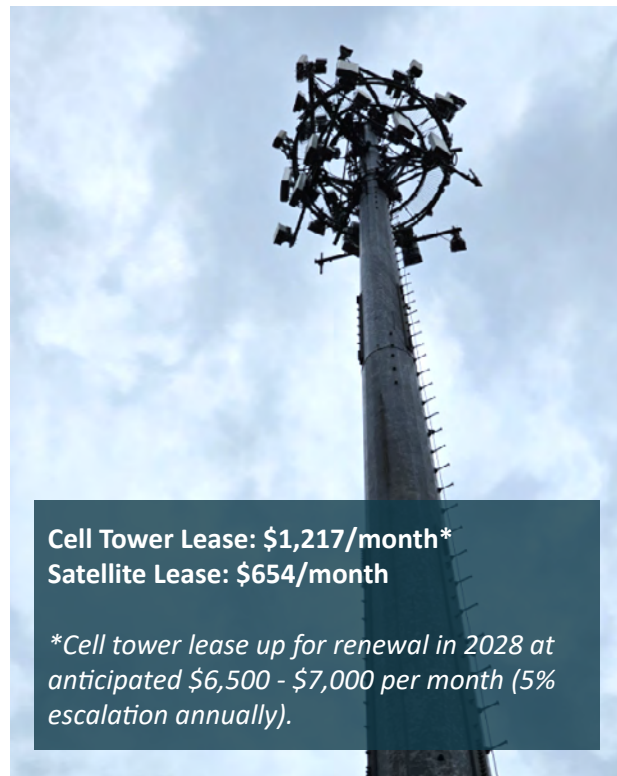




# SILVER HILL MHC



# WEST COLUMBIA PORTFOLIO



Cell Tower Lease: \$1,217/month\*  
Satellite Lease: \$654/month  
  
\*Cell tower lease up for renewal in 2028 at anticipated \$6,500 - \$7,000 per month (5% escalation annually).







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