



OFFERING MEMORANDUM
LAKE LODGE MHP & APARTMENTS (100 UNITS)

LAKE VILLA RD, LEXINGTON, SC 29072



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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 PROCESS

OFFER GUIDELINES:

This offering is being exclusively distributed to market by MH Pro Group, LLC. Once initial bids are received, the owner will either select a buyer or invite a group of potential buyers to submit their best and final proposals. Ultimately, the chosen investor will be determined by several conditions, such as purchase price, contract conditions, financing capacity, closing timeline, and proven experience with similar transactions.

OFFER SUBMISSION REQUIREMENTS:

- Proposed purchase price
- Source(s) of capital/financing
- Verification of funds
- Relevant background and industry experience
- Timetable for due diligence and closing
- Amount of earnest money deposit
- Any contingencies (e.g., committee approvals, potential 1031 exchanges, acceptable financing terms, etc.)

Potential buyers are strongly encouraged to tour the properties in person prior to submitting a formal offer proposal. Please contact a MH Pro Group, LLC representative prior to scheduling an on-site visit.

OFFERING OVERVIEW

COMMUNITY DETAILS

Community Name	Lake Lodge MHP & Apartments
Address	Lake Villa Rd
City/State/Zip	Lexington, SC 29072
County	Lexington
Acreage	12.07
Community Type	All Age

INFRASTRUCTURE DETAILS

Roads	Paved (Asphalt)
Parking	Off Street
Dedicated Parking / Pad	2 Cars
Water	Private (Well)
Sewer	Public (Park Maintained)
Trash	Private (Dumpster)
Landscaping - Pads	Community Provided
Landscaping - Common Area	Community Provided

UNIT BREAKDOWN

Total Units (Rentable)	100
Total Rented Units	99
Occupancy (%)	99%
Total TOH Count	47
Total Apartment Count	50
Total Stick Built Home Count	3
Average MH Pad Rent	\$375
Average Apartment Rent	\$683
Average Stick Built House Rent	\$3,125
Gross Rent Roll (Month)	\$54,885

PRICING

Price	Inquire For Pricing
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OFFERING OVERVIEW

MH Pro Group is pleased to exclusively offer the sale of Lake Lodge MHP & Apartments. This unique property features a 47-pad mobile home park with tenant-owned homes paying an average of \$375 per month—alongside 50 apartments renting for an average of \$683 per month. Three stick-built houses, two offering serene lakefront views and ±240 feet of water frontage on Lake Murray, complete the portfolio. All units are serviced by private well water and public sewer. Amenities available to all tenants include a private boat ramp and a lakefront recreation area with 3 piers. There is also a tennis court that is no longer in use that could be rehabilitated or repurposed. There is excess storage and maintenance area onsite, that could be rented out as supplemental income. With rental rates approximately \$150 below market, investors have a significant opportunity to enhance and reposition the asset for greater returns.

Situated in the Columbia, South Carolina area near Lake Murray, this location allows residents to enjoy the best of lakeside living without sacrificing access to major employers, shopping, and recreational outlets. Demand for quality housing remains strong, and the combination of immediate cash flow, prime waterfront surroundings, and ample rent-growth potential makes Lake Lodge MHP & Apartments an exceptional investment opportunity.



INVESTMENT HIGHLIGHTS



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



99% occupancy rate with minimal historic turnover provides ownership with steady and predictable cash flows.



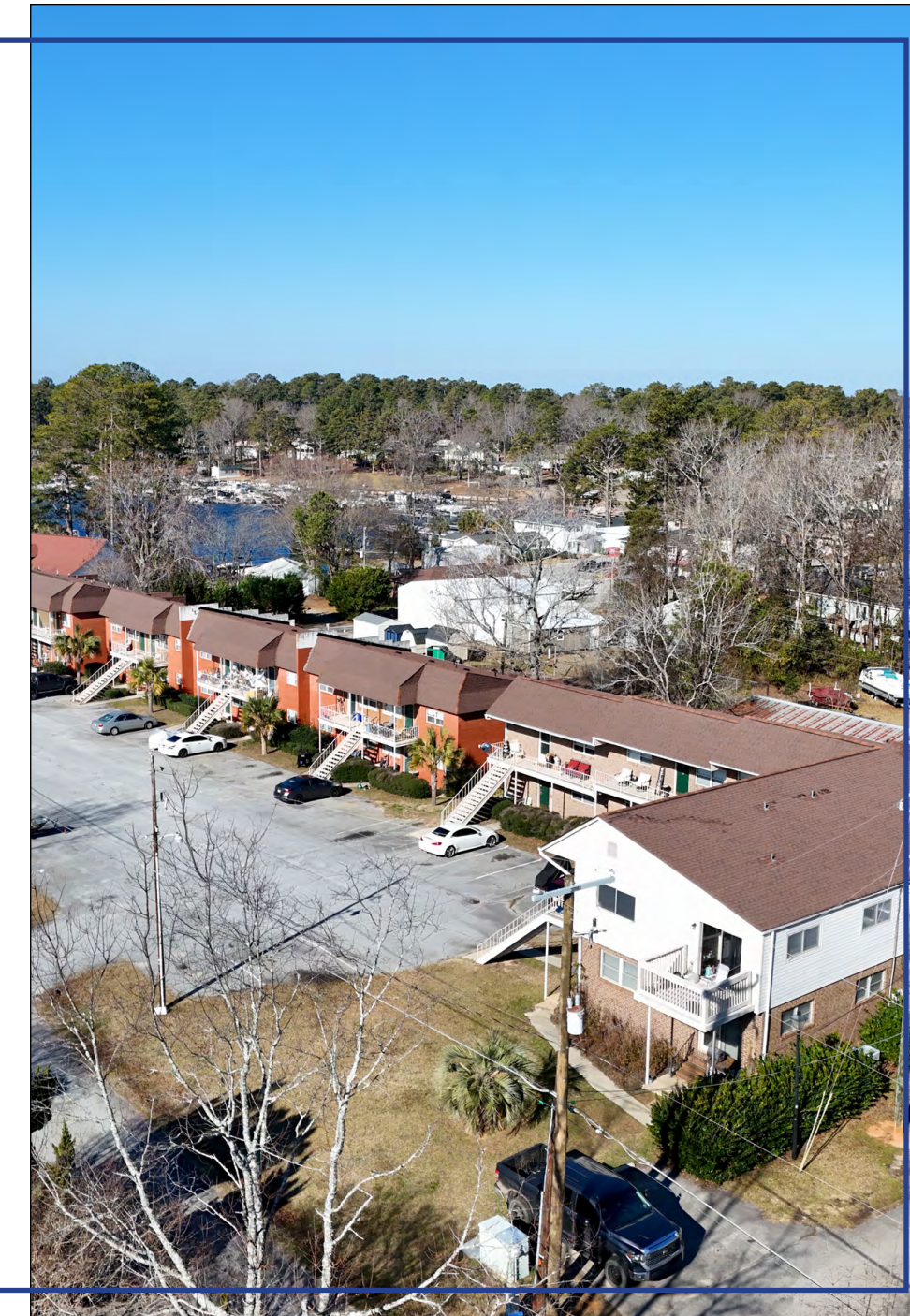
With paved roads, tenant owned homes, and well-maintained apartments, this property offers straightforward management and minimal deferred maintenance.



Exclusive lake access offers tenants a unique amenity, making this property a standout choice compared to other local rental options.



The prime lakeside location, coupled with the close proximity to downtown Lexington, provides for significant redevelopment potential.



PROPERTY OVERVIEW MAP



LEXINGTON, SC OVERVIEW

Lexington, South Carolina, is a thriving and highly desirable location for residential investment properties, offering a prime combination of accessibility, economic growth, and quality of life. Conveniently located just 15 miles from downtown Columbia, the area provides easy access to major highways, including I-20 and I-26, making it ideal for commuters and residents alike.

The town continues to experience steady population growth, attracting families, retirees, and young professionals seeking an affordable yet well-connected community. Lexington's strong local economy, supported by key industries such as retail, healthcare, and manufacturing, ensures a stable rental market with consistent demand for multi-family housing, single-family homes, and mobile home communities.

A major highlight of the area is Lake Murray, a 50,000-acre reservoir known for its scenic beauty, boating, fishing, and waterfront recreation. The lake is a major draw for residents and visitors, offering opportunities for outdoor activities, lakeside dining, and a vibrant waterfront lifestyle.

For property investors, the combination of Lexington's continued growth, strong rental demand, and the added appeal of a lakefront location presents an exceptional opportunity for long-term investment success.



NEARBY POINTS OF INTEREST



SUBJECT PROPERTY	ADDRESS
LAKE LODGE MHP & APARTMENTS	LAKE VILLA RD, LEXINGTON, SC 29072

POINT OF INTEREST	ADDRESS	DISTANCE TO SUBJECT PROPERTY
DOWNTOWN LEXINGTON	205 E MAIN ST, LEXINGTON, SC 29072	3.5 MILES
TOWN OF IRMO	7425 ST. ANDREWS RD, IRMO, SC 29063	5.4 MILES
HARBISON RETAIL DISTRICT	264 HARBISON BLVD, COLUMBIA, SC 29212	7.2 MILES
DOWNTOWN COLUMBIA	1100 GERVAIS ST, COLUMBIA, SC 29208	12.7 MILES
COLUMBIA METROPOLITAN AIRPORT	3250 AIRPORT BLVD, WEST COLUMBIA, SC 29170	10.5 MILES
LEXINGTON MEDICAL CENTER	2720 SUNSET BLVD, WEST COLUMBIA, SC 29169	8.3 MILES
WALMART SUPERCENTER	5556 SUNSET BLVD, LEXINGTON, SC 29072	2.3 MILES
THE HOME DEPOT	5600 SUNSET BLVD, LEXINGTON, SC 29072	2.3 MILES
LOWES HOME IMPROVEMENTS	5412 SUNSET BLVD, LEXINGTON, SC 29072	2.5 MILES
JAKES LANDING MARINA	220 JAKES LANDING RD, LEXINGTON, SC 29072	0.2 MILES

LAKE LODGE MOBILE HOME PARK | 46 MH LOTS



1541 NORTH LAKE DR | 1 OFFICE, 2 APT. UNITS



COUNTRY HOUSE | 8 APARTMENT UNITS



217/223 NAUTICAL RD | 1 HOUSE, 1 MH LOT



KOZY KOVE | 8 APARTMENT UNITS



222/230 NAUTICAL RD | 2 LAKE HOUSES



LAKE LODGE APARTMENTS | 32 APT. UNITS



RECREATION AND STORAGE AREA





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