

OFFERING MEMORANDUM

SAILORS CREEK MOBILE HOME PARK (64 PADS)

115 WILDLIFE DRIVE, UNION, SC 29379



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EXCLUSIVELY LISTED BY:



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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	Sailors Creek Mobile Home Park
Address	115 Wildlife Drive
City/State/Zip	Union, SC 29379
County	Union County
Acreage	31.54 Acres
Community Type	All Age
INFRASTRUCTURE DETAILS	
Roads	Paved (Asphalt)
Parking	Off-Street (Asphalt)
Dedicated Parking / Pad	2 Cars
Water	Public (Direct Bill)
Sewer	Private (Septic, 1:1)
Trash	Private (Curbside Cans)
Landscaping - Pads	Community Responsible
Landscaping - Common Area	Community Responsible
UNIT BREAKDOWN	
Total Units (Rentable)	64
Total Rented Units	43
Occupancy (%)	67%
Total TOH Count	9
Total POH Count	48 (34 Occupied)
Total Empty Pad Count	7
Average Pad Rent	\$200
Average POH Rent (Pad + POH)	\$616
Gross Rent Per Month (Pad + POH)	\$22,576
PRICING	
Price	\$3,000,000
Price Per Unit	\$46,875

OFFERING OVERVIEW

MH Pro Group is pleased to exclusively offer the sale of Sailors Creek Mobile Home Park, a 64-pad manufactured housing community located in Union, South Carolina. Of the 64 pads, 48 are occupied by park-owned homes (14 vacant), nine are occupied by tenant-owned homes and seven are empty pads. Water services in the park are public and billed directly to the tenants. Sewer services are connected to private septic tanks with each pad connected to one tank. Roads in the park are paved asphalt throughout, with a portion maintained by Union County, decreasing future CapEx for road maintenance. Conveniently located in the economically thriving Upstate region of South Carolina, Sailors Creek is in close proximity to several large employers serving the region, from manufacturing to health care providers.



INVESTMENT HIGHLIGHTS



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



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



Located in the Upstate region of South Carolina and part of the economically thriving Greenville-Spartanburg-Anderson Metropolitan Statistical Area.



Conveniently located in close proximity to major employers, such as Timken Company, Gestamp and several health care providers.

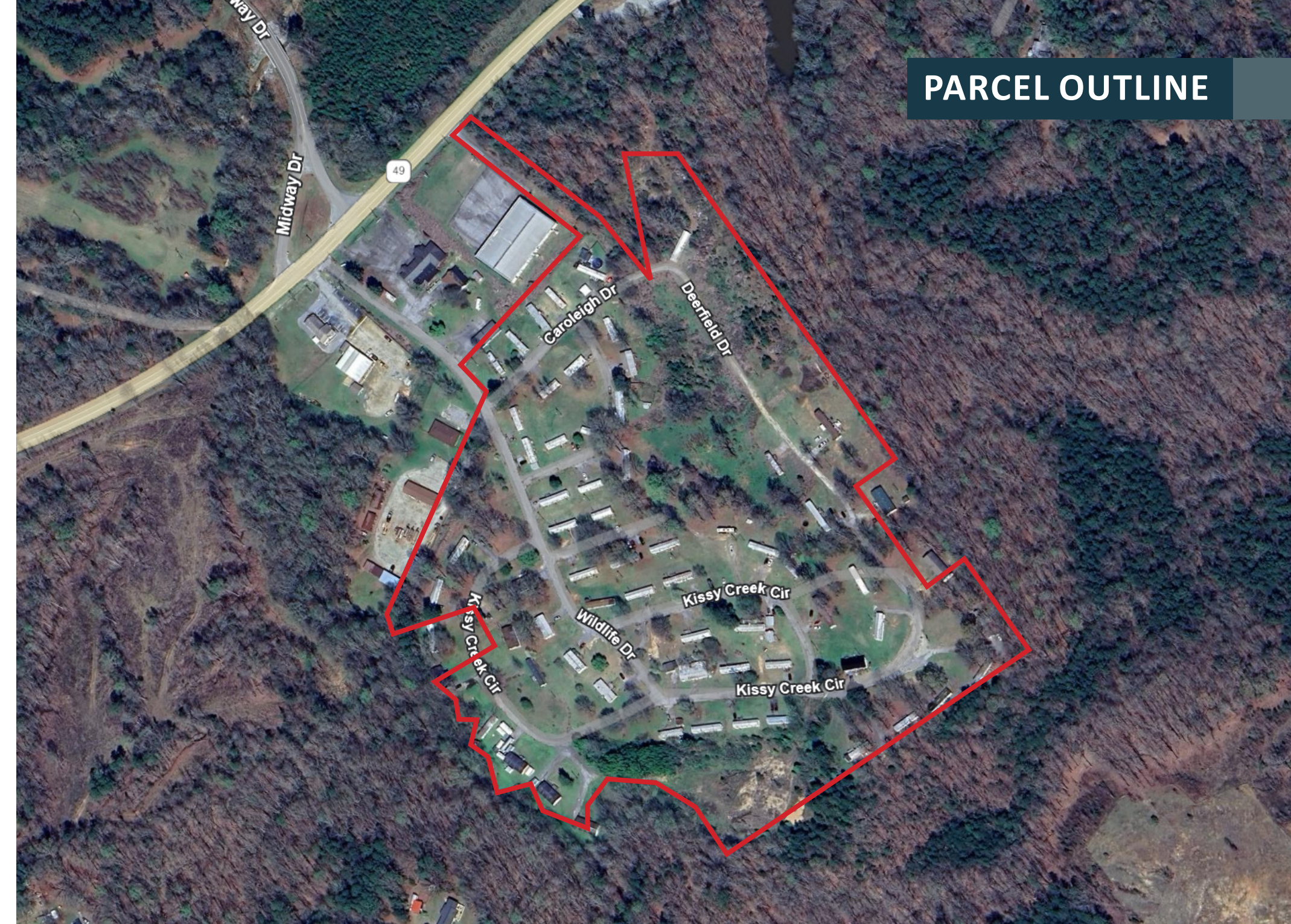


UNION, SC OVERVIEW

Union, South Carolina is a small city located in the Upstate region of the state, serving as the county seat of Union County. Nestled in the Greenville-Spartanburg-Anderson Metropolitan Statistical Area, it is approximately 30 miles southwest of Spartanburg and about 70 miles northwest of the capital city, Columbia. Originally reliant on textiles and manufacturing, Union's economy has diversified in recent years. Industries like plastics, metal fabrication and automotive supply chains have moved into the area, with a major push for industrial redevelopment and small business growth. Downtown Union is home to the University of South Carolina- Union which provides local access to undergraduate programs and continuing education. Outdoor enthusiasts can enjoy the nearby Sumter National Forest, Broad River and local parks. The area hosts annual festivals, farmers markets and community events, contributing to a laid-back, family-friendly lifestyle.



PARCEL OUTLINE





NEARBY POINTS OF INTEREST

SUBJECT PROPERTY	ADDRESS	
SAILORS CREEK MHP	115 WILDLIFE DR, UNION, SC 29379	

POINT OF INTEREST	ADDRESS	DISTANCE TO SUBJECT PROPERTY
WALMART SUPERCENTER	513 N. DUNCAN BYPASS, UNION, SC 29379	3 MILES
DOLLAR GENERAL	821 MAIN ST, BUFFALO, SC 29321	2 MILES
CVS PHARMACY	599 RICE AVE, UNION, SC 29379	2.2 MILES
GESTAMP SOUTH CAROLINA - 988 EMPLOYEES	1 LSP RD, UNION, SC 29379	5.3 MILES
THE TIMKEN COMPANY TYGER RIVER PLANT - 271 EMPLOYEES	408 INDUSTRIAL PARK RD, UNION, SC 29379	1.9 MILES
CEDAR HILL PLANT - MILLIKEN & COMPANY - 246 EMPLOYEES	225 BOB LITTLE RD, JONESVILLE, SC 29353	8.5 MILES
UNIVERSITY OF SOUTH CAROLINA - UNION	309 E. ACADEMY ST, UNION, SC 29379	2.6 MILES
DOWNTOWN SPARTANBURG, SC	SPARTANBURG, SC	26 MILES

RENT ROLL

UNIT TYPE	RENT	UNIT TYPE	RENT
MH: Empty Pad		MH: Park Owned Home	\$570
MH: Park Owned Home	\$550	MH: Park Owned Home (Vacant)	
MH: Park Owned Home	\$475	MH: Park Owned Home (Vacant)	
MH: Park Owned Home	\$675	MH: Tenant Owned Home	\$200
MH: Park Owned Home	\$858	MH: Park Owned Home	\$600
MH: Park Owned Home (Vacant)		MH: Park Owned Home	\$475
MH: Empty Pad		MH: Park Owned Home	\$750
MH: Park Owned Home (Vacant)		MH: Park Owned Home	\$675
MH: Park Owned Home	\$525	MH: Park Owned Home	\$625
MH: Park Owned Home	\$520	MH: Park Owned Home (Vacant)	
MH: Park Owned Home	\$600	MH: Empty Pad	
MH: Park Owned Home	\$550	MH: Tenant Owned Home	
MH: Tenant Owned Home		MH: Park Owned Home	\$1,100
MH: Park Owned Home	\$390	MH: Park Owned Home (Vacant)	
MH: Park Owned Home (Vacant)		MH: Empty Pad	
MH: Tenant Owned Home	\$200	MH: Tenant Owned Home	\$200
MH: Park Owned Home	\$750	MH: Park Owned Home (Vacant)	
MH: Park Owned Home	\$520	MH: Park Owned Home	\$525
MH: Park Owned Home	\$650	MH: Tenant Owned Home	\$200
MH: Park Owned Home	\$575	MH: Park Owned Home	\$750
MH: Park Owned Home (Vacant)		MH: Park Owned Home (Vacant)	
MH: Park Owned Home	\$858	MH: Park Owned Home	\$520
MH: Park Owned Home	\$500	MH: Park Owned Home (Vacant)	
MH: Empty Pad		MH: Tenant Owned Home	\$200
MH: Park Owned Home	\$550	MH: Park Owned Home	\$470
MH: Empty Pad		MH: Park Owned Home	\$750
MH: Park Owned Home	\$575	MH: Park Owned Home (Vacant)	
MH: Empty Pad		MH: Park Owned Home	\$750
RV: Tenant Owned Home	\$700	MH: Park Owned Home (Vacant)	
MH: Park Owned Home	\$650	MH: Park Owned Home	\$320
MH: Park Owned Home	\$550	MH: Park Owned Home	\$675
MH: Park Owned Home (Vacant)			
MH: Park Owned Home (Vacant)			
		TOTAL - MONTH	\$22,576
		TOTAL - YEAR	\$270,912



UNIT MIX:	UNIT COUNT	%
MH: Tenant Owned Home	8	13%
MH: Park Owned Home	34	53%
MH: Park Owned Home (Vacant)	14	22%
MH: Empty Pad	7	11%
RV: Tenant Owned Home	1	2%
TOTAL	64	



FIRM OVERVIEW

MH Pro Group is a specialized commercial real estate investment sales firm dedicated to guiding clients through the acquisition and disposition of manufactured housing and recreational vehicle communities. Drawing on our in-depth expertise and hands-on approach, we offer unparalleled insights into the evolving MHC/RVC sector—allowing us to deliver the most accurate analysis and achieve top-of-market pricing for our clients. Our proven marketing platform ensures maximum exposure to the industry’s most qualified investors, paving the way for successful transactions. At MH Pro Group, we’re not only focused on delivering exceptional results today—we’re also committed to anticipating future market trends and positioning our clients for long-term success.



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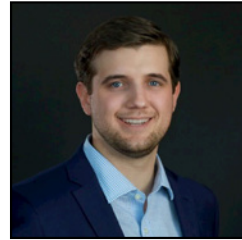


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William is currently in charge of financial analysis and sales at MH Pro Group, leading all aspects of pricing, value add analysis, and buyer sourcing for the firm. Prior to launching MH Pro Group, William worked at Marcus & Millichap where he was on a team of 10 brokers specializing in multifamily and manufactured housing brokerage. During this time, William was responsible for launching the teams manufactured housing division and was named Rookie of the Year for the firms Carolinas and Southern Virginia region. Prior to entering real estate, William began his career working in the consulting realm, providing expert network services to institutional investment funds on a wide variety of sectors.

Henry is currently in charge of business development for MH Pro Group, leading all aspects of deal sourcing for the firm. Having specialized in MHC specific investment sales for over seven years and focusing exclusively on the NC, SC and GA markets, Henry possesses a deep understanding of the product type and dynamics of the region. Prior to launching MH Pro Group, Henry worked at a boutique real estate investment sales firm in Greenville, SC as well as Sperry Van Ness BlackStream focusing exclusively on MHC specific advisory service. As a graduate from the University of South Carolina in 2011, Henry captained the Men’s Tennis Team to a top 20 national ranking as well as appearances in the NCAA Tournament.

Taylor currently works as Investment Sales Director with a primary focus on the Southeastern where he is responsible for all aspects of the regions business development, financial analysis, and buyer sourcing. Prior to joining MH Pro Group, Taylor was the founder of Hornbeam Homes which focused on single family home acquisition, renovation, and dispositions along with land acquisitions for larger single-family developments across the Southeast. Prior to entering the real estate realm, Taylor began his career as a Civil Engineer, doing design work for private residential, commercial, and industrial development projects.

Matt serves as the Investment Sales Director, specializing in RV parks and campgrounds across the eastern United States. In this role, he leads the firm’s business development efforts, oversees financial analysis, and drives sales strategies tailored to the RV park and campground asset class. Before joining MH Pro Group, Matt built a strong foundation in the private mortgage lending industry, where he facilitated over \$30 million in loan transactions, working closely with clients focused on residential real estate investments. Matt earned his degree in Finance from the University of South Carolina and brings a deep understanding of financial markets, investment strategies, and commercial real estate transactions to the team.



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