

An aerial photograph of the Congaree Village Mobile Home Community. The image shows several long, single-story mobile homes with light-colored siding and dark trim. They are arranged in rows on a grassy lot. A paved road runs along the bottom left, and a dirt road or driveway runs through the center. There are trees and shrubs scattered throughout the property. In the background, a dense line of trees separates the community from other areas. A baseball field is visible in the distance. The sky is overcast with grey clouds.

OFFERING MEMORANDUM

CONGAREE VILLAGE MHC (30 PADS)

1535 DANIEL RD. WEST COLUMBIA, SC 29170

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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 DETAILS



THE COMMUNITY

Community Name	Congaree Village MHC
Address	1535 Daniel Rd.
City/State/Zip	West Columbia, SC 29170
County	Lexington County
Acreage	3.66
Flood Plain	No
Community Type	All Age



SPACE MIX

Total Units (Rentable)	30
Total Rented Units	22
Occupancy (%)	73%
Total TOH Count	20
Total POH Count	1
Total RTO Count	1
Total Empty Pad Count	8
Gross Rent Per Month (Pad Only)	\$11,085
Gross Rent Per Month (Pad + POH)	\$12,243



INFRASTRUCTURE

Roads	Gravel
Parking	Off Street (Gravel)
Dedicated Parking / Pad	2 Cars
Water	Public (Master Meter)
Sewer	Private (Septic)
Trash	Private (Onsite Dumpster)
Landscaping - Pads	Community Maintained
Landscaping - Common Area	Community Maintained



PRICING

\$1,200,000
(\$40,000/UNIT)



OFFERING OVERVIEW

MH Pro Group is pleased to exclusively offer the sale of Congaree Village Mobile Home Park, a 30-pad community located in the thriving West Columbia, South Carolina market. The property presents an attractive opportunity to acquire a well-positioned community with strong in-place cash flow and meaningful upside through the lease-up of vacant pads. Currently, 22 of the 30 pads are occupied, consisting of 20 tenant-owned homes, one park-owned home, and one rent-to-own home, leaving eight vacant pads ready for infill.

Congaree Village offers investors the ability to immediately enhance returns through occupancy growth and operational optimization. With average lot rents of approximately \$504 per month, the community already commands strong rental rates for the area, underscoring the market’s robust demand for affordable housing. The addition of new or relocated homes on the remaining vacant pads would drive significant revenue increases with minimal incremental expense, providing a clear path to value creation.

The community features public water (master-metered and paid by ownership), private septic sewer, and gravel roads with off-street parking. These simple, low-maintenance infrastructure systems contribute to stable operating costs and long-term durability. The predominance of tenant-owned homes further limits management intensity and capital expenditure requirements, allowing investors to focus on rent growth and pad infill rather than ongoing home maintenance.

Situated in the heart of West Columbia, Congaree Village benefits from excellent access to major employment centers, retail corridors, and the amenities of the greater Columbia MSA. The area continues to experience strong population and economic growth, driven by nearby manufacturing, healthcare, and logistics employers. This strategic location, combined with rising demand for affordable housing alternatives, positions Congaree Village as a compelling acquisition offering both stable income and measurable upside potential.

INVESTMENT HIGHLIGHTS



Opportunity to significantly increase revenue through the infill of eight vacant pads, providing a clear path to immediate income growth.



Strong average lot rents of approximately \$504 per month, reflecting solid tenant demand and opportunity for continued rent growth.



Public water (master-metered) and private septic systems offer simple, low-maintenance utilities with predictable operating costs.



Predominantly tenant-owned homes minimize management intensity and reduce ongoing capital expenditure requirements.



Ideally located in the growing West Columbia submarket, benefiting from strong population growth, major employment centers, and expanding housing demand.



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.

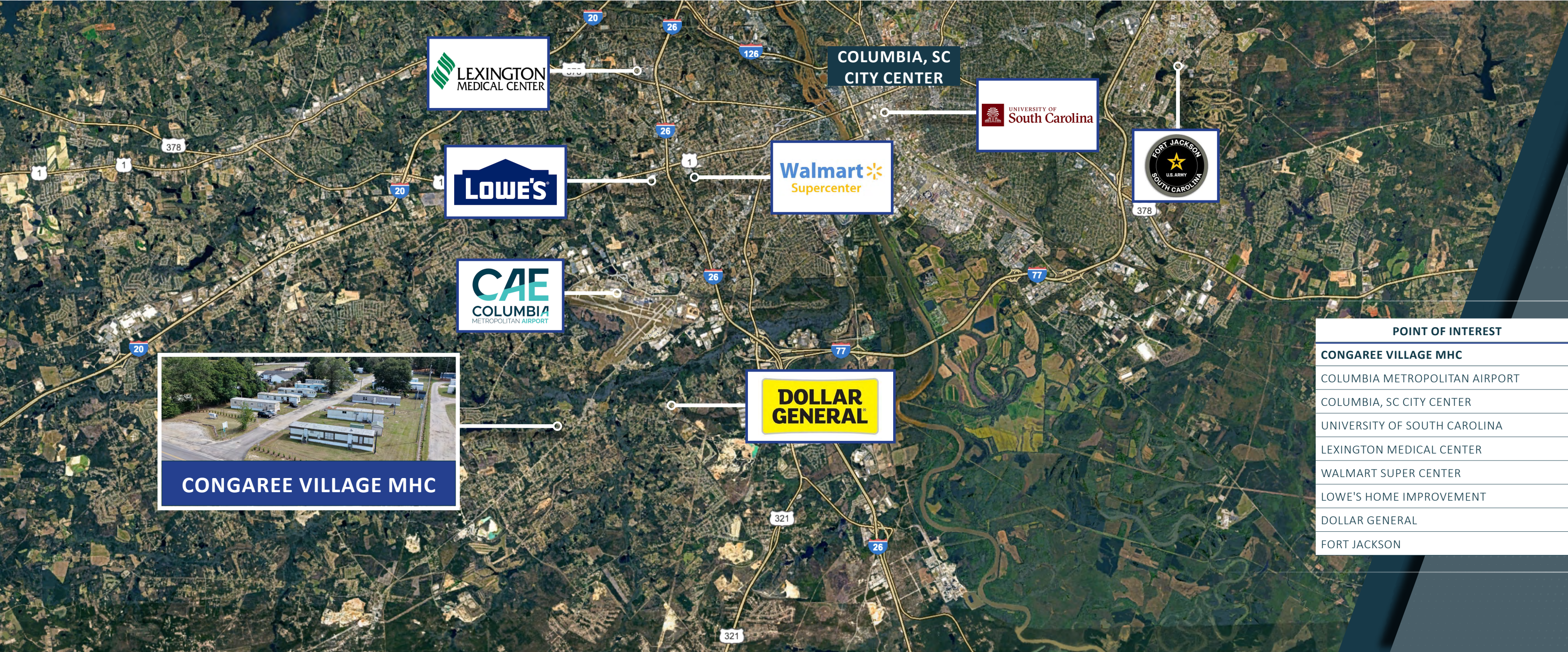
As the state capital, Columbia hosts many state agencies and departments, which are major employers and economic drivers. The state government employs over 23,000 people and attracts visitors for business and other purposes, supporting a steadily growing economy.

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.

PARCEL MAP



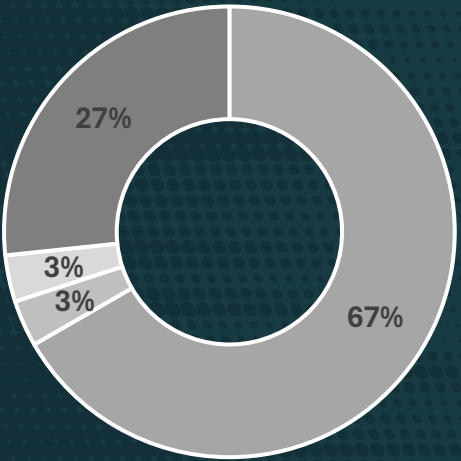


NEARBY POINTS OF INTEREST

POINT OF INTEREST	ADDRESS
CONGAREE VILLAGE MHC	1535 DANIEL RD. WEST COLUMBIA, SC 29170
COLUMBIA METROPOLITAN AIRPORT	3250 AIRPORT BLVD. W. COLUMBIA, SC 29170
COLUMBIA, SC CITY CENTER	1100 GERVAIS ST. COLUMBIA, SC 29201
UNIVERSITY OF SOUTH CAROLINA	1705 COLLEGE ST. COLUMBIA, SC 29208
LEXINGTON MEDICAL CENTER	2720 SUNSET BLVD. W. COLUMBIA, SC 29169
WALMART SUPER CENTER	2401 AUGUSTA RD. WEST COLUMBIA, SC 29169
LOWE'S HOME IMPROVEMENT	2829 AUGUSTA RD. WEST COLUMBIA, SC 29170
DOLLAR GENERAL	624 PINE RIDGE DR. WEST COLUMBIA, SC 29172
FORT JACKSON	5450 STROM THURMOND BLVD. COLUMBIA, SC 29207

RENT ROLL

UNIT #	UNIT TYPE	RENT
200 Dee Ann St.	MH: Tenant Owned Home	\$500
201 Dee Ann St.	MH: Tenant Owned Home	\$500
202 Dee Ann St.	MH: Tenant Owned Home	\$500
203 Dee Ann St.	MH: Tenant Owned Home	\$500
204 Dee Ann St.	MH: Empty Pad	
205 Dee Ann St.	MH: Tenant Owned Home	\$500
206 Dee Ann St.	MH: Tenant Owned Home	\$500
207 Dee Ann St.	MH: Rent to Own	\$983
208 Dee Ann St.	MH: Tenant Owned Home	\$500
209 Dee Ann St.	MH: Tenant Owned Home	\$500
210 Dee Ann St.	MH: Tenant Owned Home	\$500
211 Dee Ann St.	MH: Empty Pad	
212 Dee Ann St.	MH: Empty Pad	
213 Dee Ann St.	MH: Tenant Owned Home	\$500
214 Dee Ann St.	MH: Tenant Owned Home	\$500
215 Dee Ann St.	MH: Empty Pad	
216 Dee Ann St.	MH: Tenant Owned Home	\$500
217 Dee Ann St.	MH: Tenant Owned Home	\$500
918 Ramblin Rd.	MH: Tenant Owned Home	\$500
920 Ramblin Rd.	MH: Tenant Owned Home	\$500
922 Ramblin Rd.	MH: Tenant Owned Home	\$500
924 Ramblin Rd.	MH: Park Owned Home	\$1,175
926 Ramblin Rd.	MH: Tenant Owned Home	\$500
928 Ramblin Rd.	MH: Tenant Owned Home	\$500
1521 Daniel Rd.	MH: Empty Pad	
1523 Daniel Rd.	MH: Empty Pad	
1525 Daniel Rd.	MH: Empty Pad	
1527 Daniel Rd.	MH: Tenant Owned Home	\$585
1537 Daniel Rd.	MH: Empty Pad	
1539 Daniel Rd.	MH: Tenant Owned Home	\$500
TOTAL - MONTH		\$12,243
TOTAL - YEAR		\$146,916



MH: Tenant Owned Home (20)
MH: Park Owned Home (1)
MH: Rent to Own (1)
MH: Empty Pad (8)
TOTAL: 30 UNITS



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.



HENRY WALKER
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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.



WILLIAM WALKER
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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.



TAYLOR KIRK
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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 ANDERSON
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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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