



OFFERING MEMORANDUM
ALVERSON MOBILE HOME PARK (21 PADS)
2724 UNION HIGHWAY, GAFFNEY, SC 29340

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EXCLUSIVELY LISTED BY:



MH PRO GROUP, LLC

www.mhprogroup.com

1012 E. Washington St.

Greenville, SC 29601

HENRY WALKER
LEAD AGENT
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

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

MATT ANDERSON
Matt.anderson@mhprogroup.com
Cell: 864-430-2182
SC RE License #: 142019

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

MH Pro Group is pleased to exclusively offer the sale of Alverson Mobile Home Park, a 21-pad manufactured housing community located in Gaffney, South Carolina. Of the 21 total pads, there are 18 park-owned homes, two tenant-owned homes and one empty pad. Utilities in the park are a combination of public water (direct bill to tenants) and private septic tanks (1:1) as well as public trash collection by the county. Roads throughout the park are a combination of gravel and dirt with off-street parking accommodating two cars per pad.



INVESTMENT HIGHLIGHTS



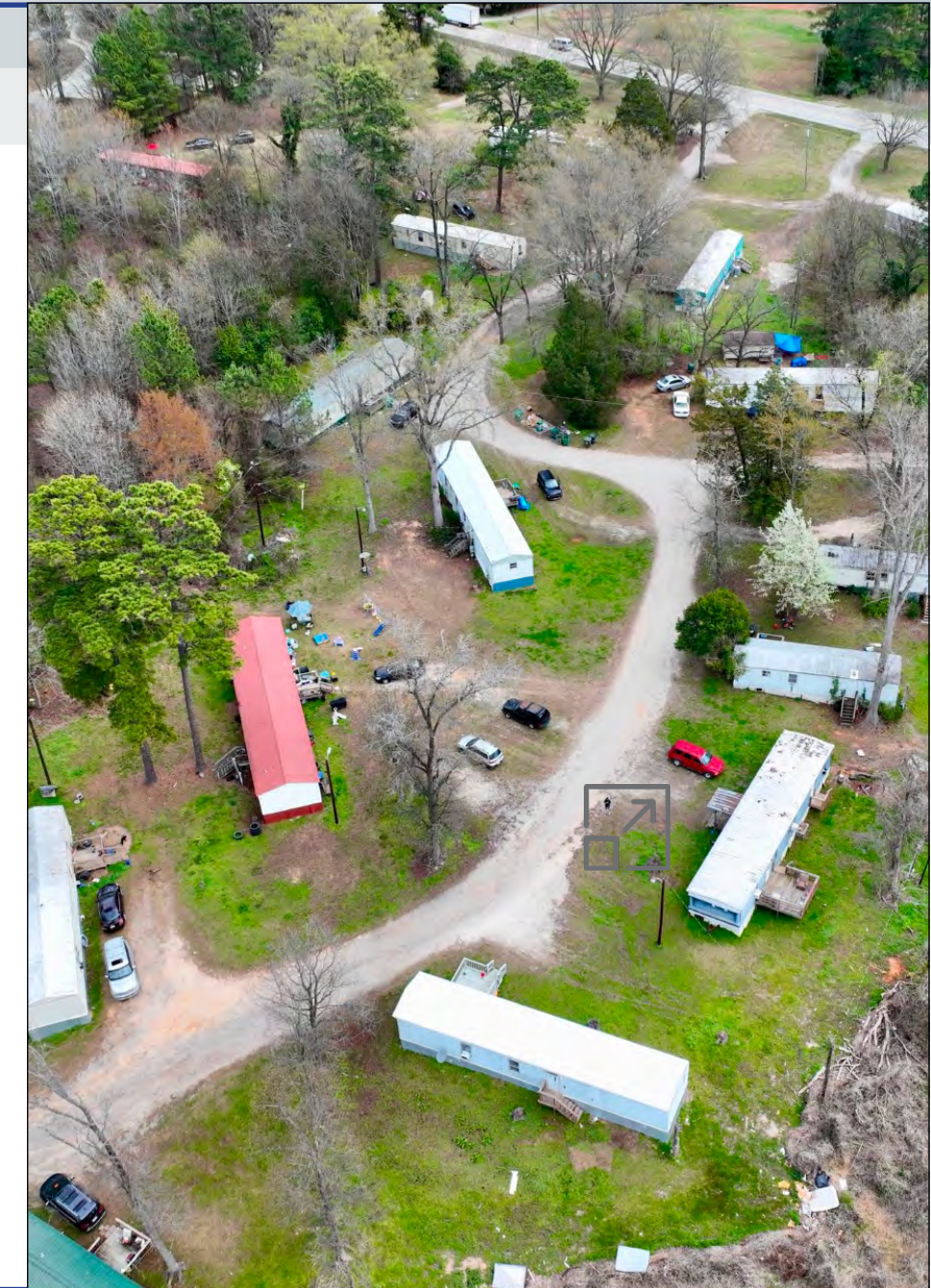
Publicly serviced water and direct billed to tenants, offering decreased operating expense load and management responsibilities.



Conveniently located along the thriving Interstate-85 corridor, has resulted in attracting major industries to the town, such as manufacturing and transportation & logistics employers.



Recently renovated park-owned home interiors provide less repairs and maintenance for new management and ownership.



OFFERING DETAILS



THE COMMUNITY

Community Name	Alverson Mobile Home Park
Address	2724 Union Highway
City/State/Zip	Gaffney, SC 29340
County	Cherokee County
Acreage	16.80 Acres
Community Type	All Age



INFRASTRUCTURE DETAILS

Roads	Dirt/Gravel
Parking	Off-Street (Dirt)
Dedicated Parking / Pad	Two Cars
Water	Public (Direct Bill)
Sewer	Private (Septic, 1:1)
Trash	Public (County Pickup)
Landscaping - Pads	Community Responsible
Landscaping - Common Area	Community Responsible



UNIT BREAKDOWN

Total Units (Rentable)	21
Total Rented Units	20
Occupancy (%)	95%
Total TOH Count	2
Total POH Count	18
Total Empty Pad Count	1
Average Pad Rent	\$463
Gross Rent Per Month (Pad Only)	\$9,425
Gross Rent Per Month (Pad + POH)	\$15,565



PRICING

\$995,000



PARCEL MAP



GAFFNEY, SC OVERVIEW

Gaffney is located in the thriving Upstate Region of South Carolina, marking the midway point between Atlanta and Charlotte along Interstate-85. Commonly known as the peach capital of South Carolina, Gaffney is well known for its peach farming and annually hosts the Upstate Peach Festival each July. Affordable housing demand, lying close to major metro areas such as Charlotte and Spartanburg, and direct access to Interstate-85 make Gaffney an attractive market for investors seeking well located affordable housing target markets. Gaffney benefits from several large employers in the area, such as Nestle USA (900 employees) and Freightliner Custom Chassis (1,000 employees). As being part of the broader Charlotte-Concord-Gastonia metro influence in the Carolinas, many Gaffney residents commute to jobs in nearby cities while living in a lower-cost small town.





NEARBY POINTS OF INTEREST

POINT OF INTEREST	ADDRESS	DISTANCE TO SUBJECT PROPERTY
ALVERSON MOBILE HOME PARK	2724 UNION HWY, GAFFNEY, SC 29340	
FOOD LION	1405 E. FREDERICK ST, GAFFNEY, SC 29340	2.2 MILES
GAFFNEY OUTLET MARKETPLACE	1 FACTORY SHOPS BLVD, GAFFNEY, SC 29341	7.2 MILES
DOLLAR GENERAL	1301 OLD GEORGIA HWY, GAFFNEY, SC 29341	3.8 MILES
CVS PHARMACY	229 W. BUFORD ST, GAFFNEY, SC 29341	3.5 MILES
LOWE'S HOME IMPROVEMENT	1601 W. FLOYD BAKER BLVD, GAFFNEY, SC 29341	5 MILES
WALMART SUPERCENTER	165 WALTON DR, GAFFNEY, SC 29341	5 MILES
ALDI	1560 W. FLOYD BAKER BLVD, GAFFNEY, SC 29341	5 MILES
NESTLE FROZEN FOOD COMPANY	2132 OLD GEORGIA HWY, GAFFNEY, SC 29340	4.9 MILES
FREIGHTLINER CUSTOM CHASSIS	552 HYATT ST, GAFFNEY, SC 29341	5 MILES
INGLES MARKETS	410 3RD ST, GAFFNEY, SC 29341	4.4 MILES
GAFFNEY CITY HALL	201 N. LIMESTONE ST, GAFFNEY, SC 29340	3.4 MILES

RENT ROLL

UNIT #	UNIT TYPE	RENT - TOTAL	RENT - PAD	RENT - POH
1	MH: Empty Pad			
2	MH: Park Owned Home	\$895	\$500	\$395
3	MH: Park Owned Home	\$700	\$500	\$200
4	MH: Park Owned Home	\$850	\$500	\$350
5	MH: Park Owned Home	\$800	\$500	\$300
7	MH: Park Owned Home	\$850	\$500	\$350
8	MH: Park Owned Home	\$800	\$500	\$300
9	MH: Park Owned Home	\$850	\$500	\$350
10	MH: Park Owned Home	\$925	\$500	\$425
11	MH: Park Owned Home	\$925	\$500	\$425
12	MH: Park Owned Home	\$925	\$500	\$425
13	MH: Park Owned Home	\$785	\$500	\$285
14	MH: Tenant Owned Home	\$500	\$500	
15	MH: Tenant Owned Home	\$425	\$425	
16	MH: Park Owned Home (Vacant)			
17	MH: Park Owned Home	\$785	\$500	\$285
18	MH: Park Owned Home	\$850	\$500	\$350
19	MH: Park Owned Home	\$1,200	\$500	\$700
20	MH: Park Owned Home	\$850	\$500	\$350
21	MH: Park Owned Home	\$800	\$500	\$300
22	MH: Park Owned Home	\$850	\$500	\$350
22	MH: Park Owned Home	\$850	\$425	\$425
TOTAL - MONTH		\$15,565	\$9,425	\$6,140
TOTAL - YEAR		\$186,780	\$113,100	\$73,680



21
UNITS

UNIT MIX:	UNIT TYPE	%
	MH: Tenant Owned Home	210%
	MH: Park Owned Home	81%
	MH: Park Owned Home (Vacant)	5%
	MH: Empty Pad	5%
TOTAL		21



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
PARTNER / CO-FOUNDER
Henry.walker@mhprogroup.com
Cell: 864-414-8347



WILLIAM WALKER
PARTNER / CO-FOUNDER
William.walker@mhprogroup.com
Cell: 864-630-4018



TAYLOR KIRK
DIRECTOR - MANUFACTURED
HOUSING COMMUNITIES
Taylor.kirk@mhprogroup.com
Cell: 803-528-3818



MATT ANDERSON
DIRECTOR - RV PARKS &
CAMPGROUNDS
Matt.anderson@mhprogroup.com
Cell: 864-430-2182



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

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

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



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