

MOUNT LEBANON ESTATES CAMPOBELLO, SC MANUFACTURED HOME PORTFOLIO



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EXECUTIVE SUMMARY

Purchase Price: \$630,000

- **County:** Campobello, SC
- **Number of Units:** 7
- **Number of Parcels:** 6
- **Parcel Numbers:** See property overviews



This seven-home single-family rental portfolio offers a rare opportunity to acquire a cash-flowing investment with immediate income and significant upside in the growing Campobello market of Spartanburg County. Four of the seven homes are currently occupied by long-term tenants, generating \$45,060 in annual rental income, with three vacant units providing the opportunity to add an estimated \$33,000 in additional annual revenue after rehabilitation and lease-up. Several existing leases remain below market, creating further potential for organic rent growth and a projected stabilized income of \$80,000 annually. Offered as a single, easy-to-manage portfolio, the property also benefits from South Carolina's low investment property taxes, enhancing overall investor returns. Ideal for 1031 exchange buyers or cash investors, this portfolio combines strong in-place cash flow with long-term value-add potential in one of Spartanburg County's expanding rental markets.

Guidelines:

All offers must be submitted in writing and include:

- Price
- Source of Capital
- Proposed schedule of Due Diligence and Closing
- Amount of Earnest Money

LOCATION MAP



- 1: 155 Pullman Rd
- 2: 163 Pullman Rd
- 3: 2662 Mt Lebanon Rd
- 4: 2666 Mt Lebanon Rd
- 5: 2031 Spencer Creek Rd
- 6: 2051 Spencer Creek Rd + 2660 Mt Lebanon Rd

INVESTMENT OVERVIEW

PROPERTY TAXES

ADDRESS	TAX ID	REAL ESTATE TAX	MOBILE HOME TAX	TOTAL ANNUAL TAX
155 Pullman Rd	1-36-00-047.04	\$699.27	\$190.21	\$889.48
163 Pullman Rd	1-36-00-047.00	\$699.27	\$163.54	\$862.81
2031 Spencer Creek Rd	1-36-00-047.18	\$699.27	\$216.90	\$916.17
2051 Spencer Creek Rd + 2660 Mt Lebanon Rd	1-36-00-047.13	\$428.45	\$268.06	\$696.51
2662 Mount Lebanon Rd	1-36-00-047.11	\$278.90	\$461.44	\$740.34
2666 Mount Lebanon Rd	1-36-00-047.12	\$699.27	\$461.44	\$1,160.71
		\$3,504.43	\$1,761.59	\$5,266.02

RENT ROLL

ADDRESS	BED	BATH	SF	MONTHLY RENT	NOTES
155 Pullman Rd	3	2	924	\$0.00	Vacant, new roof, new HVAC, septic pumped, new gravel pit, new ductwork
163 Pullman Rd	3	2	1,380	\$950.00	Brick foundation, new front and back porch, new HVAC
2031 Spencer Creek	3	1	980	\$795.00	New front and back porch
2051 Spencer Creek	3	2	1,251	\$0.00	Vacant, brick foundation, new HVAC, septic pumped
2660 Mount Lebanon	2	1	728	\$0.00	Vacant, will need extensive renovations to include HVAC and water heater, as well as interior and exterior upgrades
2662 Mount Lebanon	3	2	1,080	\$950.00	New gravel pit, septic pumped, new HVAC, new roof
2666 Mount Lebanon	3	2	1,080	\$1,060.00	Septic pumped, new front and back porch, new roof

Property Photos



155 Pullman Rd



163 Pullman Rd



2031 Spencer Creek Ct



2051 Spencer Creek



2660 Mt Lebanon Rd



2662 Mt Lebanon Rd



2666 Mt Lebanon Rd





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.



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