



BURSON ROAD MOBILE HOME PARK

2700 - 2710 Burson Rd. | Anderson, SC

OFFERING MEMORANDUM

FURMAN

CAPITAL ADVISORS

TABLE OF CONTENTS

Investment Highlights	1
Market Overview	2
Location Overview	3
Property Gallery	4
Demographics	5

INVESTMENT TEAM



Kay Hill

Managing Director/Shareholder
khill@furmanacap.com
864 678 5997



Trey Snellings

Vice President
tsnellings@furmanacap.com
864 678 5960



Jack Lynch

Associate
jlynch@furmanacap.com
864 678 5934

1

INVESTMENT

HIGHLIGHTS

Burson Road Mobile Home Park
Anderson, SC

INVESTMENT HIGHLIGHTS

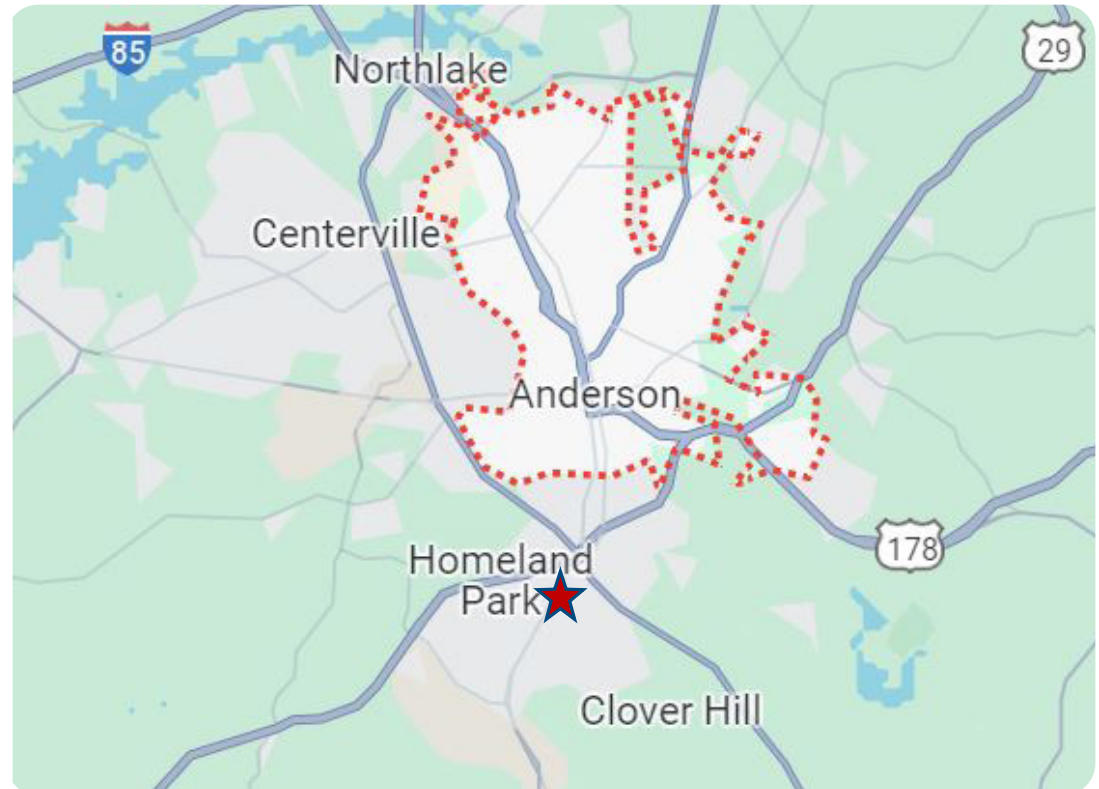
Executive Summary

PROPERTY SUMMARY

Address	2700, 2702, 2703, 2706, 2708, 2710 Burson Road Anderson, SC 29624
Total Land Size	1.51 Acres
Parcel Number	1251510001 1251510002 1251510003 1251510004 1251510005 1251510006
Number of Units	6
Number of Buildings	6
Average SF per Unit	1,073
Average Effective Rent per Unit	\$1,058

UNIT MIX

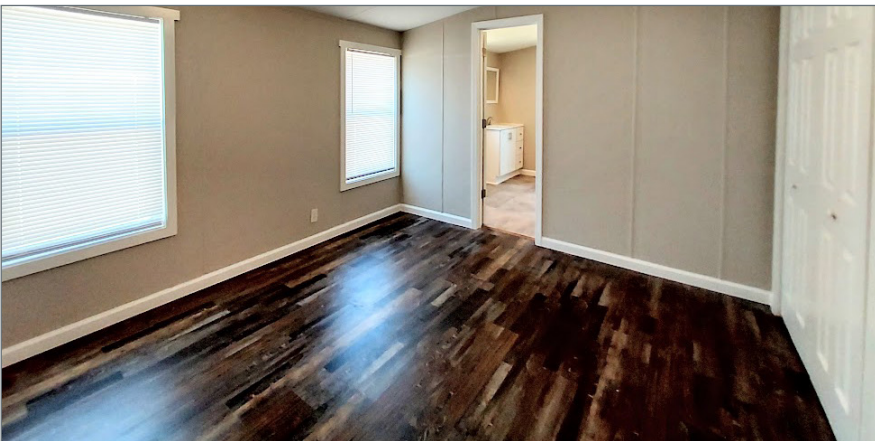
Bed/Bath	Units	SF	Average Effective Rent / Unit
2 Bed / 2 Bath	1	840	\$950
3 Bed / 2 Bath	5	1120	\$1080
Total/Avg	6	1,073	\$1,058



INVESTMENT HIGHLIGHTS

Property Overview

- **Attractive Land Opportunity: Income-Producing Site at Prime Intersection**
Discover a unique opportunity to acquire 1.5 acres at the highly trafficked intersection of S. Murray Ave. and Manley Dr., featuring a stoplight and easy access to two gas stations.
- **Income Potential**
This site currently hosts six rental units, two of which have been fully renovated with modern finishes, including new sheetrock, tubs, toilets, vanities, kitchen cabinets, granite countertops, LVP flooring, and carpet/padding. These upgraded units have successfully achieved a \$200 monthly premium, presenting an excellent opportunity to renovate the remaining units. Completing these renovations could increase gross rents by an additional \$800 per month.
- **Recent Upgrades**
In the summer of 2023, all roofs, exterior paint, and stained decks were refreshed, ensuring the property remains appealing and well-maintained. Don't miss this chance to invest in a strategically located income-producing property with significant upside potential!



2

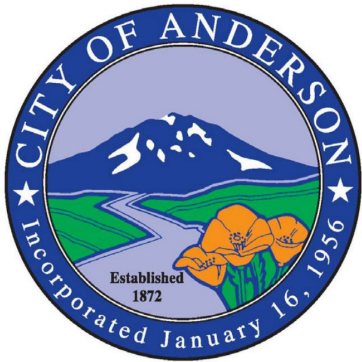
MARKET

OVERVIEW

Burson Road Mobile Home Park
Anderson, SC

MARKET OVERVIEW

Anderson, SC



Anderson, SC is conveniently located between Atlanta and Charlotte along the I-85 corridor in Upstate South Carolina, is located only 20 minutes from Greenville, SC, 45 minutes from Spartanburg, SC, and about an hour drive from Asheville, NC.

Anderson is one of the principal cities in the Greenville-Anderson--Mauldin Metropolitan Statistical Area, which had a population of 824,112 at the 2010 census. It is further included in the larger Greenville-Spartanburg-Anderson, South Carolina Combined Statistical Area, with a total population of 1,266,995, at the 2010 census.

As the region's manufacturing hub, Anderson boasts a thriving job market, consisting of more than 200 major manufacturers and 20 international companies. Notably, medical device manufacturing company Arthrex Inc. is expanding operations to Anderson County, which will create over 1,000 new jobs over the next several years. The arrival of Arthrex in 2019 combined with expansions at Bosch and Electrolux continue to fuel robust growth.

Nestled in the foothills of the Blue Ridge Mountains, Anderson County is a shining example of how business and government can come together to create a community that is a great place to live, work, and play.



MARKET OVERVIEW

Anderson Employment

Manufacturing has a major presence in Anderson's economy. The city has more than 230 manufacturers including numerous international companies. The significant industries in Anderson are metal products, automotive products, plastics, consumer products, industrial machinery and textiles. In addition, the county is a major player in the plastics industry.

Anderson is the headquarters of numerous notable companies including Alpha Technology Inc., Metco Inc, Consolidated Southern Industries, Peoples Bank, Electrolux, Electric City Signs & Neon and Westwind Inc. Anderson also includes international companies from a number of countries including Germany, Canada, Ireland, France, United Kingdom, Italy and Japan.

In Anderson, the sectors providing the most jobs are healthcare, educational services, accommodation and food services, construction, textile mills and textile products, plastic goods, rubber products and the government.

About 27% of the workers are employed in management, professional and related occupations. Sales and office occupations comprise about 23% of the workforce. Approximately 18% of the labor force consists of production, transportation and material moving workers.

Noteworthy details regarding Anderson, South Carolina: Population 25 years of age and older holding a bachelor's degree: 20%. Cost of living index in 2008: 83.8 (U.S. average: 100). Average earnings in 2009: \$26,000.



MARKET OVERVIEW

Anderson, SC is located on the I-85 corridor between Atlanta, GA and Charlotte, NC



3

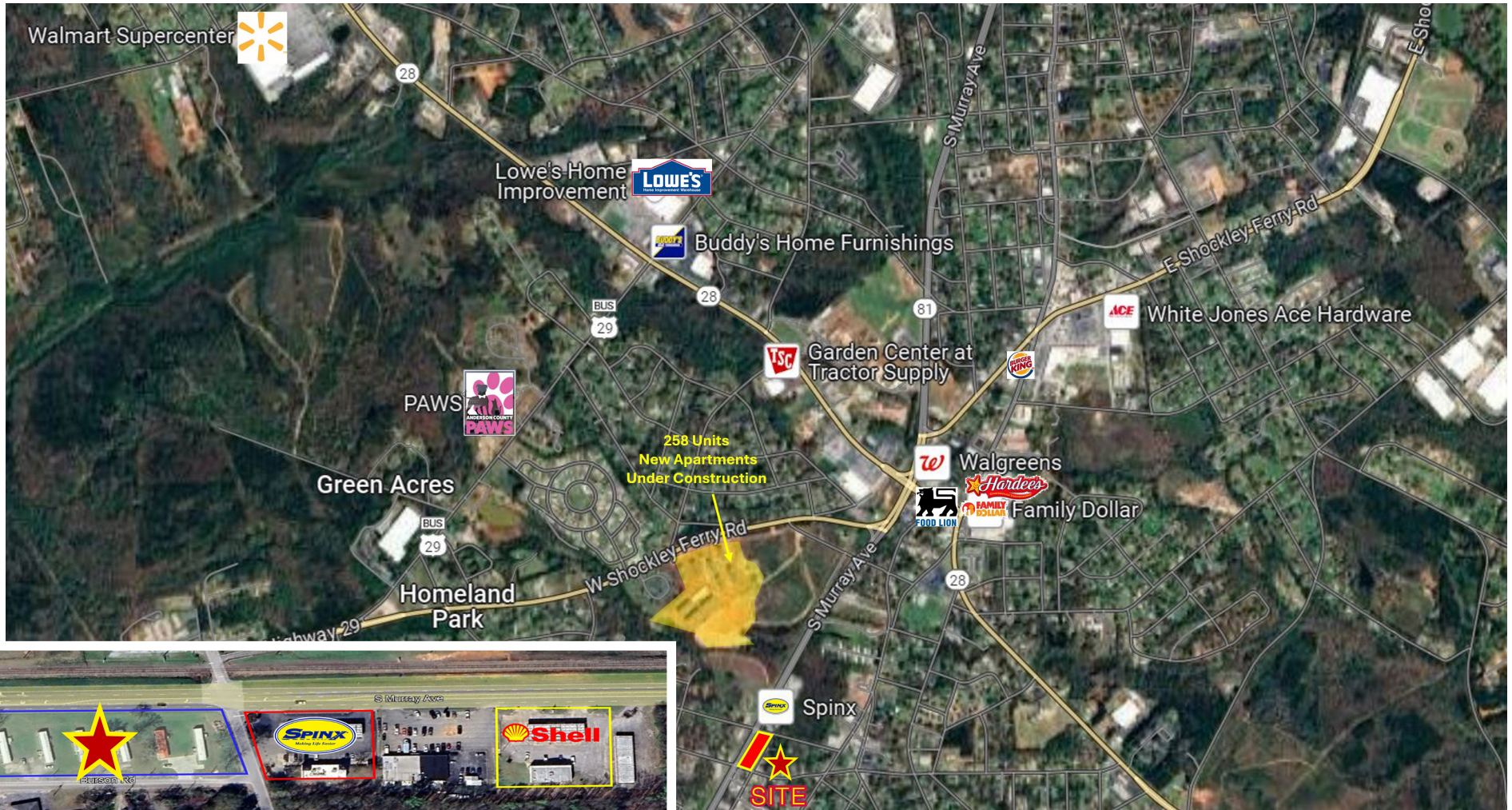
LOCATION

OVERVIEW

Burson Road Mobile Home Park
Anderson, SC

LOCATION OVERVIEW

Retail Corridor



4

PROPERTY

GALLERY

Burson Road Mobile Home Park
Anderson, SC

PROPERTY GALLERY

Exterior Photos



PROPERTY GALLERY

Interior Photos



5

DEMOGRAPHIC

TRENDS

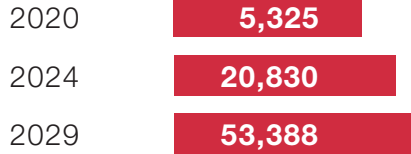
Burson Road Mobile Home Park
Anderson, SC

DEMOGRAPHIC TRENDS

Burson Road Mobile Home Park, Anderson, SC

POPULATION TRENDS

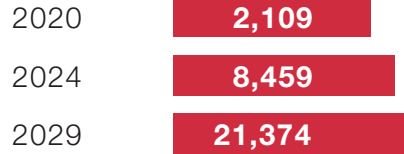
5-Mile



2024 Population

HOUSEHOLD TRENDS

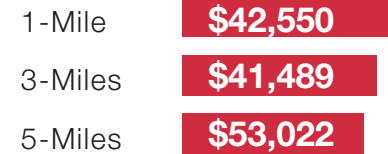
5-Mile



2024 Households

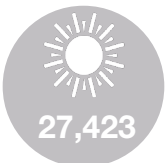
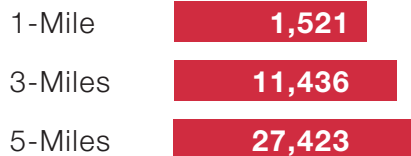
AVERAGE HOUSEHOLD INCOME

2024



DAYTIME EMPLOYEES

2024



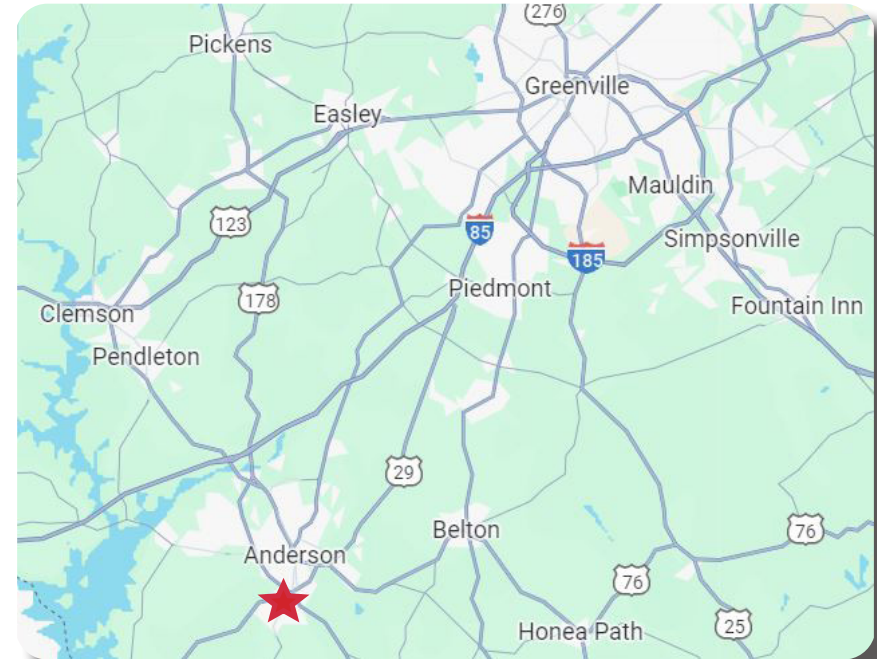
5-Mile Daytime Employees

MEDIAN AGE TRENDS

2024



5-Miles Median Age



DISCLAIMER

Furman Capital Advisors

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at Burson Road Mobile Home Park, Anderson, SC (“Property”). It has been prepared by Furman Capital Advisors (“Agent”). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in the Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner or Agent. The material is based in part upon information supplied by the Owner and in part upon financial information obtained from sources it deems reliable. The Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner and Agent expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed by all parties and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to the Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Agent or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the creation of this Offering Memorandum.

FURMAN

CAPITAL ADVISORS

101 E. WASHINGTON STREET, SUITE 400 | GREENVILLE, SC 29601

864.235.6855 | FURMANCAPITAL.COM