



Griffin Partners

747

SEBA ST
ORANGEBURG, SC 29115

ORANGEBURG -
MH LOTS

Offering Memorandum



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property summary



PROPERTY DESCRIPTION

Three rented mobile home lots with the ability to add a minimum two more. Current lot rents are below market at \$225 per lot. Owner plans to increase to \$240 per lot in July 2026. The current MH lot rents on the market range from \$300-350 per month allowing for great upside. The lots are managed, owner is out of state and completely absentee. Only expenses include \$604 annual taxes and \$50 per unit per month management fee. Current annual NOI of \$5,700. Proforma NOI of \$11,400 with rents at market rate of \$300 /lot and adding one lot for rent on additional land. Owner selling for land value.

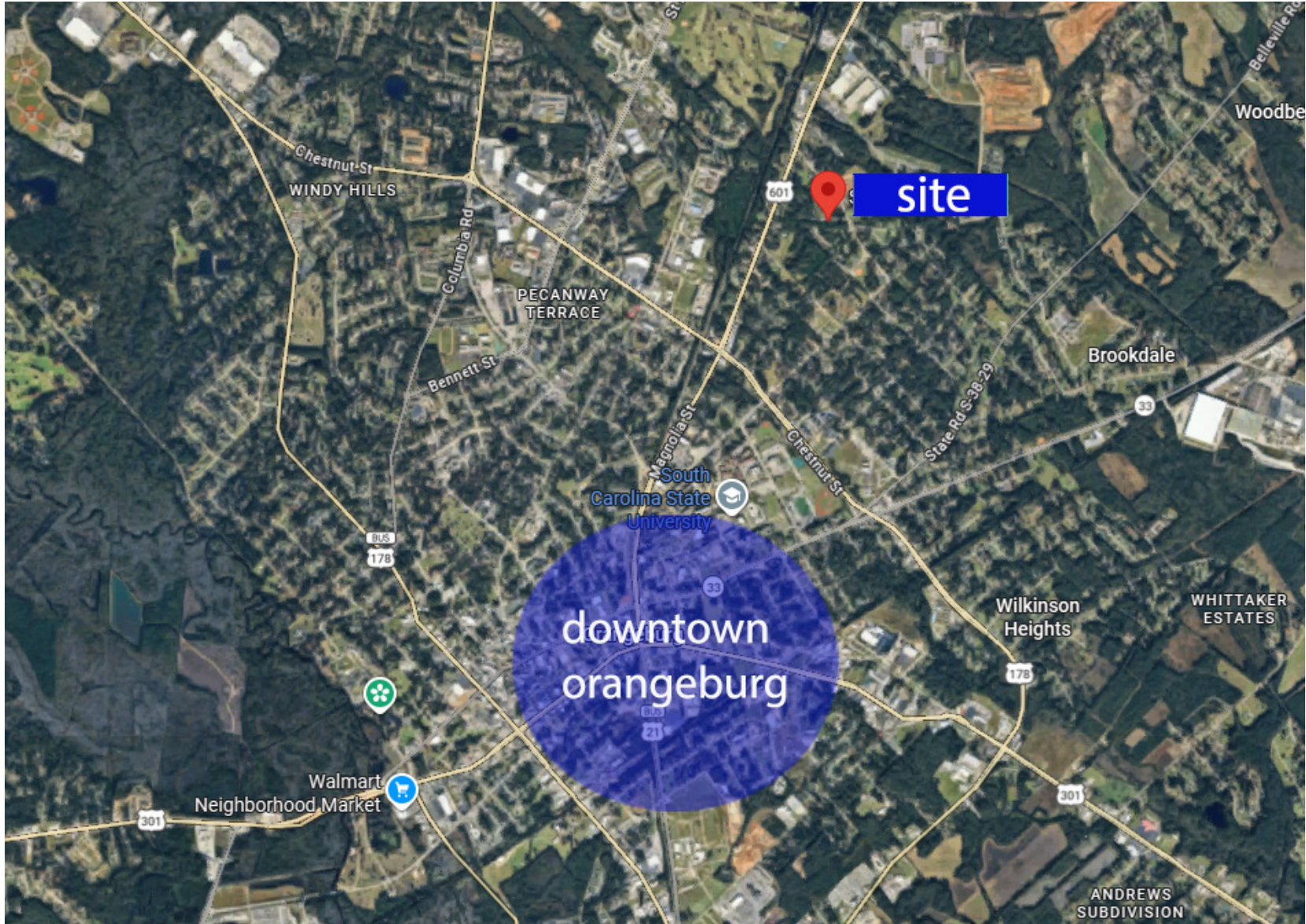
PROPERTY HIGHLIGHTS

- 3 rented MH lots
- Currently below market lot rent/ upside
- Located on City of Orangeburg sewer, water, gas
- Professionally managed/ owner is absentee

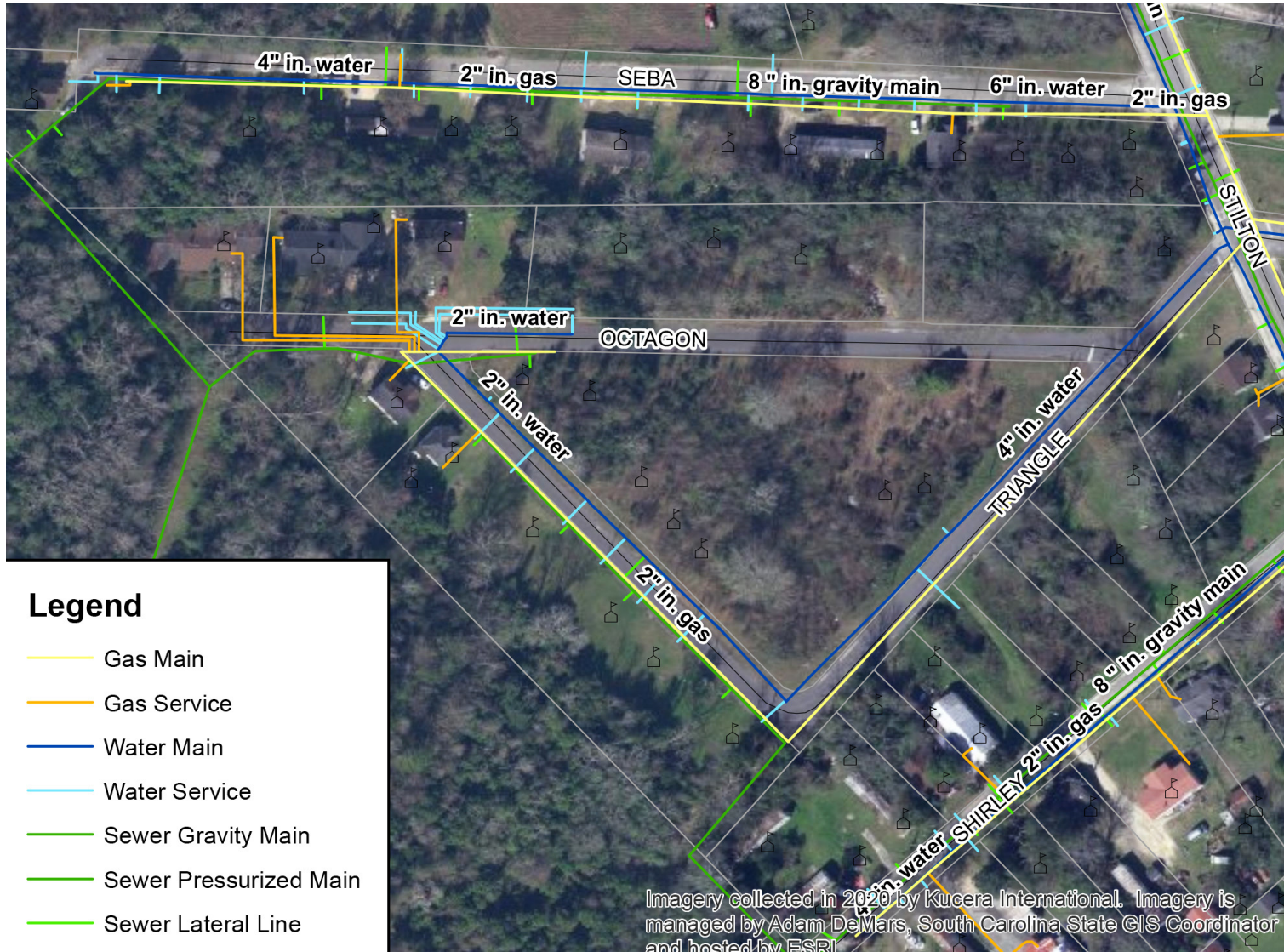
OFFERING SUMMARY

Sale Price:	\$89,900
Number of Units:	3
Lot Size:	3 Acres
Land Size:	3 acres
NOI:	\$6,000.00
Cap Rate:	6.34%

site location map



utilities map



Imagery collected in 2020 by Kucera International. Imagery is managed by Adam DeMars, South Carolina State GIS Coordinator and hosted by ESRI.

existing and potential lots



photos



FOR SALE | SEWWRIGHT MH LOTS

current and proforma financials



Current Rent Roll				
Lot Address	City	State	Rent Amount/ Month	Rent Amount/ Year
729 Seba St.	Orangeburg	SC	Vacant	Vacant
731 Seba St.	Orangeburg	SC	\$ 225.00	\$ 2,700.00
755 Seba St.	Orangeburg	SC	\$ 225.00	\$ 2,700.00
771 Seba St.	Orangeburg	SC	\$ 225.00	\$ 2,700.00
Totals			\$ 675.00	\$ 8,100.00

Proforma Rent Roll				
Lot Address	City	State	Rent Amount/ Month	Rent Amount/ Year
729 Seba St.	Orangeburg	SC	\$ 250.00	\$ 3,000.00
731 Seba St.	Orangeburg	SC	\$ 250.00	\$ 3,000.00
755 Seba St.	Orangeburg	SC	\$ 250.00	\$ 3,000.00
771 Seba St.	Orangeburg	SC	\$ 250.00	\$ 3,000.00
Added Lot End of Street	Orangeburg	SC	\$ 250.00	\$ 3,000.00
Totals			\$ 1,250.00	\$ 15,000.00

expenses:

annual taxes: \$604

management fee: \$50/ lot or \$1800 annually

noi:

current noi: \$6,000/ 6.7% cap rate (includes land/ improvement value)

proforma noi: \$15,000/ 16.69% cap rate (includes land/ improvement value)

advisor bio



MARK GRIFFIN, CCIM, CM&AA

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PROFESSIONAL BACKGROUND

Mark Griffin, CCIM is the CEO and Managing Principal of Sperry Commercial Global Affiliates – Griffin Partners, with offices in Greenville and Atlanta. A native of Upstate South Carolina, he is a graduate of Clemson University and brings more than eighteen years of progressive experience in commercial real estate, spanning investment advisory, development consulting, and general brokerage.

Mr. Griffin holds a five-year Bachelor of Landscape Architecture (BLA) from Clemson University with a concentration in land development, real estate, and business. He has earned the distinguished Certified Commercial Investment Member (CCIM) designation—held by fewer than 6% of commercial real estate professionals worldwide—demonstrating advanced expertise in financial analysis and investment strategy. He also holds the Certified Mergers & Acquisitions Advisor (CM&AA) designation, recognized by Financial Industry Regulatory Authority (FINRA) as an elite credential for M&A professionals.

In addition to commercial brokerage, Mr. Griffin advises on mergers and acquisitions for mid-size and lower middle-market companies across the United States. This integrated expertise allows him to guide business owners through both the sale of their company and strategic real estate decisions, including sale-leasebacks and portfolio optimization. His investment focus includes mobile home and RV parks, multifamily communities, and office properties nationwide.

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