

Eight Home Rental Portfolio

Located in Manning, South Carolina



Well Located | Fully Stabilized | Newer Construction
Institutionally Managed | Rental Upside | Single
Community

AustinBanks
real estate company

Confidential Offering Memorandum

EXECUTIVE OVERVIEW

Austin Banks Real Estate Company, brokered by Exp, is pleased to present a rare opportunity to acquire an institutional-quality portfolio of 8 meticulously maintained single family homes in the dynamic and rapidly growing submarket of Manning, South Carolina. Built in 2021/2022, this portfolio represents a turnkey investment in a stable rental market with upside potential.

The portfolio consists of **eight** meticulously maintained **single-family homes**, primarily three-bedroom, two-bathroom units. It is currently 100% occupied, underscoring the strong rental demand in Manning, SC.

The portfolio offers stable in-place cash flow and well-maintained assets, positioning it for both immediate yield and long-term value appreciation. The offering presents multiple exit strategies, including continued operation as a stabilized rental portfolio or the potential for individual unit sales at a premium in the future. The availability of multiple exit strategies decreases the risk of this investment.

Manning, South Carolina's strategic location, coupled with its robust job market in healthcare and manufacturing sectors, ensures a steady stream of qualified tenants. The area's economic growth trajectory along with regional mobility, just east of I-95 and junction U.S 201/U.S. 521, will further the investment's growth potential.

For investors seeking to scale their presence in the South Carolina market or add a strategic, high-performing asset to their portfolio, this offering delivers quality, consistency, and optionality. The combination of desirable location, modern construction, and a proven track record of strong performance makes this a compelling investment opportunity.

8 Single Family Homes



2021 and 2022
Year Built



1,065
Average Square Feet



\$1,493
In-Place Average Rent



\$143,396
In-Place NOI

REPRESENTATIVE PHOTOGRAPHS



INVESTMENT HIGHLIGHTS

Prime Location: This investment is strategically positioned just eight minutes from the growing downtown of Manning, South Carolina, offering immediate access to an expanding array of retail, dining, and community amenities. The property also benefits from direct connectivity to Columbia—the state capital and home to the University of South Carolina and major employers—as well as Charleston, ensuring both strong employment options and regional demand spillover. Additionally, proximity to the Clarendon County Industrial Park (500 acres, including 185+ acres still available and individual sites up to 140 acres) further positions the area for long-term economic growth and continued employer expansion.

Stable Cash Flow: The portfolio is fully stabilized and boasts consistently high occupancy. All tenants have undergone rigorous screening by a professional management company, ensuring reliability and stability. With institutional-level oversight and management, the portfolio has been meticulously maintained to maximize operational efficiency and tenant satisfaction.



Recent Construction: Constructed in 2021 and 2022, these contemporary townhomes offer turnkey convenience while minimizing near-term capital expenditures. Each residence features a desirable open layout with either two or three bedrooms, two bathrooms, and a one-car garage—combining functional design and modern style to maximize tenant appeal.

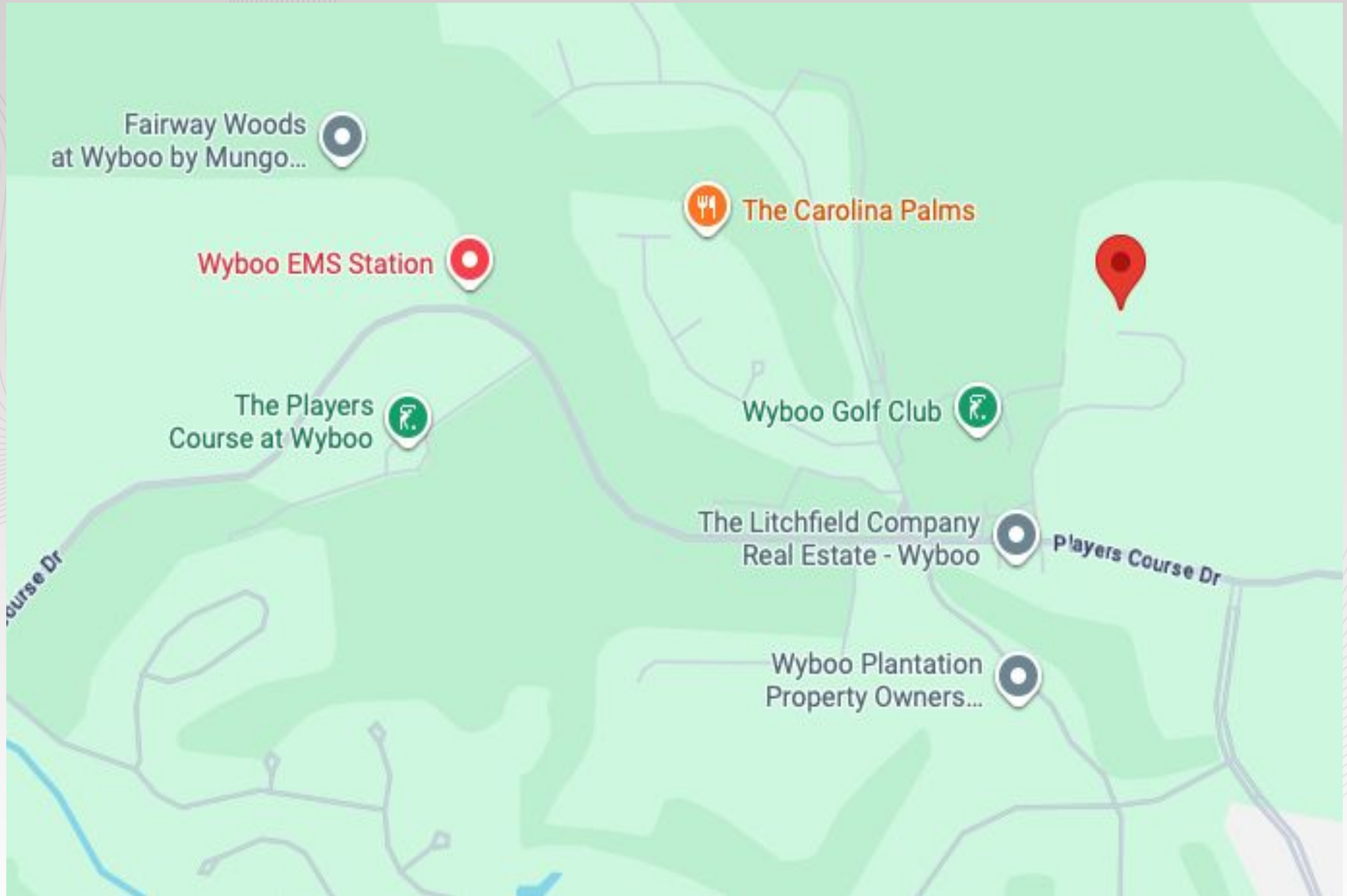
Desirable Community: The community boasts a desirable mix of homeowners and renters, fostering a stable neighborhood environment. Residents enjoy a well-maintained neighborhood and the ample green area with nice backyards.

Investment Flexibility: Owners can continue operating the portfolio as a stabilized rental portfolio, capitalize on individual sales to owner-occupants or pursue a combination of both. To ensure a smooth transition, the current owners are willing to provide support during the contract period through tenant renewals or vacancy options.

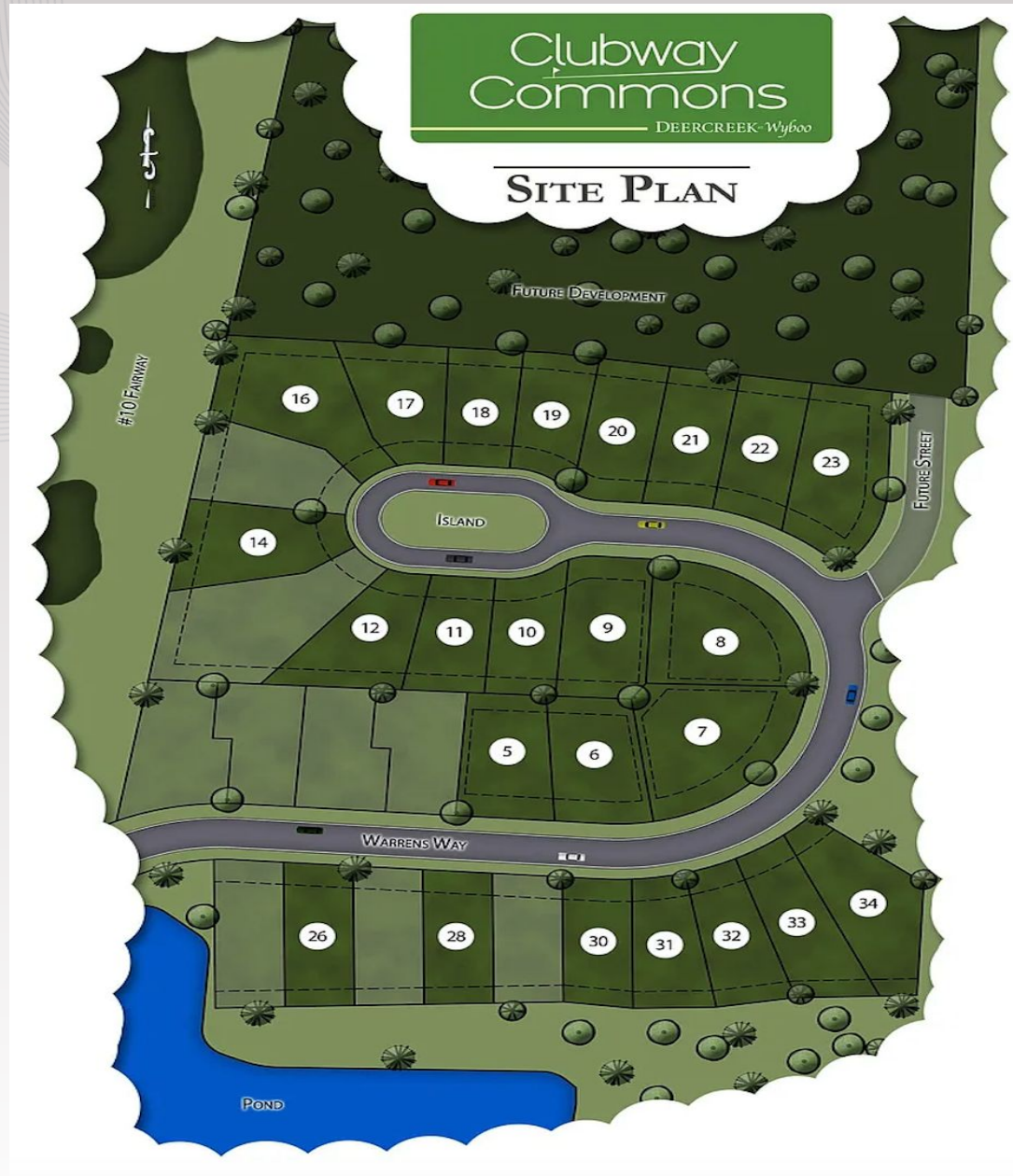
REPRESENTATIVE PHOTOGRAPHS



AERIAL VIEW



NEIGHBORHOOD VIEW



SUBMARKET OVERVIEW: MANNING, SC

Located directly on the I-95 corridor, this dynamic submarket benefits from strong economic fundamentals, proximity to major markets, and demographic trends that position it for continued growth.

Strategic Location and Connectivity: Manning sits directly on the I-95 corridor (Exits 115 & 119) with additional access via US-301 and US-521, giving residents and employers fast north–south mobility and regional reach. It’s a reasonable drive to Columbia (state capital, USC, major employers; ~64 mi), the Port of Charleston & metro Charleston economy (~87 mi), and Shaw Air Force Base in Sumter (~30 mi). This proximity broadens job options and supports demand spillover into a more affordable housing base.

Population Growth and Migration Trends: Clarendon County’s home values remain below the state average, positioning Manning as an affordable alternative to larger metropolitan and coastal markets. This relative value makes the area especially attractive to workforce renters and first-time buyers who may be priced out of higher-cost regions.

Proximity to Major Employers and Economic Anchors: Manning is partially anchored by the McLeod Health Clarendon (24/7 ER; 81 acute-care beds), providing healthcare jobs and a regional service draw. The Clarendon County Industrial Park (500 total acres, 185+ available, largest site 140 ac) lies on the I-95/US-301 spine, enabling logistics-friendly advanced manufacturing and distribution potential.

Recent industrial announcements highlight momentum: Georgia-Pacific’s \$40M OSB expansion in nearby Alcolu is complete; and Homanit’s \$250M fiberboard facility (groundbreaking 2025) projected to add ~300 jobs—signals of durable private-sector investment. Legacy and current employers across manufacturing, education/health, retail and public sector round out a diversified local base.

Community Amenities and Revitalization: Manning sits in the heart of Santee Cooper Country—home to Lake Marion, SC’s largest lake—offering boating, fishing, golf (Wyboo corridor) and outdoor amenities that help retain residents and attract remote/hybrid workers seeking lower cost of living.

Destination	Distance (Miles)	Driving Time
Charleston	~87 miles	~1 hour 25 min
Town of Manning	~9 miles	~12 min
Columbia	~64 miles	~1 hour 30 min
McLeod Health Clarendon	~8 miles	~12 min
Homanit’s \$250M Fiberboard Facility (2025)	~13 miles	~20 min

RENT ROLL

Address	Status	BD/BA	SF	Lease End	Current Rent
1326 Warrens Way	Occupied	3/2	1,065	4/10/2026	\$1,499
1178 Warrens Way	Occupied	3/2	1,065	4/04/2026	\$1,549
1160 Warrens Way	Occupied	3/2	1,065	3/05/2026	\$1,399
1330 Warrens Way	Occupied	3/2	1,065	5/19/2026	\$1,499
1295 Warrens Way	Occupied	3/2	1,065	8/17/2026	\$1,479
1307 Warrens Way	Occupied	3/2	1,065	5/31/2026	\$1,549
1184 Warrens Way	Occupied	3/2	1,065	6/20/2026	\$1,549
1196 Warrens Way	Occupied	3/2	1,065	3/31/2026	\$1,475

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