



GREENVILLE COUNTY MANUFACTURED HOME PORTFOLIO



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EXECUTIVE SUMMARY

Purchase Price: \$3,550,000

- **County:** Greenville, SC
- **Number of Pads:** 89
- **Number of Doors:** 85
 - Park-Owned Homes: 81
 - Site-Built Homes: 4
- **Land Area:** ±15.15 Acres
- **Parcel Numbers:** See property overviews

Reedy Property Group is pleased to present the exclusive opportunity to acquire an established portfolio of manufactured homes located throughout Greenville County, South Carolina — one of the fastest-growing counties in the Southeast. The portfolio consists of 89 total pads, with 81 manufactured homes and 4 site-built homes. This offering provides investors with immediate in-place cash flow, operational scale within a single county, and the opportunity to further enhance returns through strategic rent increases and operational efficiencies.

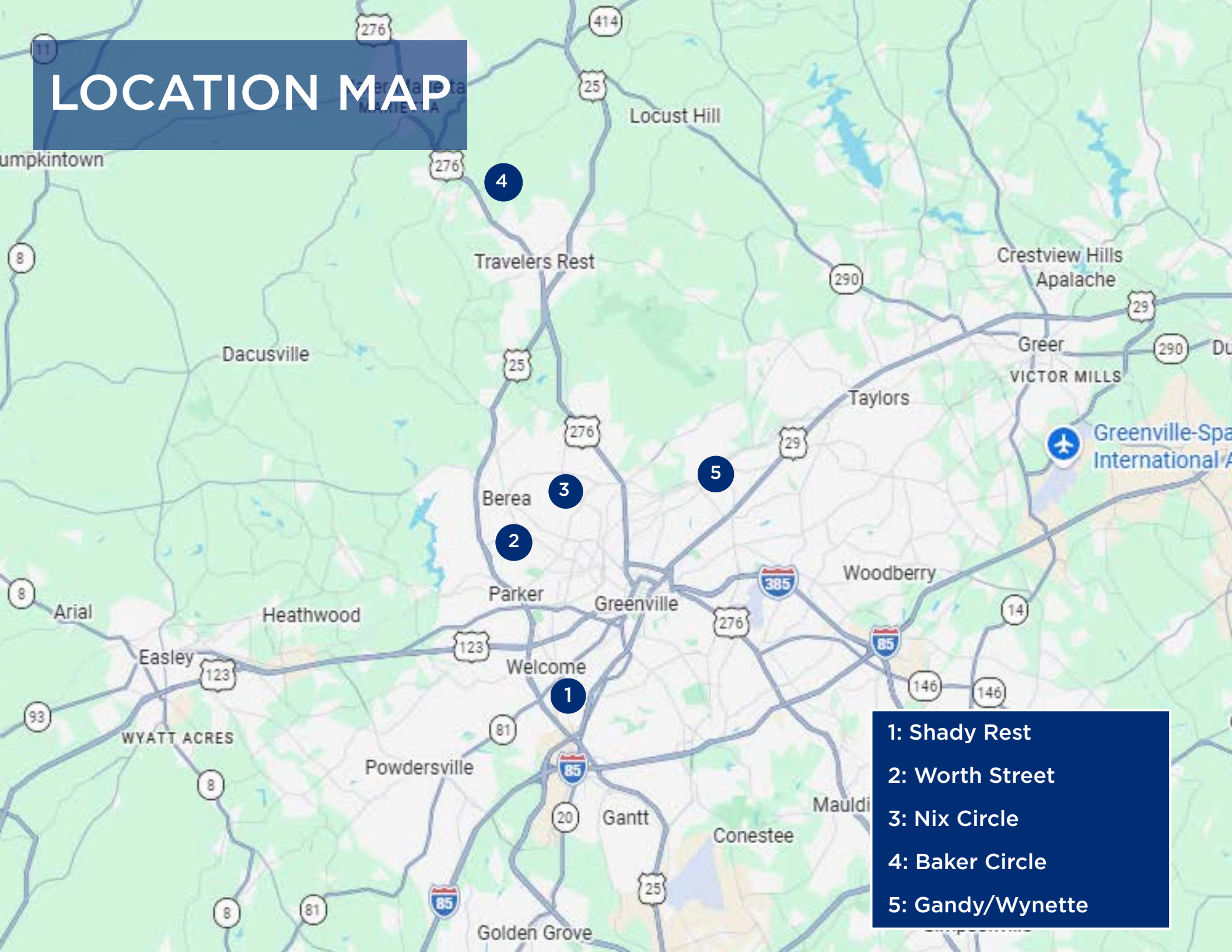


Guidelines:

All offers must be submitted in writing and include:

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

LOCATION MAP



1: Shady Rest

2: Worth Street

3: Nix Circle

4: Baker Circle

5: Gandy/Wynette

PROPERTY OVERVIEW



Shady Rest

Pages 4-5

Gandy & Wynette Ave

Pages 6-7

Worth Street

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Nix Circle

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Baker Circle

Pages 12-13

SHADY REST





SHADY REST

Rent Roll

| Park Name: | Shady Rest |
|-----------------------------|--|
| Property Address: | 503 Old Piedmont Hwy Greenville, SC |
| County and State: | Greenville, SC |
| Number of Pads: | 13 (12 Mobile Home Pads + 1 Site-built Home) |
| Number of Park Owned Homes: | 12 (11 Mobile Homes + 1 Site-built Home) |
| Tax Map Numbers: | WG01010300200 and WG01010300201 |
| Land Area (Acres): | 1.07 |

Operating Expenses

| Operating Expenses: | Annual |
|------------------------------------|------------|
| Property Taxes (2025 Actual) | \$5,925.00 |
| Mobile Home Taxes (2025 Actual) | \$626.04 |
| Water (Estimated) Avg. \$400/Month | \$4,800.00 |
| Lawncare (Estimated) | \$2,366.00 |

| Unit | Bed | Bath | Monthly Rent | Notes |
|---------------|-----|------|-------------------|--|
| 1 | | | \$ - 0 | Vacant Pad Lot |
| 2 | 2 | 1 | \$450.00 | |
| 3 | 2 | 1 | \$ - 0 | Vacant Mobile Home |
| 4 | 3 | 1 | \$600.00 | |
| 5 | 3 | 1 | \$550.00 | |
| 6 | 2 | 1 | \$500.00 | |
| 7 | 2 | 1 | \$ - 0 | Vacant Mobile Home |
| 8 | 2 | 1 | \$400.00 | |
| 9 | 2 | 1 | \$ - 0 | Vacant Mobile Home - Has been used for storage |
| 10 | 2 | 1 | \$450.00 | |
| 11 | 3 | 1.5 | \$400.00 | |
| 12 | 2 | 1 | \$400.00 | |
| 503 (House) | 2 | 1 | \$ - 0 | Vacant Single Family House |
| Total: | | | \$3,750.00 | |

GANDY & WYNETTE



| Reference # | Address | Reference # | Address |
|-------------|--------------------|-------------|-----------------|
| 1 | 8 Gandy Ave | 11 | 35 Gandy Ave |
| 2 | 10 Gandy Ave | 12 | 37 Gandy Ave |
| 3 | 14 Gandy Ave | 13 | 45 A Gandy Ave |
| 4 | 16 Gandy Ave | 14 | 167 Wynette Ave |
| 5 | 20 Gandy Ave | 15 | 149 Wynette Ave |
| 6 | 34 Gandy Ave | 16 | 127 Wynette Ave |
| 7 | 36 Gandy Ave | 17 | 113 Wynette Ave |
| 8 | 38 Gandy Ave | 18 | 116 Wynette Ave |
| 9 | 40 Gandy Ave (Lot) | 19 | 118 Wynette Ave |
| 10 | 33 Gandy Ave | 20 | 120 Wynette Ave |



GANDY AND WYNETTE AVE

Rent Roll

| | |
|-----------------------------|---|
| Park Name: | Gandy/Wynette Ave Greenville, SC |
| Property Address: | Multiple |
| County and State: | Greenville, SC |
| Number of Pads: | 19 |
| Number of Park Owned Homes: | 19 |
| Land Area (Acres): | 2.81 |
| Note: | Individually Parceled Homes |

| Tax Map Number | Unit | Bed | Bath | Monthly Rent | Notes |
|----------------|---------------------------|-----|------|--------------------|-------------------------------------|
| P015010100800 | 8 Gandy Ave | 3 | 2 | \$650.00 | |
| P015010101000 | 10 Gandy Ave | 2 | 1 | \$425.00 | |
| P015010101100 | 14 Gandy Ave | 3 | 1.5 | \$650.00 | |
| P015010101200 | 16 Gandy Ave | 3 | 2 | \$500.00 | |
| P015010101500 | 20 Gandy Ave | 2 | 2 | \$800.00 | |
| P015010205500 | 33 Gandy Ave | 3 | 2 | \$650.00 | |
| P015010102200 | 34 Gandy Ave | 2 | 2 | \$650.00 | |
| P015010205400 | 35 Gandy Ave | 3 | 1 | \$650.00 | |
| P015010102300 | 36 Gandy Ave | 3 | 2 | \$650.00 | |
| P015010205300 | 37 Gandy Ave | 3 | 1 | \$650.00 | |
| P015010102400 | 38 Gandy Ave | 3 | 2 | \$650.00 | |
| P015010102500 | 40 Gandy Ave (Vacant Lot) | | | | Vacant Lot adjacent to 38 Gandy Ave |
| P015010205100 | 45A Gandy Ave | 3 | 1.5 | \$650.00 | |
| P015010402200 | 167 Wynette Ave | 3 | 1 | \$650.00 | |
| P015010403000 | 149 Wynette Ave | 3 | 2 | \$700.00 | |
| P015010403500 | 127 Wynette Ave | 3 | 2 | \$650.00 | |
| P015010202100 | 120 Wynette Ave | 3 | 2 | \$650.00 | |
| P015010202000 | 118 Wynette Ave | 3 | 2 | \$650.00 | |
| P015010201900 | 116 Wynette Ave | 3 | 2 | \$650.00 | |
| P015010404100 | 113 Wynette Ave | 3 | 2 | \$650.00 | |
| Total: | | | | \$12,175.00 | |

Operating Expenses

| Operating Expenses: | Annual |
|---------------------------------|------------|
| Property Taxes (2025 Actual) | \$5,904.05 |
| Mobile Home Taxes (2025 Actual) | \$1,300.25 |

WORTH STREET





WORTH STREET

Rent Roll

| Park Name: | Worth Street |
|-----------------------------|--|
| Property Address: | 2 Worth St and 1008 Cedar Lane Rd Greenville, SC |
| County and State: | Greenville, SC |
| Number of Pads: | 21 (19 Mobile Home Pads + 2 Site-built Homes) |
| Number of Park Owned Homes: | 20 (18 Mobile Homes + 2 Site-built Homes) |
| Tax Map Numbers: | 0145000601600 and 0145000601301 |
| Land Area (Acres): | 3.05 |

| Unit | Bed | Bath | Monthly Rent | Notes |
|---------------------------------|-----|------|--------------------|--------------------|
| 1 | 2 | 1 | \$500.00 | |
| 2 | 2 | 1 | \$550.00 | |
| 3 | 2 | 1.5 | \$ - 0 | Vacant Mobile Home |
| 4 | | | \$ - 0 | Vacant Pad Lot |
| 5 | 2 | 1 | \$550.00 | |
| 6 | 2 | 1 | \$550.00 | |
| 7 | 3 | 1 | \$800.00 | |
| 8 | 2 | 1 | \$550.00 | |
| 9 | 3 | 1 | \$550.00 | |
| 10 | 4 | 2 | \$550.00 | |
| 11 | 3 | 1 | \$550.00 | |
| 12 | 2 | 1 | \$550.00 | |
| 13 | 2 | 1 | \$550.00 | |
| 14 | 2 | 1 | \$550.00 | |
| 15 | 2 | 1 | \$700.00 | |
| 16 | 3 | 1.5 | \$550.00 | |
| 17 | 3 | 1.5 | \$550.00 | |
| 18 | 2 | 1 | \$550.00 | |
| 2 Worth (House) | 3 | 2 | \$700.00 | |
| 1008 Cedar Lane (House) | 2 | 1 | \$700.00 | |
| 1008 B Cedar Lane (Mobile Home) | 2 | 2 | \$650.00 | |
| Total: | | | \$11,200.00 | |

Operating Expenses

| Operating Expenses: | Annual |
|---------------------------------|-------------|
| Property Taxes (2025 Actual) | \$11,667.60 |
| Mobile Home Taxes (2025 Actual) | \$991.23 |
| Lawncare (Estimated) | \$3,458.00 |

NIX CIRCLE





NIX CIRCLE

Rent Roll

| Park Name: | Nix Circle |
|-----------------------------|---|
| Property Address: | 102 and 106 Nix Circle Greenville, SC |
| County and State: | Greenville, SC |
| Number of Pads: | 24 (23 Mobile Home Pads + 1 Site-built Home) |
| Number of Park Owned Homes: | 23 (22 Mobile Homes + 1 Site-built Home) |
| Tax Map Numbers: | B009020200600, B009020200602, and B009020200601 |
| Land Area (Acres): | 7.15 |

Operating Expenses

| Operating Expenses: | Annual |
|------------------------------------|------------|
| Property Taxes (2025 Actual) | \$9,424.15 |
| Mobile Home Taxes (2025 Actual) | \$1,117.82 |
| Water (Estimated) Avg. \$350/Month | \$4,200.00 |
| Lawncare (Estimated) | \$4,368.00 |

| Unit | Bed | Bath | Monthly Rent | Notes |
|-----------------|-----|------|--------------------|--------------------------------|
| 102 Nix Unit 1 | 2 | 1 | \$550.00 | Shared Water Meter |
| 102 Nix Unit 2 | 2 | 1 | \$550.00 | Shared Water Meter |
| 102 Nix Unit 3 | 2 | 1 | \$375.00 | Shared Water Meter |
| 102 Nix Unit 4 | 3 | 1.5 | \$650.00 | Shared Water Meter |
| 102 Nix Unit 5 | 2 | 2 | \$600.00 | Shared Water Meter |
| 102 Nix Unit 6 | 2 | 1 | \$550.00 | Shared Water Meter |
| 102 Nix Unit 7 | 2 | 1 | \$550.00 | Shared Water Meter |
| 102 Nix Unit 8 | 3 | 1 | \$600.00 | Shared Water Meter |
| 102 Nix Unit 9 | 2 | 2 | \$650.00 | Shared Water Meter |
| 104 Nix (House) | 3 | 1 | \$650.00 | |
| 106 Nix Unit 1 | 3 | 2 | \$650.00 | |
| 106 Nix Unit 2 | 2 | 1 | \$550.00 | |
| 106 Nix Unit 3 | 2 | 1 | \$300.00 | |
| 106 Nix Unit 4 | 2 | 1 | \$550.00 | |
| 106 Nix Unit 5 | 2 | 1 | \$550.00 | |
| 106 Nix Unit 6 | 2 | 2 | \$550.00 | |
| 106 Nix Unit 7 | 2 | 1 | \$800.00 | |
| 106 Nix Unit 8 | 2 | 1 | \$550.00 | |
| 106 Nix Unit 9 | 2 | 1 | \$500.00 | |
| 106 Nix Unit 10 | 2 | 1 | \$ - 0 | Vacant Mobile Home |
| 106 Nix Unit 11 | 2 | 1 | \$550.00 | Lot rent - Non Park Owned Home |
| 106 Nix Unit 12 | 2 | 1 | \$600.00 | |
| 106 Nix Unit 13 | 2 | 1 | \$500.00 | |
| 106 Nix Unit 14 | 2 | 1 | \$500.00 | |
| Total: | | | \$12,875.00 | |

BAKER CIRCLE





BAKER CIRCLE

Rent Roll

| Park Name: | Baker Circle |
|-----------------------------|----------------------------|
| Property Address: | 101 Baker Cir Marietta, SC |
| County and State: | Greenville, SC |
| Number of Pads: | 12 |
| Number of Park Owned Homes: | 11 |
| Tax Map Numbers: | 0515000102404 |
| Land Area (Acres): | 1.07 |

| Unit | Bed | Bath | Monthly Rent | Notes |
|---------------|-----|------|-------------------|-------------------------------|
| 11 | 3 | 2 | \$600.00 | |
| 12 | 2 | 1 | \$550.00 | |
| 13 | 2 | 1 | \$550.00 | |
| 14 | | | \$ - 0 | Vacant Mobile Home - No title |
| 15 | 1 | 1 | \$600.00 | |
| 16 | | | \$ - 0 | Vacant Mobile Home |
| 17 | 2 | 1 | \$550.00 | |
| 18 | 2 | 1 | \$650.00 | |
| 19 | 2 | 1 | \$550.00 | |
| 20 | 2 | 1 | \$500.00 | |
| 21 | 2 | 1 | \$500.00 | |
| 22 | 2 | 1 | \$500.00 | |
| Total: | | | \$5,550.00 | |

Operating Expenses

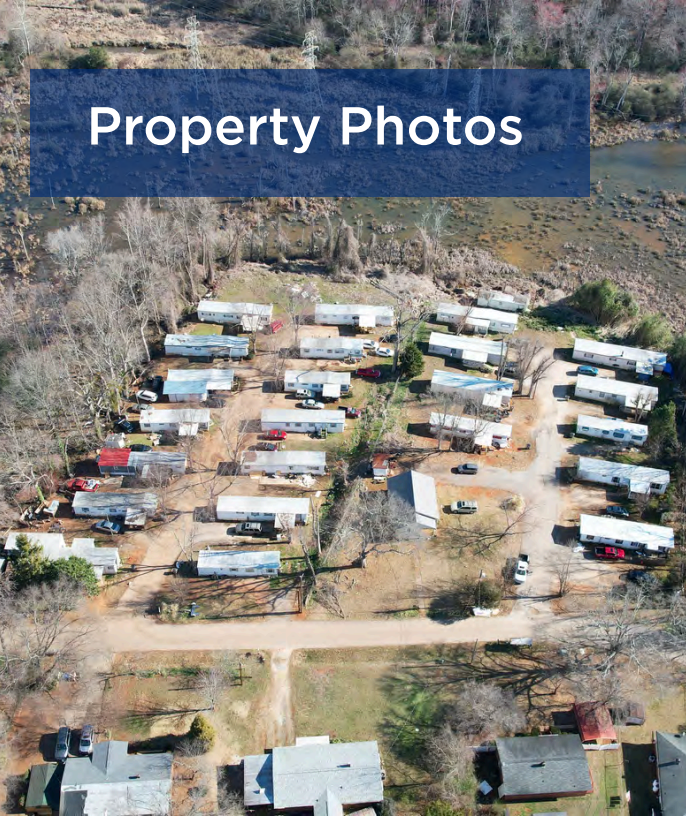
| Operating Expenses: | Annual |
|---------------------------------|------------|
| Property Taxes (2025 Actual) | \$784.44 |
| Mobile Home Taxes (2025 Actual) | \$483.67 |
| Lawncare (Estimated) | \$2,184.00 |



FINANCIAL OVERVIEW

| Type | Monthly | Annual |
|----------------------------------|--------------------|---------------------|
| Gross Rent | \$45,550.00 | \$546,600.00 |
| Expenses | | |
| Property Taxes (2025 Actual) | | \$33,705.24 |
| Mobile Home Taxes (2025 Actual) | | \$4,519.01 |
| Insurance (Estimated \$400/Door) | | \$34,000.00 |
| Property Management (10%) | | \$54,660.00 |
| Water (Estimated) | | \$9,000.00 |
| Lawncare (2025 Actual) | | \$12,376.00 |
| Repairs (Estimated \$500/Door) | | \$42,500.00 |
| Expense Total | | \$190,760.25 |
| Net Operating Income | | \$355,839.75 |

Property Photos



Property Photos



Property Photos





FINANCIAL OVERVIEW

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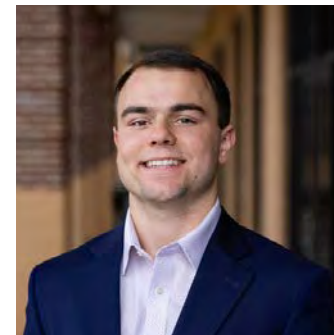
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and 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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