



# 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.

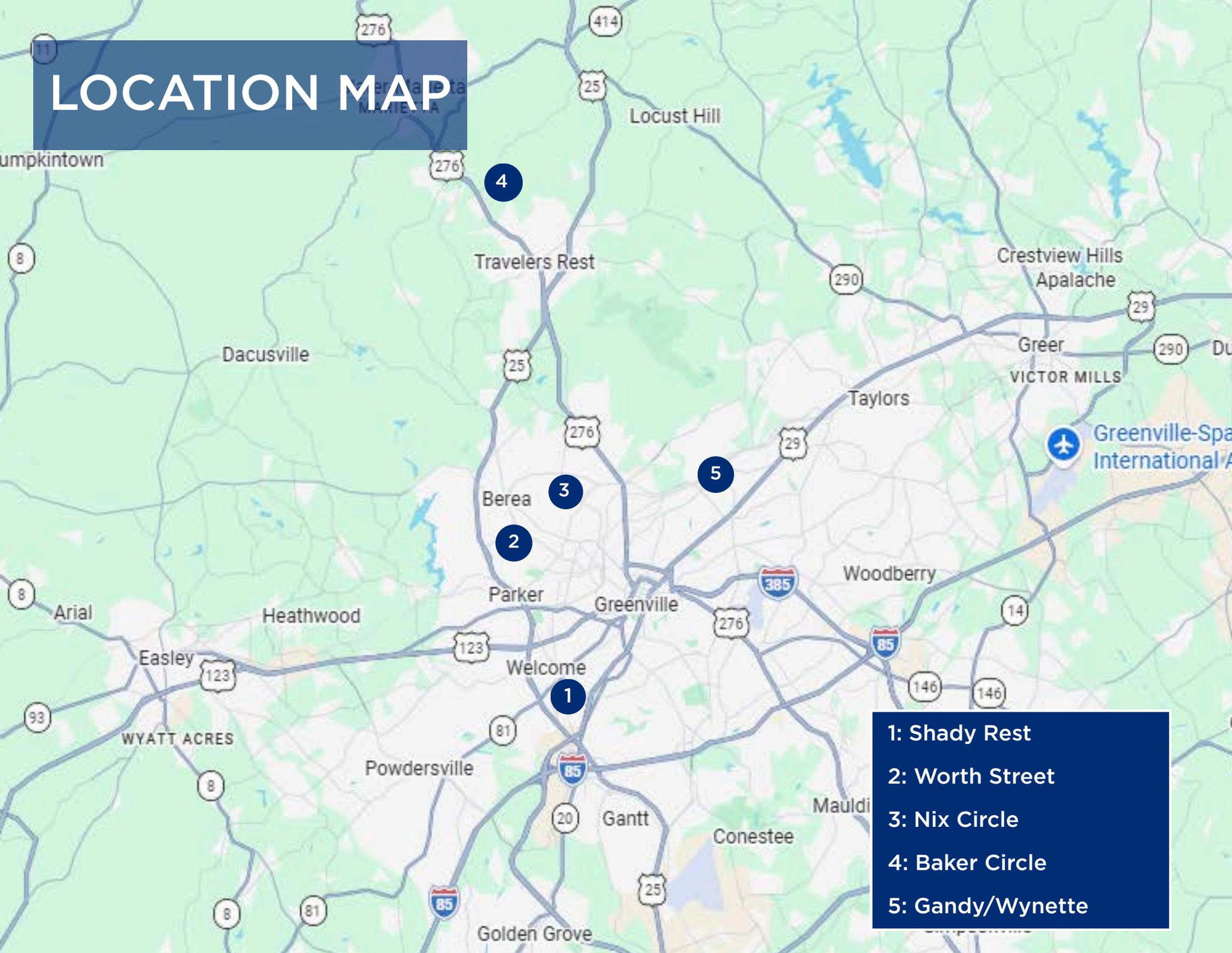


## Guidelines:

**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**

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## **Gandy & Wynette Ave**

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## **Worth Street**

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## **Nix Circle**

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## **Baker Circle**

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# 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
<b>Total:</b>			<b>\$3,750.00</b>	

# 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

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

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	
<b>Total:</b>				<b>\$12,175.00</b>	

## Operating Expenses

<b>Operating Expenses:</b>	<b>Annual</b>
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	
<b>Total:</b>			<b>\$11,200.00</b>	

## 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	
<b>Total:</b>			<b>\$12,875.00</b>	

# 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	
<b>Total:</b>			<b>\$5,550.00</b>	

## Operating Expenses

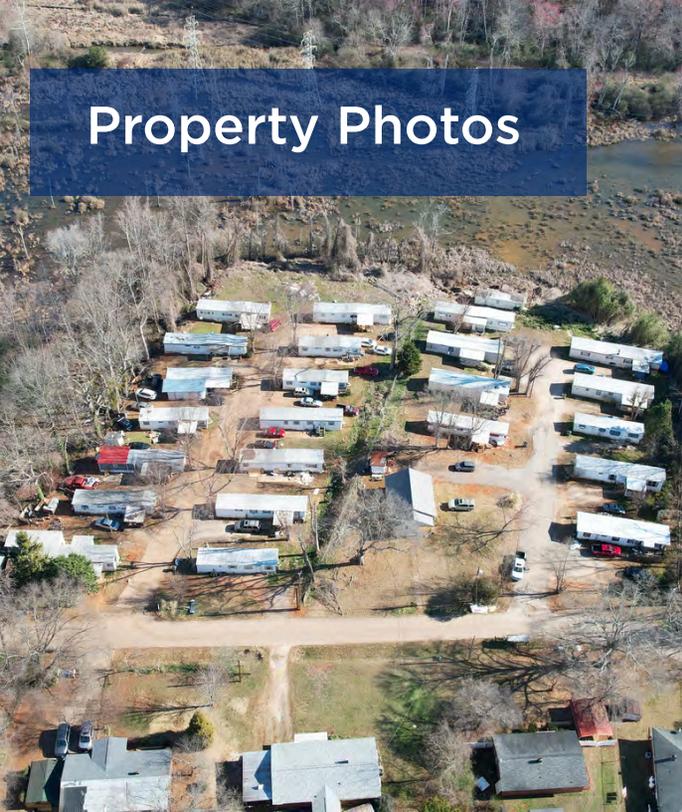
Operating Expenses:	Annual
Property Taxes (2025 Actual)	\$784.44
Mobile Home Taxes (2025 Actual)	\$483.67
Lawncare (Estimated)	\$2,184.00



# FINANCIAL OVERVIEW

Type	Monthly	Annual
<b>Gross Rent</b>	<b>\$45,550.00</b>	<b>\$546,600.00</b>
<b>Expenses</b>		
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
<b>Expense Total</b>		<b>\$190,760.25</b>
<b>Net Operating Income</b>		<b>\$355,839.75</b>

# 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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