

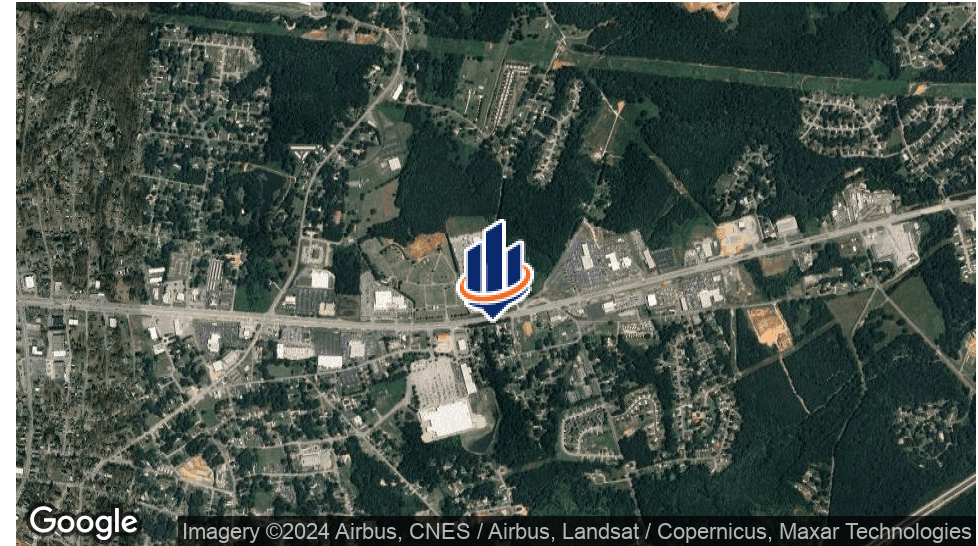


**+ -32K ANNUAL INCOME**  
**5 PAD MHP; 4 POH**  
**E WADE HAMPTON BLVD**

104 BELK CT  
GREER, SC 29651

Matthew Nocella  
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## OFFERING SUMMARY

Sale Price:	\$339,000
Number of Units:	5
Lot Size:	0.5 Acres
Utility Type:	Public Water / Public Sewer
Occupancy	80% [100% POH Occupancy]
Gross Monthly Income	+-\$2700.00

## PROPERTY DESCRIPTION

Closest Major Intersection: E Wade Hampton Blvd & Arlington Road (.5 Miles)  
5 Rentals: +/- \$32,340 ANNUAL GOI  
4 Park Owned Homes; 1 Vacant Lot  
All Public Utilities; Paved/Gravel Road  
UNINCORPORATED; Land Use: Non-Qualified Regular Residential Vacant (6RGP)

## LOCATION DESCRIPTION

SVN BlackStream is thrilled to present 104 Belk Court in Greer, SC, a unique investment opportunity within the 29651 zip code of our dynamic Greenville-Spartanburg MSA. Don't hesitate to reach out for deeper details on this income producing property. Aply nestled in the heart of the Southeast along I-85, between Charlotte, NC and Atlanta, GA, the Upstate South Carolina region is experiencing unprecedented economic growth, driven by a diverse economy that includes major industry players in automotive, advanced manufacturing, and technology sectors. There is significant development along the I-85 Corridor of Upstate SC in almost every real estate asset class, though investment in multifamily properties here, including mobile home parks, can be particularly advantageous. In the midst of pressure from elevated interest rates & rent values, SVN BlackStream's most accurate demographic data shows consistently steady population growth and increasing demand for affordable housing in the Greenville-Spartanburg area. The proximity to major employers, excellent transportation infrastructure, and a favorable business climate make Greer, SC an attractive location for both residents and investors. Additionally, the relatively lower cost of mobile homes compared to traditional housing provides a stable rental market, ensuring consistent cash flow and vast potential for long-term ROI

864-637-9302 - Matthew.Nocella@SVN.com



# Additional Photos



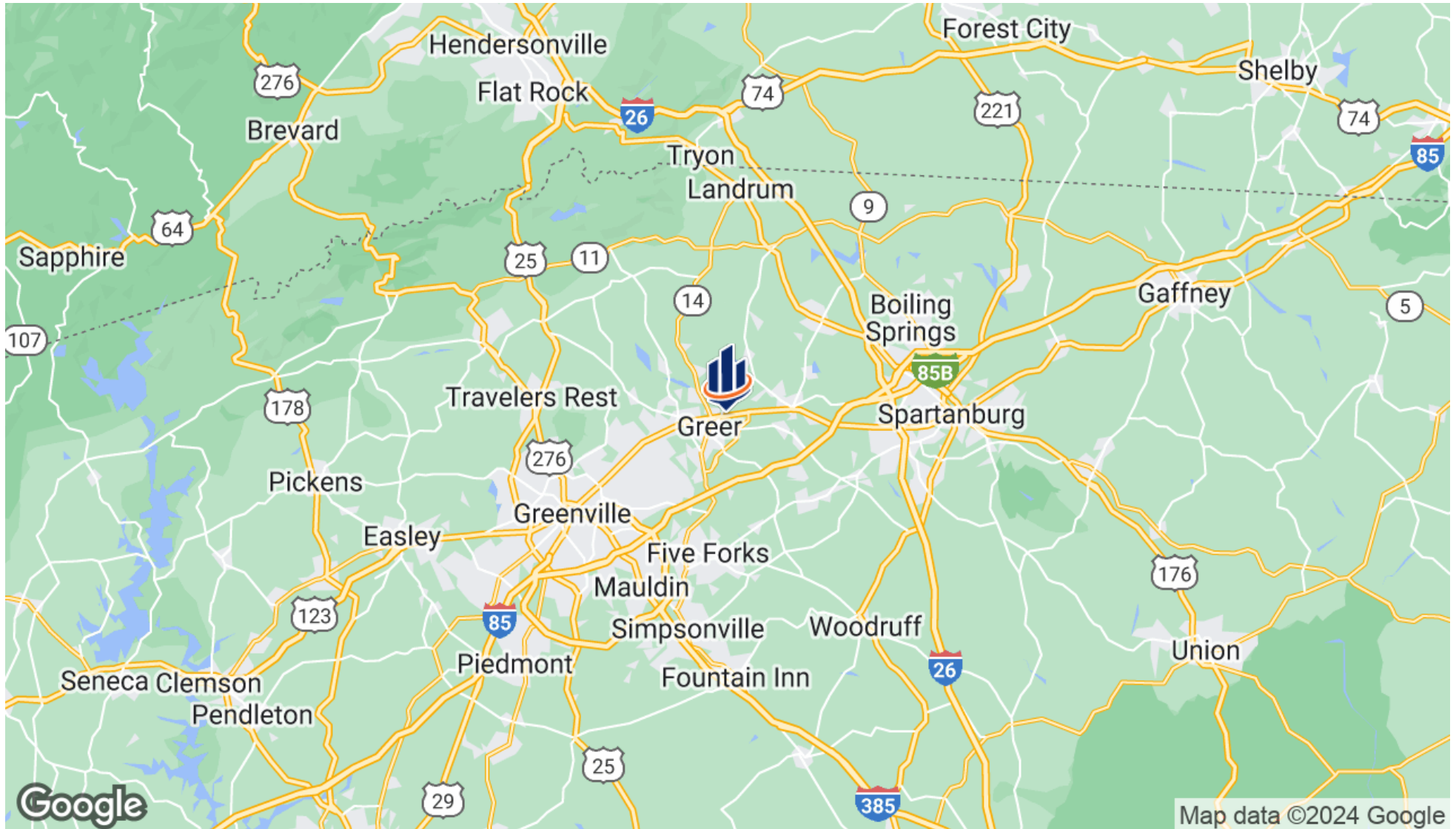


# E Wade Hampton Blvd; Greer 29651





# Upstate SC MSA; I-85 Corridor







**MATTHEW NOCELLA**

Associate Advisor

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SC #127805

**PROFESSIONAL BACKGROUND**

Matthew became an advisor at SVN BlackStream in 2022 as a member of the mobile home park team. Years of management experience in large-scale multifamily renovation and investment sales have equipped him with the knowledge to advise clients appropriately in alignment with their asset goals. Matthew believes the most important factors in business relationships are compassion and communication.

Matthew is a young native of the Upstate and feels a natural aspiration to foster its development. A 2014 graduate of Wade Hampton High School, a B.A. in Spanish and in Government of Wofford College Class of 2018, he entered the commercial real estate sector as an alumnus of the Wyatt Institute of Real Estate in Greenville, SC.

Matthew enjoys cultural study, with travels to Jamaica, Madrid, Lisbon, Sinaloa, Yucatan, Bogota, Bonaire, Quito, Galapagos, and the Amazon Rainforest. His interests include dining experiences, motorsports, digital audio recording, and wildlife conservation.

**EDUCATION**

- Wade Hampton High School - Class of 2014
- Wofford College - Class of 2018
- B.A. Government
- B.A. Spanish
- Wyatt Institute of Real Estate - Greenville, SC

**SVN | BlackStream**  
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