

FOR SALE
\$1,280,000



Wilcox Avenue MHP

141 Pauline Drive
Gaffney, SC 29341

Robert (Bobby)
Moss

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SC #106616

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FOR SALE

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. eXp Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. eXp Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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 eXp Commercial in compliance with all applicable fair housing and equal opportunity laws.

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Welcome Letter

FOR SALE

INVESTMENT OPPORTUNITY

eXp Commercial has been selected to exclusively market the sale of the asset contained in this offering memorandum. Based on our honest assessment, we welcome the opportunity to provide you with an in-depth review of this investment and its position in today's market.

Within these pages, you will be presented with information on the site features and characteristics, location and market, current performance, and other items deemed pertinent by us to help in your review and consideration.

As professionals in the industry, we keep our fingers on the market's pulse. It is our goal, and in the best interest of our client, to give you a clear understanding of this investment and the driving forces in the current market. What is presented here is based on our market knowledge and proven experience.

eXp Commercial is the agent of the seller; however, we can perform ministerial acts for the potential purchaser to facilitate this transaction and do have the following affirmative legal obligations to the potential purchaser:

- Diligent exercise of reasonable skill and care in performing our duties.
- A duty of honest and fair dealing and good faith.
- A duty to disclose all facts known that materially affect the value or desirability of the property that are not known to, or within the diligent attention and observation of, the potential purchaser.

We invite you to thoroughly review this offering memorandum and contact us with any questions you may have.

ALL PROPERTY TOURS MUST BE ARRANGED AT LEAST 48 HOURS IN ADVANCE AND ONLY WITH THE PRIOR APPROVAL OF THE BROKER. ALL INQUIRIES SHOULD BE DIRECTED TO THE BROKER DOCUMENTED IN THIS PACKAGE.

GUIDELINES FOR OFFERS

Please sign and return the appropriate pages of the agency disclosure document found at the end of this document.

Offers must be presented in writing to the broker of record as a Letter of Intent (LOI) or purchase agreement. The offer should include, at a minimum, the Offering Price, Earnest Money Deposit, Source of Capital, Proposed Schedule for Due Diligence and Closing, and any substantial and unordinary conditions or terms that will be placed in a purchase agreement, including required committee approvals and contingencies. In addition to the LOI, please provide qualifying documents, including a resume on experience/other holdings and lender pre-qualification letter(s) if available.

The seller will only consider offers submitted through its exclusive listing agent. The seller reserves the right to negotiate with any party at any time. The seller also reserves the unrestricted right to reject any or all offers.

STATE LICENSING

	NC	SC	TN	GA	AL
EXP COMMERCIAL	#C33116	#24614	#264947	#78422	#000135371-0
ROBERT (BOBBY) MOSS	#312110	#106616	#364818	#396512	#000128426-0

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Section 1

Executive Summary

Investment Summary

FOR SALE



INVESTMENT DESCRIPTION

Discover an exceptional investment opportunity in the thriving Spartanburg, SC area. This property, boasting 19 rentable units and a 94.74% occupancy rate, offers the ideal blend of modern comfort and prime location. Situated on 20.7 +/- expansive acres along Interstate 85, the property features a mix of 18 mobile homes and a charming brick home, providing a versatile and expandable investment potential (buyer to verify with the county). With its unzoned status and a strong foundation for growth, this property presents a compelling prospect for the astute mobile home park investor or developer seeking a promising addition to their portfolio. The property offers both expansion and redevelopment possibilities.

INVESTMENT HIGHLIGHTS

- 20.7 acres +/-
- Expandable (buyer to verify with county)
- Brick home
- 18 mobile homes (one double-wide)
- Great location along Interstate 85
- ~ 1.5 miles to I-85 exit and major retailers

LOCATION DESCRIPTION

Wilcox Avenue MHP is located along I-85 in Gaffney, SC, just 13 miles south of the NC/SC state line. Nestled in the thriving Spartanburg, SC, market, the area surrounding the property offers a compelling blend of convenience and leisure. Located close to the vibrant downtown area, residents enjoy easy access to a wide array of dining, shopping, and entertainment options. Additionally, the property is near notable landmarks such as Cowpens National Battlefield, Gaffney Outlet Marketplace, and Lake Welchel. Investors exploring the potential of the multifamily or mobile home park sector will appreciate the area's strong economic growth and the diverse array of attractions and amenities available to residents.

INVESTMENT OVERVIEW

Sale Price:	\$1,280,000
Location	Gaffney, SC
Number of Units:	19
Single-wide POH:	17
Double-wide POH:	1
Brick House:	1

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Financial Summary

FOR SALE

OPERATING DATA	2022	2023	2024	2025 T6 RECASTED
Gross Income	\$135,855	\$148,201	\$163,743	\$177,432
Operating Expenses	\$88,357	\$71,632	\$80,804	\$68,300
Net Operating Income	\$47,498	\$76,569	\$82,939	\$109,132

Previous years' expenses are inflated as eight homes were remodelled entirely, and an additional three homes received new flooring. The owner reported these capital improvements as expenses. An additional two homes have been renovated in 2025.



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Section 2

Property Information

Mobile Home Roster

FOR SALE

STREET ADDRESS	SIZE	SQ FT	YEAR	MAKE	SERIAL #	# BR	# BA	PERMIT #	TITLE?	TAXES - MH	RENT
120 Pauline Dr, Lot 1	12 x 57	684	1994	Oakwood	HONC57014CK2519457	3	2	23-0220	YES	\$123.95	\$750.00
120 Pauline Dr, Lot 2	16 x 60	960	1995	Fleetwood	GAFLR07A31454W2	3	2	23-0221	YES	\$203.47	\$800.00
120 Pauline Dr, Lot 3	14 x 66	924	1998	Horton	H151573G	3	2	23-0222	YES	\$196.95	\$800.00
120 Pauline Dr, Lot 4	28 x 40	1,120	1995	Redman	12902851AB	3	2	23-0223	YES	\$231.96	\$950.00
120 Pauline Dr, Lot 5	14 x 76	1,064	1996	Liberty	16L06847	3	2	23-0224	YES	\$222.42	\$875.00
139 Pauline Dr, Lot 6	14 x 66	924	1999	Redman	13844995	3	2	23-0225	YES	\$241.49	\$650.00
141 Pauline Dr	HOME	1,536	1960	N/A	N/A	4	2	N/A	MORTGAGE	\$6,702.41	\$1,100.00
727 Wilcox Ave Lot 8	14 x 76	1,064	2000	Fleetwood	NCFLX41A64167V013	3	2	23-0226	YES	\$241.49	\$900.00
727 Wilcox Ave Lot 9	16 x 76	1,216	1997	Life	SSLAL33748	2	2	23-0227	YES	\$279.75	\$700.00
727 Wilcox Ave Lot 10	16 x 76	1,216	1997	General	LHSC512970957	3	2	23-0228	YES	\$241.49	\$825.00
727 Wilcox Ave Lot 11	14 x 66	924	1983	Oakwood	HFNC56014FK2501095	2	1	--G13G	NO TITLE	\$317.27	\$825.00
727 Wilcox Ave Lot 12	16 x 76	1,216	1994	Horton	H200734G	3	2	23-0229	YES	\$222.42	\$800.00
727 Wilcox Ave Lot 13	14 x 76	1,064	1996	Fleetwood	GAFLS07A35230W212	3	2	23-0231	YES	\$216.02	\$875.00
727 Wilcox Ave Lot 14	16 x 76	1,216	1998	Oakwood	HOTN12C06138	3	2	23-0232	YES	\$257.42	\$900.00
727 Wilcox Ave Lot 15	14 x 52	728	1986	Phoenix	WHGA1854	2	2	23-0233	YES	\$155.69	\$625.00
727 Wilcox Ave Lot 16	14 x 56	784	1986	Connor	CHCANC561210535943	2	1	23-0254	YES	\$206.62	\$625.00
727 Wilcox Ave Lot 17	16 x 66	1,056	1999	Bellcrest	GBHMM52966	3	2	23-0235	YES	\$232.08	\$800.00
727 Wilcox Ave Lot 18	14 x 56	784	1998	Pioneer	PH1305GA12634	2	2	23-0236	YES	\$257.42	\$700.00
727 Wilcox Ave Lot 19	14 x 70	980	1997	Fleetwood	NCFLV41A37970V013	3	2	23-0237	YES	\$225.56	\$900.00

\$10,775.88 **\$15,400.00**

NOTE: The rent on Lot 8 includes a \$25 pet fee for a larger dog

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Property Details

FOR SALE

LOCATION INFORMATION

Investment Name	Wilcox Avenue MHP
Street Address	141 Pauline Drive
City, State, Zip	Gaffney, SC 29341
County	Cherokee
Market	Spartanburg, SC
Road Type	Highway Service Drive
Market Type	Medium
Nearest Highway	Interstate 85
Nearest Airport	Greenville-Spartanburg International (GSP)

PROPERTY INFORMATION

Property Type	Multifamily
Property Subtype	Mobile Home Park
Zoning	Unzoned
Lot Size	20.7 Acres +/-
Streets/Driveways	Paved & Gravel
APN #	098-00-00-004.001

UTILITIES

Gas / Propane	No
Electric	Duke Energy
Water (mobile homes)	Gaffney BPW
Water (brick home)	Well
Sewage	Septic
Gaffney BPW sewer can be run to site	

EXPENSE RESPONSIBILITY

Electric	Direct billed to tenants
Water	Direct billed to tenants
Lawn care	Landlord
Waste Management	Property Taxes
Washer/Dryer	Tenant

BUILDING INFORMATION

Number of Units	19
Investment Class	C
Occupancy %	94.74%
Year Last Renovated	2025

RENOVATIONS (SINCE 2022)

Lot 1	Flooring
Lot 2	Complete Interior
Lot 4	Complete Interior
Lot 5	Complete Interior
Lot 8	Complete Interior
Lot 9	Flooring
Lot 11	Complete Interior
Lot 12	Complete Interior
Lot 13	Complete Interior
Lot 14	Complete Interior
Lot 16	Complete Interior
Lot 18	Flooring
Lot 19	Complete Interior

OTHER CAPITAL IMPROVEMENTS

Lot 18	New HVAC (11/2022)
Brick House	New HVAC (4/2023)
Lot 5	New HVAC (7/2023)
Lot 9	New Roof (8/2023)
Lot 18	New gravel pit (12/2023)
Lot 11	New gravel pit (3/2024)
Lot 13	New HVAC (7/2024)
Wilcox Ave	Paved Road (8/2024)
Lot 10	New Septic Tank (6/2025)

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Property Description

FOR SALE



PROPERTY DESCRIPTION

Discover an exceptional investment opportunity in the thriving Spartanburg, SC area. This property, boasting 19 rentable units and a 94.74% occupancy rate, offers the ideal blend of modern comfort and prime location. Situated on 20.7 expansive acres along Interstate 85, the property features a mix of 18 mobile homes and a charming brick home, providing a versatile and expandable investment potential (buyer to verify with the county). With its unzoned status and a strong foundation for growth, this property presents a compelling prospect for the astute mobile home park investor or developer seeking a promising addition to their portfolio. The property offers both expansion and redevelopment possibilities.

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UTILITIES DESCRIPTION

All electric (Duke Energy)
Water (Gaffney BPW) - mobile homes connected
Well water - brick home
Septic tanks for all homes
Sewer can be brought to site (see map)

MOBILE HOME TITLE

PLEASE NOTE: THE OWNER DOES NOT HAVE A TITLE FOR THE MOBILE HOME ON LOT 11. THERE WAS NO TITLE IN POSSESSION BY THE BANK WHEN THE MHP WAS ACQUIRED. (SEE LETTER FROM BANK INCLUDED AFTER THE RENT ROLL PAGE).

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Brick Home Photos

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Mobile Home Photos

FOR SALE



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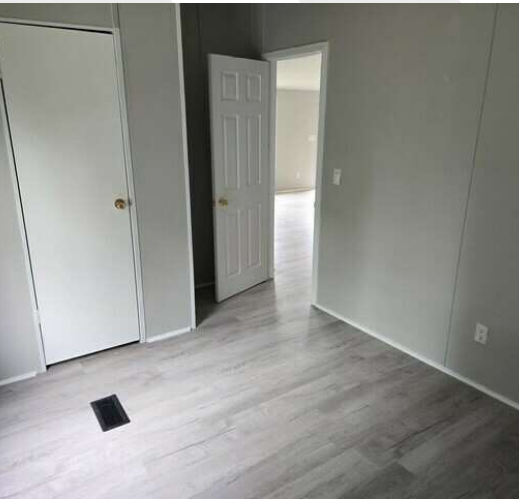
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Renovation Photos A

FOR SALE



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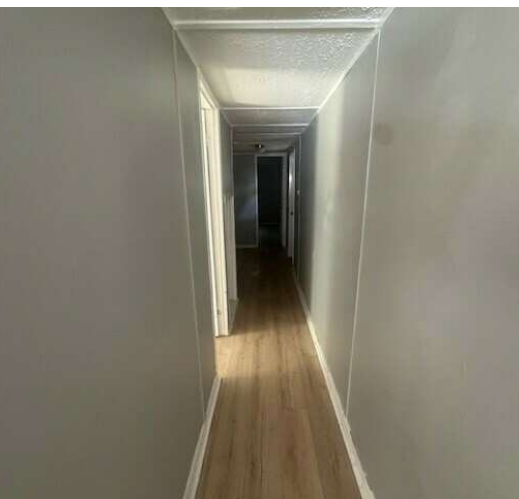
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Renovation Photos B

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Aerial View

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LOCATION MAP

JOANNE VESS

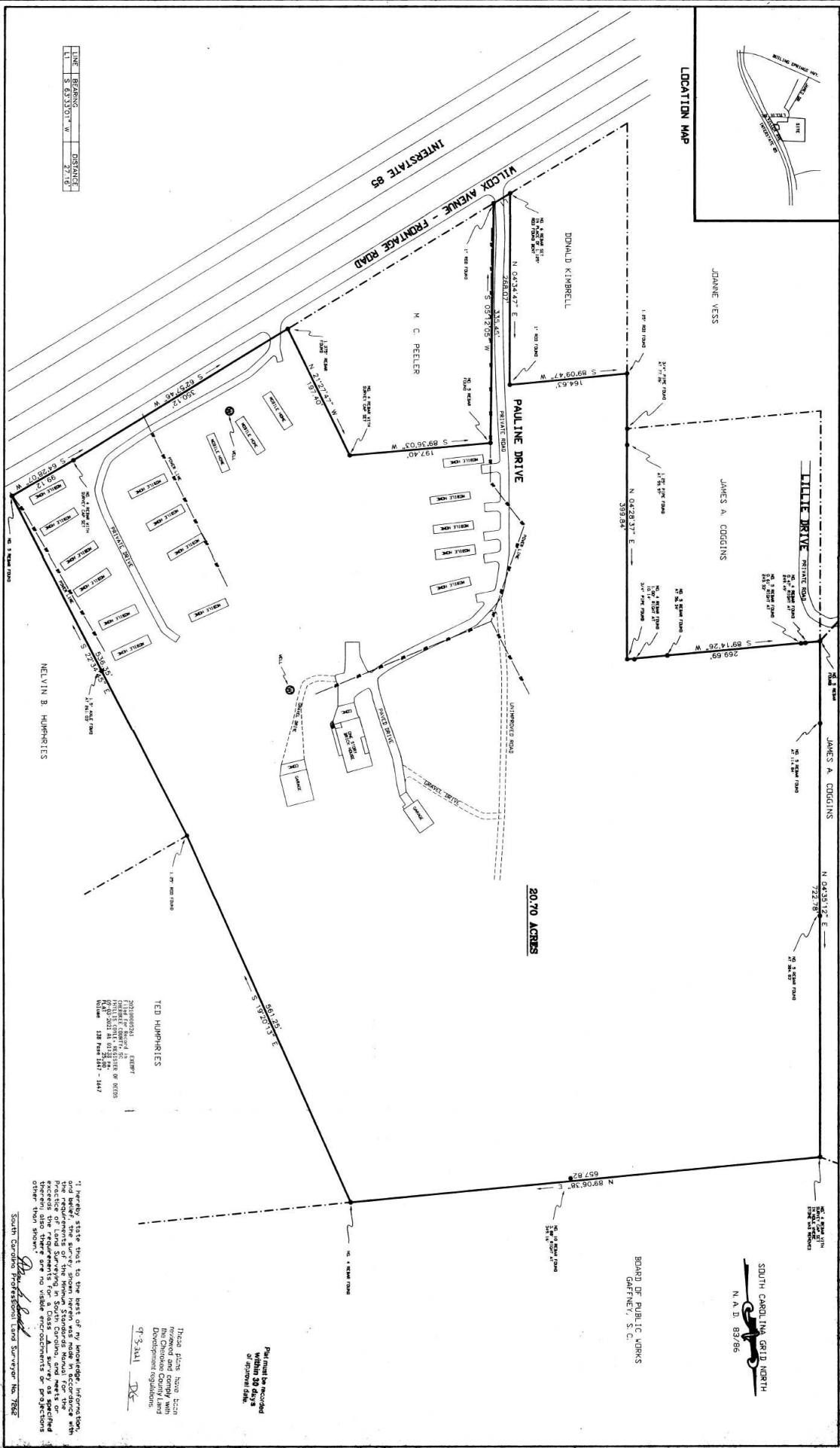
JAMES A. COGGINS

JAMES A. CUGGIN:

NO. 4 BEAM WITH
SAFETY CAP SET
IN HOLE HERE



BOARD OF PUBLIC WORKS
GAFFNEY, S. C.



Part must be recorded within 30 days of approval date.

These plans have been reviewed and comply with the Cherokee County Land Development regulations.

I hereby state that to the best of my knowledge, information and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown.

South Carolina Professional Land Surveyor No. 7266

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1			

SCALE: 1" = 60'

40 0 60 120 180 240

ROADWAY DRAINAGE DITCH

LAVENDER, SMITH & ASSOCIATES, INC.

LAND SURVEYORS & MAPPERS

2900 EAST MAIN STREET
SPARTANBURG, S.C. 29307

108 RIDGEWAY ROAD
GAFFNEY, S.C. 29340

GAFFNEY, S.C. 29340

STATE SOUTH CAROLINA
COUNTY CHEROKEE
TAX MAP 98-00-00-004
DATE MARCH 9, 2009
FIELD BY D. L. S.
DRAWN BY D. L. S.
REFERENCE PLAT SLIDE C 102 Pg. 1
FILE FFSAL

**SURVEY FOR
FIRST PIEDMONT FEDERAL
SAVINGS AND LOAN ASSOCIATION
LOCATED NORTH OF GAFFNEY**

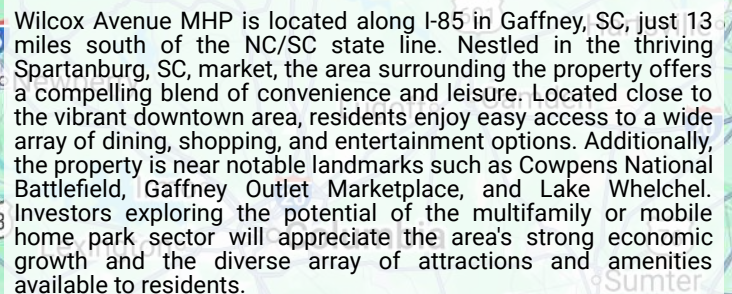




Section 3

Location Information

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Location Map

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Retailer Map

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Section 4

Financial Analysis

Rent Roll

FOR SALE

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT
Lot 1	3	2	684 SF	\$750
Lot 2	3	2	960 SF	\$800
Lot 3	3	2	924 SF	\$800
Lot 4	3	2	1,120 SF	\$950
Lot 5	3	2	1,064 SF	\$875
Lot 6	3	2	924 SF	\$650
141 Pauline Dr (House)	4	2	1,536 SF	\$1,100
Lot 8	3	2	1,064 SF	\$900
Lot 9	2	2	1,216 SF	\$700
Lot 10	3	2	1,216 SF	\$825
Lot 11	2	1	924 SF	\$825
Lot 12	3	2	1,216 SF	\$800
Lot 13	3	2	1,064 SF	\$875
Lot 14	3	2	1,216 SF	\$900
Lot 15	2	2	728 SF	\$625
Lot 16	2	1	784 SF	\$625
Lot 17	3	2	1,056 SF	\$800
Lot 18	2	2	784 SF	\$700
Lot 19	3	2	980 SF	\$900
TOTALS			19,460 SF	\$15,400

PLEASE NOTE: The owner does not have a title for the mobile home on lot 11. There was no title in possession by the bank when the MHP was acquired. (See letter from bank included on the next page).

Robert (Bobby) Moss

864.569.2786

robert.moss@expcommercial.com

SC #106616



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Income & Expenses

FOR SALE

INCOME SUMMARY	2022	2023	2024	2025 T6 RECASTED
Gross Income	\$135,855	\$148,201	\$163,743	-
Rental Income	-	-	-	\$171,030
Late Fees	-	-	-	\$5,460
Convenience Fees	-	-	-	\$322
Pet Fees	-	-	-	\$350
Other Income	-	-	-	\$270
GROSS INCOME	\$135,855	\$148,201	\$163,743	\$177,432
EXPENSES SUMMARY	2022	2023	2024	2025 T6 RECASTED
Property Taxes - Land/Home	\$6,329	\$6,681	\$6,702	\$6,900
Property Taxes - Mobile Homes	\$10,321	\$3,003	\$3,997	\$4,000
Insurance	\$6,129	\$6,649	\$6,876	\$7,000
Repairs & Maintenance	\$31,802	\$36,515	\$38,436	\$21,600
Supplies	\$26,047	\$13,234	\$18,762	\$12,000
Lawn care	\$3,500	\$3,500	\$3,500	\$3,500
Utilities	\$1,704	\$149	\$161	\$150
Other Expenses	\$2,525	\$1,901	\$2,370	\$2,500
Management Fee	-	-	-	\$10,650
OPERATING EXPENSES	\$88,357	\$71,632	\$80,804	\$68,300
NET OPERATING INCOME	\$47,498	\$76,569	\$82,939	\$109,132

1. Repairs & Maintenance has been projected at \$100 per month per MH (\$1,200 per year per MH) - previous years included capital improvements.
2. A 6% management fee has been included; the park is currently self-managed.

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Our Prime Interest Is You!™

August 8, 2025

To whomever it concerns:

The Mobile Homes Located at 727 Wilcox Ave Lot 11 Gaffney, SC 29341 – 1983 Oakwood HFNC5 501095 Vin Number HFNC56014FK2501095. The home is still in the name of Kathey E Lanier. After the tenant left the Mobile Home vacant – abandoned for some time the property became First Piedmont Federal. Woodland Estates LLC / Costandi S. Said has bought the home from First Piedmont; currently there is still a lien on the property.

If you have any questions, please feel free to call me at the number below.

Sincerely,

Amber Wicks

(864)488-4313

First Piedmont Collections

FIRST PIEDMONT

P.O. Box 1900 Gaffney, S.C. 29342

Section 5

Demographics



Wilcox Ave MHP
141 pauline dr, gaffney, sc



Demographic Analysis

Demographic Analysis Report

FOR

WILCOX AVE MHP

141 PAULINE DR, GAFFNEY, SC

Prepared by
Robert Moss



Robert Moss
Phone: 864-569-2786
License: See Bio
Email:
robert.moss@equisouthcommercial.com
481 Lake Rd, Ware Shoals SC 29692

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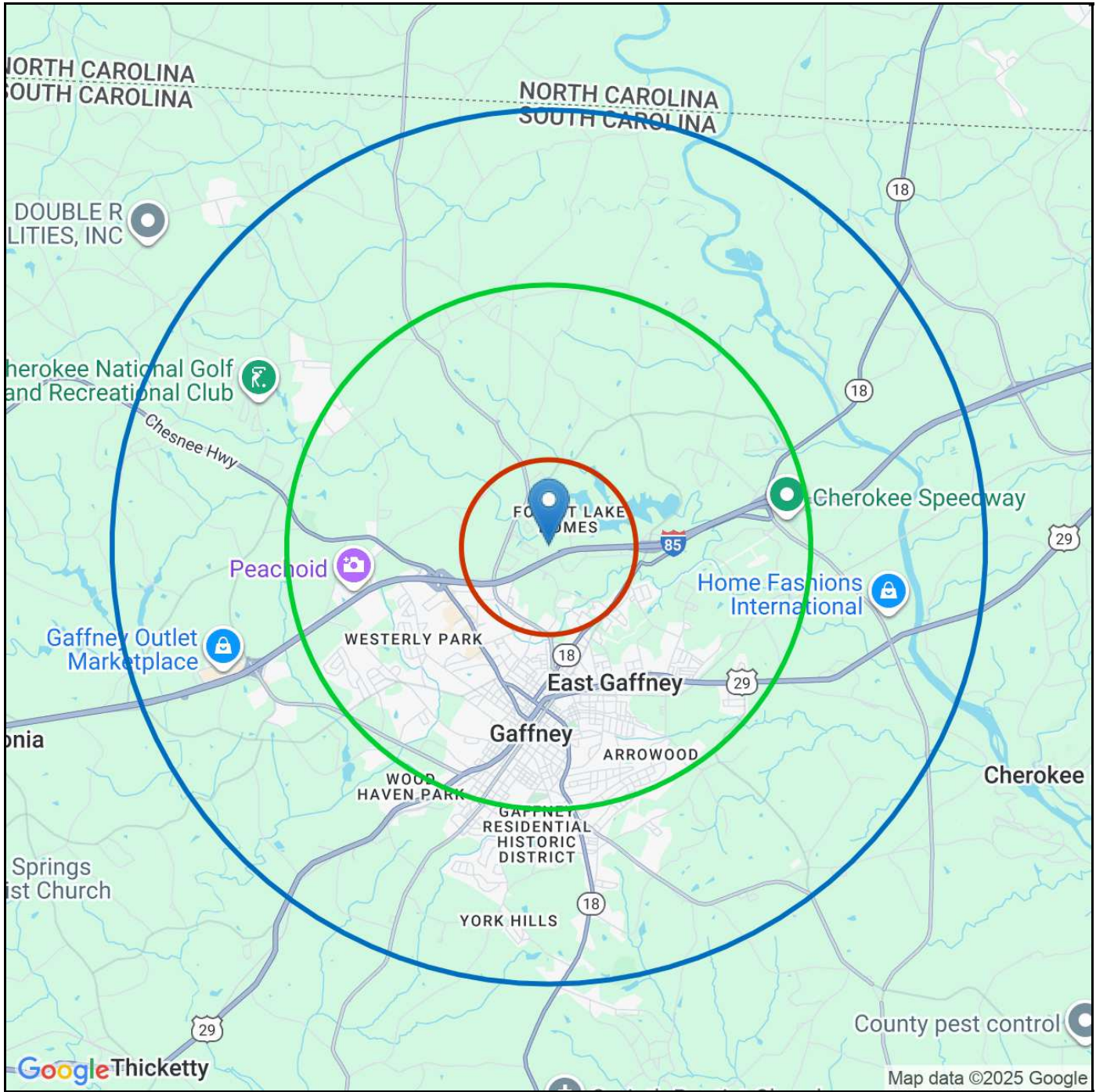


Wilcox Ave MHP
141 pauline dr, gaffney, sc



Demographic Analysis

Location/Study Area Map (Rings: 1, 3, 5 mile radius)



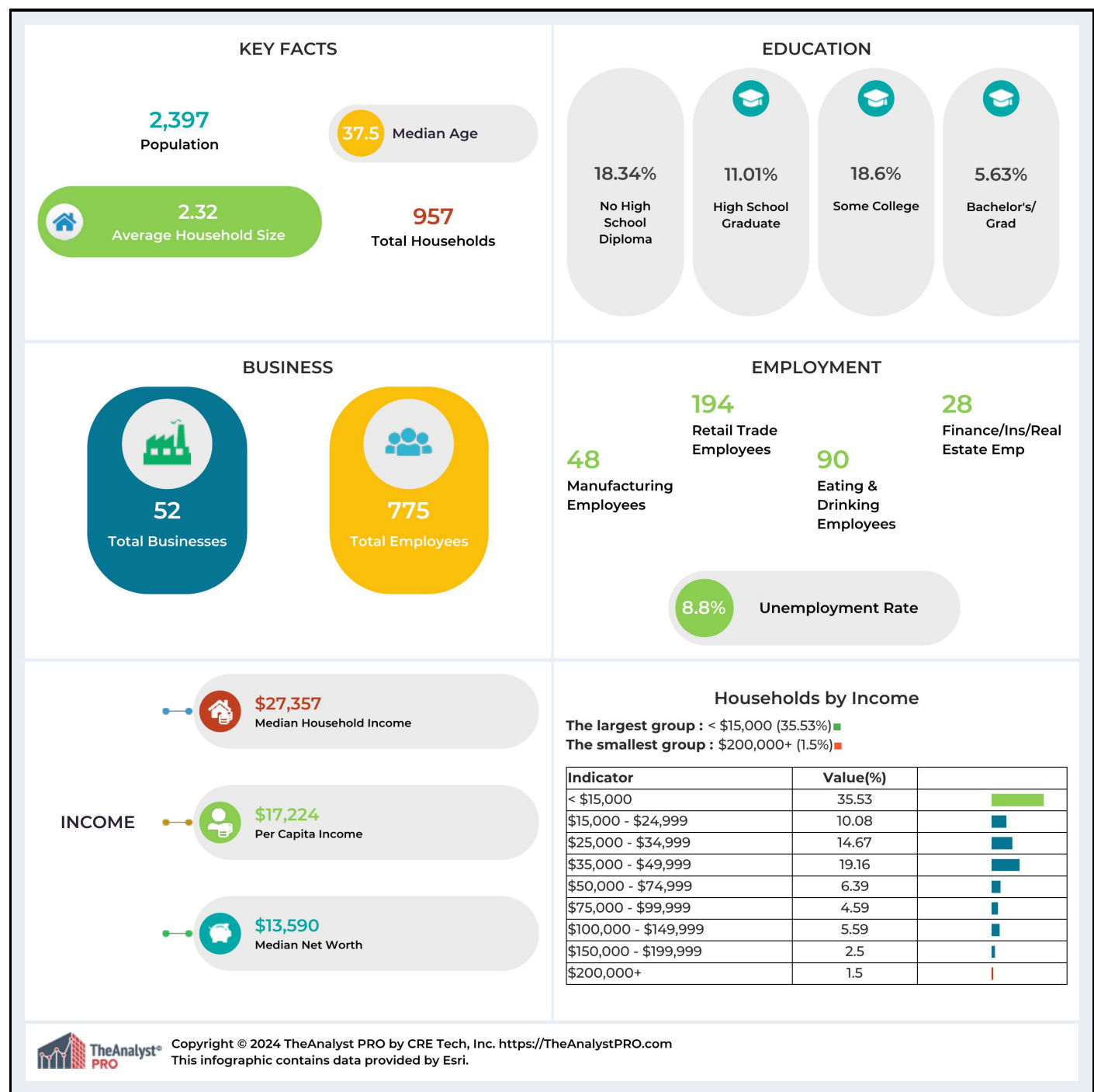
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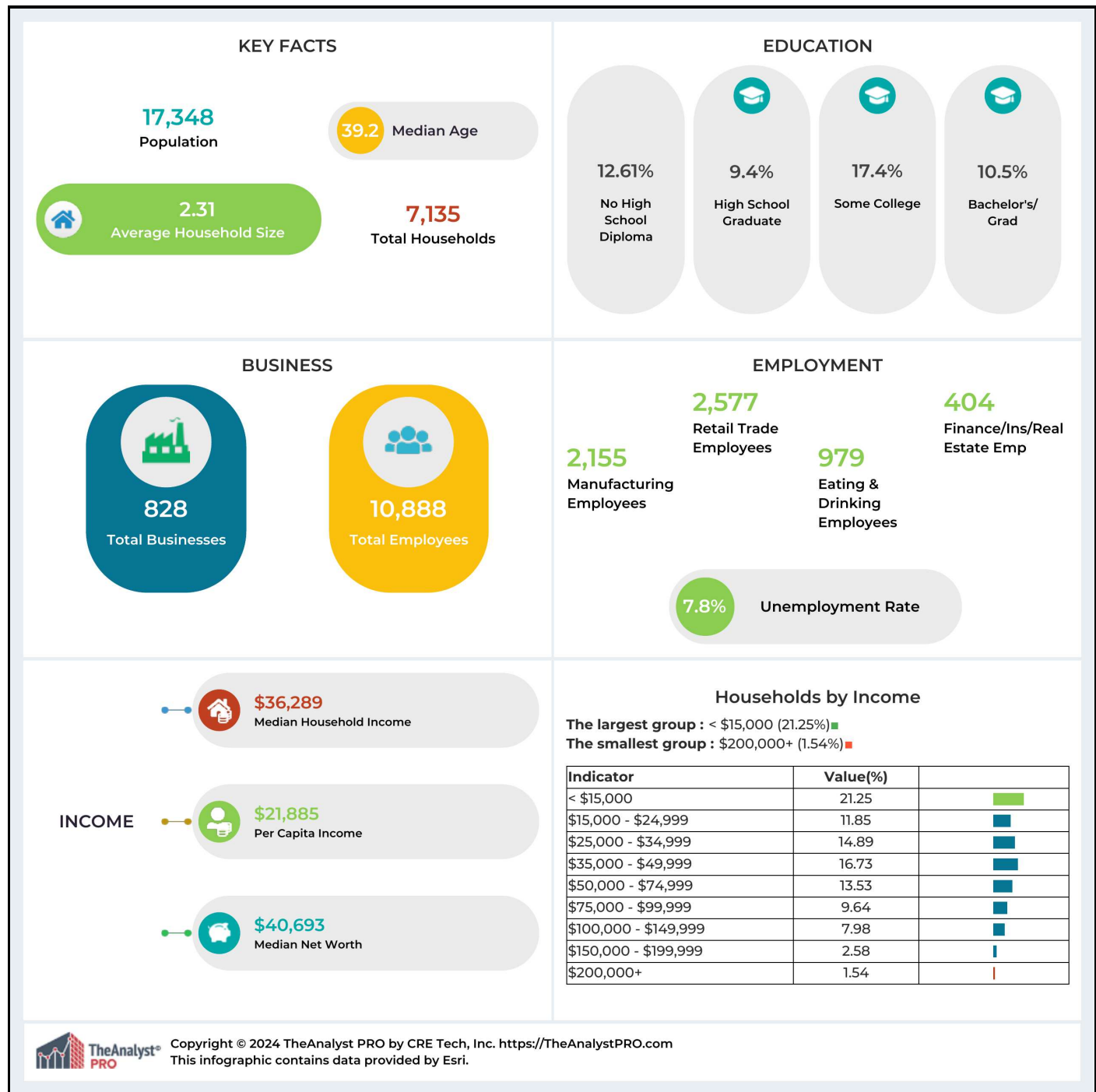
Demographic Analysis

Infographic: Key Facts (Ring: 1 mile radius)



Demographic Analysis

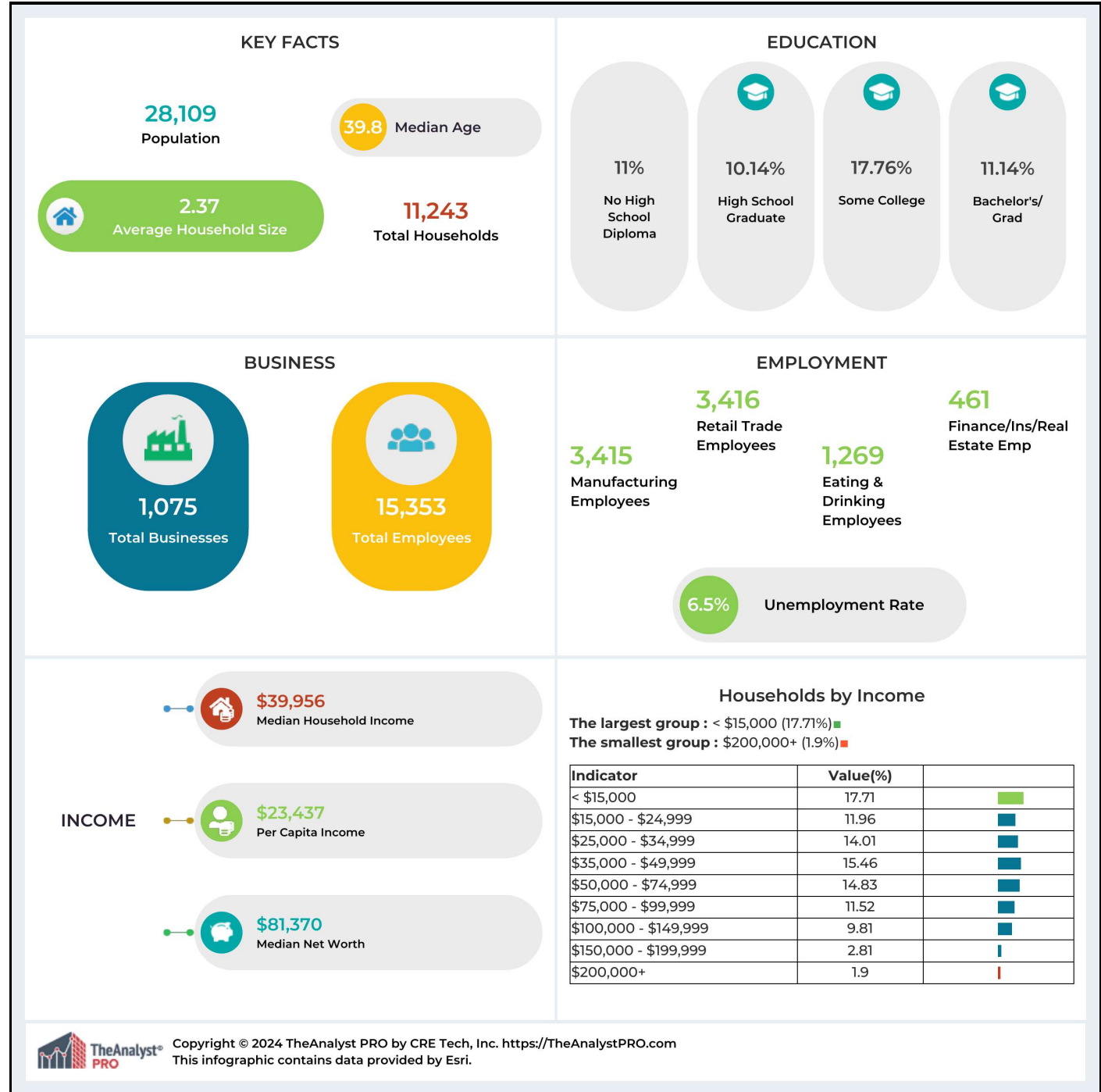
Infographic: Key Facts (Ring: 3 mile radius)



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Demographic Analysis

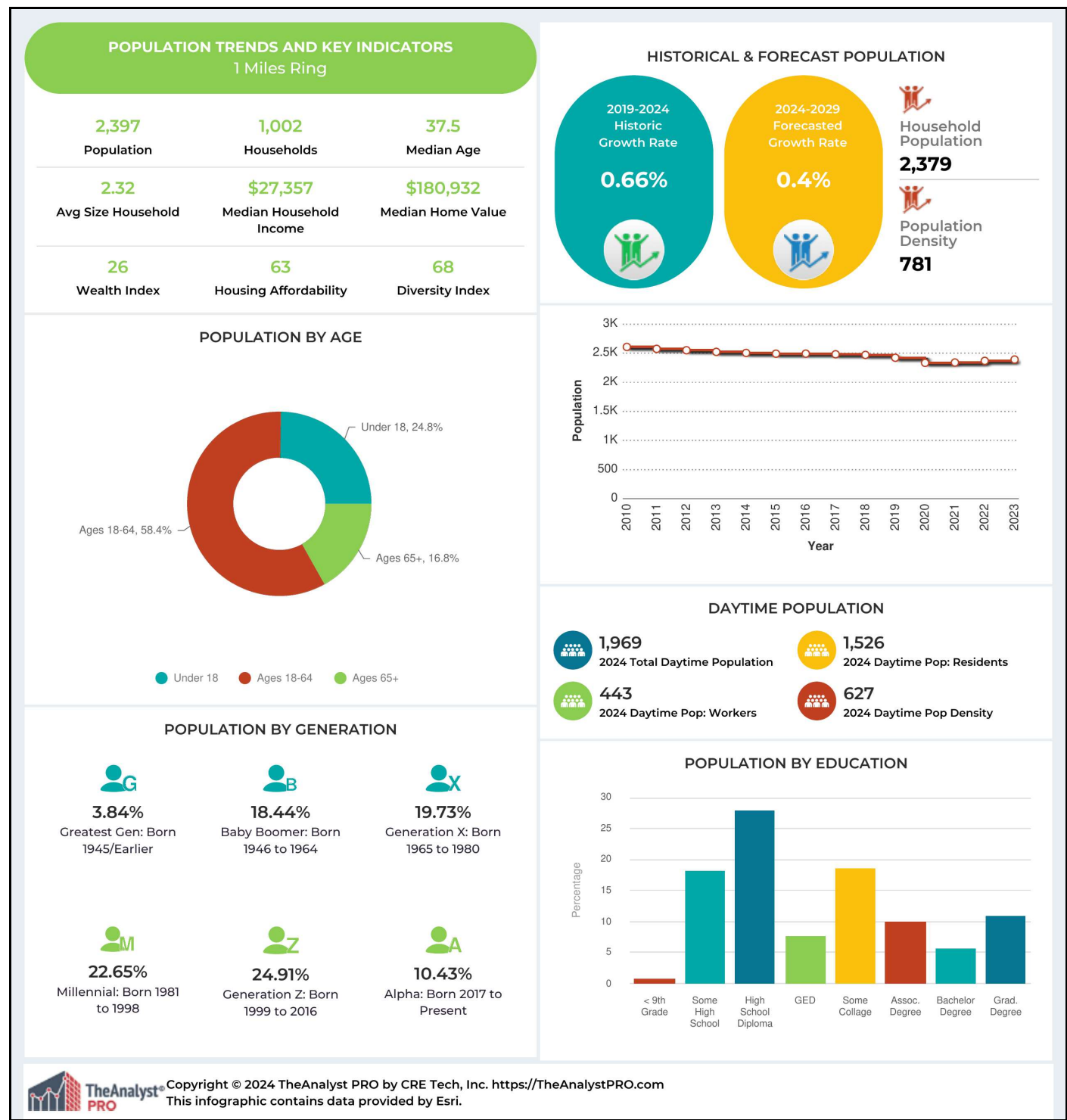
Infographic: Key Facts (Ring: 5 mile radius)



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Demographic Analysis

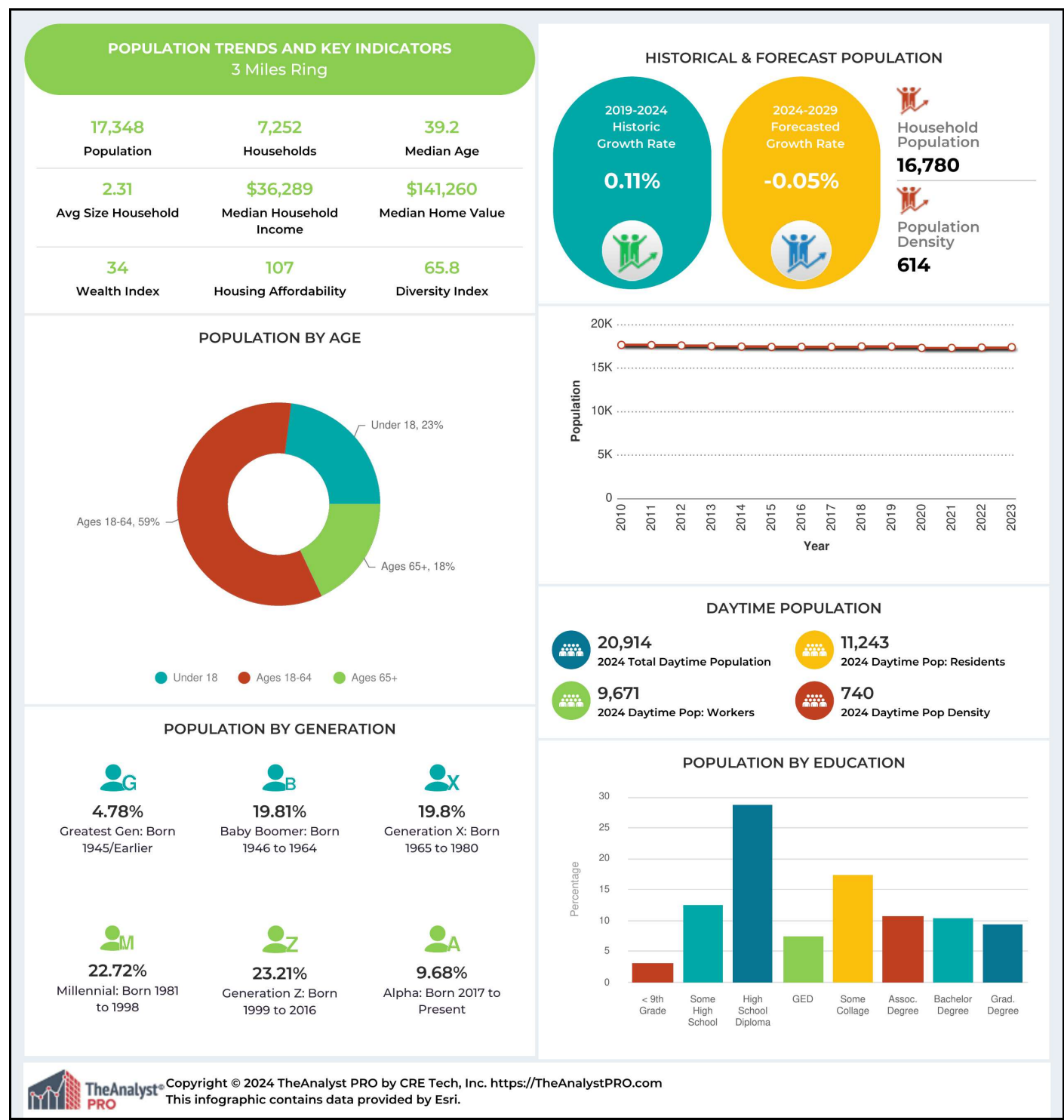
Infographic: Population Trends (Ring: 1 mile radius)



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Demographic Analysis

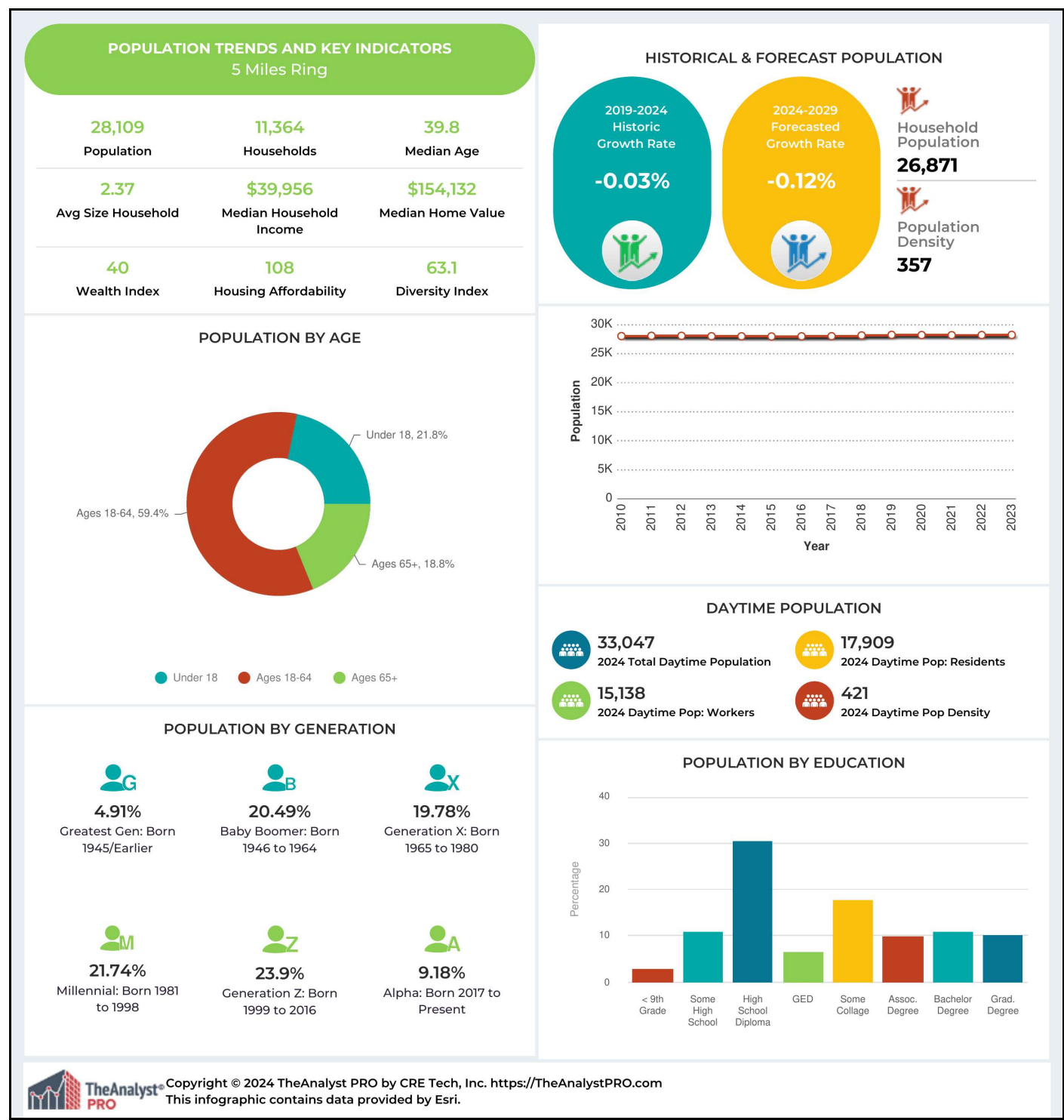
Infographic: Population Trends (Ring: 3 mile radius)



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Demographic Analysis

Infographic: Population Trends (Ring: 5 mile radius)



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Section 6

Additional Info



exp
COMMERCIAL

Broker Bio

FOR SALE



ROBERT (BOBBY) MOSS

Vice-President of Sales

robert.moss@expcommercial.com

Direct: **864.569.2786**

SC #106616 // GA #396512 / AL #000128426-0 / NC #312110 / TN #364818

PROFESSIONAL BACKGROUND

Bobby is a licensed real estate professional in North Carolina, South Carolina, Tennessee, Georgia, and Alabama. After 25 years of delivering optimized solutions to his clients as an IT consulting professional, Bobby transitioned to commercial real estate investing and sales and business brokerage, where he could apply his consulting, technical sales, financial, and management skills. His passion for numbers/financials and real estate investing made specializing in underwriting and analyzing assets a logical and easy transition. With his diligent approach, he works to maximize returns and protect wealth for his clients. Bobby's commercial real estate services focus on recession-resistant assets, predominantly self-storage facilities. He also works with Industrial/IOS and Manufactured Housing Community and land assets. Bobby is a native of western North Carolina and resides in upstate South Carolina.

EDUCATION

Bachelor of Arts, Furman University
Computer Science/Business Administration
Greenville, SC

MEMBERSHIPS

International Business Brokers Association (IBBA)

eXp Commercial

1320 Main Street Ste. #335
Columbia, SC 29201
855.452.0272

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SC #106616



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South Carolina Department of Labor, Licensing and Regulation
South Carolina Real Estate Commission
110 Centerview Dr. • Columbia • SC • 29210
P.O. Box 11847 • Columbia • SC 29211-1847
Phone: 803-896-4400 • Contact.REC@llr.sc.gov • Fax: 803-896-4427
llr.sc.gov/re

SOUTH CAROLINA DISCLOSURE OF REAL ESTATE BROKERAGE RELATIONSHIP

Pursuant to South Carolina Real Estate License Law in S.C. Code of Laws Section 40-57-370, a real estate licensee is required to provide you a meaningful explanation of agency relationships offered by the licensee's brokerage firm. This must be done at the first practical opportunity when you and the licensee have substantive contact.

Before you begin to work with a real estate licensee, including being shown a home (or any property), it is important for you to know the difference between a broker-in-charge and associated licensees. The broker-in-charge is the person in charge of a real estate brokerage firm. Associated licensees may work only through a broker-in-charge. **In other words, when you choose to work with any real estate licensee, your business relationship is legally with the brokerage firm and not with the associated licensee.**

A real estate brokerage firm and its associated licensees can provide buyers and sellers valuable real estate services, whether in the form of basic **customer** services, or through **client**-level agency representation. The services you can expect will depend upon the legal relationship you establish with the brokerage firm. It is important for you to discuss the following information with the real estate licensee and agree on whether in your business relationship you will be a **customer** or a **client**.

You Are a Customer of the Brokerage Firm

South Carolina license law defines customers as buyers or sellers who choose NOT to establish an agency relationship. The law requires real estate licensees to perform the following **basic duties** when dealing with any real estate buyer or seller as customers: *present all offers in a timely manner, account for money or other property received on your behalf, provide an explanation of the scope of services to be provided, be fair and honest and provide accurate information, provide limited confidentiality, and disclose "material adverse facts" about the property or the transaction which are within the licensee's knowledge.*

Unless or until you enter into a written agreement with the brokerage firm for agency representation, you are considered a "customer" of the brokerage firm, and the brokerage firm will not act as your agent. As a customer, you should not expect the brokerage firm or its licensees to promote your best interest.

Customer service does not require a written agreement; therefore, you are not committed to the brokerage firm in any way unless a transaction broker agreement or compensation agreement obligates you otherwise.

Transaction Brokerage

A real estate brokerage firm may offer transaction brokerage in accordance with S.C. Code of Laws Section 40- 57-350. Transaction broker means a real estate brokerage firm that provides customer service to a buyer, a seller, or both in a real estate transaction. A transaction broker may be a single agent of a party in a transaction giving the other party customer service. A transaction broker also may facilitate a transaction without representing either party. The duties of a brokerage firm offering transaction brokerage relationship to a customer can be found in S.C. Code of Laws Section 40-57-350(L)(2).

You Can Become a Client of the Brokerage Firm

Clients receive more services than customers. If client status is offered by the real estate brokerage firm, you can become a client by entering into a written agency agreement requiring the brokerage firm and its associated licensees to act as an agent on your behalf and promote your best interests. If you choose to become a client, you will be asked to confirm in your written representation agreement that you received this agency relationships disclosure document in a timely manner.

A ***seller becomes a client*** of a real estate brokerage firm by signing a formal listing agreement with the brokerage firm. For a seller to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the seller and the brokerage firm which becomes the agent for the seller.

A ***buyer becomes a client*** of a real estate brokerage firm by signing a formal buyer agency agreement with the brokerage firm. For a buyer to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the buyer and the brokerage firm which becomes the agent for the buyer.

If you enter into a written agency agreement, as a client, the real estate brokerage has the following ***client-level duties: obedience, loyalty, disclosure, confidentiality, accounting, and reasonable skill and care.*** Client-level services also include advice, counsel and assistance in negotiations.

Single Agency

When the brokerage firm represents only one client in the same transaction (the seller or the buyer), it is called single agency.

Dual Agency

Dual agency exists when the real estate brokerage firm has two clients in one transaction – a seller client and a buyer client. At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the brokerage firm to represent both you and the other client in a disclosed dual agency relationship.

Disclosed Dual Agency

In a disclosed dual agency, the brokerage firm's representation duties are limited because the buyer and seller have recognized conflicts of interest. Both clients' interests are represented by the brokerage firm. As a disclosed dual agent, the brokerage firm and its associated licensees cannot advocate on behalf of one client over the other, and cannot disclose confidential client information concerning the price negotiations, terms, or factors motivating the buyer/client to buy or the seller/client to sell. Each Dual Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

Designated Agency

In designated agency, a broker-in-charge may designate individual associated licensees to act solely on behalf of each client. Designated agents are not limited by the brokerage firm's agency relationship with the other client, but instead have a duty to promote the best interest of their clients, including negotiating a price. The broker-in-charge remains a disclosed dual agent for both clients, and ensures the assigned agents fulfill their duties to their respective clients. At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the brokerage firm to designate a representative for you and one for the other client in a designated agency. Each Designated Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

It's Your Choice

As a real estate consumer in South Carolina, it is your choice as to the type and nature of services you receive.

- You can choose to remain a customer and represent yourself, with or without a transaction broker agreement.
- You can choose to hire the brokerage firm for representation through a written agency agreement.
- If represented by the brokerage firm, you can decide whether to go forward under the shared services of dual agency or designated agency or to remain in single agency.

If you plan to become a client of a brokerage firm, the licensee will explain the agreement to you fully and answer questions you may have about the agreement. Until you enter into a representation agreement with the brokerage firm, you are considered a customer and the brokerage firm cannot be your advocate, cannot advise you on price or terms, and only provides limited confidentiality unless a transaction broker agreement obligates the brokerage firm otherwise.

By signing this disclosure, you do not agree to pay a commission or any other compensation to a brokerage firm. The brokerage firm will not receive compensation from any source for showing homes or property to you as a customer without a separate written agreement. The amount, rate, and source of any compensation paid to a brokerage firm will be contained in a separate written agreement. The brokerage firm may not receive compensation from any source that exceeds the amount or rate agreed to in their agreement with a buyer or seller, except with full knowledge and written consent to all parties. Commissions are fully negotiable and not set by law.

The choice of service belongs to you -- the South Carolina Consumer.

Acknowledgement of Receipt:

Signature: _____ Date: _____

Signature: _____ Date: _____

Brokerage Firm Name:

eXp Commercial LLC

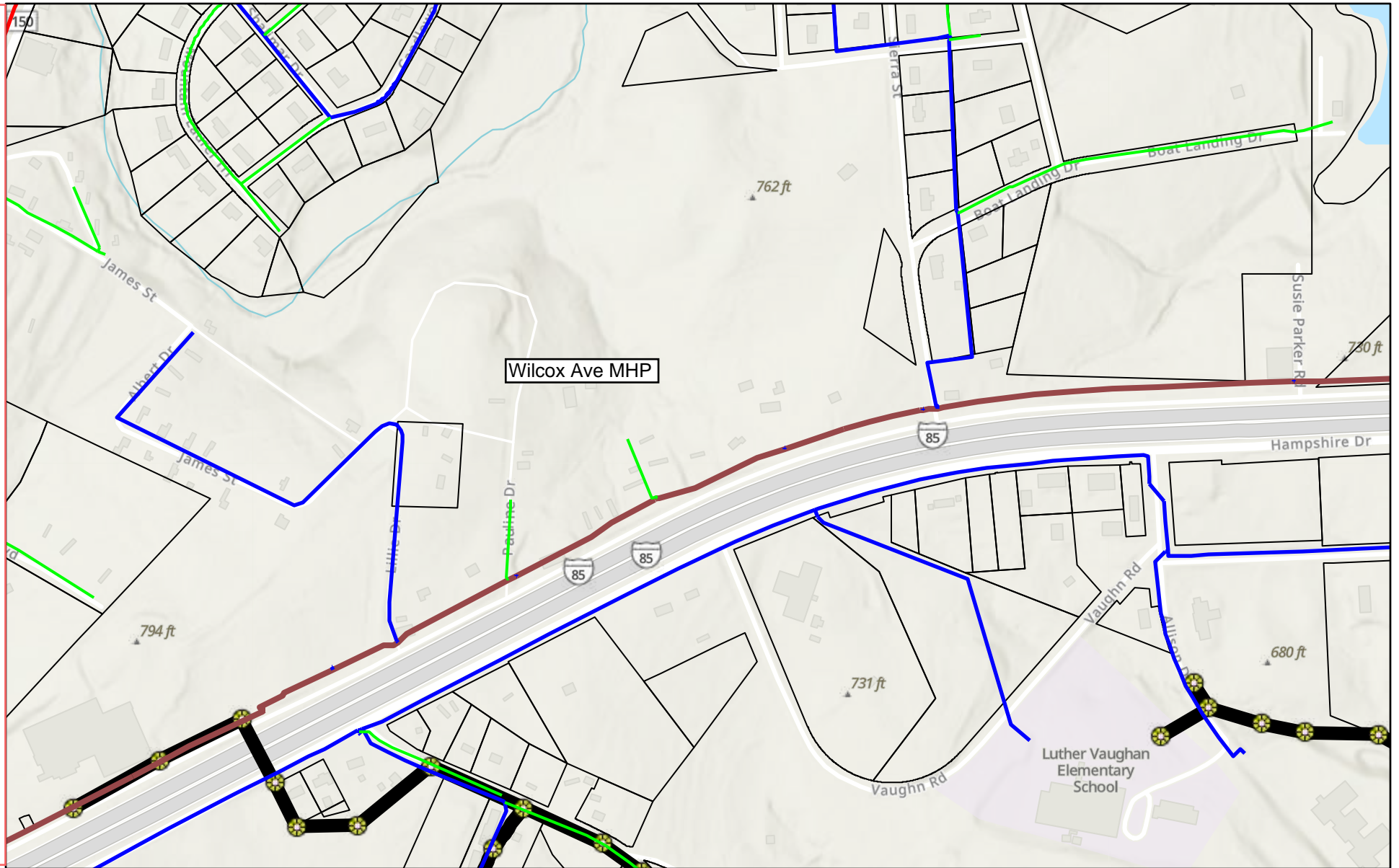
Signature: Robert J Moss Date: _____

This form has been approved by the South Carolina Real Estate Commission for use in explaining representation and compensation in real estate transactions and consumer rights as a buyer or seller. Reprinting without permission is permitted provided no changes or modifications are made.

Waterlines: brown lines are 12", blue lines are 6",
green lines are 2"

BPW Utility Viewer

THICK BLACK LINE IS SEWER, OTHER LINES ARE WATER



7/24/2025

WPressurizedMain

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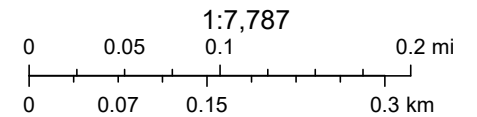
SsManhole

SsGravityMain

Parcels

Addresses

World_Hillshade



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Thank you!



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