

Mel's Court | Orangeburg, SC



Investment Highlights

- 21.8% Cash on Cash Return
- Public Utilities (Sewer and trash direct billed)
- Roads in Good condition
- Located in an opportunity zone

Known Issues

- All POH (units in good condition)
- Mom & Pops Books and Records - extremely limited

\$700,000

Investment Information	
List Price	\$700,000
Gross Income	\$151,850
Lot Rent Income	\$84,480
Cap rate (lot rent only)	8.52%
Gross Cap Rate	10.43%
Cash on Cash - Levered	23.77%
Total Return - Levered	30.37%
Price Per Lot	\$19,444
Price Per Occupied Lot	\$21,875
Utility Income	\$0
Lot Rent Expense	45.06%
Gross POH Income	\$69,060
POH Expense Ratio	35.00%

Park information	
Property Address	798 Mel's Court SE
Occupancy Rate	88.89%
Total Rentable Units	36
MHP Lots	36
Vacant Lots	1
Total POH	35
Vacant POH	3
RV Lots	0
Vacant RV Lots	0.00%
Single Family Home(s)	0
Vacant SFH	0
Other Units	0
Vacant Other Units	0
Total Acres	4.77
Road Type	Paved

Additional Documents	
Offering Memorandum	CLICK HERE
Brokers Excel Sheet	CLICK HERE
Brokers Summary Video	CLICK HERE
Letter of Intent	CLICK HERE

Executive Summary	
Total Tenants	32
Lot Renters	0
POH renters	32
RV Renters	0
Other Renters	0
Current Lot Rent	\$220
Current POH Rent	\$180
Market Lot Rent	\$228
Market POH Rent	\$186
RV Lot Rent	\$0
Other Rent	\$0

Utility Infrastructure	
Water	Public - Included in rent
Sewer	Public - Included in rent
Garbage	Public - Direct Bill
Gas	N/A
Cable	Direct Bill
Snow Removal	N/A
Mowing Responsibilities	Tenant

Additional Info	
Can this park be expanded?	No
Opportunity Zone	Yes
Flood Zone	No
Single-Wide Homes	34
Double-Wide Homes	1