



Marcus & Millichap
ESTERSON MHC TEAM

A 37 Lot Manufactured Home
Community Redevelopment
Investment Opportunity

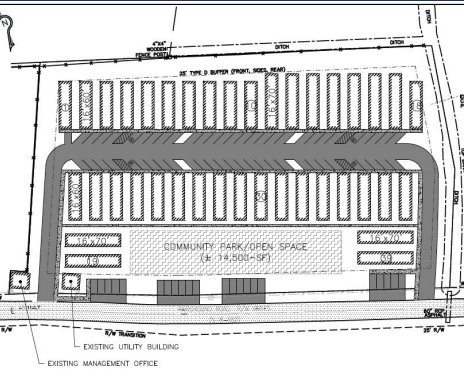
108 Fairgrounds Rd
Moncks Corner SC 29461
Charleston SC MSA



Fairground MHC

(a redevelopment project)

For More Information: (720) MHP-4YOU
(720) 647-4968



Investment Highlights

- Redevelopment Opportunity
- Opportunity Zone
- 39 Lots, Expandable to 45 Lots
- Apprived Site & landscaping Plan
- Can also build 49 low income apartment units
- Public water & sewer
- Current Tenant base is all lot renters

Known Issues

- Park must be redeveloped in order stay open
- TOH are aged and many are pre-HUD
- Can't re-rent any upcoming vacancies

Fairground MHC | Monks Corner -Charleston, SC MSA

\$1,200,000

Redevelopment Opportunity

Investment Information	
List Price	\$1,200,000
Gross Income	\$121,845
Lot Rent Income	\$95,040
Cap rate (lot rent only)	
Gross Cap Rate	
Cash on Cash - Levered	
Total Return - Levered	
Price Per Lot	\$32,432
Price Per Occupied Lot	\$48,000
Utility Income	\$17,547
Lot Rent Expense	55.10%
Gross POH Income	\$2,040
POH Expense Ratio	50.00%

Park information	
Property Address	108 Fairgrounds Rd Moncks Corner SC 29461
Occupancy Rate	67.57%
Total Rentable Units	37
MHP Lots	35
Vacant Lots	10
Total POH	2
Vacant POH	1
RV Lots	0
Vacant RV Lots	0.00%
Single Family Home(s)	2
Vacant SFH	1
Other Units	0
Vacant Other Units	0
Total Acres	3.61

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

Executive Summary	
Total Tenants	25
Lot Renters	23
POH renters	1
RV Renters	0
Other Renters	2
Current Lot Rent	\$330
Current POH Rent	\$170
Market Lot Rent	\$500
Market POH Rent	\$0
RV Lot Rent	\$0
Other Rent	\$600

Utility Infrastructure	
Water	Public-Tenants Pay (Submeters)
Sewer	Public-Tenants Pay (Submeters)
Garbage	Landlord
Gas	Public - Direct Billed
Cable	Public - Direct Billed
Electric	Public - Direct Billed
Mowing Responsibilities	Landlord

Additional Info	
Can this park be expanded?	Yes
Opportunity Zone	Yes
Flood Zone	No
Single-Wide Homes	23
Double-Wide Homes	0

Brokerage Team



Dylan Hellberg

LISTING AGENT

Dylan Hellberg graduated Sierra Nevada College in 2016 with a Bachelor of Science degree in Entrepreneurship. Quickly finding an aptitude for sales, he spent two years in the automotive industry as a salesperson and internet sales manager, gaining the skills and knowledge to close large sales efficiently and professionally.

Dylan was brought into Marcus and Millichap to join Glenn Esterson and the MHP Expert team in July, 2019. With a focus on the South Carolina and regional market, Dylan provides clients with an unmatched level of market knowledge and insights. His dedicated work ethic and capability mean clients get the best outcome possible in any transaction.



Brandon Pearson

TEAM AGENT

Marcus & Millichap, Denver CO
Phone: (720) 419-4319
Brandon.Pearson@marcusmillichap.com



Glenn D. Esterson

SENIOR BROKER

Marcus & Millichap, Charlotte NC
Phone: (423) 483-0492
Glenn.Esterson@marcusmillichap.com



Parker Kelly

TEAM AGENT

Marcus & Millichap, Atlanta GA
Phone: (678) 677-9515
Parker.Kelly@marcusmillichap.com



Charles Dehart

OPERATIONS MANAGER

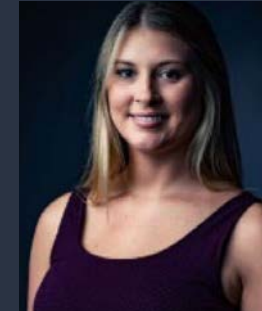
Marcus & Millichap, Tampa FL
Phone: (276) 237-4311
Charles.DeHart@marcusmillichap.com



Dylan Hellberg

TEAM AGENT

Marcus & Millichap, Charleston SC
Phone: (843) 469-0347
Dylan.Hellberg@marcusmillichap.com



Sallie Whitehurst

LICENSED ASSISTANT

Marcus & Millichap, Atlanta GA
Phone: (770) 262-6707
Sallie.Whitehurst@marcusmillichap.com



Vasili Arvanitidis

TEAM AGENT

Marcus & Millichap, Seattle WA
Phone: (206) 963-6076
Vasili.Arvanitidis@marcusmillichap.com

(720) MHP-4YOU

ESTERSON MANUFACTURED HOUSING TEAM

Glenn.Esterson@marcusmillichap.com
www.estersonmhcteam.com

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