



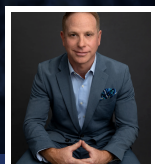
GRIFFIN PARTNERS

747

SEBA ST
ORANGEBURG, SC 29115

ORANGEBURG -
MH LOTS

Offering Memorandum



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property summary

FOR SALE |



PROPERTY DESCRIPTION

Three rented mobile home lots. Current lot rents are below market at \$250. Current MH lot rents on the market range from \$300-350 per month allowing for great upside. The lots are professionally managed and owner is out of state and completely absentee. Only expenses include \$604 annual taxes and \$50 per unit per month management fee.

Current annual NOI of \$6,596 representing an existing cap rate of 7.33%. Proforma NOI of \$11,396 with rents at market rate of \$300 /lot and adding one lot where a single family home was on the property, but burned down. This could provide immediate income by adding a lot for rent where the home stood. All lots are on public utilities (water and sewer). Ideal for hold and collecting rent and redeveloping as single family spec homes in the future.

PROPERTY HIGHLIGHTS

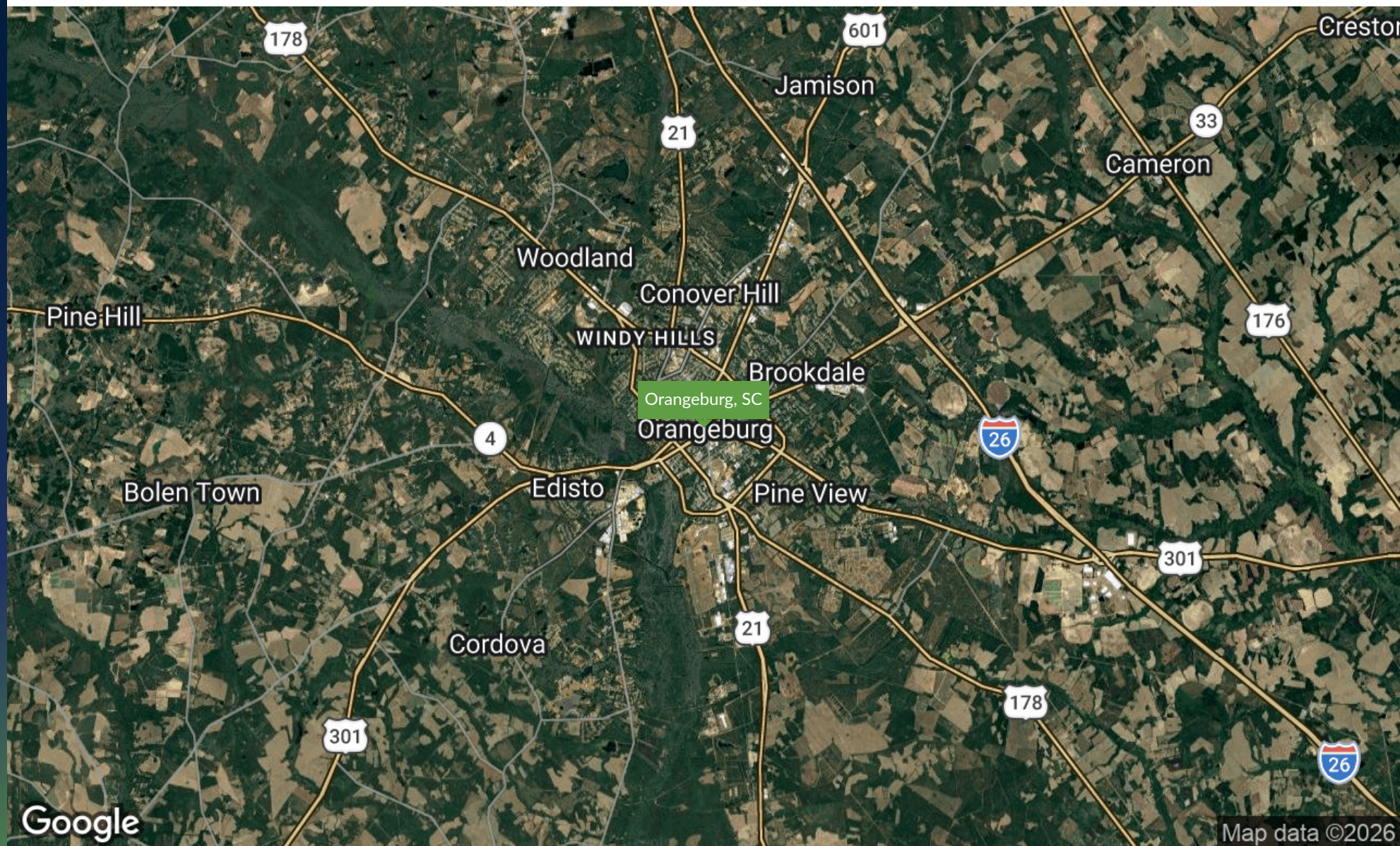
- 3 rented MH lots
- Currently below market lot rent/ upside
- Located on City of Orangeburg sewer, water, gas
- Professionally managed/ owner is 100% absentee
- Additional land included to potentially add more units

OFFERING SUMMARY

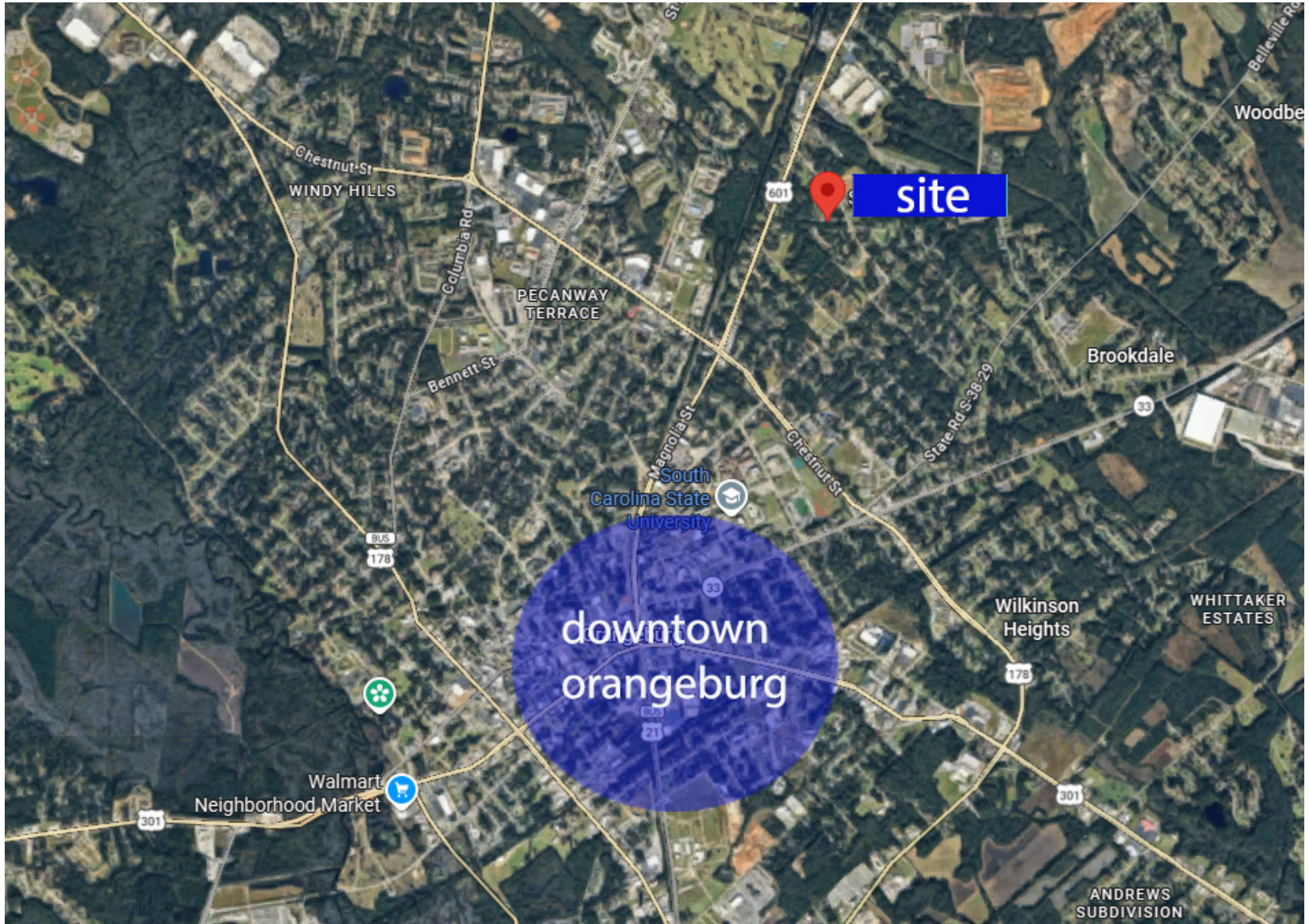
Sale Price:	\$89,900
Number of Units:	3
Lot Size:	2.079 Acres
Building Size:	0 SF
NOI:	\$6,596

regional map

FOR SALE |

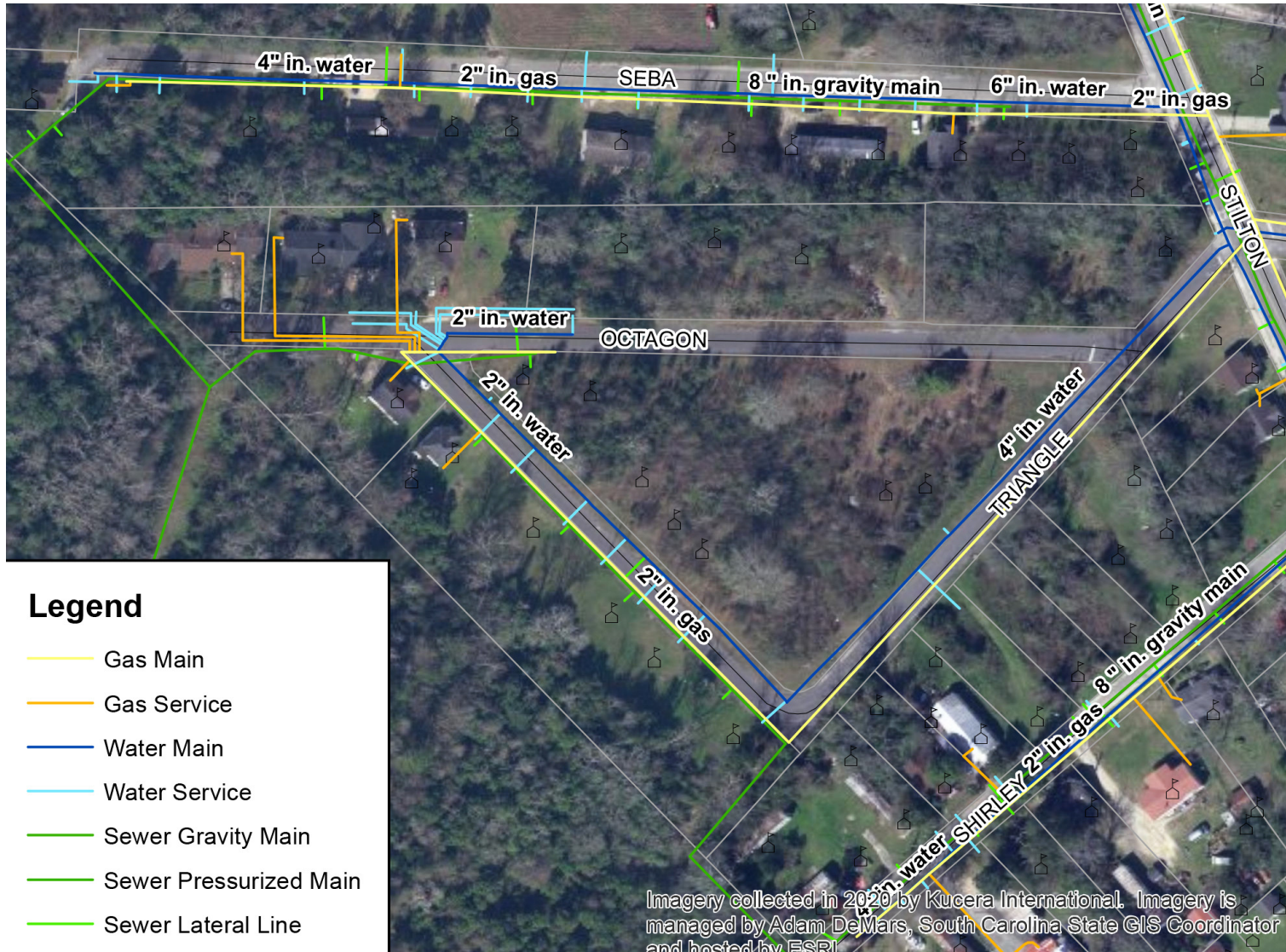


site location map



utilities map

FOR SALE |



gis parcel map

FOR SALE |



photos

FOR SALE |



current and proforma financials



Current Rent Roll				
Lot Address	City	State	Rent Amount/ Month	Rent Amount/ Year
729 Seba St. (Old Home Site)	Orangeburg	SC	Vacant	Vacant
731 Seba St.	Orangeburg	SC	\$240.00	\$2,880.00
755 Seba St.	Orangeburg	SC	\$240.00	\$2,880.00
771 Seba St.	Orangeburg	SC	\$240.00	\$2,880.00
Totals			\$720.00	\$8,640.00

Proforma Rent Roll				
Lot Address	City	State	Rent Amount/ Month	Rent Amount/ Year
729 Seba St.(Added Lot)	Orangeburg	SC	\$300.00	\$3,600.00
731 Seba St.	Orangeburg	SC	\$300.00	\$3,600.00
755 Seba St.	Orangeburg	SC	\$300.00	\$3,600.00
771 Seba St.	Orangeburg	SC	\$300.00	\$3,600.00
Totals			\$1,200.00	\$14,400.00

Current Expenses		
Expenses	Monthly	Annual
Annual Taxes	\$50	\$604
Management Fee	\$150	\$1,800
Totals	\$200	\$2,404
Net Income (pre-tax)		\$6,236.00

Proforma Expenses		
Expenses	Monthly	Annual
Annual Taxes	\$50	\$604
Management Fee	\$200	\$2,400
Totals	\$250	\$3,004
Net Income (pre-tax)		\$11,396.00

advisor bio



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PROFESSIONAL BACKGROUND

Mark Griffin, CCIM is the CEO and Managing Principal of Sperry Commercial Global Affiliates – Griffin Partners, with offices in Greenville and Atlanta. A native of Upstate South Carolina, he is a graduate of Clemson University and brings more than eighteen years of progressive experience in commercial real estate, spanning investment advisory, development consulting, and general brokerage.

Mr. Griffin holds a five-year Bachelor of Landscape Architecture (BLA) from Clemson University with a concentration in land development, real estate, and business. He has earned the distinguished Certified Commercial Investment Member (CCIM) designation—held by fewer than 6% of commercial real estate professionals worldwide—demonstrating advanced expertise in financial analysis and investment strategy. He also holds the Certified Mergers & Acquisitions Advisor (CM&AA) designation, recognized by Financial Industry Regulatory Authority (FINRA) as an elite credential for M&A professionals.

In addition to commercial brokerage, Mr. Griffin advises on mergers and acquisitions for mid-size and lower middle-market companies across the United States. This integrated expertise allows him to guide business owners through both the sale of their company and strategic real estate decisions, including sale-leasebacks and portfolio optimization. His investment focus includes mobile home and RV parks, multifamily communities, and office properties nationwide.

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