



HIDDEN OAKS & SOUTHERN PINES MHC

120 Sandy Springs Ln, LEXINGTON, SC 29073

EXCLUSIVELY MARKETED BY

**HIDDEN OAKS & SOUTHERN
PINES MHC LEXINGTON, SC**



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Confidentiality Agreement

CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Kingship Collective is Pleased to Exclusively Offer For Sale a Hidden Oaks & Southern Pines MHC in Lexington, SC. This Deal Includes the Ability to Aquire a 9.65 Acre MHP with 38 Units

*** Owner may consider owner financing 1) with proof of funds to do the complete deal 2) Half-Down and Personal Guarantee on the balance 3) Acceleration if default no foreclosure 4) 20 year amortization with three year balloon at a to be determined interest rate

Sale Price

\$4,200,000

OFFERING SUMMARY

Cap Rate:

6.57%

NOI:

\$276,000

BUILDING INFORMATION

Street Address:

120 Sandy Springs Ln

City, State, Zip:

Lexington, SC, 29073

County:

Lexington

Lot Size:

9.65 Acres

INVESTMENT HIGHLIGHTS

- 1 Investment Opportunity:** 38 mobile home units in a two-park adjacent portfolio.
- 2 Exploding Growth Area:** Lexington is now considered an exploding area in the Columbia MSA, serving as an extension of the SC State Capital, Columbia.
- 3 Prime Location:** Within a two-mile radius of Walmart Super Center and Lowe's Home Improvement Center. Nearby amenities include Walgreens, Dollar General, Starbucks, Publix, Food Lion, a high school, and a middle school.
- 4 Strong NOI:** Estimated Net Operating Income (NOI) of \$276,000 annually, equating to over \$21,000 per month after a rent increase. The NOI has previously reached as high as \$27,000 per month, but we are estimating conservatively to account for some capital expenditures (CapEx).
- 5 Attractive Cap Rate:** 6.57% Cap Rate, providing a solid return on investment.
- 6 Rent Growth Potential:** Rent comparisons in the area suggest there is potential to push rents higher. Full implementation of rental increases, coupled with completed CapEx, is expected to yield an even higher NOI.



SECTION 2

FINANCIAL OVERVIEW

INCOME & EXPENSES

May 15, 2024 to June 17, 2024

INCOME SUMMARY		HIDDEN OAKS & SOUTHERN PINES MHC LEXINGTON, SC
Rental Income		\$32,581.88
GROSS INCOME		\$32,581.88
EXPENSES SUMMARY		HIDDEN OAKS & SOUTHERN PINES MHC LEXINGTON, SC
Capital Expenses		\$300.00
Maintenance/general repairs		\$4,390.00
Utilities		
Water Testing (DHEC)		\$540.76
Electric		\$164.52
Advertizing/Zillow		\$60.00
Management Cost		\$4,056.60
OPERATING EXPENSES		\$9,511.88
NET OPERATING INCOME		\$23,070.00



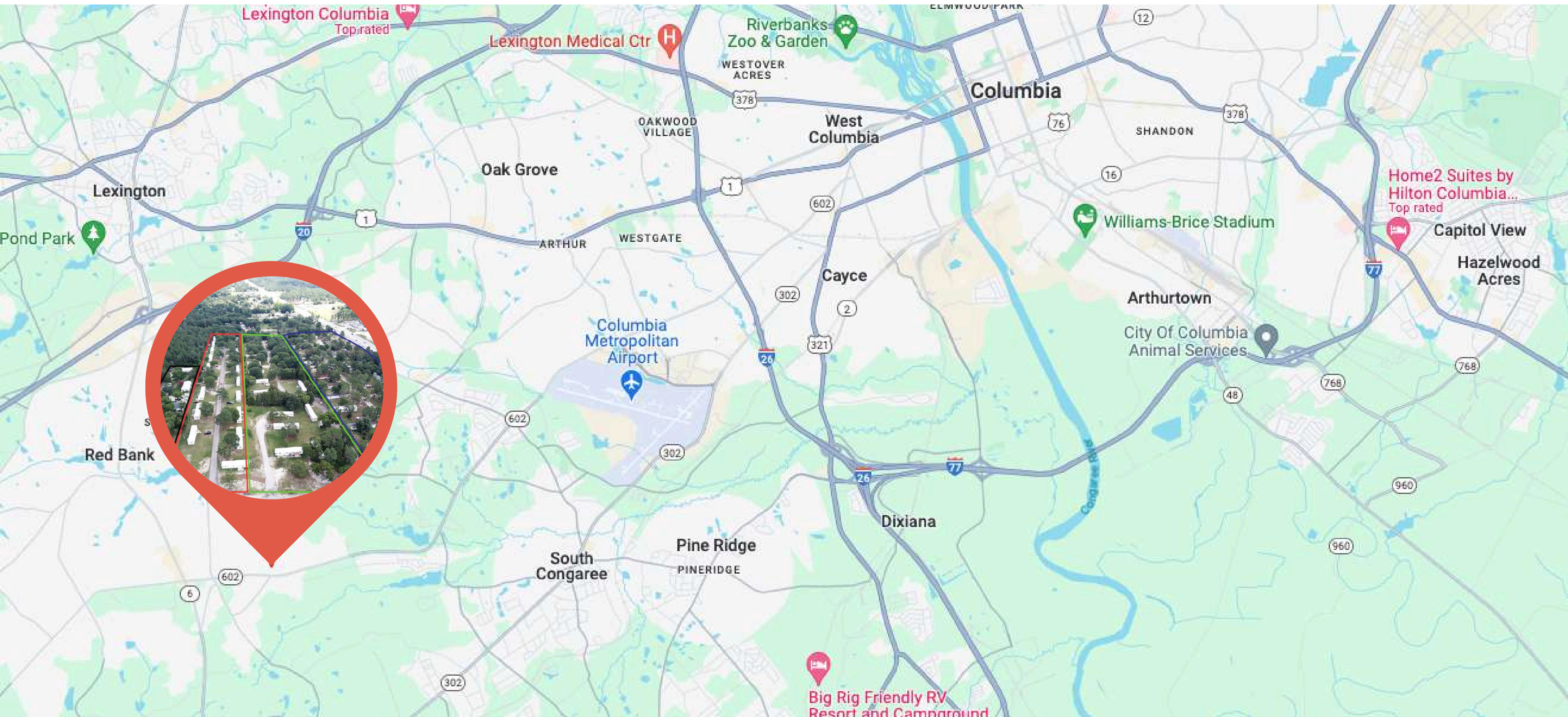
SECTION 3

PROPERTY OVERVIEW



HIDDEN OAKS & SOUTHERN PINES MHC – LEXINGTON, SC

LOCATION MAP



PROPERTY IMAGES



DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	22,730	57,984	206,035

POPULATION	3 MILES	5 MILES	10 MILES
Average HH Income	\$76,951	\$82,266	\$83,799

TRAFFIC COUNTS	
Platt Springs Rd	15,447 VPD
Old Orangeburg Rd	6,881 VPD
S Lake Dr	24,180 VPD
I20	64,066 VPD





SECTION 4

AREA OVERVIEW

RETAIL MAP

HIDDEN OAKS & SOUTHERN PINES MHC – LEXINGTON, SC



TSC TRACTOR SUPPLY CO

Publix

Chick-fil-A

LOWE'S

Walmart

7 ELEVEN

CITY OVERVIEW



Explosive Growth and Development

Lexington is now considered an exploding area within the Columbia MSA, attracting new residents and businesses at an unprecedented rate. This growth is fueled by its strategic location, excellent infrastructure, and a pro-business environment that encourages investment and development. The town's population has been steadily increasing, making it a dynamic hub for both residential and commercial real estate opportunities.

Prime Location and Accessibility

One of Lexington's key advantages is its prime location. It is within a two-mile radius of major retailers such as Walmart Super Center and Lowe's Home Improvement Center, providing residents with easy access to essential shopping and services. The area is also home to a variety of other national and local retailers, including Walgreens, Dollar General, Starbucks, Publix, and Food Lion, ensuring that all daily needs are conveniently met.

Educational Excellence

Lexington boasts some of the best educational facilities in the state, with top-rated high schools and middle schools located just a few miles away. The presence of these esteemed institutions not only makes Lexington an attractive place for families but also adds to the overall appeal of the community for potential investors looking at long-term growth and stability.

Recreational and Cultural Amenities

Residents of Lexington enjoy a rich array of recreational and cultural amenities. The town is home to numerous parks, lakes, and outdoor recreational areas that offer activities such as boating, fishing, hiking, and picnicking. Lake Murray, a renowned destination for water sports and leisure activities, is just a short drive away. Additionally, Lexington's close proximity to Columbia provides easy access to a wider range of cultural attractions, including museums, theaters, and a vibrant arts scene.

Real Estate Opportunities

The real estate market in Lexington is diverse and robust, with opportunities ranging from residential homes to commercial properties and investment portfolios. One notable opportunity includes a portfolio of 38 mobile home units in a two-park adjacent setting, offering significant potential for income generation and appreciation. The area's competitive rental rates and high occupancy levels make it an attractive proposition for investors seeking steady returns.

Quality of Life

Lexington's quality of life is second to none, with a friendly community atmosphere, low crime rates, and a cost of living that is lower than the national average. The town's strategic planning and development initiatives ensure that it continues to grow sustainably, preserving the natural beauty and charm that make it so appealing.

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The information provided here is not a replacement for a comprehensive due diligence investigation. Kingship Collective does not make any guarantees or representations about the income or expenses related to the property, the anticipated financial performance of the property, the accuracy of the property's size and square footage, the presence or absence of hazardous substances such as PCBs or asbestos, compliance with state and federal regulations, the physical condition of the property improvements, or the financial condition or business prospects of any tenant, including their plans or intentions regarding continued occupancy of the property.

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