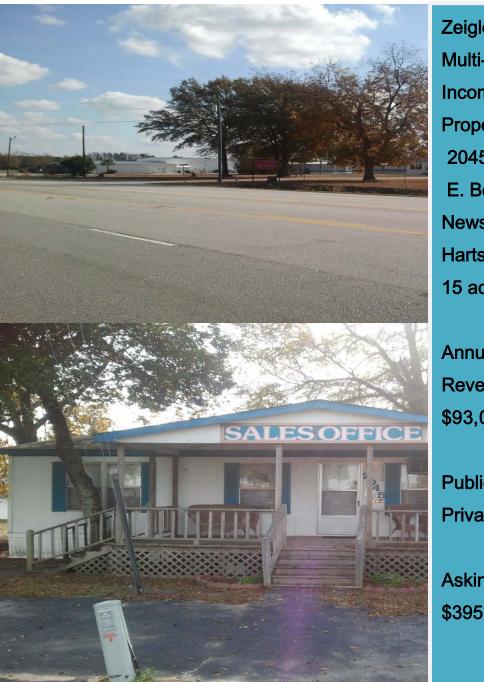
HILTON, HAWK & COMPANY, LLC Real Estate Consultants Investments • Brokerage • Development



Zeigler MHP Multi- Family Income Property: 2045 E. Bobo Newsome Hwy, Hartsville, SC 15 acres

Annual Gross Revenue: \$93,000.00

Public Water Private Sewer

Asking Price: \$395,000



WS Zeigler Property

1850 Bobo Newsome I 29550	Hwy, Hartsville SC	15 acres	
Quantity	Description	Monthly Rent	Total Rent
21	singlewide	362	7600
1	Lot Rent	100	100
Gross Monthly Revenue			

Monthly Maintenance		
Trash Container		0
Lawn Care (Seasonal)		200
Ordinary Maintenance		600
Insurance		350
Taxes		177
Total Monthly Maintenance		1327
	Net Monthly Revenue	\$6,423

Asking Price \$395,000

"The buyer/investor understands that the financial information included herein and above was provided to Hilton and Company by the Owner and was not generated through any investigation of Hilton and Company. Consequently Hilton and Company does not guarantee the information and recommends that each prospective buyer/investor performs its own due diligence. Furthermore the buyer/investor, by submitting an offer, warrants that it is not relying on Hilton and Company as to the accuracy of the information provided in submitting this offer."

FEATURES

SUMMARY:

WS Zeigler MHP is a well-established multifamily rental facility that has been in operation for over 20 years. The property is located in a strong demographical area with an high traffic commercial location conveniently located on Hwy 151 between Hartsville and Darlington near Darlington International Speedway (Nascar Event Circuit) and directly across from Darlington Dragway. There are 21 park owned units ranging in size and age and one tenant owned unit also. Other features include:

- Slag Access Roads
- ▶ 600' Plus Frontage on Highway 151
- City Maintained Water Supply
- > All Septic Tanks in Place and Operational
- ➢ 95% of Units Have Central HVAC
- Large New Metal Storage Building
- Full Operational Office
- ▶ 15 Acres Total Space with room for expansion
- Pre- Approved for 4 More Expansion Lots
- 2 Vacant Lots
- ➤ Large 1/10th Acre Lots





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