

# **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 Hwy, Hartsville SC 29550				15 acres
Quantity	Description	Monthly Rent		Total Rent
21	singlewide	362		7600
1	Lot Rent	100		100
<b>Gross Monthly Revenue</b>				<b>\$7,750</b>

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

<b>Asking Price</b>	<b>\$395,000</b>
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"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 1/10<sup>th</sup> Acre Lots





om Hwy

Reba Rd

151

151

151

E Bobo Newsom Hwy

Christy Ln

Andy Dr

Chuck Dr

Sportsman Dr

151

E Bobo Newsom Hwy

E Lydia Hwy

34

E Lydia Hwy

34

Reba Rd





Nick Hammel  
803.318.0646  
NickHammel@live.com

1325 Park St, Suite 200  
Columbia, SC 29201  
[www.HiltonHawk.com](http://www.HiltonHawk.com)

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15 Acres  
Zeigler MHP  
Darlington SC

0 0.02 0.04 0.08 0.12 0.16

Decimal Degrees

1325 Park St, Suite 200  
Columbia, SC 29201  
[www.HiltonHawk.com](http://www.HiltonHawk.com)

**HILTON, HAWK & COMPANY, LLC**  
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151

Langston

151

34

34

188

182

Early's  
Crossroad

180

179

Faith  
Ch.

Indian  
Creek

Indian