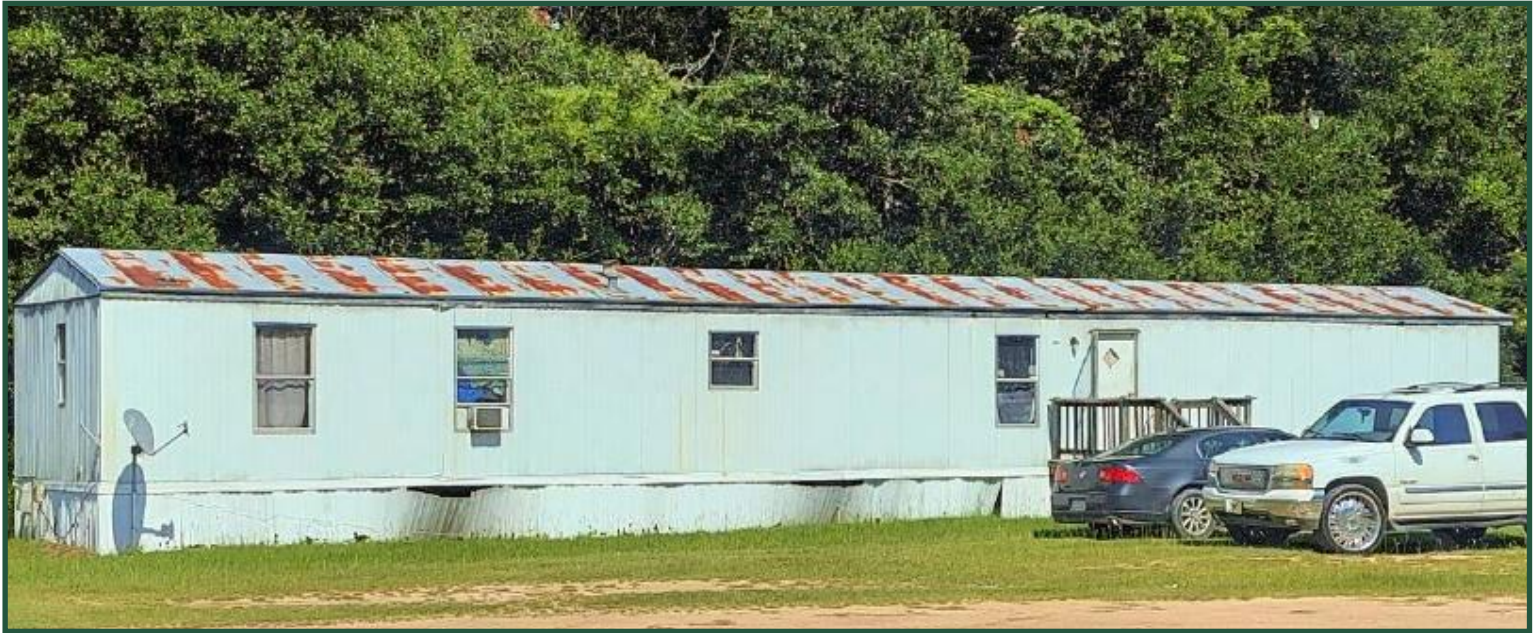


Cannon Bridge Mobile Home Park
Cannon Bridge Road
Cordova, SC 29039
Orangeburg County



- Lot Size:** 5.31 acres
- Description:** 12 Mobile Home Park spaces - 11 park owned homes and 1 vacant lot
- Utilities:** Tenant pays own utilities (city water, electric, and septic)
- Interior Road:** Gravel
- Built:** Mid 70's
- Traffic Count:** 15,000 VPD
- Location:** Located less than 10 miles south of the city of Orangeburg.
- Notes:**
- 12 Mobile Home Spaces - 11 park owned homes.
 - Property includes a 2000 sf concrete constructed warehouse. Warehouse needs up to \$2,000 in repairs, can be leased for \$650/mo.
 - Property also includes a 15' x 15' Maintenance shop.

Sale Price: \$375,000

**FOR MORE
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PHOTOS



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Orangeburg County



FINANCIALS

Cannon Bridge Financials

Address	Year	Monthly Rent	Home Size	Bed/Bath
2235 Cannon Bridge	1999	\$750.00	16 x 75	4bd/2bth
2239 Cannon Bridge	1974	Free Rent	14 x 60 (15x 45 Room Addition)	3bd/2bth
121 Woodchopper	1987	\$525.00	14 X 70	3bd/2bth
125 Woodchopper	1988	\$525.00	14 X 70	3bd/2bth
133 Woodchopper	1995	\$525.00	14 X 80	3bd/2bth
139 Woodchopper	1994	\$525.00	14 X 70	3bd/2bth
145 Woodchopper	1998	\$525.00	14 X 80	3bd/2bth
150 Woodchopper	1993	\$525.00	14 X 80	3bd/2bth
151 Woodchopper	1996	\$525.00	14 X 70	3bd/2bth
156 Woodchopper	1996	\$475.00	16 X 80	4bd/2bth
160 Woodchopper	1997	\$600.00	14 X 70	3bd/2bth
Monthly Rent:		\$5,500.00		
Annual Rent:		\$66,000.00		

Expenses		
Taxes	\$2,263/yr	
Mobile Home Taxes	\$1,400/yr	
Repairs (\$300/mo)	\$3,600/yr	
Trash (\$220/mo)	\$2,640/yr	
Management	\$3,000/yr	
Total Expenses:	\$12,903.00	
Net Operating Income:	\$53,097.00	

NOTES:

- All rents will increase by \$25.00 beginning in January 2023 as leases renew.
- Mobile homes are late 1990s.

REPAIRS:

- In July the owner spent \$100 swapping out a stove
- In August the owner has only spent \$208 on repairs.
- Tenant in 2239 Cannon Bridge has free rent and manages the park. The owner goes to the park one time per month to collect rent and make any repairs.

- The warehouse needs about 8 trusses repaired and a new metal roof.

- All leases are 6 months.

- 12 total homes
- 8 tenants have been there more than a year
- 3 tenants between 3 months and a year

Additional Rent Income Proforma		
Vacant Lot	\$250/mo	\$3000/yr
Maintenance Building/ Warehouse	\$650/mo	\$7800/yr
Total Additional Potential Income:	\$900/mo	\$10,800/yr

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PLAT & DEMOGRAPHICS



2022 Demos	1 Mile	3 Mile	5 Mile
Population	171	973	2,232
Avg. HHI	\$40,651	\$42,363	\$59,444
Median Age	42.6	42.4	41.0

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