



# 101 Mattie Street, Gaffney, 29341, SC

[https://searchrealestate.co/properties/101-mattie-street/gaffney/sc/29341/MLS\\_ID\\_1559706](https://searchrealestate.co/properties/101-mattie-street/gaffney/sc/29341/MLS_ID_1559706)



**Price - \$478,000**

SqFt	Lot Size	DOM
5599	1.6500	41 Days

## Features

Exterior	Floors	Laundry Features
<ul style="list-style-type: none"><li>• Other</li></ul>	<ul style="list-style-type: none"><li>• Other</li></ul>	<ul style="list-style-type: none"><li>• None</li></ul>
Appliances	Community Features	Fireplace Features
<ul style="list-style-type: none"><li>• None</li></ul>	<ul style="list-style-type: none"><li>• None</li></ul>	<ul style="list-style-type: none"><li>• None</li></ul>

**Other**

**Lot Features**

- 1 - 2 Acres

**Style**

- Mobile-No Foundation

- None
- Other
- None
- None

## Description

This 12-lot mobile home park in Cherokee County offers a 100% tenant-owned home (TOH) portfolio with zero vacancies, providing immediate cash flow stability. Lot rents average \$300 for TOHs, while POHs generate \$998 combined rents, contributing to a \$3,900 monthly income. Expenses are projected at 25%, yielding a \$35,100 NOI. Liberty's population of 3,269 residents supports demand, and is centrally located between Easley and Clemson, SC. Situated on approximately 2.5 acres, the park benefits from public water service and sewer systems, contributing to the this park's low maintenance profile. Occupancy and rent growth is supported by Gaffney's stable workforce tied to textile manufacturing and proximity to larger municipalities, Greenville and Charlotte. This is an incredible investment opportunity in one of the most exciting asset classes in multifamily real estate.

## SEE THIS PROPERTY



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### Check On Site



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### Location



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