Marcus & Millichap
ESTERSON MHC TEAM

Dry Branch Village

27 Dry Branch Village
Statesboro, GA 30452

PROPERTY ADDRESS

A Value Add, 103 Lot Manufactured Housing Community

INVESTMENT OPPORTUNITY



Note to the reader: you will find links throughout the OM pages containing important information, we advise that you **click** on these links to learn more.

ESTERSON MHC TEAM

Property Overview 01

Property Description 02

Rental Unit Breakdown 03

Investment Summary 04

Property Revenue & Expense 05

Location Map & Property Parcel 07

Index

Guidelines

The offering is being distributed exclusively by Marcus & Millichap REIS to the investment community. Following the initial bids, the owner will select an investor to purchase the property or request from a group of investors to submit a best and final offer, from which one will be selected. The selection will be based on a variety of factors including purchase price, contract terms, financial strength, ability to close, timing and experience in closing similar transactions.

All offers must be presented in writing and include:

- Price
- Source of capital
- Proof of funds
- Relevant experience
- Proposed schedule of due diligence and closing
- Amount of earnest money
- List of contingencies including committee approvals,
- possible 1031 exchanges, etc.

All interested investors are encouraged to schedule a property tour to visit the community and the surrounding market with an approved representative to fully appreciate its market position, quality and strong fundamentals.

Property Overview

Dry Branch Village

PARK NAME	Dry Branch Village
PROPERTY ADDRESS	27 Dry Branch Village, Statesboro, GA 30452
COUNTY	Bulloch County
METRO AREA	Savannah - Hinesville - Statesboro CSA
PARCEL NUMBER(S)	047 000033D000

Click Here To Access Due Diligence Items



Site Description

PURCHASE PRICE	**Unpriced, Best Offer**
TOTAL RENTAL UNITS	103
TOTAL MOBILE HOME LOTS	103
TOTAL LAND AREA	30.62 Acres
ROADS	Private-Paved
FLOOD ZONE	Adjacent
OPPORTUNITY ZONE	No

Mechanical Description

WATER SYSTEM	Private, Bill Back
SEWER SYSTEM	Septic, Included in Rent
ELECTRIC SERVICES	Public, Direct Bill
GAS/PROPANE SERVICES	Public, Direct Bill
TRASH	Other
CABLE SERVICES	Public, Direct Bill
LAWNCARE SERVICES	Landlord Mows Commons
SNOW REMOVAL	No Snow

Property Description

The Esterson MHC Team is pleased to present Dry Branch Village, located in Statesboro, GA (Bulloch County), a deep value-add investment consisting of 103 total sites with substantial upside through infill, POH lease-up, and mark-to-market rent growth.

Located roughly 55 miles northwest of Savannah and approximately 30 miles from the Hyundai Motor Group Metaplant America campus in Ellabell, Statesboro serves as the workforce housing release valve for the Southeast Georgia industrial corridor. The area benefits from stable employment driven by Georgia Southern University, healthcare, agriculture, logistics, and the rapidly expanding EV manufacturing base in adjacent Bryan County. Proximity to Savannah provides access to port employment and regional retail, while Bulloch County's restrictive zoning posture continues to cap new manufactured housing supply.

HIGHLIGHTS

- Sizeable 103-Site Asset In A Supply-Constrained, Growth-Driven Market
- Below Market Rents
- Immediate Upside Opportunity Through Infill & Occupancy
- 54.4% Vacancy – 24 Vacant MH Lots & 32 Vacant POH
- Hyundai Metaplant & Port Of Savannah Workforce Demand
- Georgia Southern University – Nearly 30,000 Students

KNOWN ISSUES

- Private Water & Private Sewer
- Older POH Vintage, Median Build Year Approximately 1993

This offering consists of 103 total sites, including 8 tenant-owned homes (TOH), 2 rent to own homes (RTO), and 37 rented park-owned homes (POH), along with 32 vacant POH units and 24 vacant MH lots, presenting an exceptional infill and stabilization opportunity. Current occupancy is 45.6%.

Dry Branch Village is serviced by private water and private sewer, with tenant paid water via direct bill and the initial septic pumping paid by landlord. Trash is handled through a county collection center approximately three-quarters of a mile away, eliminating dumpster expense. Electric, gas/propane, and cable are tenant-paid via direct billing. Roads are privately maintained and paved. The community is not in an opportunity zone, and no lots or roads are in a flood zone, though the south-west tip of the property touches a flood zone.

Dry Branch Village is being offered unpriced. Investors may achieve meaningful upside by infilling the 24 vacant sites, stabilizing the 32 vacant POH units, pushing rents toward market levels, and improving water expense recapture. All offers should include price, inspection timeline, terms, proof of funds, due diligence requirements, and relevant real estate experience.



Rental Unit Breakdown

103	47	103
TOTAL RENTAL UNITS	TOTAL TENANTS	TOTAL MOBILE HOME LOTS
8	37	2
TOTAL TOHS	TOTAL RENTED POHS	TOTAL RTO POHS
24	32	$870
TOTAL VACANT LOTS	TOTAL VACANT POHS	AVERAGE RENT

Investment Summary

Pricing

OFFERING PRICE Unpriced, Best Offer

Capitalized Revenues

	P&L 0	P&L 1
	T-12 P&L - From Seller	T-1 P&L - From Seller
TOTAL GROSS INCOME (ALL REVENUES)	$548,280	$507,889
TOTAL GROSS EXPENSE (ALL EXPENSES)	**$135,152**	**$135,152**
GLOBAL NOI:	**$413,127**	**$372,737**

Upside Comments

The primary value-add opportunity consists of responsibly pushing lot rents toward market, infilling the vacant mobile home sites, and stabilizing the vacant POH units under lease. Additional upside exists through improved water expense recapture on the private system, RTO conversions on the aging POH fleet, and operational efficiencies as occupancy increases.



Property Revenue & Expense

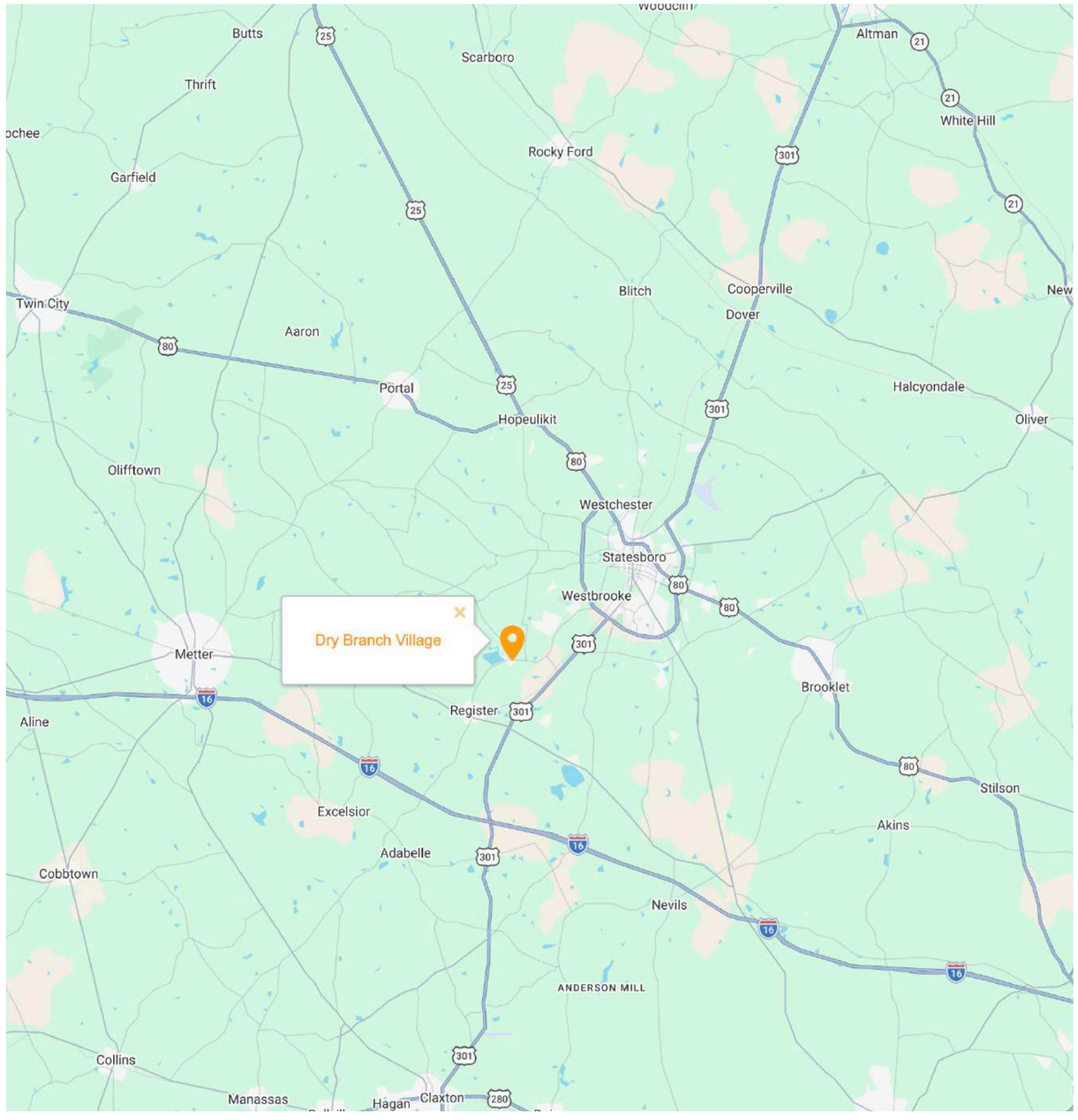
	P&L 0 Sellers Actuals REVENUE: T12 P&L ACTUAL PER SELLER RECORDS REVENUE AS REPORTED EXPENSE AS REPORTED	P&L 1 Sellers Actuals REVENUE: RR, SEP. 2026 CURRENT RENTS PER RR 45.6% OCCUPANCY EXPENSE AS REPORTED	Comments
Seller Reported Revenue			
TOTAL REVENUE	$548,280	$507,889	
Seller Reported Expenses			
PROPERTY TAX	$12,355	$12,355	P&L 0,1: As Reported
INSURANCE EXPENSE	$21,230	$21,230	P&L 0,1: As Reported
REPAIRS & MAINTENANCE SERVICES	$26,613	$26,613	P&L 0,1: As Reported
MOWING, LANDSCAPING & SNOW SERVICES	$13,200	$13,200	P&L 0,1: As Reported
WATER SERVICES	$7,050	$7,050	P&L 0,1: As Reported
ELECTRIC SERVICES	$9,125	$9,125	P&L 0,1: As Reported
3RD PARTY MANAGEMENT	$44,771	$44,771	P&L 0,1: As Reported
GENERAL & ADMIN SERVICES	$808	$808	P&L 0,1: As Reported
TOTAL EXPENSES	$135,152	$135,152	
EXPENSE RATIO	24.7%	26.6%	
NET OPERATING INCOME (NOI)	$413,127	$372,737	

Unit Types	Count	Comments
TOTAL RENTABLE UNITS	103	
TOTAL MOBILE HOME UNITS	79	
TENANT OWNED HOME	8	Included in P&L 1
RENTED PARK OWNED HOME (POH)	37	Included in P&L 1
RENT TO OWN MOBILE HOME (RTO)	2	Included in P&L 1
VACANT PARK OWNED HOME (POH)	32	
VACANT MOBILE HOME LOT	24	

Infrastructure	Type	Who Pays
WATER SYSTEM	Private	Tenant Pays
SEWER SYSTEM	Private	Landlord Pays
TRASH	Other	Landlord Pays
ELECTRIC SERVICES	Public	Tenant Pays
GAS/PROPANE SERVICES	Public	Tenant Pays

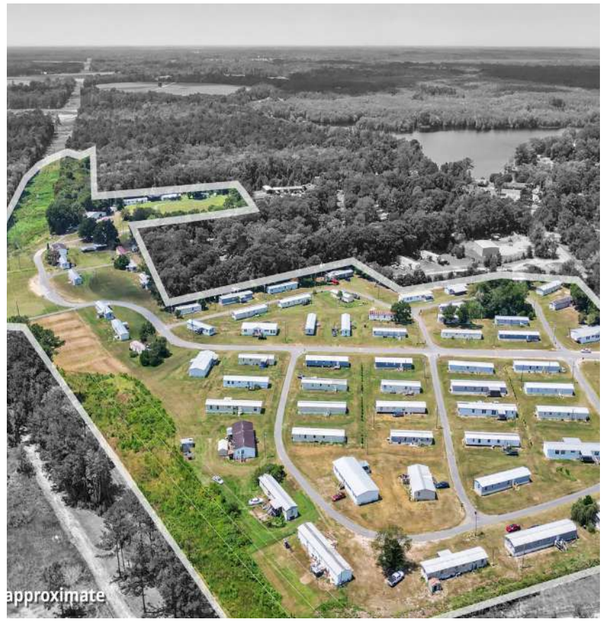


Location Map and Property Parcel





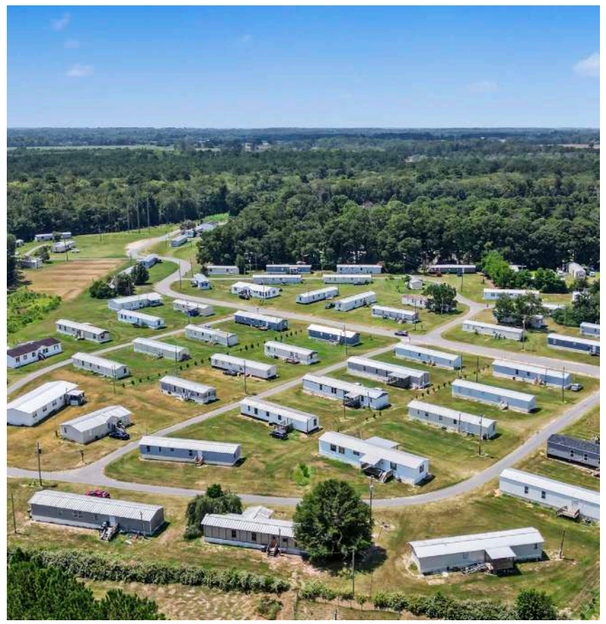
Property Photos



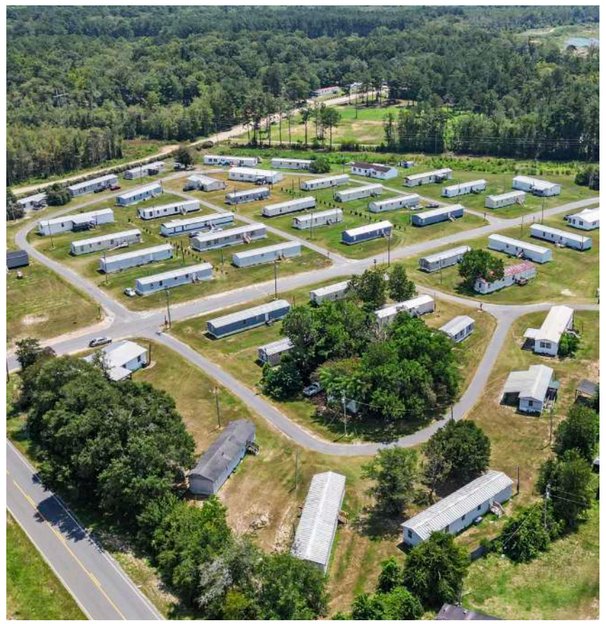


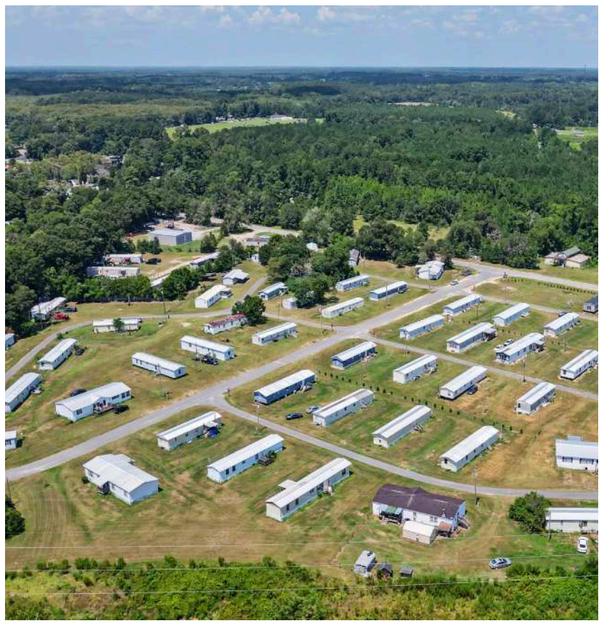








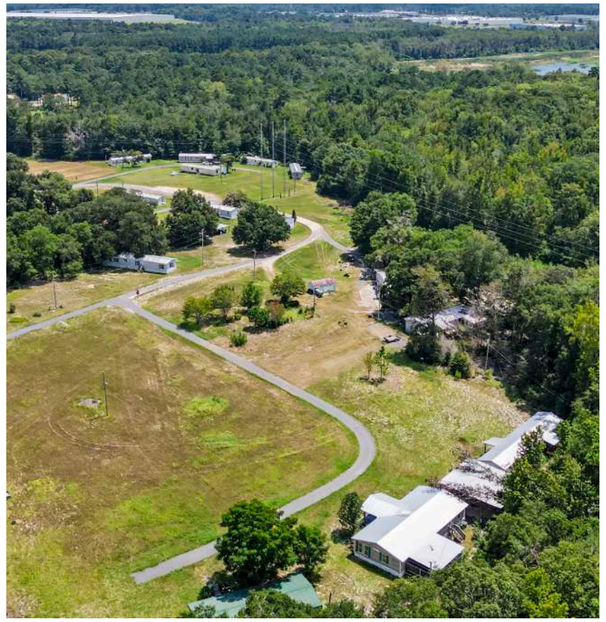




Property Photos









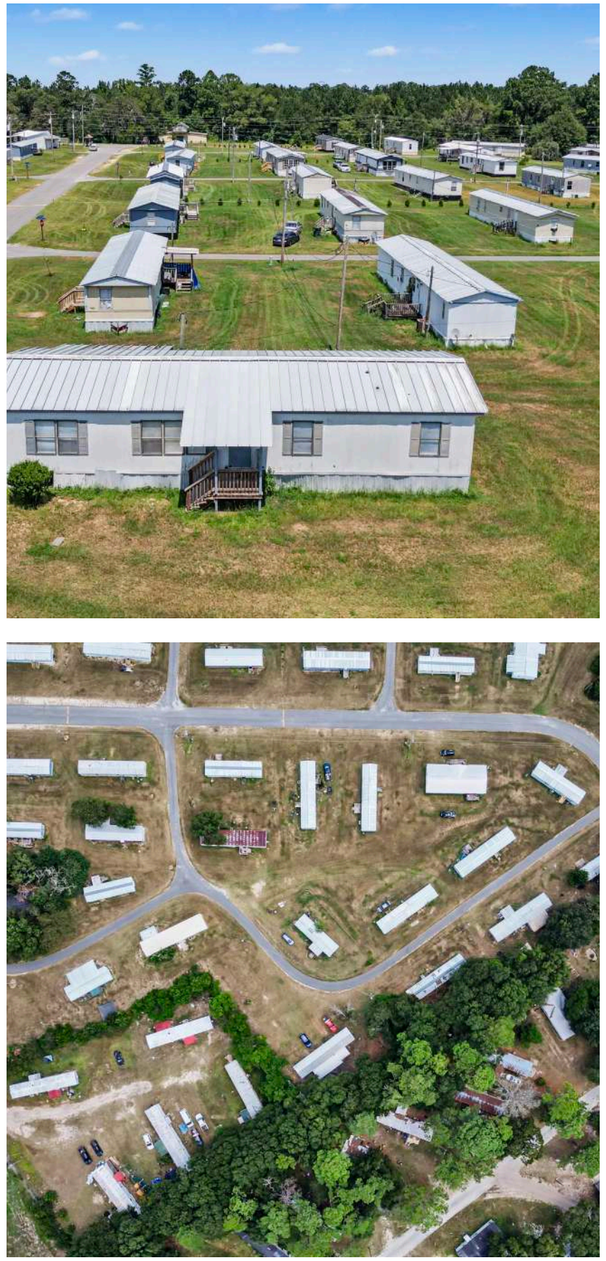








Property Photos



Brokerage Team

Trey Myers is a key member of the Esterson MHC Team, led by industry expert Glenn Esterson, specializing in manufactured housing community (MHC) sales across the Southeast and Texas.

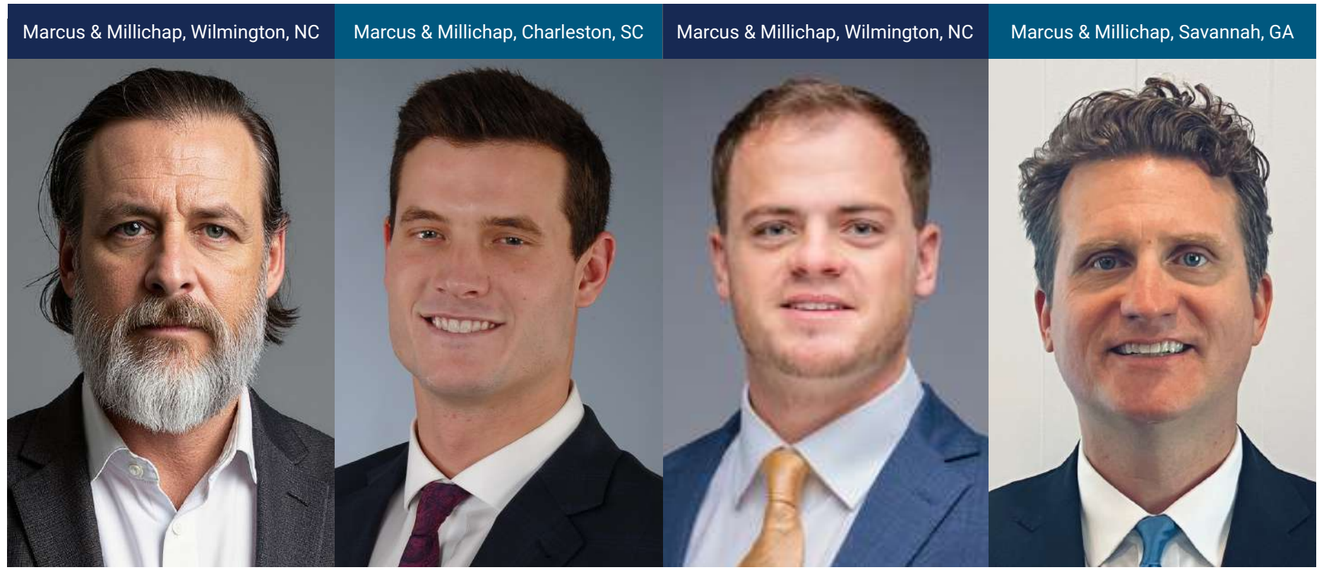
Based in Savannah, GA, Trey is dedicated to delivering exceptional service and value to his clients through the team's deep market knowledge and client-first approach.

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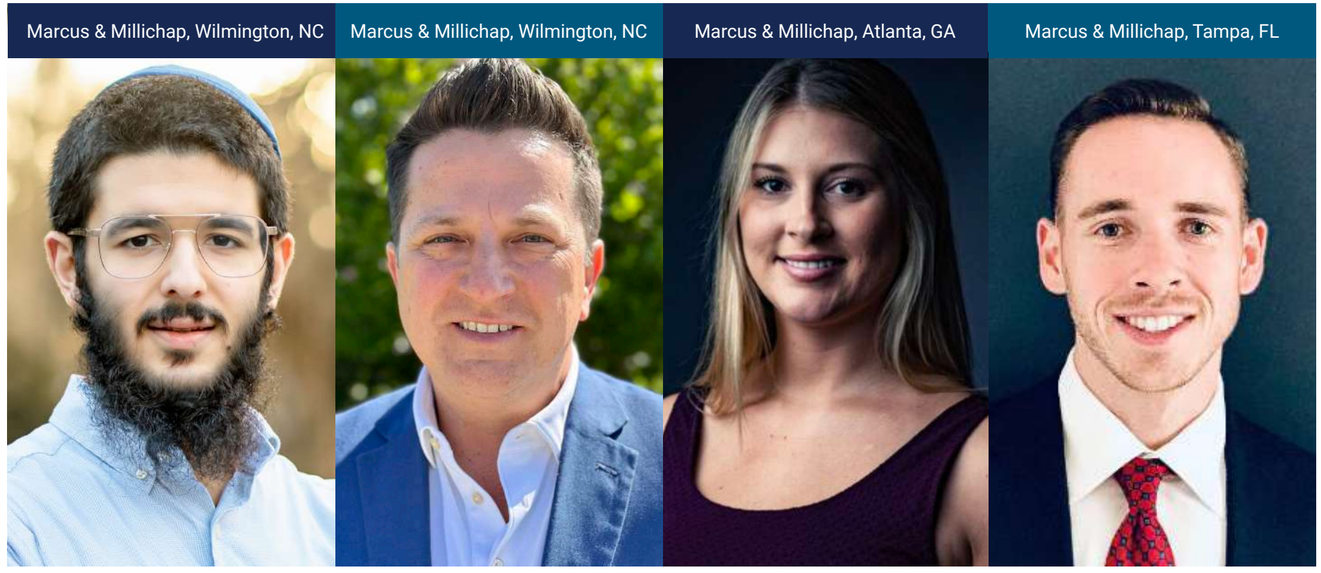


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