



Shady Grove Trailer Park

7095 East Dominick Street, Rome, NY 13440



IREINVESTMENT



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01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	7095 East Dominick Street Rome NY 13440
COUNTY	Oneida
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,395,000
OCCUPANCY	95.98%
NOI (CURRENT)	\$106,397
NOI (Pro Forma)	\$130,567
CAP RATE (CURRENT)	7.63%
CAP RATE (Pro Forma)	9.36%
GRM (CURRENT)	5.49
GRM (Pro Forma)	5.18

- ****Investment Highlight:**** Nestled in a prime location just minutes away from major employers and essential infrastructure, this multi-family property at 7095 East Dominick Street offers an unparalleled investment opportunity. With a total of 38 sites, including 26 park-owned homes and 10 tenant-owned homes, this property has been under the dedicated ownership of a single family since the early '60s.
- ****ROI Potential:**** The strategic advantage of public water and sewer services adds to the property's appeal, ensuring seamless operations and low maintenance costs for prospective investors. Long-term tenants already in place provide a stable income stream, while the opportunity for future growth and increased ROI remains promising.

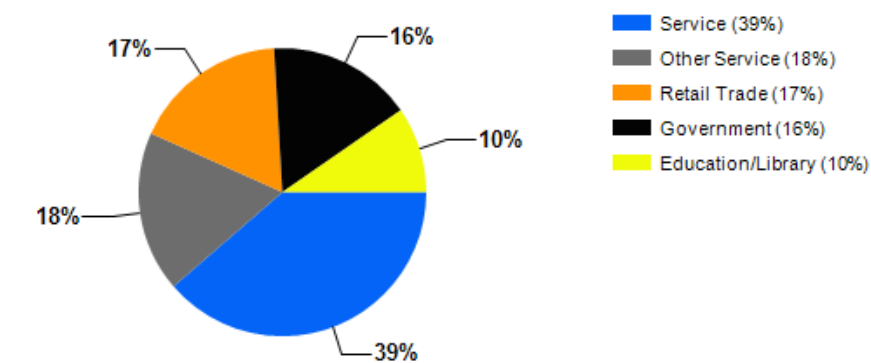
- ****Historic Ownership:**** Steeped in a legacy of family ownership spanning decades, this property exudes a sense of stability and reliability that savvy investors will appreciate. The continuity of ownership since the '60s speaks volumes about the property's enduring value and potential for sustained profitability.
- ****Strategic Location:**** Situated in a sought-after location with easy access to major employers and key infrastructure, this property offers convenience and accessibility that are highly attractive to both current and prospective tenants. The proximity to essential amenities and employment hubs further enhances the property's investment appeal.
- ****Long-Term Vision:**** With a solid foundation of long-term tenants and a history of family ownership, this multi-family property presents a rare opportunity for investors to secure a lucrative asset with significant growth potential. Don't miss out on the chance to capitalize on the enduring value and promising ROI of this exceptional investment property at 7095 East Dominick Street.

Location

Location Summary

02

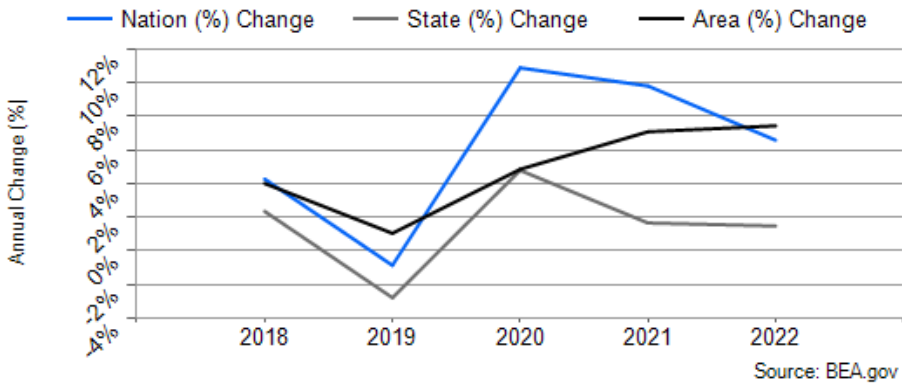
Major Industries by Employee Count



Largest Employers

Turning Stone Casino/Oneida Indian Nation	4,500
Mohawk Valley Healthcare System	4,300
Bassett Healthcare	4,267
County of Oneida	1,700
Upstate Caring Partners	1,638
Utica City School District	1,564
Metlife Inc.	1,300
Resource Center for Independent Living	1,250

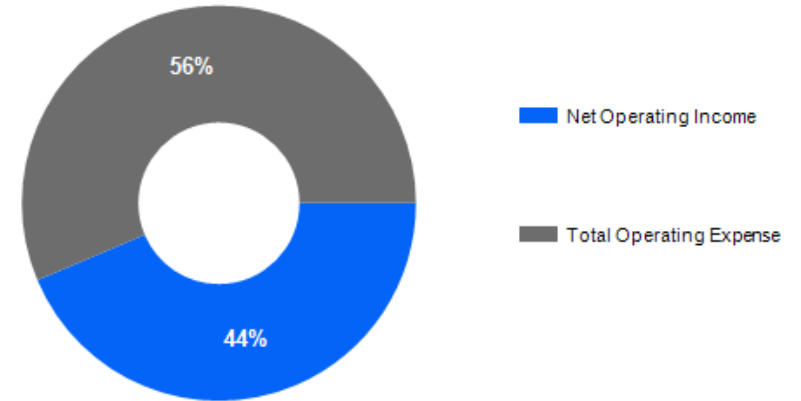
Oneida County GDP Trend



03	Financial Analysis
	Income & Expense Analysis
	Multi-Year Cash Flow Assumptions
	Cash Flow Analysis
	Financial Metrics

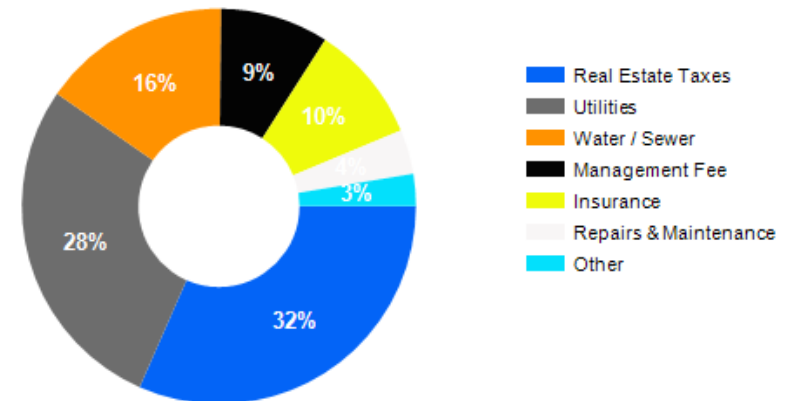
REVENUE ALLOCATION CURRENT

INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	\$254,039	\$269,281
Gross Potential Income	\$254,039	\$269,281
General Vacancy	-\$10,200	4.01%
Effective Gross Income	\$243,839	\$269,281
Less Expenses	\$137,442	56.36%
Net Operating Income	\$106,397	\$130,567



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$43,434	\$43,434
Insurance	\$13,286	\$13,286
Management Fee (5.00% of EGI)	\$12,192	\$13,464
Repairs & Maintenance	\$5,000	\$5,000
Water / Sewer	\$21,355	\$21,355
Landscaping	\$1,576	\$1,576
Professional Fees	\$1,645	\$1,645
Utilities	\$38,554	\$38,554
Licenses/Permits	\$400	\$400
Total Operating Expense	\$137,442	\$138,714
% of EGI	56.36%	51.51%

DISTRIBUTION OF EXPENSES CURRENT

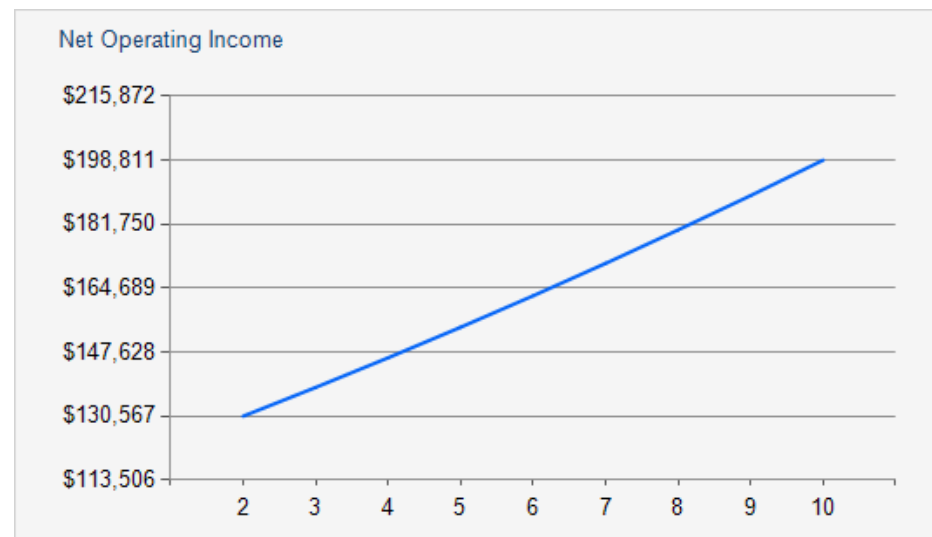
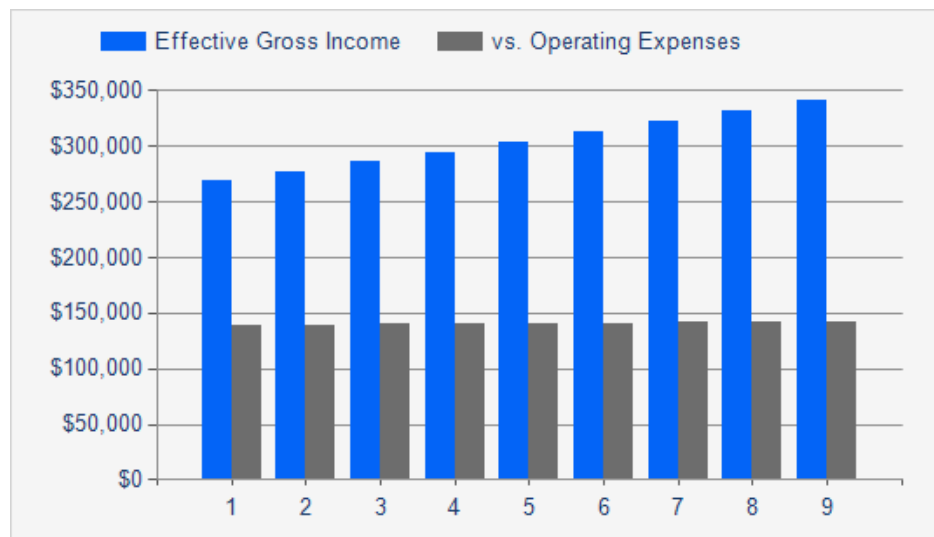


Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

GLOBAL	
Price	\$1,395,000
INCOME - Growth Rates	
Gross Scheduled Rent	3.00%

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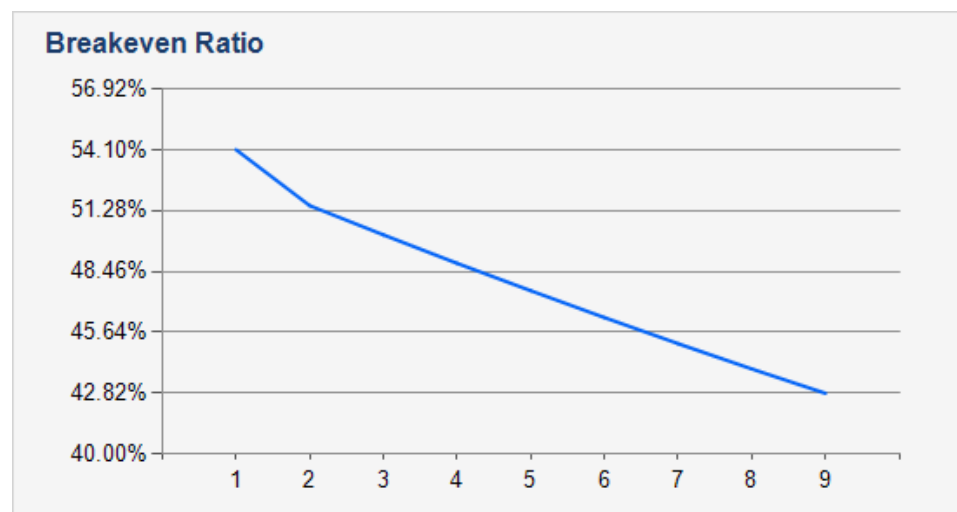
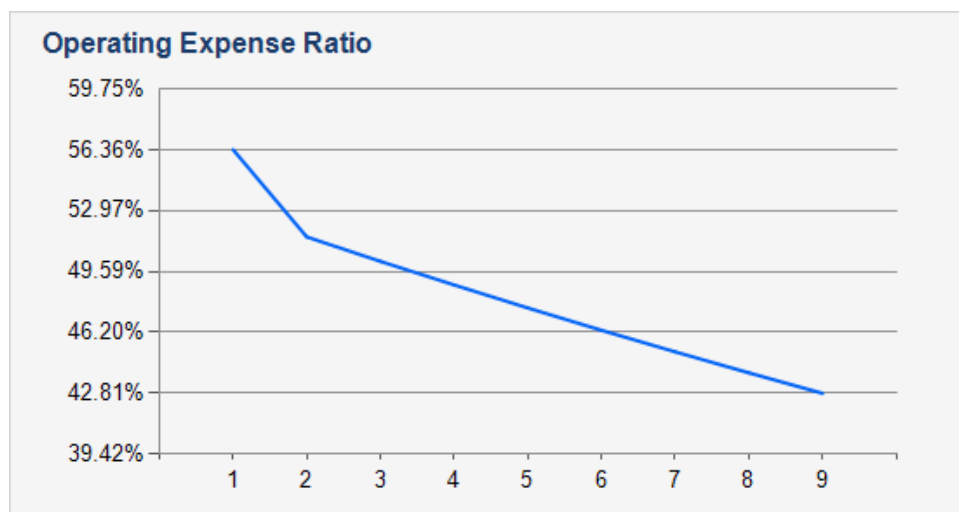
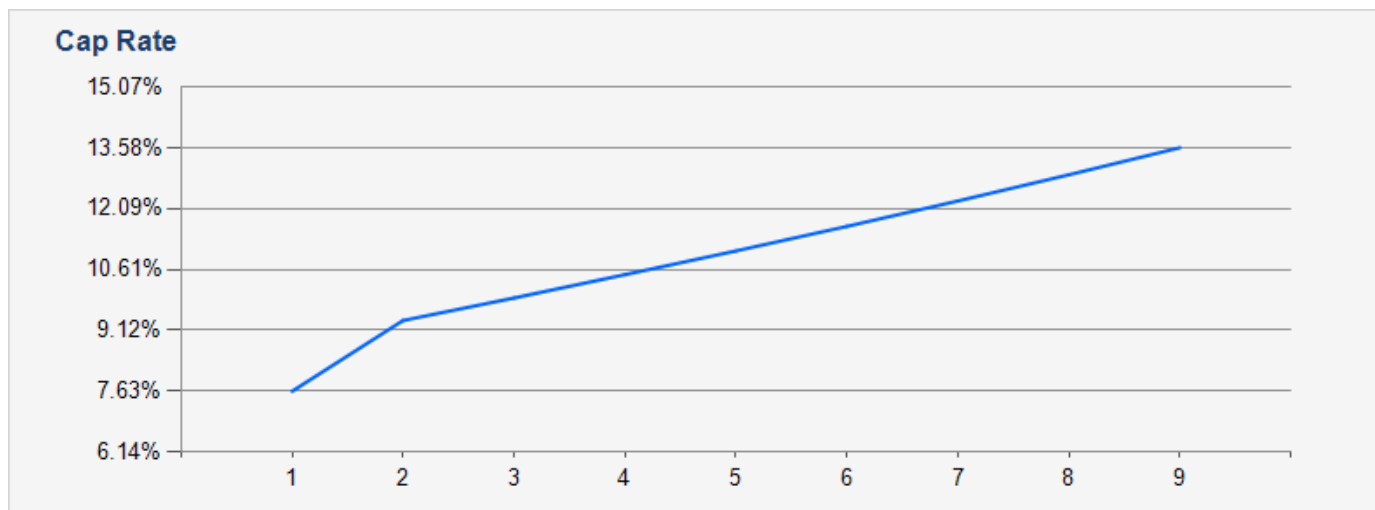
Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Scheduled Rent	\$254,039	\$269,281	\$277,359	\$285,680	\$294,251	\$303,078	\$312,170	\$321,536	\$331,182	\$341,117
General Vacancy	-\$10,200	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%
Effective Gross Income	\$243,839	\$269,281	\$277,359	\$285,680	\$294,251	\$303,078	\$312,170	\$321,536	\$331,182	\$341,117
Operating Expenses										
Real Estate Taxes	\$43,434	\$43,434	\$43,434	\$43,434	\$43,434	\$43,434	\$43,434	\$43,434	\$43,434	\$43,434
Insurance	\$13,286	\$13,286	\$13,286	\$13,286	\$13,286	\$13,286	\$13,286	\$13,286	\$13,286	\$13,286
Management Fee	\$12,192	\$13,464	\$13,868	\$14,284	\$14,713	\$15,154	\$15,609	\$16,077	\$16,559	\$17,056
Repairs & Maintenance	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Water / Sewer	\$21,355	\$21,355	\$21,355	\$21,355	\$21,355	\$21,355	\$21,355	\$21,355	\$21,355	\$21,355
Landscaping	\$1,576	\$1,576	\$1,576	\$1,576	\$1,576	\$1,576	\$1,576	\$1,576	\$1,576	\$1,576
Professional Fees	\$1,645	\$1,645	\$1,645	\$1,645	\$1,645	\$1,645	\$1,645	\$1,645	\$1,645	\$1,645
Utilities	\$38,554	\$38,554	\$38,554	\$38,554	\$38,554	\$38,554	\$38,554	\$38,554	\$38,554	\$38,554
Licenses/Permits	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400
Total Operating Expense	\$137,442	\$138,714	\$139,118	\$139,534	\$139,963	\$140,404	\$140,859	\$141,327	\$141,809	\$142,306
Net Operating Income	\$106,397	\$130,567	\$138,241	\$146,146	\$154,288	\$162,674	\$171,312	\$180,209	\$189,373	\$198,811



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Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
CAP Rate	7.63%	9.36%	9.91%	10.48%	11.06%	11.66%	12.28%	12.92%	13.58%	14.25%
Operating Expense Ratio	56.36%	51.51%	50.15%	48.84%	47.56%	46.32%	45.12%	43.95%	42.81%	41.71%
Gross Multiplier (GRM)	5.49	5.18	5.03	4.88	4.74	4.60	4.47	4.34	4.21	4.09
Breakeven Ratio	54.10%	51.51%	50.16%	48.84%	47.57%	46.33%	45.12%	43.95%	42.82%	41.72%

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