

OFFERING MEMORANDUM

COUNTRY ACRES MOBILE HOME PARK

1120 NUMIDIA DRIVE, CATAWISSA PA 17820

Country Acres Mobile Home Park

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IRE INVESTMENT

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COUNTRY ACRES MOBILE HOME PARK

01 **Executive Summary**

Investment Summary

OFFERING SUMMARY

ADDRESS	1120 Numidia Drive Catawissa PA 17820
COUNTY	Columbia
LAND ACRES	12.27
NUMBER OF UNITS	30
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	$1,300,000
PRICE PER UNIT	$43,333
OCCUPANCY	93.33%
NOI (CURRENT)	$107,790
NOI (Pro Forma)	$112,427
CAP RATE (CURRENT)	8.29%
CAP RATE (Pro Forma)	8.65%
CASH ON CASH (CURRENT)	12.70%
CASH ON CASH (Pro Forma)	14.13%
GRM (CURRENT)	7.85
GRM (Pro Forma)	7.62

PROPOSED FINANCING

LOAN TYPE	Amortized
DOWN PAYMENT	$550,000
LOAN AMOUNT	$750,000
INTEREST RATE	7.50%
ANNUAL DEBT SERVICE	$66,513
LOAN TO VALUE	58%
AMORTIZATION PERIOD	25 Years

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	398	2,030	3,769
2026 Median HH Income	$70,565	$78,093	$77,734
2026 Average HH Income	$92,728	$100,647	$99,484

Water Sewer

- Private Well System

Sewer System

- Public Sewer System

Occupancy

- 30 Total Sites
  -28 Tenant-Owned Homes
  -2 Park-Owned Homes

Additional information

- Onsite Manager
- Storage Shed

COUNTRY ACRES MOBILE HOME PARK

02 Location

Location Summary
Locator Map
Regional Map
Aerial Map

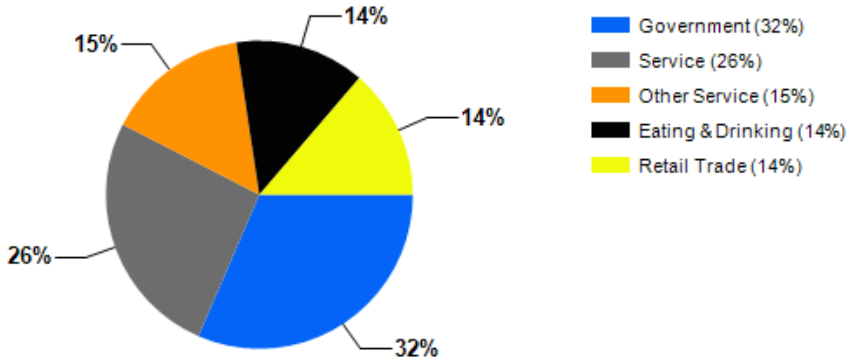
Location Summary

- Located in Eastern Pennsylvania

Transportation

- 1 Mile from Numidia Aiport
- 10 Miles from Interstate 81

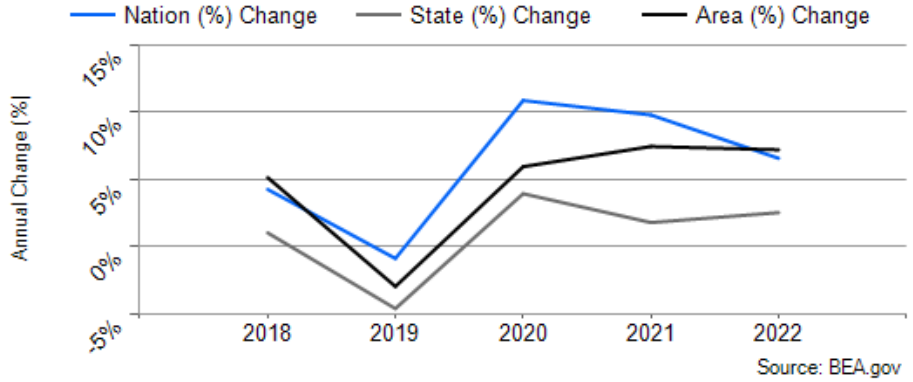
Major Industries by Employee Count

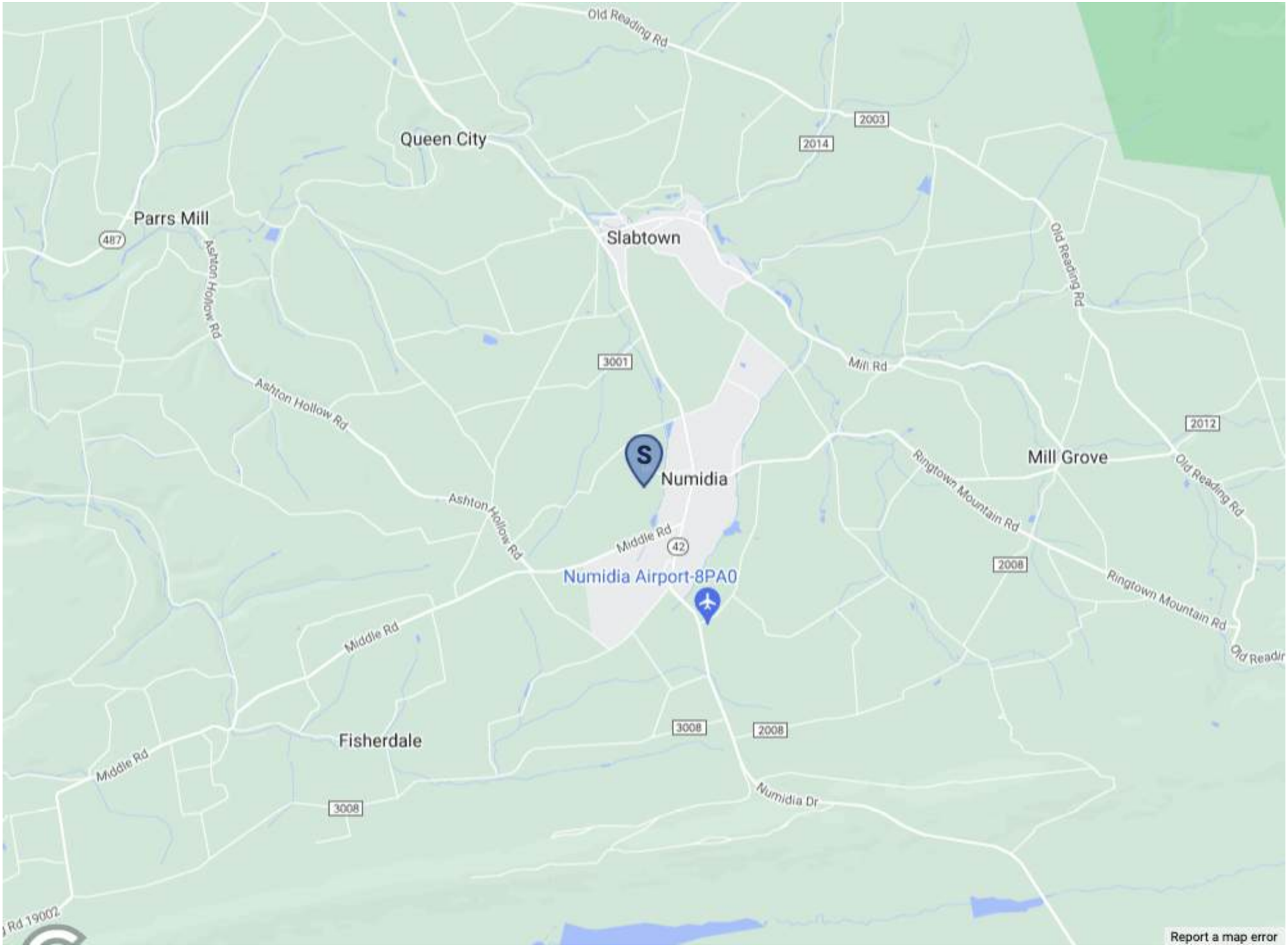


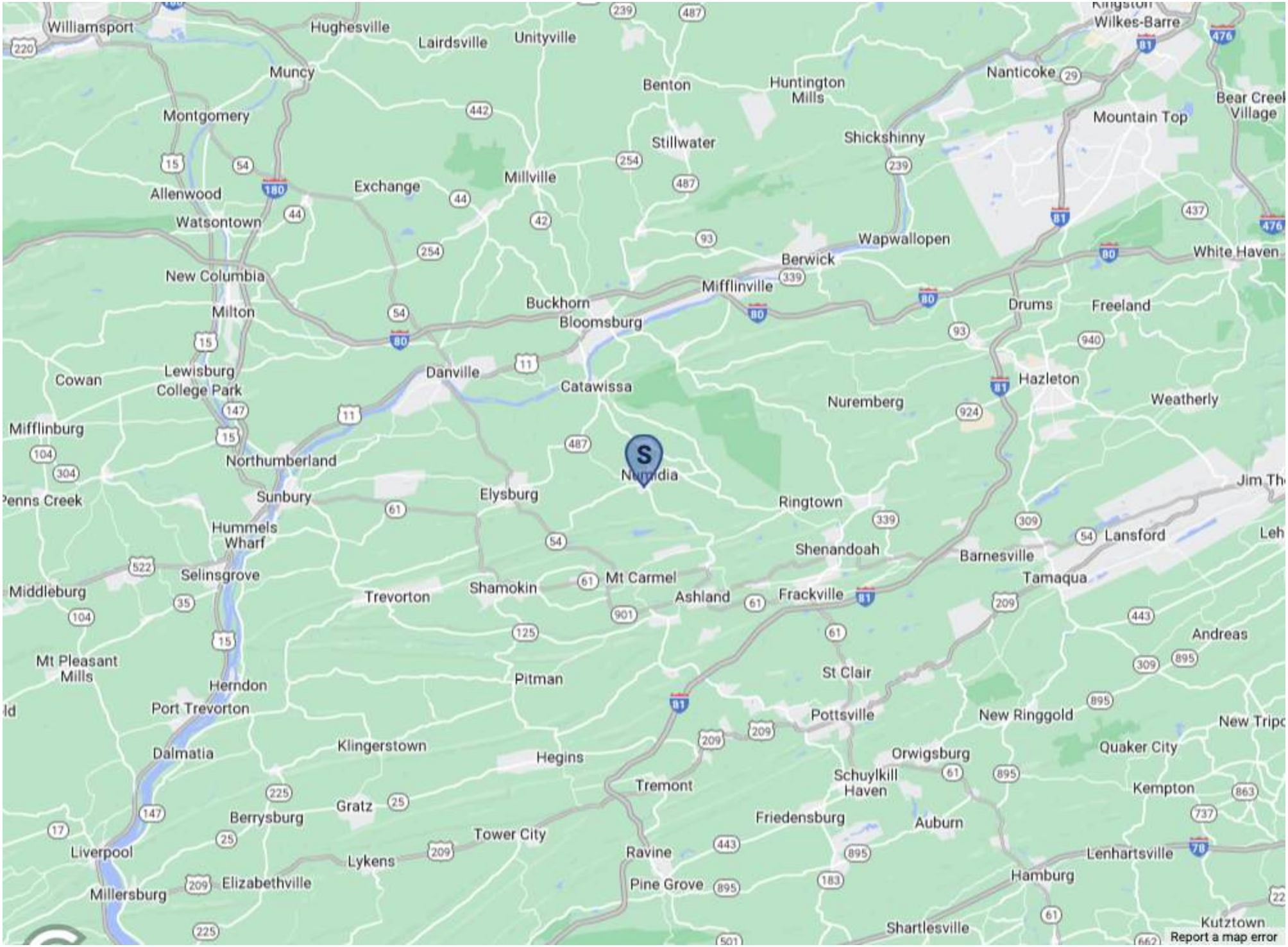
Largest Employers

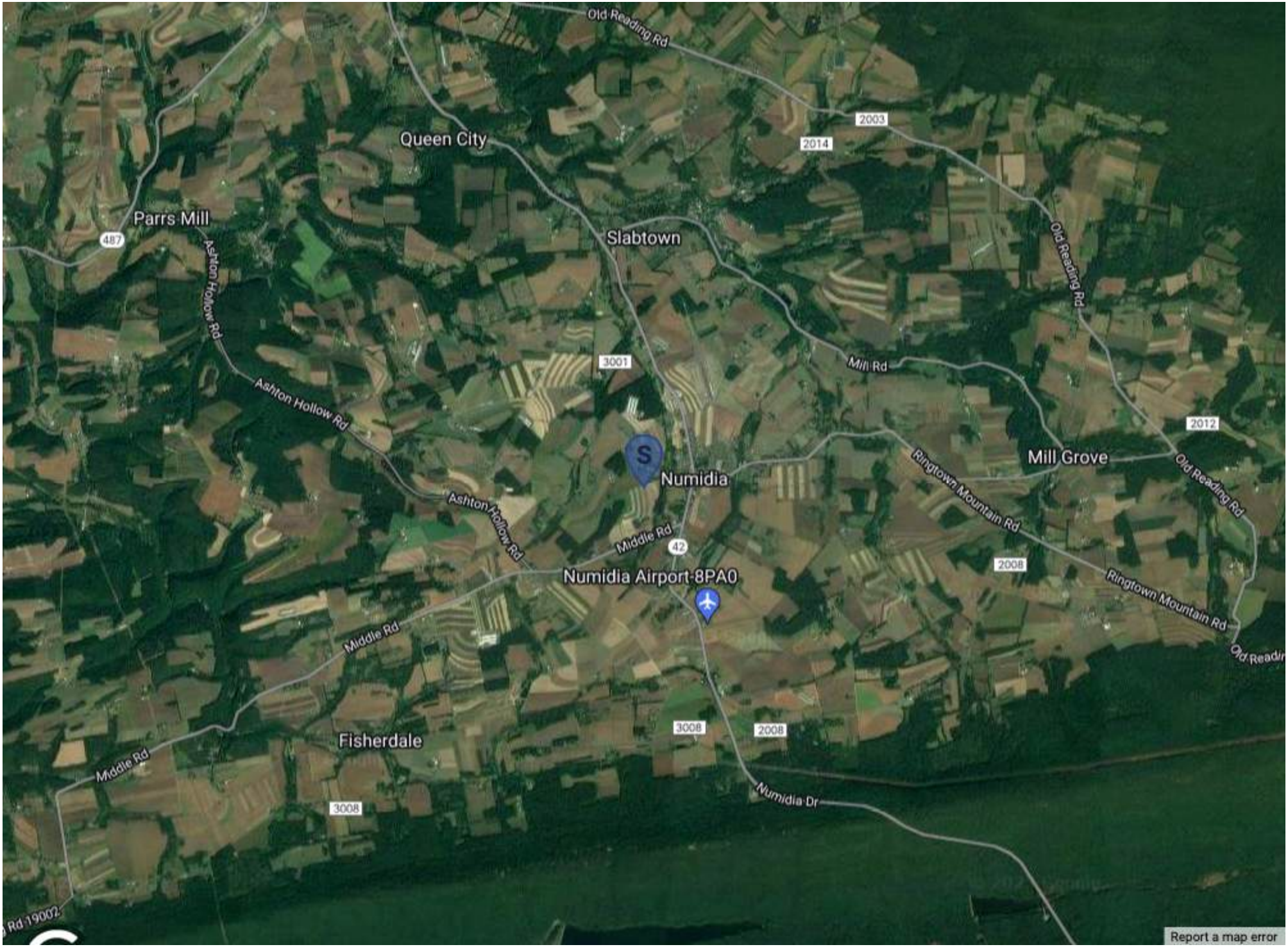
Jingoli Power, LLC	Approximate number of employees: 100+
Eci Inc	Approximate number of employees: 1 to 4
Backwoods Lawn Care	Approximate number of employees: 1
ABRACZINSKAS NURSERIES INC	Approximate number of employees: 1
Country Acres Mobile Village	Approximate number of employees: Not specified
Numidia Lunas Pizzeria	Approximate number of employees: Not specified
Roaring Creek Saloon	Approximate number of employees: Not specified
Richard's Scattered Acres Farm	Approximate number of employees: Not specified

Columbia County GDP Trend




Old Reading Rd
Queen City
2003
2014
Parrs Mill
487
Slabtown
Ashton Hollow Rd
Old Reading Rd
3001
Mill Rd
Ashton Hollow Rd
2012
S
Numidia
Mill Grove
Ringtown Mountain Rd
Old Reading Rd
Ashton Hollow Rd
Middle Rd
42
2008
Numidia Airport-8PA0
Ringtown Mountain Rd
Middle Rd
Old Readir
3008
2008
Fisherdale
Middle Rd
Numidia Dr
3008
Report a map error


Williamsport
Hughesville
Lairdsville
Unityville
Wilkes-Barre
Muncy
Benton
Huntington Mills
Nanticoke
Bear Creek Village
Montgomery
Mountain Top
Stillwater
Shickshinny
Millville
Exchange
Allenwood
Watsontown
Wapwallopen
Berwick
White Haven
New Columbia
Mifflinville
Milton
Buckhorn
Bloomsburg
Drums
Freeland
Lewisburg
College Park
Danville
Catawissa
Hazleton
Cowan
Nuremberg
Weatherly
Mifflinburg
Northumberland
Numidia
Sunbury
Elysburg
Ringtown
Jim Th
Hummels Wharf
Shenandoah
Barnesville
Lansford
Selinsgrove
Tamaqua
Middleburg
Trevorton
Shamokin
Mt Carmel
Ashland
Frackville
Andreas
Mt Pleasant Mills
Pitman
St Clair
Herndon
Port Trevorton
Pottsville
New Ringgold
Dalmatia
Klingerstown
Hegins
Orwigsburg
Quaker City
Tremont
Schuylkill Haven
Kempton
Gratz
Berrysburg
Friedensburg
Auburn
Tower City
Liverpool
Ravine
Lenhartsville
Lykens
Hamburg
Millersburg
Elizabethville
Pine Grove
Shartlesville
Kutztown
Report a map error


Old Reading Rd
Queen City
2003
2014
Parrs Mill
487
Slabtown
Old Reading Rd
Ashton Hollow Rd
3001
Mill Rd
Ashton Hollow Rd
2012
Mill Grove
Numidia
Ringtown Mountain Rd
Old Reading Rd
Ashton Hollow Rd
Middle Rd
42
2008
Numidia Airport-8PA0
Ringtown Mountain Rd
Middle Rd
Old Readir
3008
2008
Fisherdale
Middle Rd
Numidia Dr
3008
Rd 19002
Report a map error

COUNTRY ACRES MOBILE HOME PARK

03 **Property Description**

Property Features

PROPERTY FEATURES

NUMBER OF UNITS	30
LAND ACRES	12.27
# OF PARCELS	1
ROADS	Gravel



COUNTRY ACRES MOBILE HOME PARK

04 **Rent Roll**

Country Acres Rent Roll

Rent Roll				
Lot	**Rent Amount**	**Housing Type**	**Ownership**	**Notes**
460	$ 460.00	Mobile Home	Tenant	
A02	$ 460.00	Mobile Home	Tenant	
A03	$ 460.00	Mobile Home	Tenant	
A04	$ 460.00	Mobile Home	Tenant	
A05	$ 460.00	Mobile Home	Tenant	
A06	$ 460.00	Mobile Home	Park	
A07	$ 460.00	Mobile Home	Tenant	
A08	$ 460.00	Mobile Home	Tenant	
A09	$ 460.00	Mobile Home	Tenant	
A10	$ 460.00	Mobile Home	Park	
B01	$ 460.00	Mobile Home	Tenant	
B02	$ 460.00	Mobile Home	Tenant	
B03	$ 460.00	Mobile Home	Tenant	
B04	$ 460.00	Mobile Home	Tenant	
B05	$ 460.00	Mobile Home	Tenant	
B06	$ -			
B07	$ 460.00	Mobile Home	Tenant	
B08	$ 460.00	Mobile Home	Tenant	
B09	$ 460.00	Mobile Home	Tenant	
B10	$ 460.00	Mobile Home	Tenant	
C01	$ 460.00	Mobile Home	Tenant	
C02	$ 460.00	Mobile Home	Tenant	
C03	$ 460.00	Mobile Home	Tenant	
C04	$ 460.00	Mobile Home	Tenant	
C05	$ 460.00	Mobile Home	Tenant	
C06	$ 460.00	Mobile Home	Tenant	
C07	$ 460.00	Mobile Home	Tenant	
C08	$ 460.00	Mobile Home	Tenant	
C09	$ 460.00	Mobile Home	Tenant	
C10	$ -			
Month	$ 12,880.00			
Year	$ 154,560.00			

COUNTRY ACRES MOBILE HOME PARK

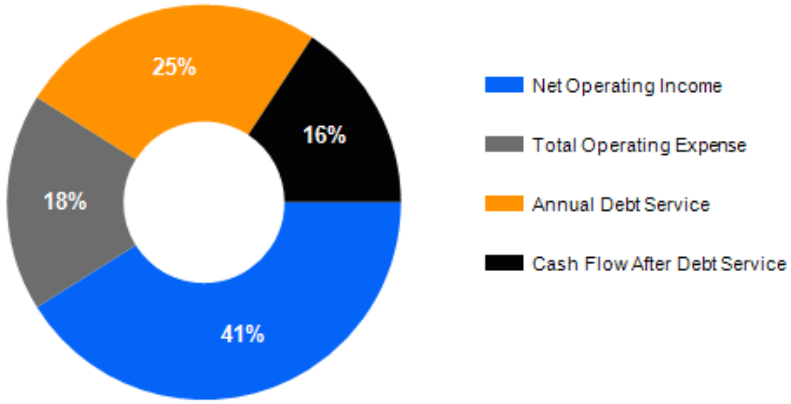
05 Financial Analysis

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

INCOME	CURRENT		PRO FORMA	
Gross Potential Rent	$165,600		$170,568	
Gross Potential Income	**$165,600**		**$170,568**	
General Vacancy	-$11,040	6.66%	-$11,371	6.66%
Effective Gross Income	**$154,560**		**$159,197**	
Less Expenses	$46,770	30.26%	$46,770	29.37%
Net Operating Income	**$107,790**		**$112,427**	
Annual Debt Service	$66,513		$66,513	
Cash flow	**$41,277**		**$45,914**	
Debt Coverage Ratio	1.62		1.69	

REVENUE ALLOCATION

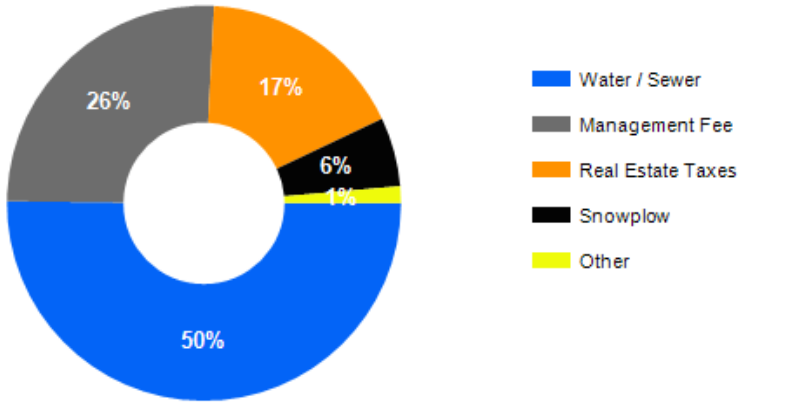
CURRENT



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	$8,021	$267	$8,021	$267
Insurance	$537	$18	$537	$18
Management Fee ($)	$12,000	$400	$12,000	$400
Water / Sewer	$23,460	$782	$23,460	$782
Utilities	$112	$4	$112	$4
Snowplow	$2,640	$88	$2,640	$88
Total Operating Expense	**$46,770**	**$1,559**	**$46,770**	**$1,559**
Annual Debt Service	$66,513		$66,513	
% of EGI	30.26%		29.37%	

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

Offering Price	$1,300,000

INCOME - Growth Rates

Gross Potential Rent	3.00%

EXPENSES - Growth Rates

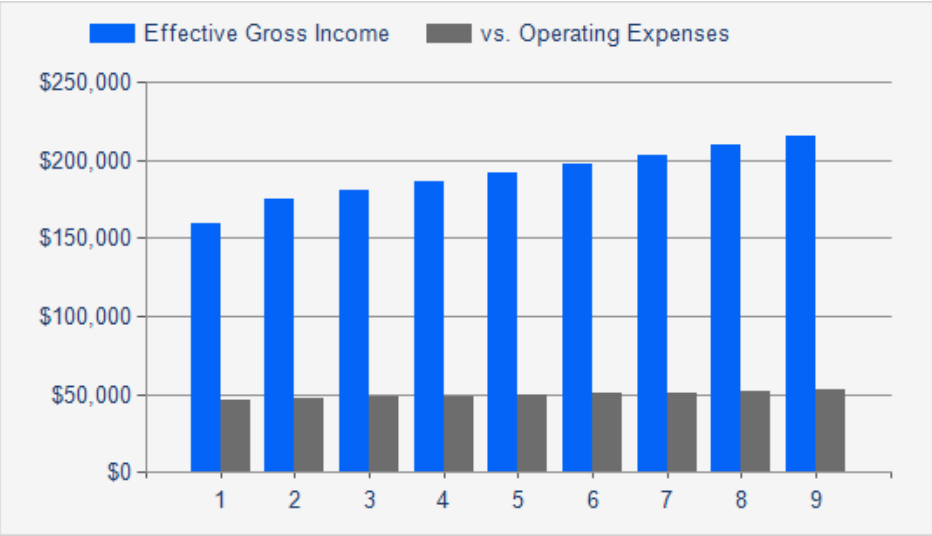
Real Estate Taxes	1.50%
Insurance	1.50%
Management Fee	1.50%
Water / Sewer	1.50%
Utilities	1.50%
Snowplow	1.50%

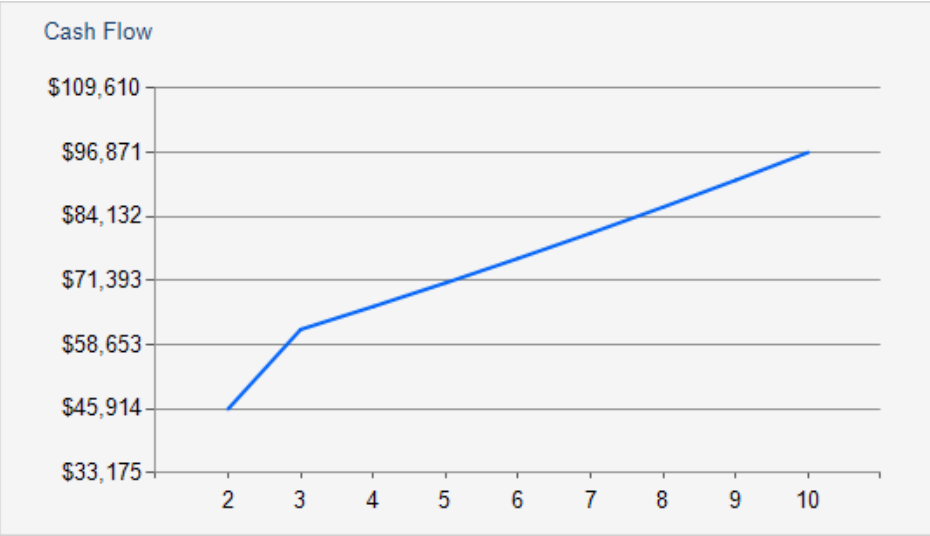
PROPOSED FINANCING

Loan Type	Amortized
Down Payment	$550,000
Loan Amount	$750,000
Interest Rate	7.50%
Annual Debt Service	$66,513
Loan to Value	58%
Amortization Period	25 Years

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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 Rental Income	$165,600	$170,568	$175,685	$180,956	$186,384	$191,976	$197,735	$203,667	$209,777	$216,070
General Vacancy	-$11,040	-$11,371	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%
Effective Gross Income	**$154,560**	**$159,197**	**$175,685**	**$180,956**	**$186,384**	**$191,976**	**$197,735**	**$203,667**	**$209,777**	**$216,070**
Operating Expenses										
Real Estate Taxes	$8,021	$8,021	$8,141	$8,263	$8,387	$8,513	$8,641	$8,771	$8,902	$9,036
Insurance	$537	$537	$545	$553	$562	$570	$579	$587	$596	$605
Management Fee	$12,000	$12,000	$12,180	$12,363	$12,548	$12,736	$12,927	$13,121	$13,318	$13,518
Water / Sewer	$23,460	$23,460	$23,812	$24,169	$24,532	$24,900	$25,273	$25,652	$26,037	$26,428
Utilities	$112	$112	$114	$115	$117	$119	$121	$122	$124	$126
Snowplow	$2,640	$2,640	$2,680	$2,720	$2,761	$2,802	$2,844	$2,887	$2,930	$2,974
Total Operating Expense	**$46,770**	**$46,770**	**$47,472**	**$48,184**	**$48,906**	**$49,640**	**$50,385**	**$51,140**	**$51,907**	**$52,686**
Net Operating Income	**$107,790**	**$112,427**	**$128,213**	**$132,772**	**$137,478**	**$142,336**	**$147,350**	**$152,527**	**$157,870**	**$163,384**
Annual Debt Service	$66,513	$66,513	$66,513	$66,513	$66,513	$66,513	$66,513	$66,513	$66,513	$66,513
Cash Flow	**$41,277**	**$45,914**	**$61,701**	**$66,259**	**$70,965**	**$75,823**	**$80,838**	**$86,014**	**$91,357**	**$96,871**

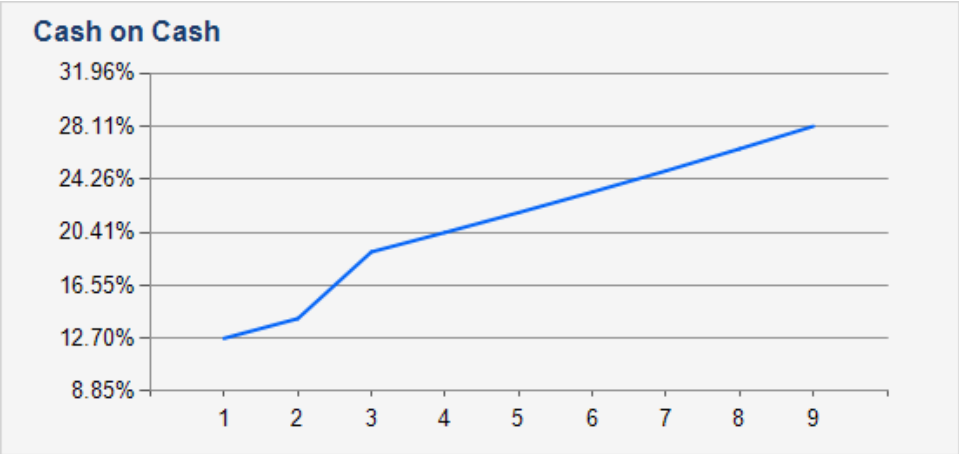


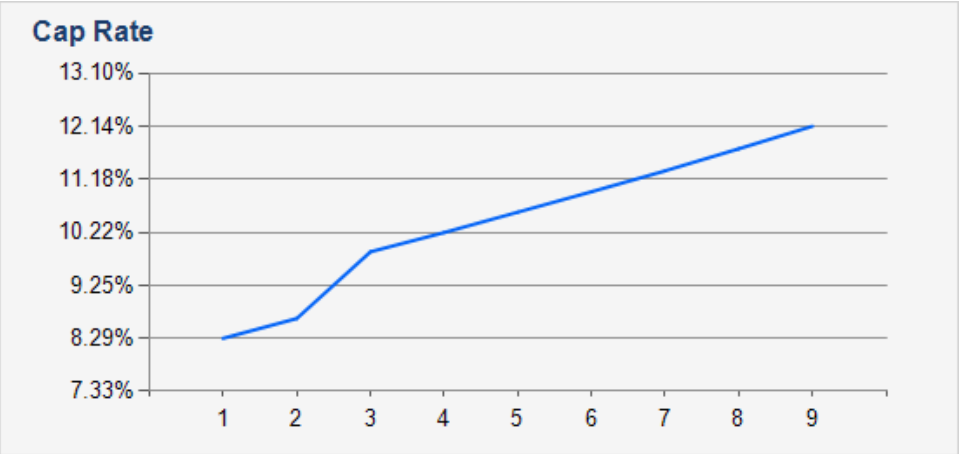


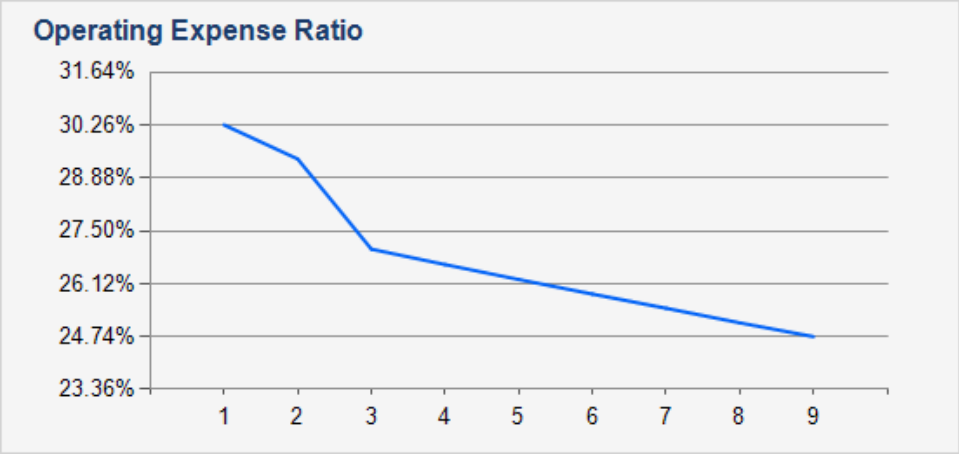
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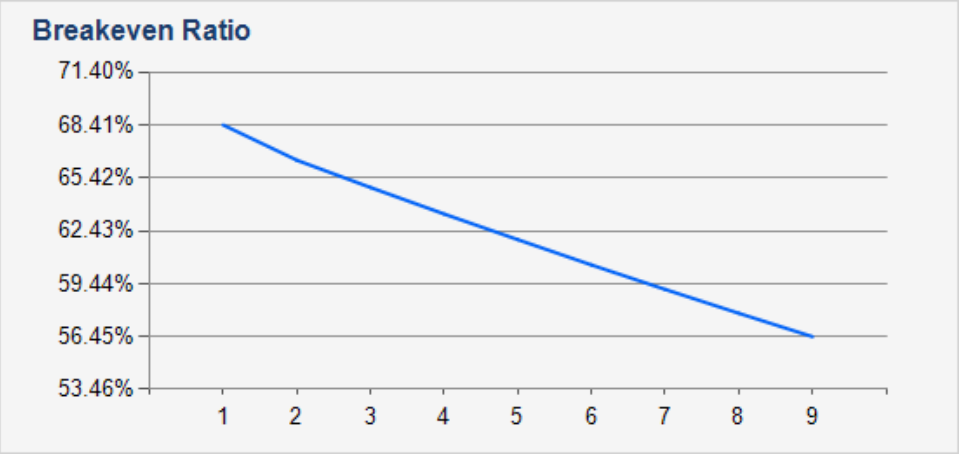
Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash on Cash Return b/t	12.70%	14.13%	18.98%	20.39%	21.84%	23.33%	24.87%	26.47%	28.11%	29.81%
CAP Rate	8.29%	8.65%	9.86%	10.21%	10.58%	10.95%	11.33%	11.73%	12.14%	12.57%
Debt Coverage Ratio	1.62	1.69	1.93	2.00	2.07	2.14	2.22	2.29	2.37	2.46
Operating Expense Ratio	30.26%	29.37%	27.02%	26.62%	26.23%	25.85%	25.48%	25.10%	24.74%	24.38%
Gross Multiplier (GRM)	7.85	7.62	7.40	7.18	6.97	6.77	6.57	6.38	6.20	6.02
Loan to Value	57.68%	56.88%	55.97%	55.01%	54.02%	52.89%	51.67%	50.39%	49.00%	47.53%
Breakeven Ratio	68.41%	66.42%	64.88%	63.38%	61.93%	60.50%	59.12%	57.77%	56.45%	55.17%
Price / Unit	$43,333	$43,333	$43,333	$43,333	$43,333	$43,333	$43,333	$43,333	$43,333	$43,333

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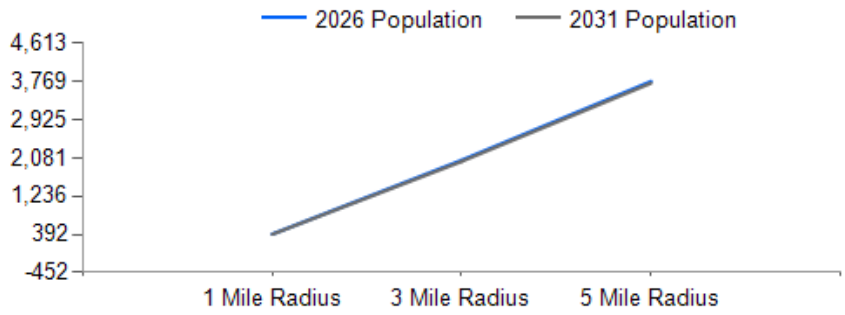
COUNTRY ACRES MOBILE HOME PARK

06 Demographics

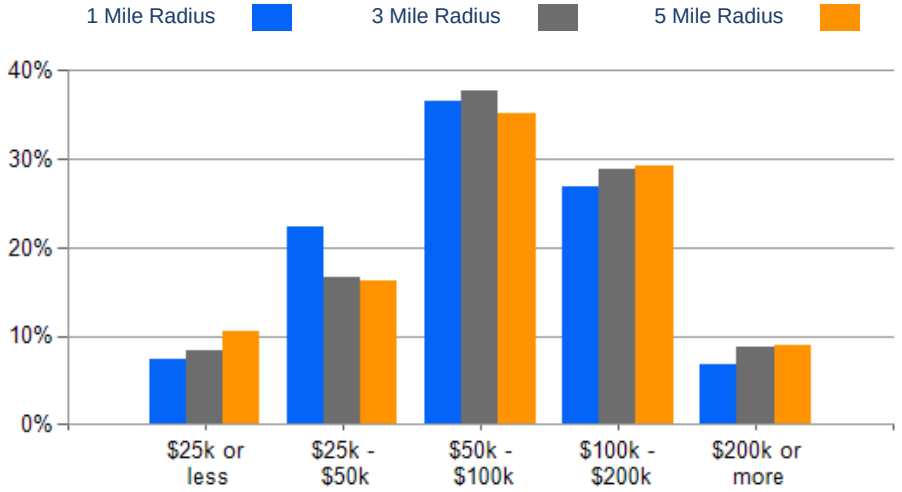
General Demographics
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	414	1,990	3,813
2010 Population	396	2,046	3,915
2026 Population	398	2,030	3,769
2031 Population	392	2,003	3,732
2026 African American	0	0	2
2026 American Indian	0	1	1
2026 Asian	0	2	5
2026 Hispanic	11	42	70
2026 Other Race	1	5	9
2026 White	379	1,961	3,637
2026 Multiracial	18	61	115
2026-2031: Population: Growth Rate	-1.50%	-1.35%	-1.00%

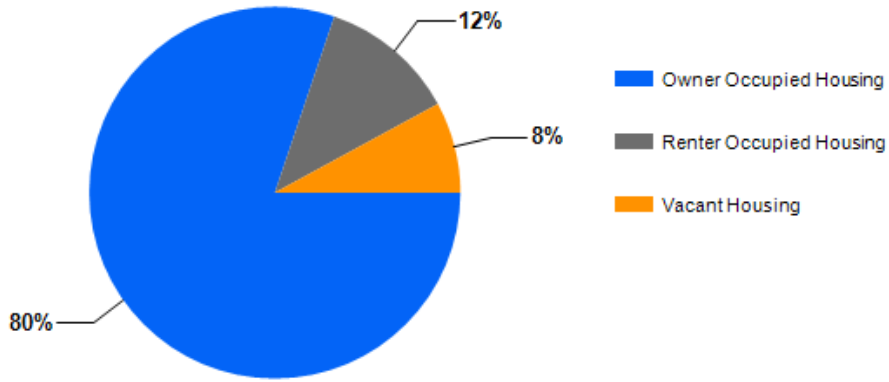
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	6	34	70
$15,000-$24,999	7	39	99
$25,000-$34,999	15	69	105
$35,000-$49,999	24	78	155
$50,000-$74,999	41	199	343
$75,000-$99,999	23	133	222
$100,000-$149,999	29	151	307
$150,000-$199,999	18	103	164
$200,000 or greater	12	77	143
Median HH Income	$70,565	$78,093	$77,734
Average HH Income	$92,728	$100,647	$99,484



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

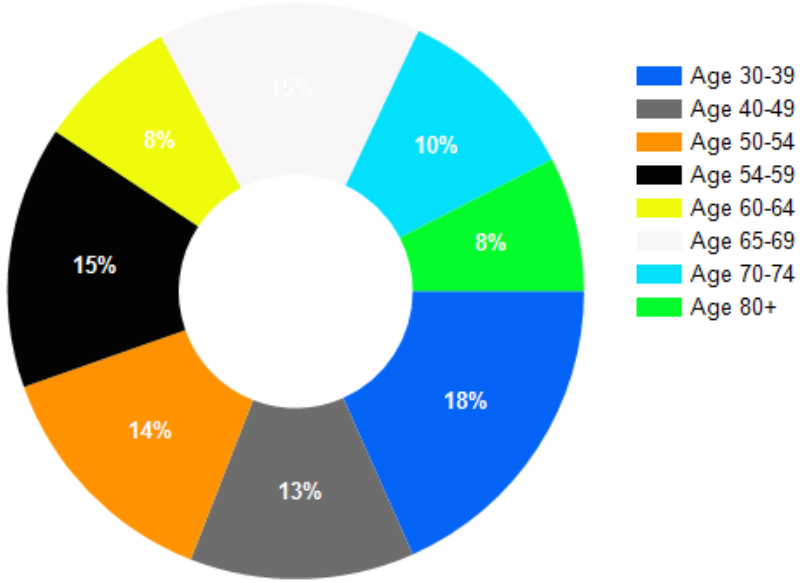


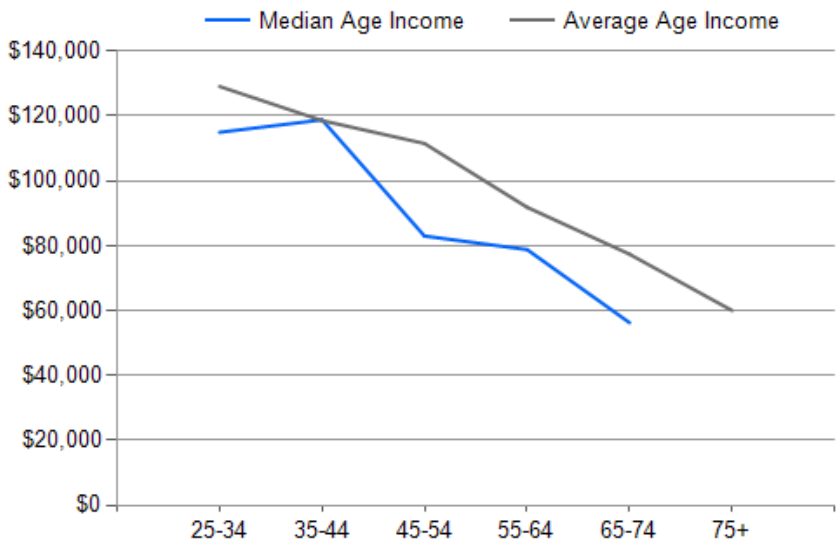
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	23	110	201
2026 Population Age 35-39	28	121	217
2026 Population Age 40-44	17	116	225
2026 Population Age 45-49	18	112	209
2026 Population Age 50-54	38	164	279
2026 Population Age 55-59	41	162	276
2026 Population Age 60-64	22	133	274
2026 Population Age 65-69	41	181	352
2026 Population Age 70-74	29	150	281
2026 Population Age 75-79	21	112	219
2026 Population Age 80-84	12	56	104
2026 Population Age 85+	8	45	89
2026 Population Age 18+	345	1,692	3,154
2026 Median Age	52	50	50
2031 Median Age	53	49	50

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$114,982	$107,419	$105,753
Average Household Income 25-34	$129,104	$142,817	$131,879
Median Household Income 35-44	$118,807	$104,890	$103,105
Average Household Income 35-44	$118,589	$120,204	$114,949
Median Household Income 45-54	$82,981	$88,191	$93,798
Average Household Income 45-54	$111,515	$110,227	$114,896
Median Household Income 55-64	$78,810	$85,227	$90,482
Average Household Income 55-64	$91,867	$101,315	$102,231
Median Household Income 65-74	$56,273	$62,176	$60,683
Average Household Income 65-74	$77,388	$91,784	$91,229
Average Household Income 75+	$60,020	$65,175	$65,090

Population By Age





DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	15	11	11
Diversity Index (current year)	14	10	10
Diversity Index (2020)	11	9	8
Diversity Index (2010)	4	4	4

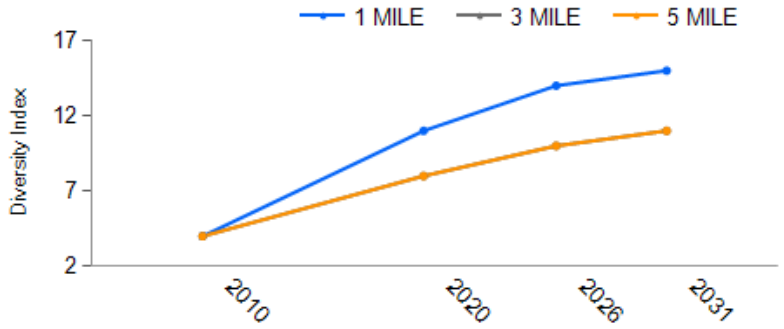
POPULATION BY RACE



1 MILE 3 MILE 5 MILE

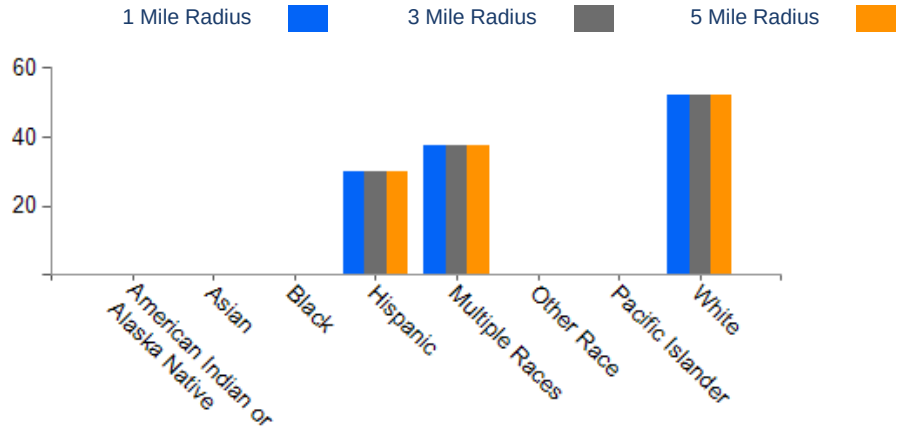
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	0%	0%	0%
American Indian	0%	0%	0%
Asian	0%	0%	0%
Hispanic	3%	2%	2%
Multiracial	4%	3%	3%
Other Race	0%	0%	0%
White	93%	95%	95%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	0	58	58
Median Asian Age	0	33	25
Median Black Age	0	0	8
Median Hispanic Age	30	40	40
Median Multiple Races Age	38	34	35
Median Other Race Age	0	16	16
Median Pacific Islander Age	0	0	0
Median White Age	52	50	50

2026 MEDIAN AGE BY RACE



Country Acres Mobile Home Park



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