IREINVESTMENT

OFFERING MEMORANDUM



84 TWINING ROAD

SELLER FINANCING AVAILABLE

84 TWINING ROAD, JOHNSON CITY NY 13790

84 Twining Road

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IRE INVESTMENT

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



84 TWINING ROAD

01 **Executive Summary**

Investment Summary

OFFERING SUMMARY

ADDRESS	84 Twining Road Johnson City NY 13790
LAND ACRES	1.11
NUMBER OF UNITS	6

FINANCIAL SUMMARY

PRICE	$190,000
PRICE PER UNIT	$31,667
OCCUPANCY	79.32%
NOI (CURRENT)	$29,269
NOI (Pro Forma)	$41,269
CAP RATE (CURRENT)	15.40%
CAP RATE (Pro Forma)	21.72%
GRM (CURRENT)	3.27
GRM (Pro Forma)	3.27

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	394	7,385	51,251
2026 Median HH Income	$83,395	$79,841	$69,129
2026 Average HH Income	$108,049	$106,429	$87,890



Investment Summary

- Welcome to 84 Twining Road, a wonderful opportunity to purchase a cash flowing asset in Johnson City NY. This property is on 1.11 Acres , with Well and Septic Utilities. There are two Park Owned Homes(one is vacant and need extensive renovations) three single wide Tenant Owned homes and one RV that is owned by the tenant that pays monthly lot rent (with utilities included). Please see the rent roll for further details. This property has some good potential and is just waiting for you to unlock it.

Location Summary

- • Johnson City is Anchored by the UHS Wilson Medical Center and Binghamton University's Health Sciences Campus, which houses the School of Pharmacy and Pharmaceutical Sciences and the Decker School of Nursing.
  • Housing Market: Features a diverse architectural mix ranging from late-1800s historic homes and American Foursquare styles to mid-century builds, with a median home value hovering around $115,000 to $150,000.
  • Local Amenities: Features Oakdale Commons (transformed from the former Oakdale Mall) as a mixed-use shopping and dining hub.
  • Parks & Recreation: Known as part of the "Carousel City of the World," hosting historic, 100-year-old carousels at locations like C. Fred Johnson Park that remain free of charge for the public.





84 TWINING ROAD

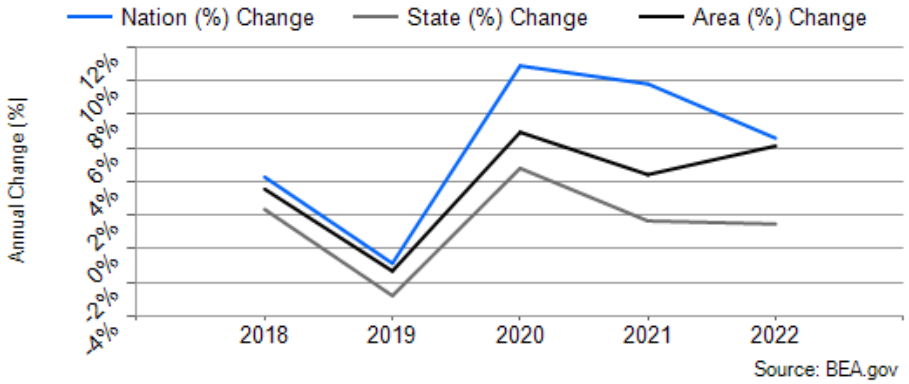
02 **Location**

Location Summary

Largest Employers

Binghamton University	5,943
United Health Services	5,428
Lockheed Martin	2,700
Broome County Government	2,408
Lourdes Hospital	2,311
New York State Government	2,034
Broome Developmental Center	1,400
BAE Systems	1,300

Broome County GDP Trend





84 TWINING ROAD

03 **Property Description**

Property Features

PROPERTY FEATURES

NUMBER OF UNITS	**6**
LAND ACRES	**1.11**
# OF PARCELS	**1**
CLASS CODE	**416 Mobile Home Park**
PARCEL #	**# 109.02-1-10**

UTILITIES

WATER	**Private**
SEWER	**Private**





84 TWINING ROAD

04 **Rent Roll**

84 Twining Rd Rent Roll

Rent Roll 84 Twining Road				
Unit #	Type of Home	Type of Unit	Current	Potential
1	TOH	Singlewide	$395.00	$395.00
2	POH	Vacant Home	$0.00	$1,000.00
3	TOH	Singlewide	$395.00	$395.00
4	TOH	Singlewide	$395.00	$395.00
5	TOH RV	RV	$600.00	$600.00
6	POH	Doublewide	$2,050.00	$2,050.00

84 TWINING ROAD

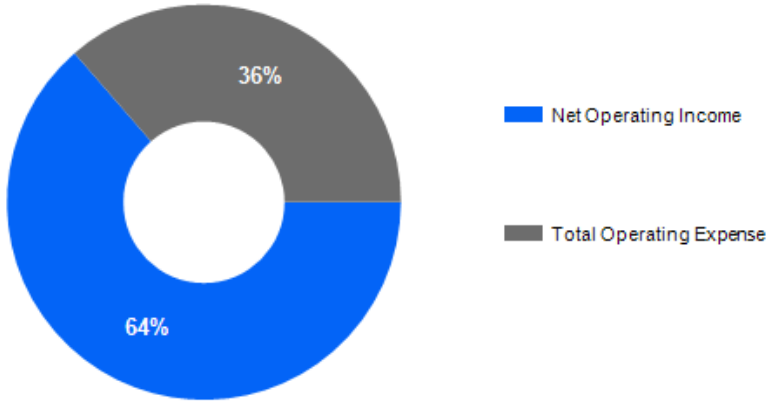
05 Financial Analysis

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

REVENUE ALLOCATION

CURRENT

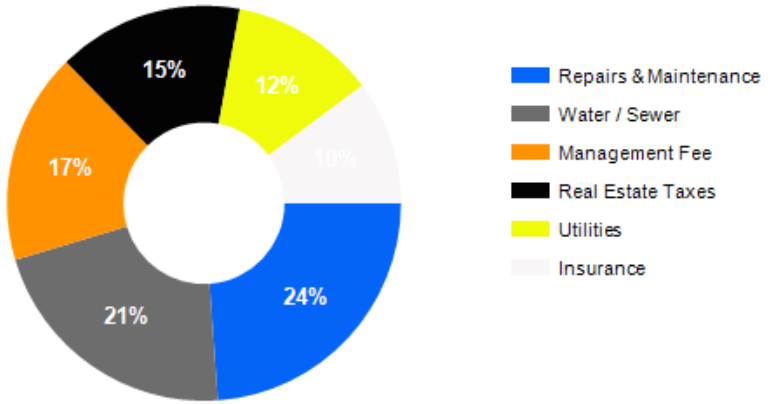
INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	$58,020		$58,020	
Gross Potential Income	**$58,020**		**$58,020**	
General Vacancy	-$12,000	20.68%		
Effective Gross Income	**$46,020**		**$58,020**	
Less Expenses	$16,751	36.39%	$16,751	28.87%
Net Operating Income	**$29,269**		**$41,269**	



DISTRIBUTION OF EXPENSES

CURRENT

EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	$2,550	$425	$2,550	$425
Insurance	$1,700	$283	$1,700	$283
Management Fee (5.00% of GSI)	$2,901	$484	$2,901	$484
Repairs & Maintenance	$4,000	$667	$4,000	$667
Water / Sewer	$3,600	$600	$3,600	$600
Utilities	$2,000	$333	$2,000	$333
Total Operating Expense	**$16,751**	**$2,792**	**$16,751**	**$2,792**
% of EGI	36.39%		28.87%	



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

GLOBAL

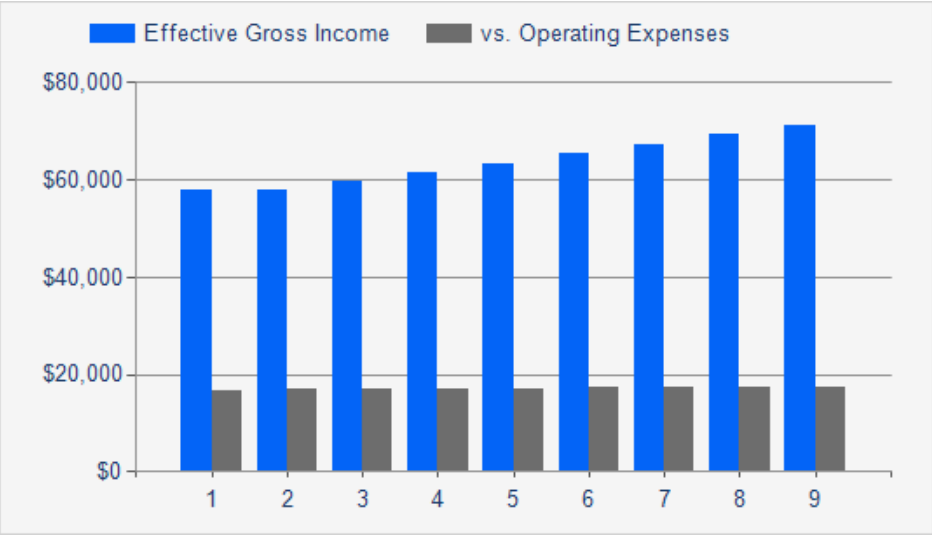
Price	$190,000
General Vacancy	$12,000

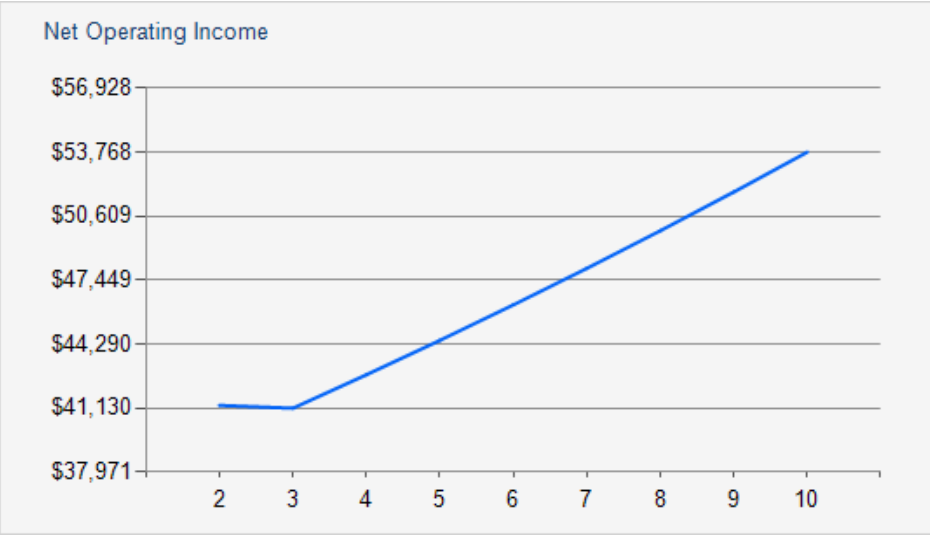
INCOME - Growth Rates

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	$58,020	$58,020	$59,761	$61,553	$63,400	$65,302	$67,261	$69,279	$71,357	$73,498
General Vacancy	-$12,000	-0.00%	-$1,793	-$1,847	-$1,902	-$1,959	-$2,018	-$2,078	-$2,141	-$2,205
Effective Gross Income	**$46,020**	**$58,020**	**$57,968**	**$59,707**	**$61,498**	**$63,343**	**$65,243**	**$67,201**	**$69,217**	**$71,293**
Operating Expenses										
Real Estate Taxes	$2,550	$2,550	$2,550	$2,550	$2,550	$2,550	$2,550	$2,550	$2,550	$2,550
Insurance	$1,700	$1,700	$1,700	$1,700	$1,700	$1,700	$1,700	$1,700	$1,700	$1,700
Management Fee	$2,901	$2,901	$2,988	$3,078	$3,170	$3,265	$3,363	$3,464	$3,568	$3,675
Repairs & Maintenance	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000
Water / Sewer	$3,600	$3,600	$3,600	$3,600	$3,600	$3,600	$3,600	$3,600	$3,600	$3,600
Utilities	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000
Total Operating Expense	**$16,751**	**$16,751**	**$16,838**	**$16,928**	**$17,020**	**$17,115**	**$17,213**	**$17,314**	**$17,418**	**$17,525**
Net Operating Income	**$29,269**	**$41,269**	**$41,130**	**$42,779**	**$44,478**	**$46,228**	**$48,030**	**$49,887**	**$51,799**	**$53,768**

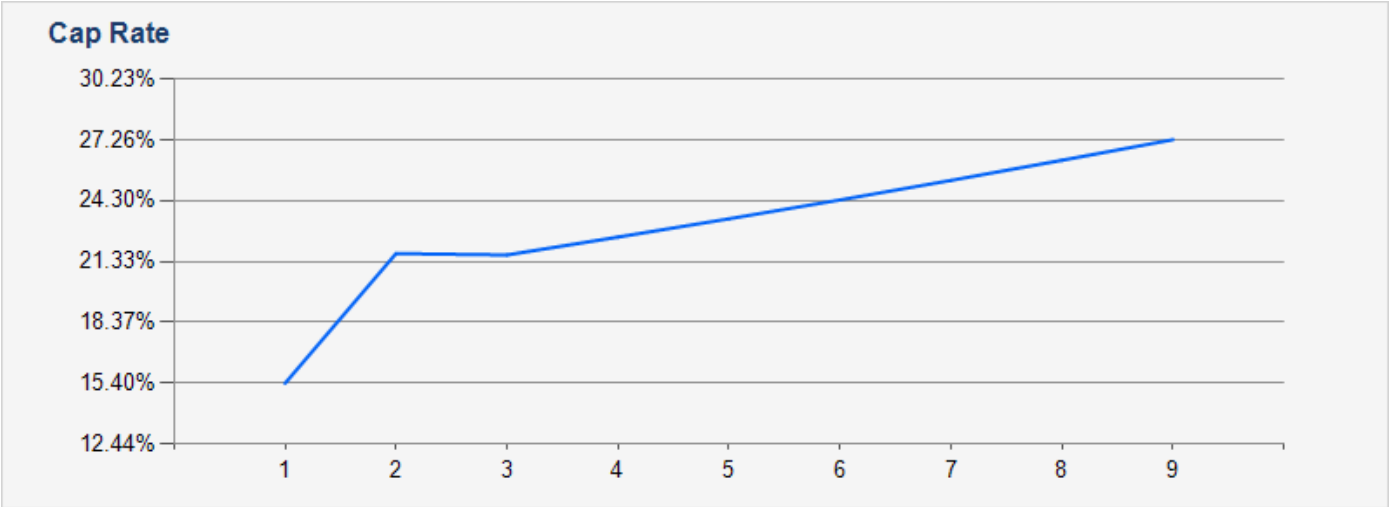


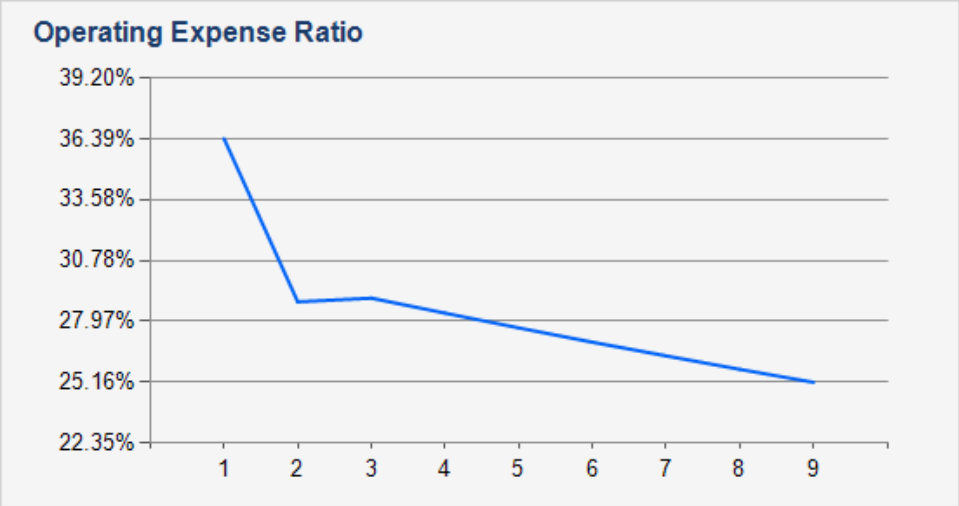


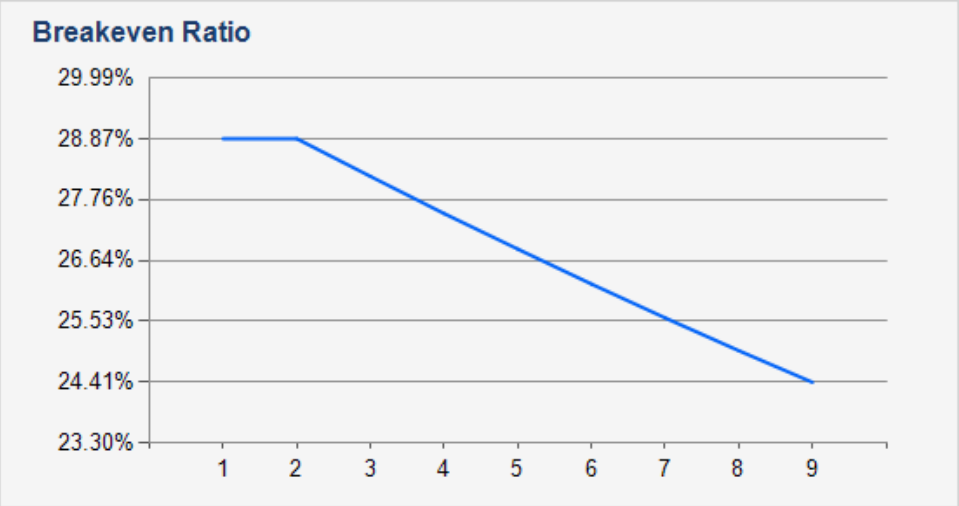
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Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
CAP Rate	15.40%	21.72%	21.65%	22.52%	23.41%	24.33%	25.28%	26.26%	27.26%	28.30%
Operating Expense Ratio	36.39%	28.87%	29.04%	28.35%	27.67%	27.01%	26.38%	25.76%	25.16%	24.58%
Gross Multiplier (GRM)	3.27	3.27	3.18	3.09	3.00	2.91	2.82	2.74	2.66	2.59
Breakeven Ratio	28.87%	28.87%	28.18%	27.50%	26.85%	26.21%	25.59%	24.99%	24.41%	23.84%
Price / Unit	$31,667	$31,667	$31,667	$31,667	$31,667	$31,667	$31,667	$31,667	$31,667	$31,667

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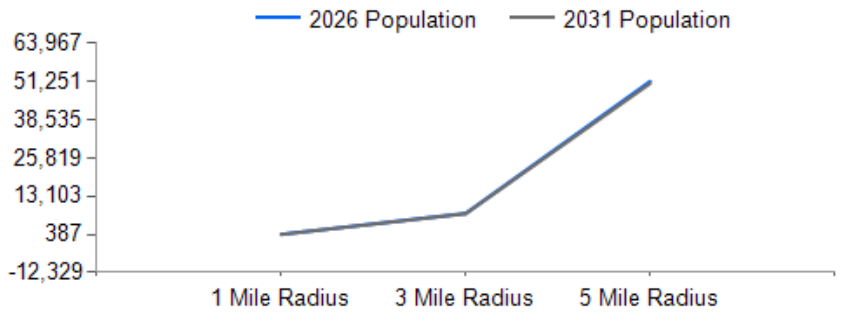
06 **Demographics**

General Demographics

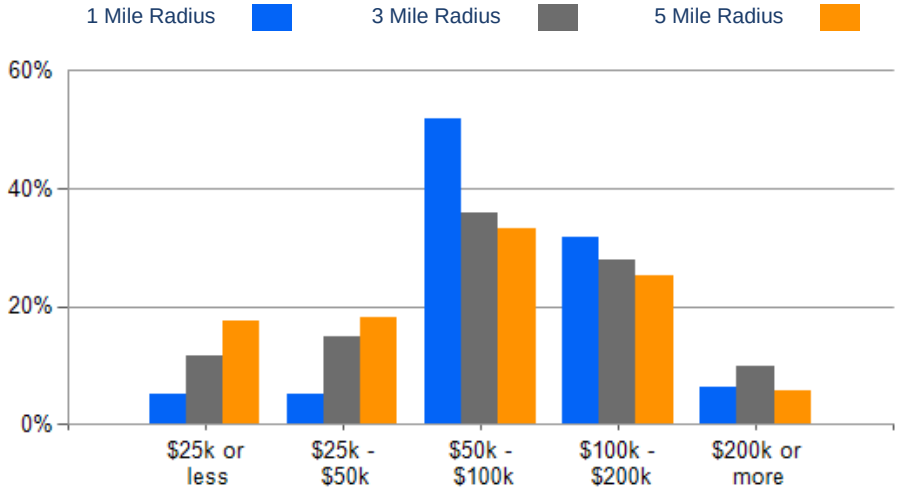
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	392	7,006	53,511
2010 Population	404	7,132	53,243
2026 Population	394	7,385	51,251
2031 Population	387	7,270	50,572
2026 African American	6	180	3,379
2026 American Indian	1	8	110
2026 Asian	0	301	3,013
2026 Hispanic	2	200	2,526
2026 Other Race	0	57	802
2026 White	371	6,441	40,290
2026 Multiracial	16	395	3,614
2026-2031: Population: Growth Rate	-1.80%	-1.55%	-1.35%

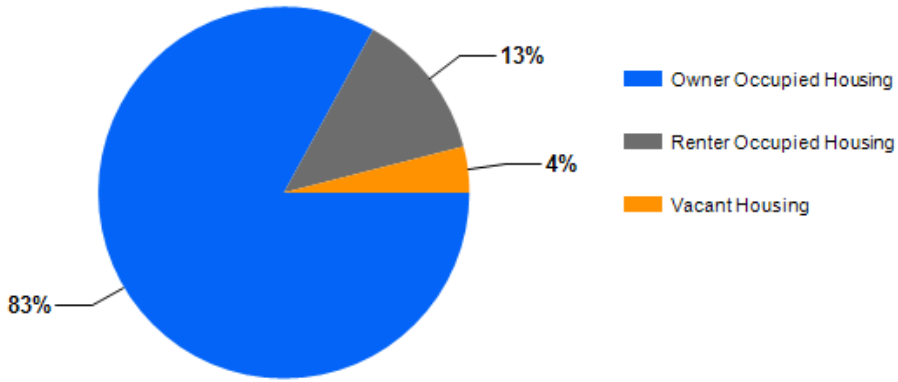
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	4	229	2,310
$15,000-$24,999	4	123	1,655
$25,000-$34,999	3	172	1,453
$35,000-$49,999	5	282	2,626
$50,000-$74,999	52	590	4,169
$75,000-$99,999	30	505	3,296
$100,000-$149,999	28	511	3,754
$150,000-$199,999	22	336	1,920
$200,000 or greater	10	298	1,322
Median HH Income	$83,395	$79,841	$69,129
Average HH Income	$108,049	$106,429	$87,890



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

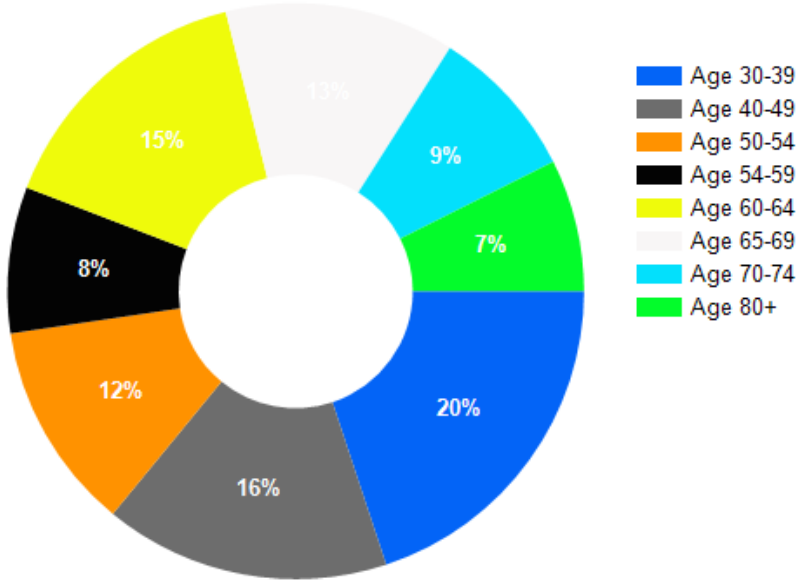


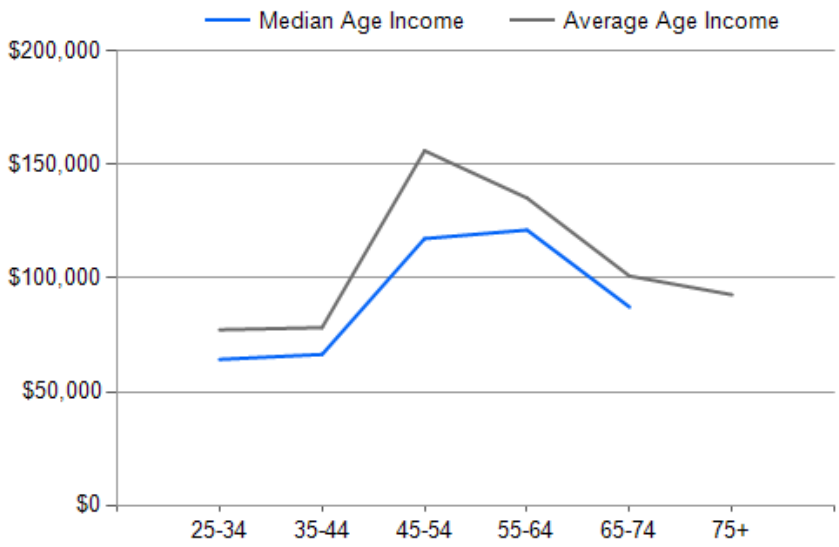
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	27	419	3,310
2026 Population Age 35-39	24	402	3,288
2026 Population Age 40-44	19	349	3,150
2026 Population Age 45-49	22	368	2,892
2026 Population Age 50-54	30	350	2,544
2026 Population Age 55-59	21	402	2,951
2026 Population Age 60-64	39	563	3,560
2026 Population Age 65-69	33	578	3,553
2026 Population Age 70-74	22	441	2,974
2026 Population Age 75-79	19	425	2,382
2026 Population Age 80-84	9	350	1,555
2026 Population Age 85+	10	792	2,316
2026 Population Age 18+	321	6,255	42,116
2026 Median Age	47	53	44
2031 Median Age	46	53	45

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$64,214	$75,614	$68,788
Average Household Income 25-34	$77,254	$96,495	$80,245
Median Household Income 35-44	$66,394	$95,299	$77,091
Average Household Income 35-44	$78,200	$111,734	$90,827
Median Household Income 45-54	$117,415	$111,271	$86,182
Average Household Income 45-54	$156,129	$131,589	$110,005
Median Household Income 55-64	$121,190	$102,933	$82,121
Average Household Income 55-64	$135,308	$117,461	$101,083
Median Household Income 65-74	$87,254	$77,606	$64,361
Average Household Income 65-74	$100,907	$116,906	$87,733
Average Household Income 75+	$92,688	$83,991	$67,393

Population By Age





DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	13	30	45
Diversity Index (current year)	12	27	43
Diversity Index (2020)	11	25	40
Diversity Index (2010)	3	13	26

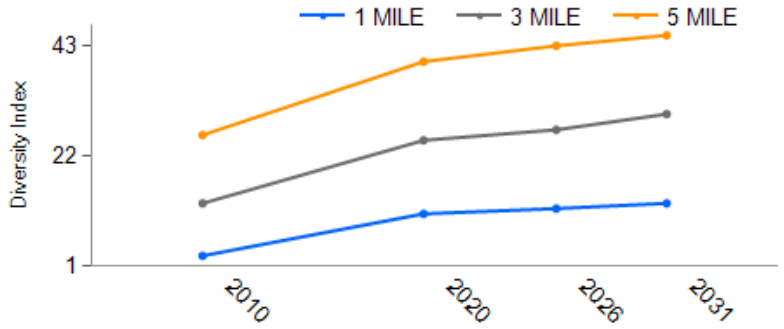
POPULATION BY RACE



1 MILE 3 MILE 5 MILE

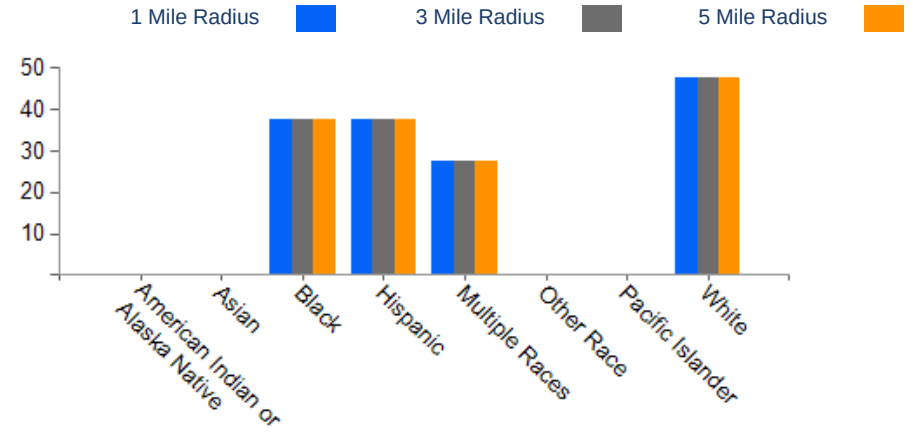
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	2%	2%	6%
American Indian	0%	0%	0%
Asian	0%	4%	6%
Hispanic	1%	3%	5%
Multiracial	4%	5%	7%
Other Race	0%	1%	1%
White	94%	85%	75%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	0	48	37
Median Asian Age	0	39	35
Median Black Age	38	41	29
Median Hispanic Age	38	29	27
Median Multiple Races Age	28	25	24
Median Other Race Age	0	43	34
Median Pacific Islander Age	0	43	37
Median White Age	48	56	48

2026 MEDIAN AGE BY RACE



84 Twining Road



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The information contained in this offering memorandum has been obtained from sources we believe reliable; however, IRE Investment has not verified, and will not verify, any of the information contained herein, nor has IRE Investment conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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