

49 Blueberry Hill

TINY HOME DEVELOPMENT
OPPORTUNITY

OFFERING MEMORANDUM

49 Blueberry Hill
Pownal, VT 05261



49 Blueberry Hill

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Exclusively Marketed By:

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01

Executive Summary
Investment Summary

49 BLUEBERRY HILL

OFFERING SUMMARY

ADDRESS	49 Blueberry Hill Pownal VT 05261
LAND ACRES	10 acres
NUMBER OF UNITS	11
OPERABLE UNITS	9

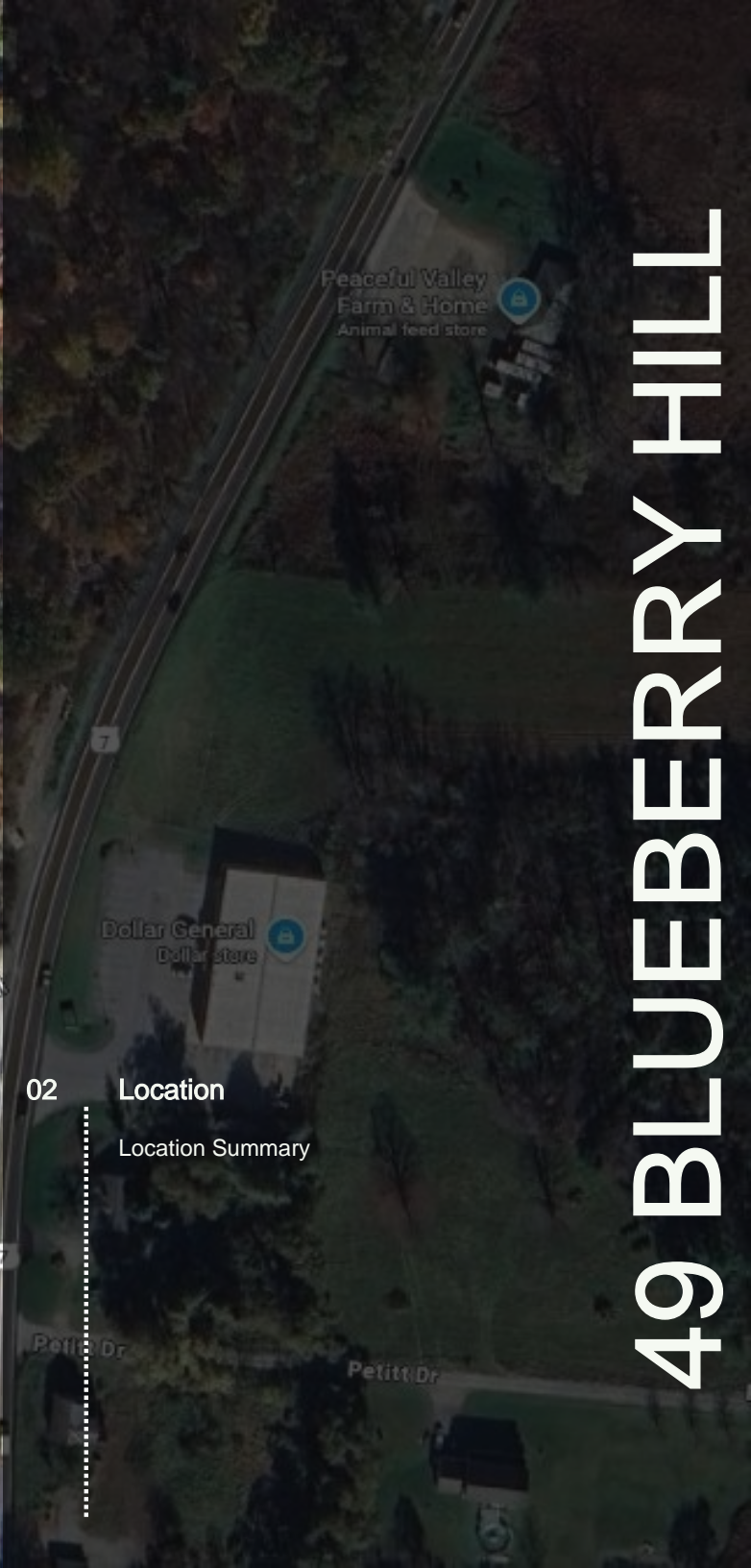
FINANCIAL SUMMARY

PRICE	\$495,000
PRICE PER UNIT	\$45,000
OCCUPANCY	55.71%
NOI (CURRENT)	\$62,180
NOI (Pro Forma)	\$103,812
CAP RATE (CURRENT)	12.56%
CAP RATE (Pro Forma)	20.97%
GRM (CURRENT)	3.49
GRM (Pro Forma)	3.49

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	565	2,820	5,701
2025 Median HH Income	\$85,298	\$79,714	\$83,608
2025 Average HH Income	\$105,828	\$102,347	\$109,470

- Discover the potential of 49 Blueberry Hill, a dynamic investment opportunity boasting 11 units including 6 Mobile Homes, a duplex, a garage unit, and two vacant sites that need to be completed via connecting the water and sewer, all set against a picturesque backdrop. This is a mom and pop opportunity with lots of meat on the bone. Vermont Housing State Authority has a program to help tenants purchase mobile homes. Current ownership has owned the property since 1969. This property is across the street from Dollar General. Low taxes. Value add opportunity! The owner reports that this property would be able to be expanded to about 16 units if not more!
- Nestled in a prime location with public sewer but and a two Artesian Wells that are in wonderful standing, this property offers a unique blend of convenience and sustainability, ensuring a solid foundation for your investment.
- With a promising cash on cash return waiting to be unlocked, 49 Blueberry Hill stands out as a lucrative venture for savvy investors seeking maximum ROI.
- Don't miss out on this exceptional opportunity - call today to dive into the potential of 49 Blueberry Hill and secure your next successful investment!

49 BLUEBERRY HILL



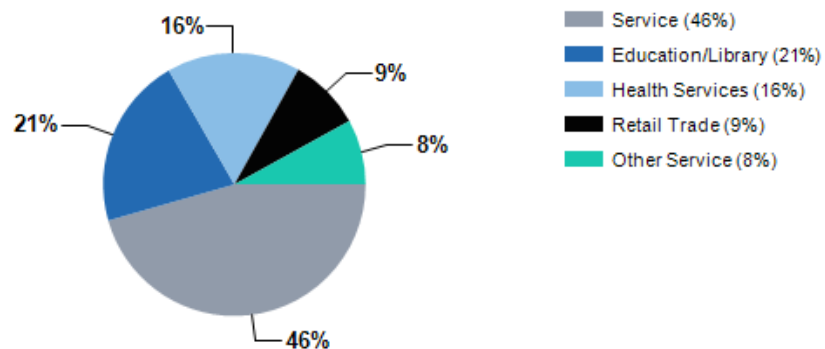
02 Location
Location Summary



Location Summary

- State: Vermont
County: Bennington County
Metro Area: Bennington Metro Area
Population: 2567
Median Home Price:\$259,100
- Daisy's Market 0.4 miles,
Dollar General is right next door!
Peaceful Home and Valley 0.2 miles
- Pownal Elementary School 0.2 miles
- Just 5.4 miles from Southwestern Vermont Heliport

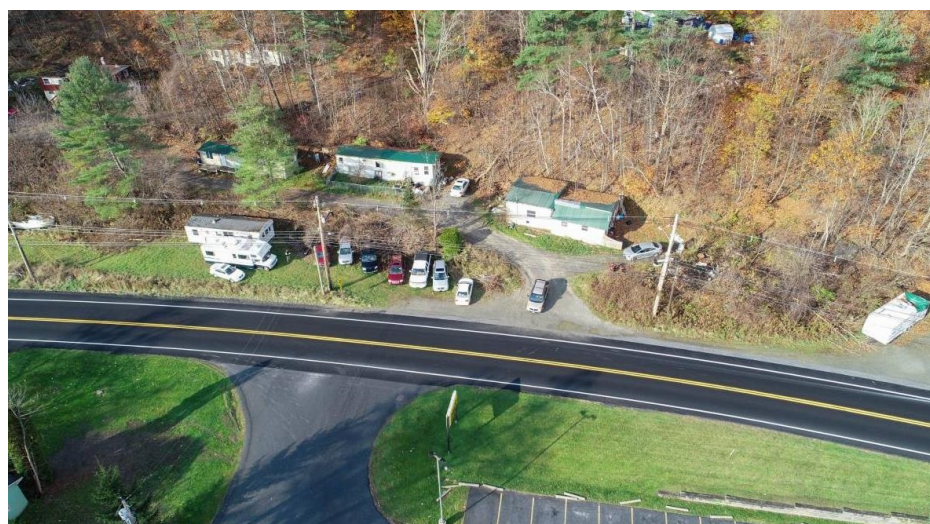
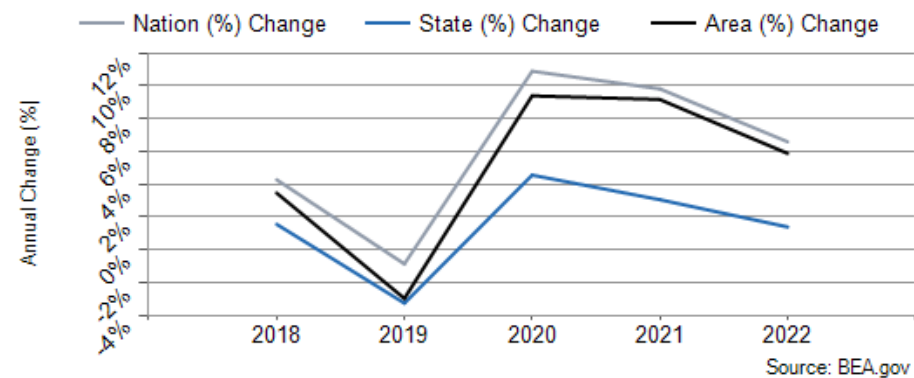
Major Industries by Employee Count



Largest Employers

Village Market & Video	74
Ladd Brook Inn	71
Winchester's Store and Deli	58
Stewart's Shops	19
Pownal View Barn	1
Pownal Post Office	1
Pownal Valley Fire Department - Central Station	1
Pownal Fire Protective Association	1

Bennington County GDP Trend





03

Property Description

Property Features

49 BLUEBERRY HILL

PROPERTY FEATURES

NUMBER OF UNITS	11
LAND ACRES	10 acres
OPERABLE UNITS	9

UTILITIES

WATER	Town sewer
TRASH	Artesian Well Water

CONSTRUCTION

ROOF	Metal Roofs on most of the homes
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04

Rent Roll

Rent Rolls Jess - Pownal VT (1)

Rent Roll Pownal VT					
Unit #	Description	Type	Current	Rent	Pro Forma
Unit #102	Park Owned Home	POH	<i>Vacant</i>	\$1,200.00	\$1,236.00
Empty Site	Vacant Site	Vacant Site		\$0.00	\$500.00
Empty Site	Vacant Site	Vacant Site		\$0.00	\$500.00
Unit #73	12 x 60 / 2 Bedroom	POH	<i>Vacant</i>	\$1,500.00	\$1,545.00
Unit #49A	Duplex Upstairs Unit	Duplex Unit A	<i>\$1,500.00</i>	\$1,500.00	\$1,545.00
Unit #49B	Duplex Downstairs Unit	Duplex Unit B	<i>Vacant</i>	\$1,200.00	\$1,236.00
Unit #32	Park Owned Home ?	POH	\$1,200.00	\$1,200.00	\$1,236.00
Unit #16	12 x 60	POH	<i>Vacant</i>	\$1,340.00	\$1,380.20
Unit #4A	Garage Unit	Garage Unit	\$1,400.00	\$1,400.00	\$1,442.00
Unit #2546	12 x 60	POH	\$1,150.00	\$1,150.00	\$1,184.50
Unit #2548	14 x 70 / 3 Bed 1.5 Bath	POH	\$1,340.00	\$1,340.00	\$1,380.20
		Total Monthly	\$6,590.00	\$11,830.00	\$13,184.90
				Current	Pro Forma

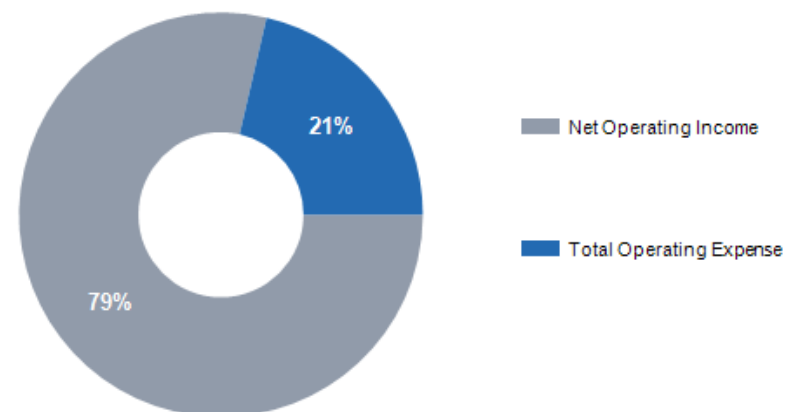
49 BLUEBERRY HILL

05 Financial Analysis

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

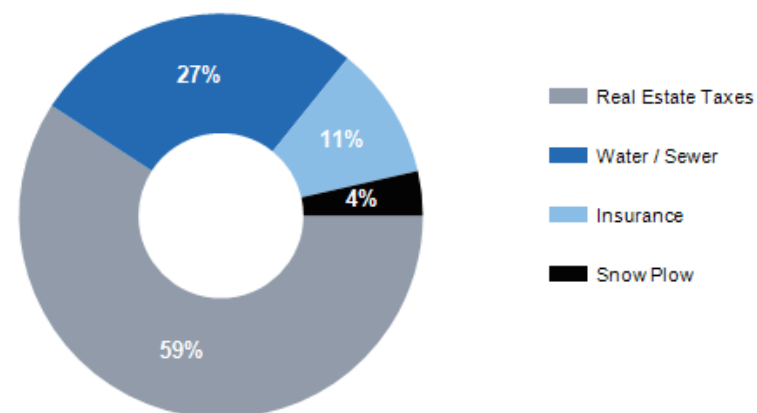
REVENUE ALLOCATION CURRENT

INCOME	CURRENT	PRO FORMA		
Gross Scheduled Rent	\$141,960	\$141,960		
Gross Potential Income	\$141,960	\$141,960		
General Vacancy	-\$62,880	44.29%		
Effective Gross Income	\$79,080	\$141,960		
Less Expenses	\$16,900	21.37%	\$38,148	26.87%
Net Operating Income	\$62,180	\$103,812		



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$10,000	\$909	\$12,000	\$1,091
Insurance	\$1,800	\$164	\$1,900	\$173
Management Fee			\$7,098	\$645
Repairs & Maintenance			\$12,000	\$1,091
Water / Sewer	\$4,500	\$409	\$4,500	\$409
Snow Plow	\$600	\$55	\$650	\$59
Total Operating Expense	\$16,900	\$1,536	\$38,148	\$3,468
% of EGI	21.37%		26.87%	

DISTRIBUTION OF EXPENSES CURRENT



GLOBAL

Price	\$495,000
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INCOME - Growth Rates

Gross Scheduled Rent	3.00%
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EXPENSES - Growth Rates

Real Estate Taxes	3.00%
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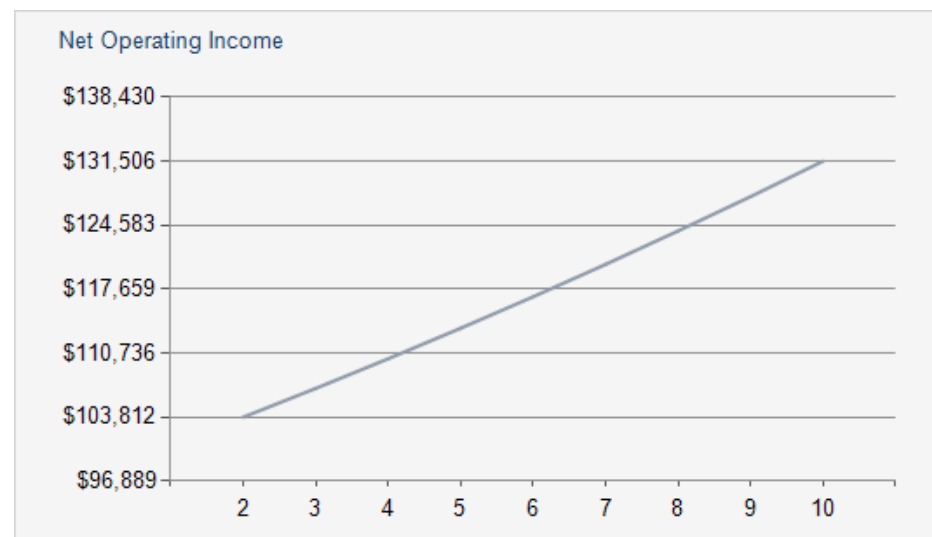
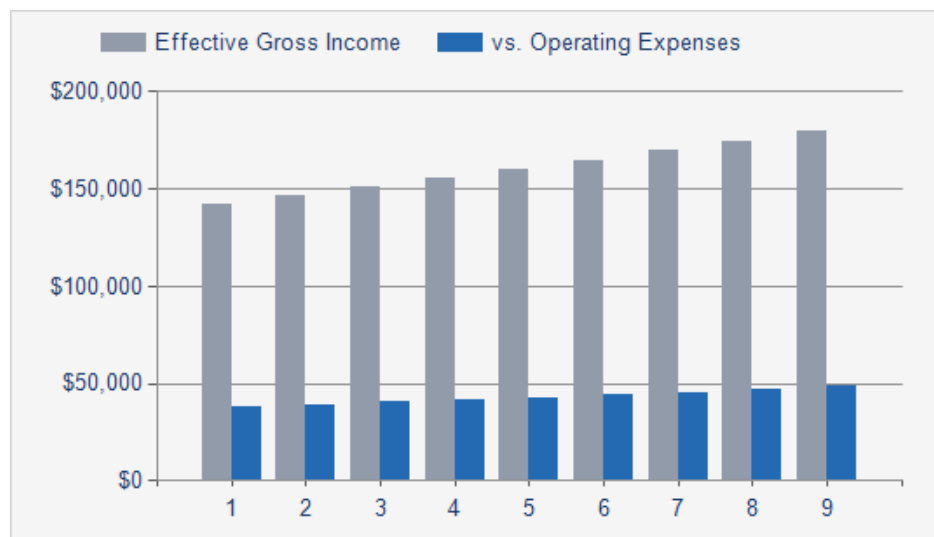
Insurance	3.00%
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Repairs & Maintenance	3.00%
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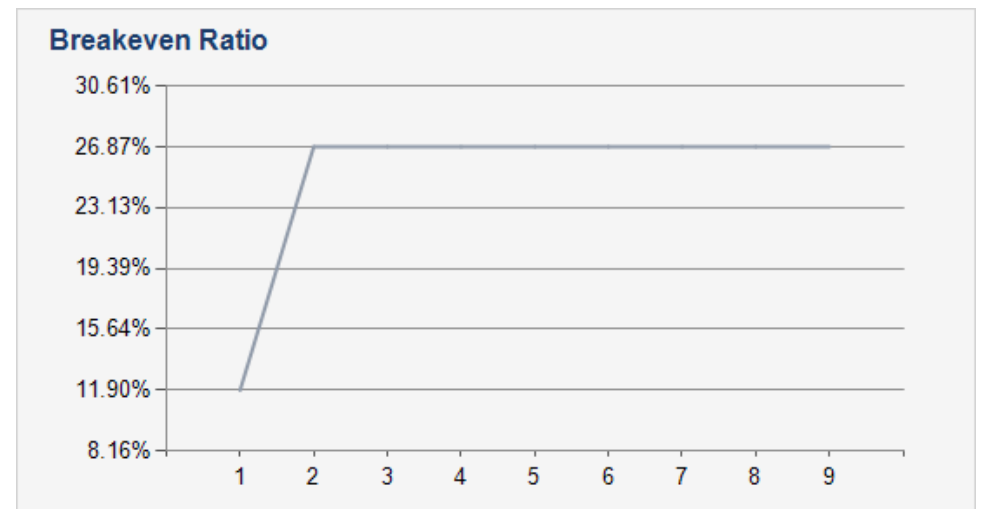
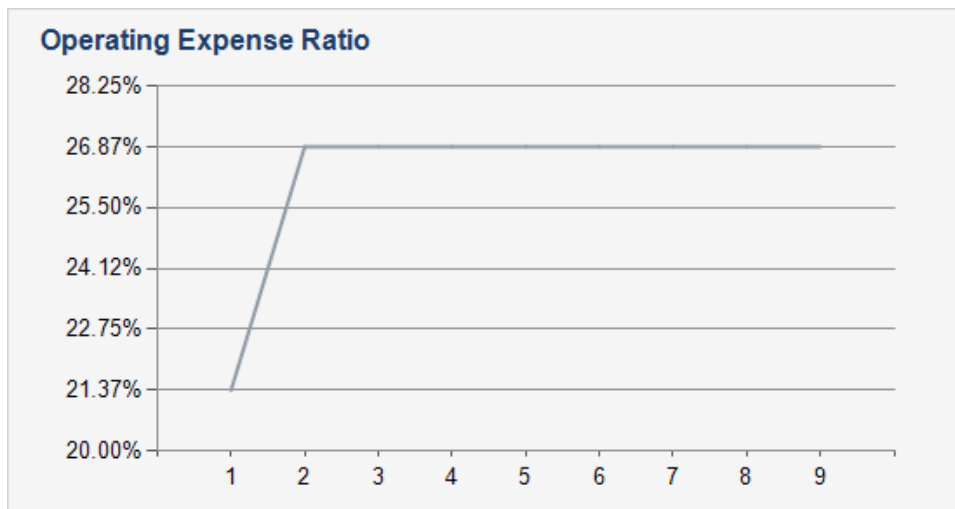
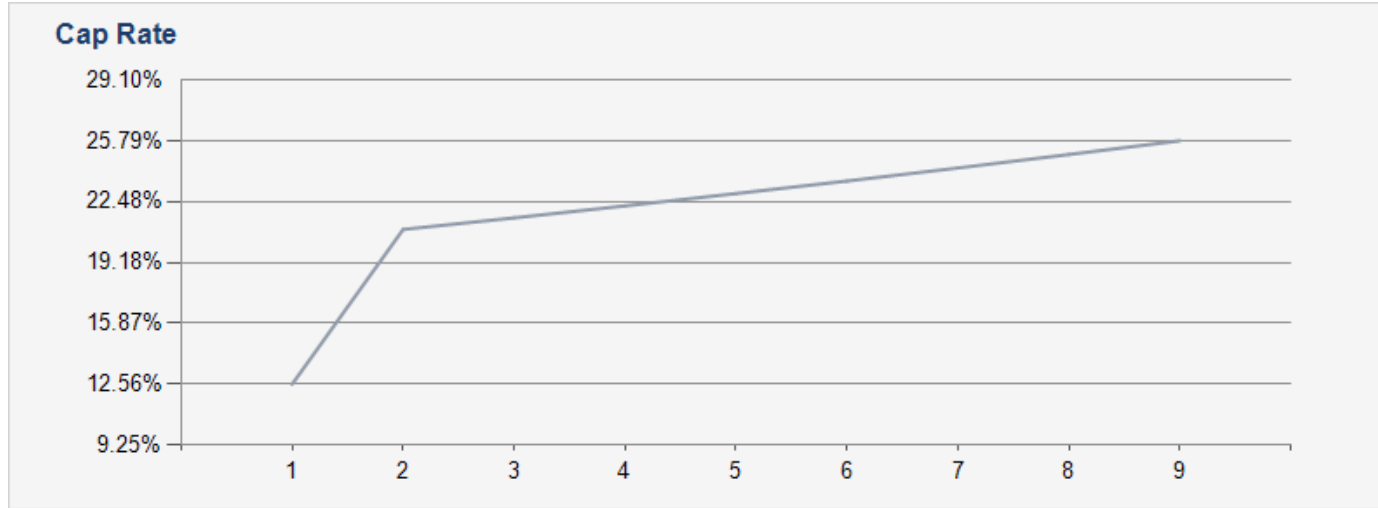
Water / Sewer	3.00%
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Snow Plow	3.00%
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Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Scheduled Rent	\$141,960	\$141,960	\$146,219	\$150,605	\$155,124	\$159,777	\$164,571	\$169,508	\$174,593	\$179,831
General Vacancy	-\$62,880	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%
Effective Gross Income	\$79,080	\$141,960	\$146,219	\$150,605	\$155,124	\$159,777	\$164,571	\$169,508	\$174,593	\$179,831
Operating Expenses										
Real Estate Taxes	\$10,000	\$12,000	\$12,360	\$12,731	\$13,113	\$13,506	\$13,911	\$14,329	\$14,758	\$15,201
Insurance	\$1,800	\$1,900	\$1,957	\$2,016	\$2,076	\$2,138	\$2,203	\$2,269	\$2,337	\$2,407
Management Fee		\$7,098	\$7,311	\$7,530	\$7,756	\$7,989	\$8,229	\$8,475	\$8,730	\$8,992
Repairs & Maintenance		\$12,000	\$12,360	\$12,731	\$13,113	\$13,506	\$13,911	\$14,329	\$14,758	\$15,201
Water / Sewer	\$4,500	\$4,500	\$4,635	\$4,774	\$4,917	\$5,065	\$5,217	\$5,373	\$5,534	\$5,700
Snow Plow	\$600	\$650	\$670	\$690	\$710	\$732	\$754	\$776	\$799	\$823
Total Operating Expense	\$16,900	\$38,148	\$39,292	\$40,471	\$41,685	\$42,936	\$44,224	\$45,551	\$46,917	\$48,325
Net Operating Income	\$62,180	\$103,812	\$106,926	\$110,134	\$113,438	\$116,841	\$120,347	\$123,957	\$127,676	\$131,506



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
CAP Rate	12.56%	20.97%	21.60%	22.25%	22.92%	23.60%	24.31%	25.04%	25.79%	26.57%
Operating Expense Ratio	21.37%	26.87%	26.87%	26.87%	26.87%	26.87%	26.87%	26.87%	26.87%	26.87%
Gross Multiplier (GRM)	3.49	3.49	3.39	3.29	3.19	3.10	3.01	2.92	2.84	2.75
Breakeven Ratio	11.90%	26.87%	26.87%	26.87%	26.87%	26.87%	26.87%	26.87%	26.87%	26.87%
Price / Unit	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000





06

Demographics

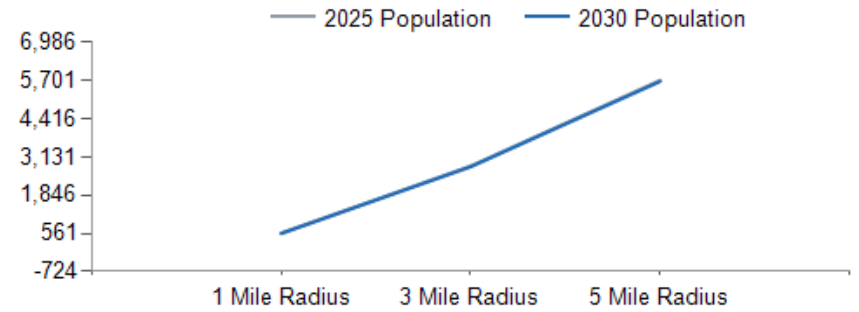
General Demographics

Race Demographics

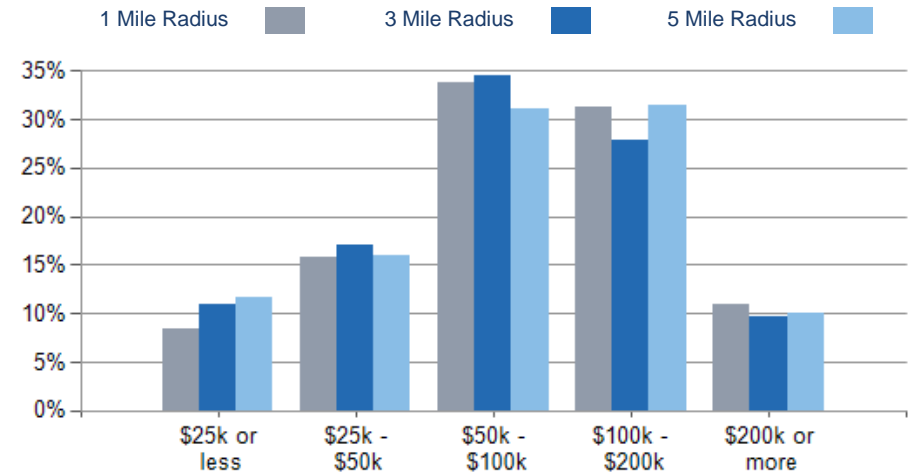
49 BLUEBERRY HILL

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	618	3,097	6,198
2010 Population	631	3,095	6,200
2025 Population	565	2,820	5,701
2030 Population	561	2,802	5,667
2025 African American	5	23	59
2025 American Indian	3	16	23
2025 Asian	2	10	62
2025 Hispanic	13	57	140
2025 Other Race	2	10	33
2025 White	529	2,634	5,229
2025 Multiracial	24	127	295
2025-2030: Population: Growth Rate	-0.70%	-0.65%	-0.60%

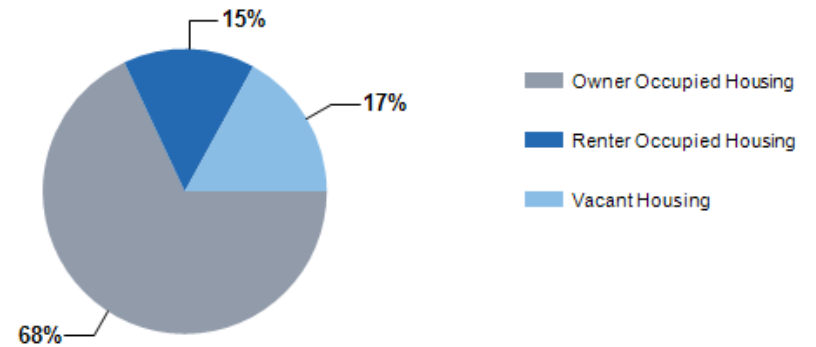
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	5	62	156
\$15,000-\$24,999	15	68	121
\$25,000-\$34,999	21	97	156
\$35,000-\$49,999	17	104	222
\$50,000-\$74,999	43	211	389
\$75,000-\$99,999	38	197	347
\$100,000-\$149,999	60	256	465
\$150,000-\$199,999	15	73	280
\$200,000 or greater	26	115	239
Median HH Income	\$85,298	\$79,714	\$83,608
Average HH Income	\$105,828	\$102,347	\$109,470



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

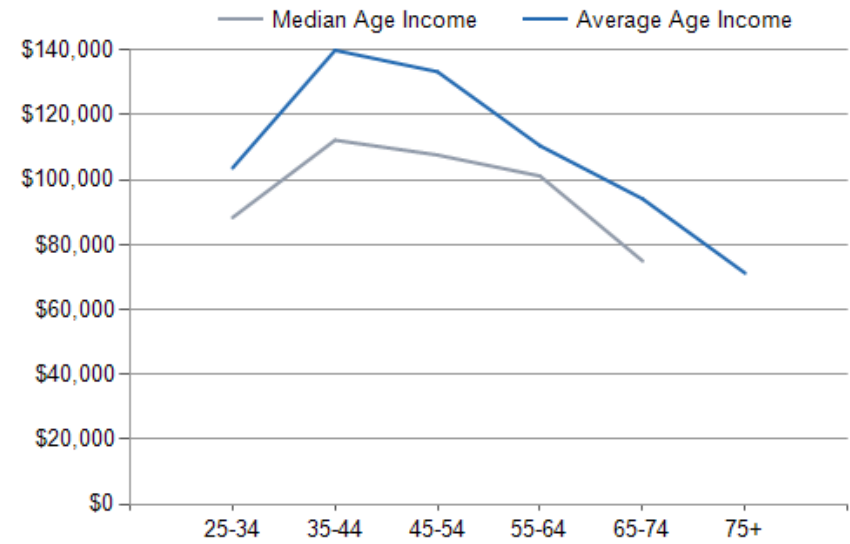
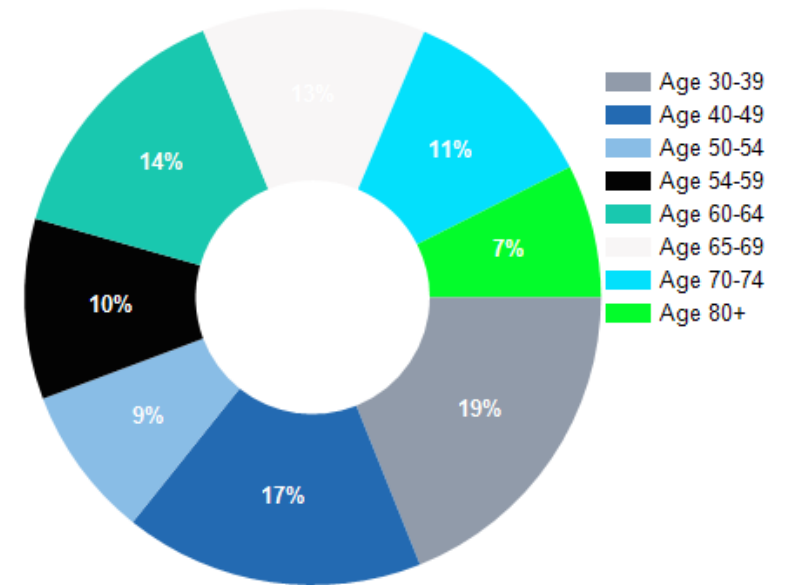


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	32	161	311
2025 Population Age 35-39	39	173	325
2025 Population Age 40-44	34	178	350
2025 Population Age 45-49	29	153	310
2025 Population Age 50-54	32	164	325
2025 Population Age 55-59	38	188	385
2025 Population Age 60-64	54	264	493
2025 Population Age 65-69	47	231	447
2025 Population Age 70-74	42	200	400
2025 Population Age 75-79	28	148	343
2025 Population Age 80-84	18	87	195
2025 Population Age 85+	14	63	186
2025 Population Age 18+	464	2,297	4,651
2025 Median Age	48	48	49
2030 Median Age	48	48	49

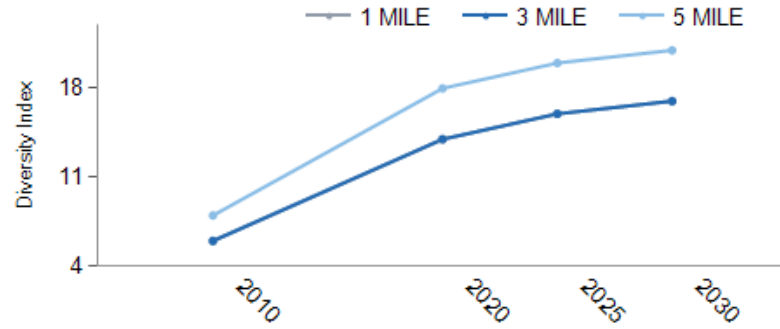
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$88,375	\$80,596	\$86,103
Average Household Income 25-34	\$103,670	\$97,402	\$106,683
Median Household Income 35-44	\$112,241	\$110,438	\$114,659
Average Household Income 35-44	\$139,951	\$142,146	\$149,026
Median Household Income 45-54	\$107,656	\$100,262	\$105,660
Average Household Income 45-54	\$133,328	\$124,306	\$131,894
Median Household Income 55-64	\$101,182	\$97,307	\$102,715
Average Household Income 55-64	\$110,507	\$109,023	\$121,712
Median Household Income 65-74	\$75,000	\$69,900	\$70,600
Average Household Income 65-74	\$94,145	\$90,133	\$94,724
Average Household Income 75+	\$71,254	\$65,612	\$71,671

Population By Age

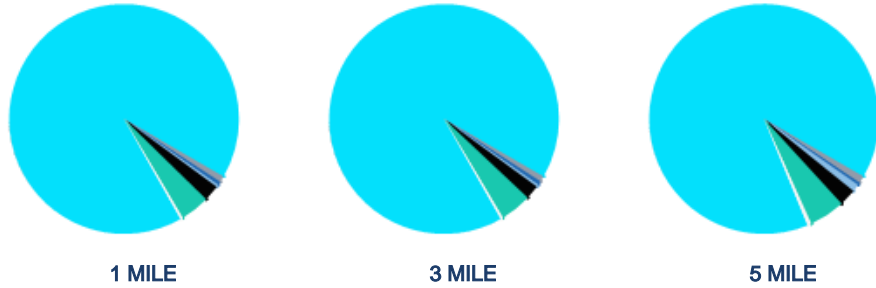


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	17	17	21
Diversity Index (current year)	16	16	20
Diversity Index (2020)	14	15	18
Diversity Index (2010)	6	6	9

POPULATION DIVERSITY



POPULATION BY RACE

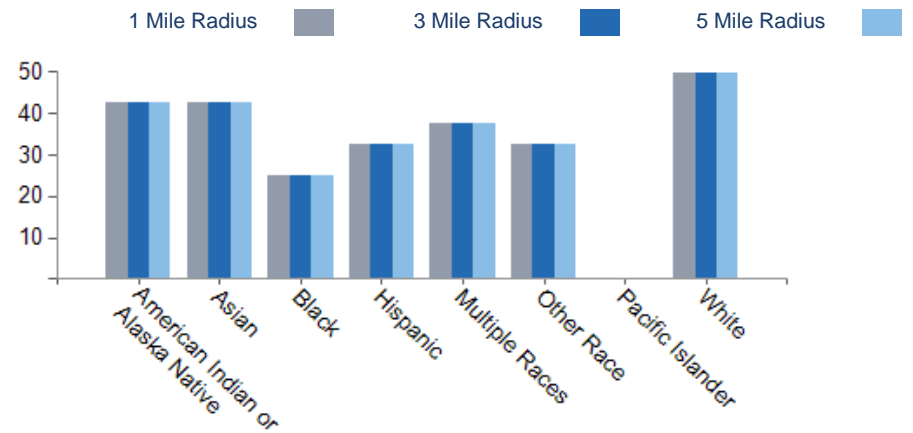


2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	1%	1%
American Indian	1%	1%	0%
Asian	0%	0%	1%
Hispanic	2%	2%	2%
Multiracial	4%	4%	5%
Other Race	0%	0%	1%
White	92%	92%	90%

2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	43	45	43
Median Asian Age	43	45	40
Median Black Age	25	23	30
Median Hispanic Age	33	36	32
Median Multiple Races Age	38	38	34
Median Other Race Age	33	41	36
Median Pacific Islander Age	0	0	0
Median White Age	50	49	51

2025 MEDIAN AGE BY RACE



49 Blueberry Hill

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