Country Acres Mobile Home Park

1120 Numidia Drive, Catawissa PA 17820

OFFERING MEMORANDUM

IREINVESTMENT

Country Acres Mobile Home Park

CONTENTS

Exclusively Marketed by:

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IRE INVESTMENT

COUNTRY ACRES MOBILE HOME PARK

01 Executive 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)	$104,790
NOI (Pro Forma)	$110,022
CAP RATE (CURRENT)	8.06%
CAP RATE (Pro Forma)	8.46%
CASH ON CASH (CURRENT)	20.70%
CASH ON CASH (Pro Forma)	22.31%
GRM (CURRENT)	8.21
GRM (Pro Forma)	7.97

PROPOSED FINANCING

LOAN TYPE	Interest Only
DOWN PAYMENT	$550,000
LOAN AMOUNT	$750,000
INTEREST RATE	5.00%
LOAN TERMS	3
ANNUAL DEBT SERVICE	$37,500
LOAN TO VALUE	58%

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
  -30 Tenant-Owned Homes

Additional information

- Onsite Manager

- Storage Shed

COUNTRY ACRES MOBILE HOME PARK

02 Location

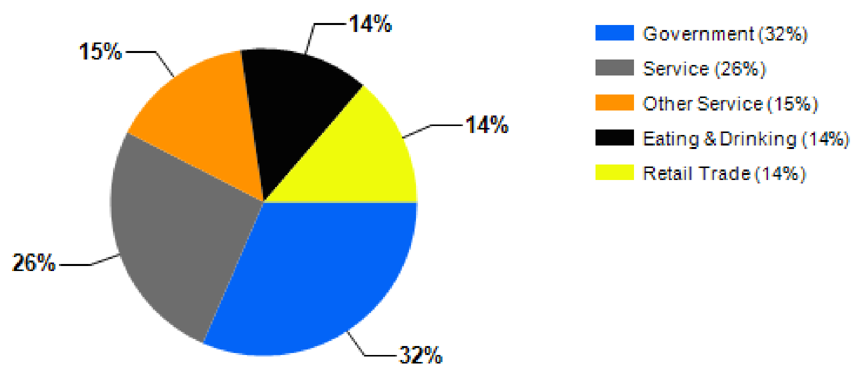
Location Summary

- Located in Eastern Pennsylvania

Transportation

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

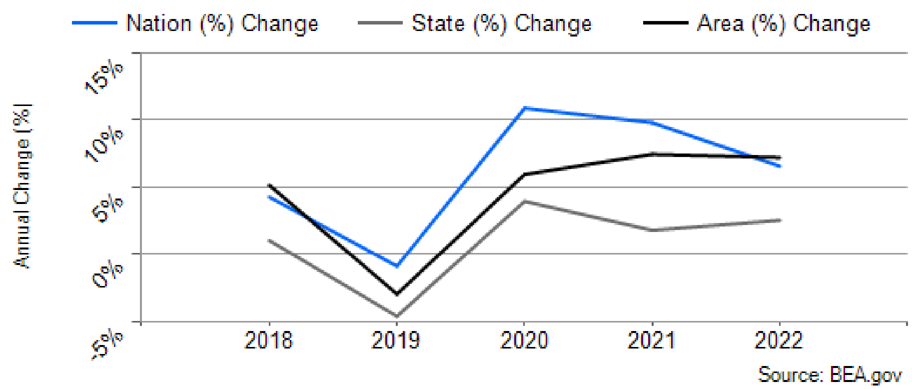
Major Industries by Employee Count

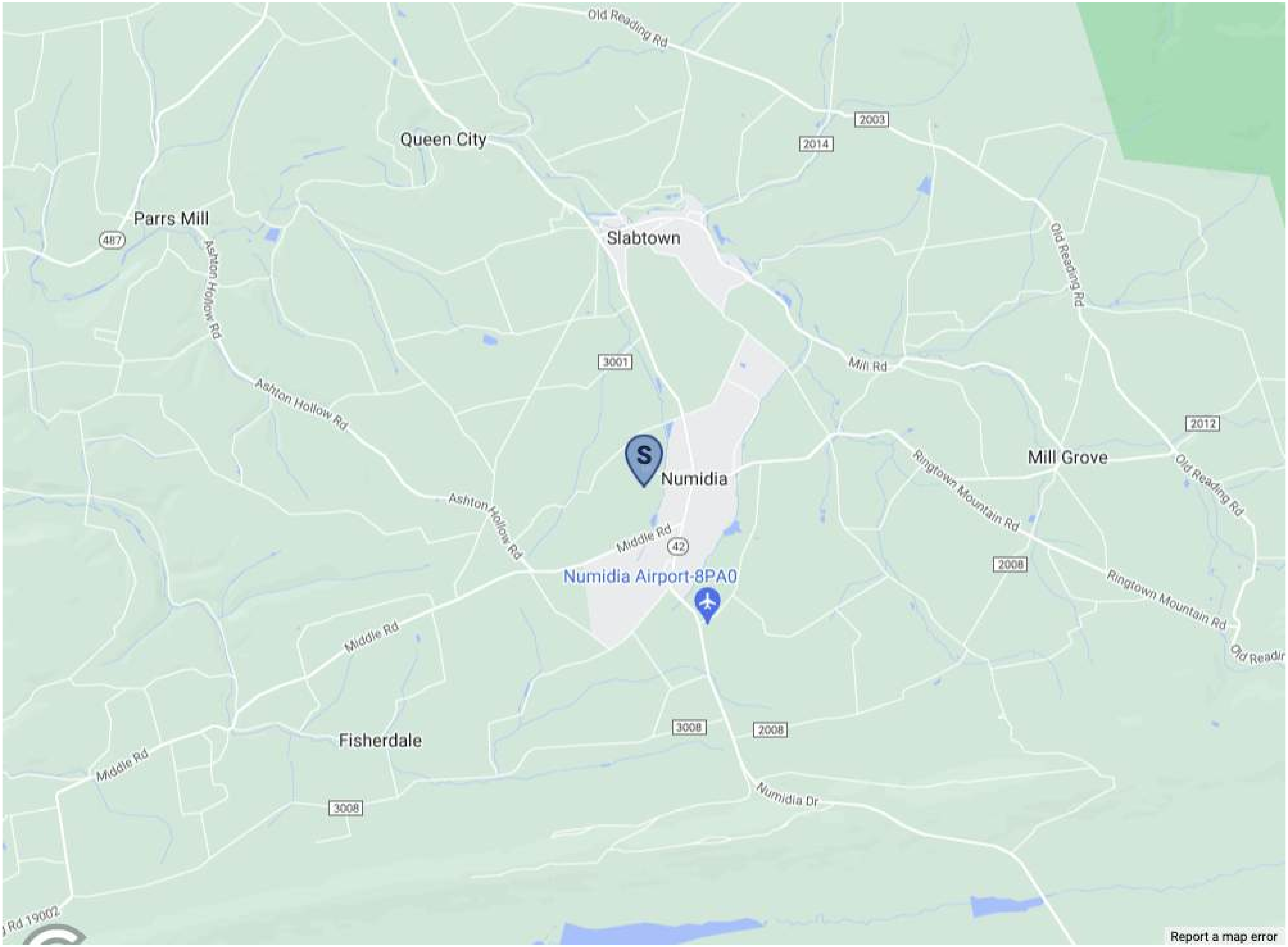


Largest Employers

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
Numidia Airport-8PA0
2008
Ringtown Mountain Rd
Old Readir
Middle Rd
3008
2008
Fisherdale
Middle Rd
Numidia Dr
3008
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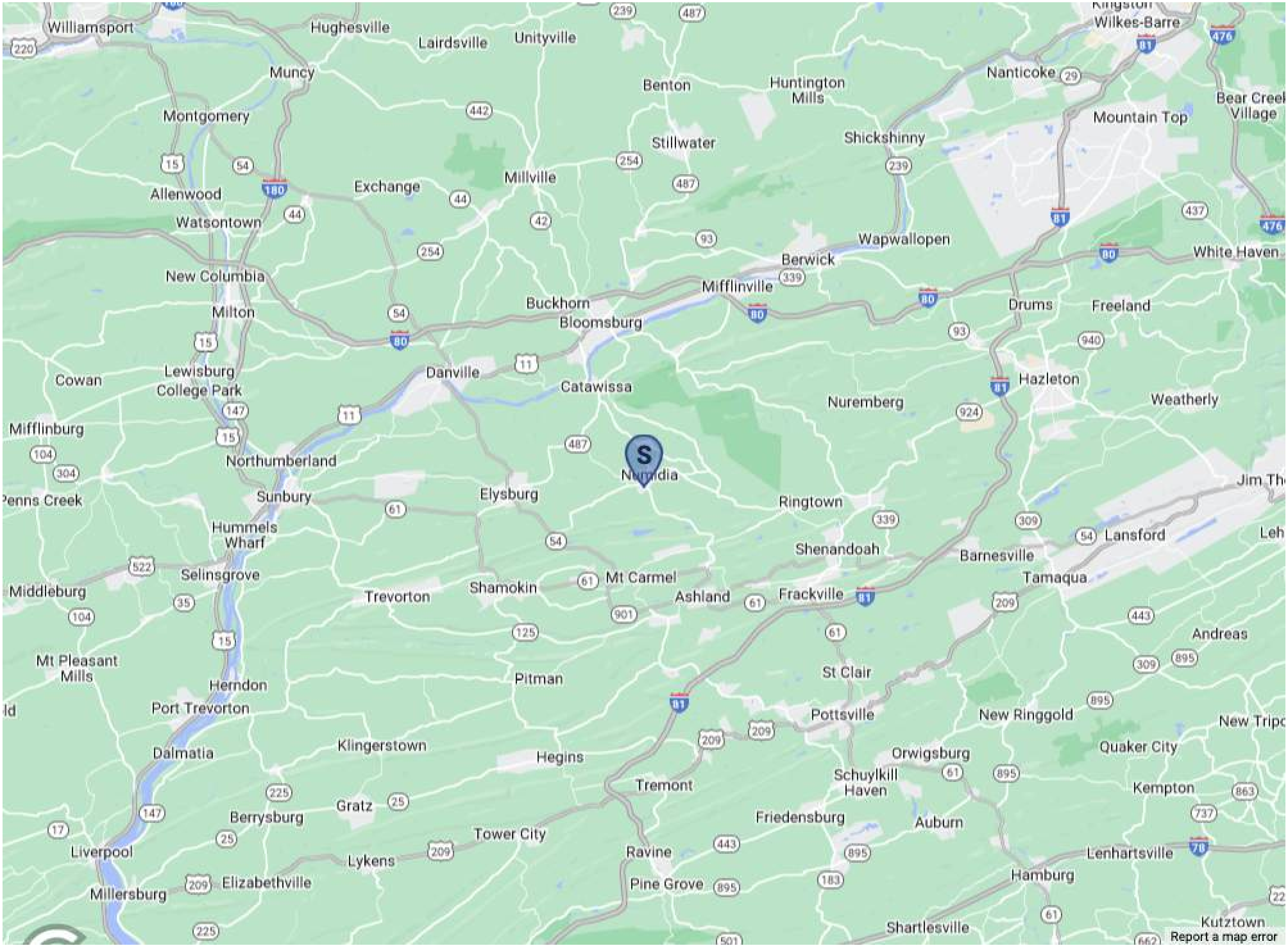
Williamsport
Hughesville
Lairdsville
Unityville
Wilkes-Barre
Muncy
Benton
Huntington Mills
Nanticoke
Montgomery
Stillwater
Shickshinny
Mountain Top
Bear Creek Village
Allenwood
Exchange
Millville
Watsontown
Wapwallopen
White Haven
Berwick
New Columbia
Mifflinville
Buckhorn
Bloomsburg
Drums
Freeland
Milton
Lewisburg
College Park
Cowan
Danville
Catawissa
Hazleton
Nuremberg
Weatherly
Mifflinburg
Northumberland
Numidia
Penns Creek
Sunbury
Elysburg
Ringtown
Jim Th
Hummels Wharf
Shenandoah
Lansford
Barnesville
Selinsgrove
Middleburg
Mt Carmel
Tamaqua
Trevorton
Shamokin
Ashland
Frackville
Andreas
Mt Pleasant Mills
Herndon
Pitman
St Clair
Port Trevorton
Pottsville
New Ringgold
New Tripo
Dalmatia
Klingerstown
Hegins
Orwigsburg
Quaker City
Tremont
Schuylkill Haven
Kempton
Berrysburg
Gratz
Friedensburg
Auburn
Tower City
Liverpool
Ravine
Lenhartsville
Lykens
Hamburg
Millersburg
Elizabethville
Pine Grove
Shartlesville
Kutztown
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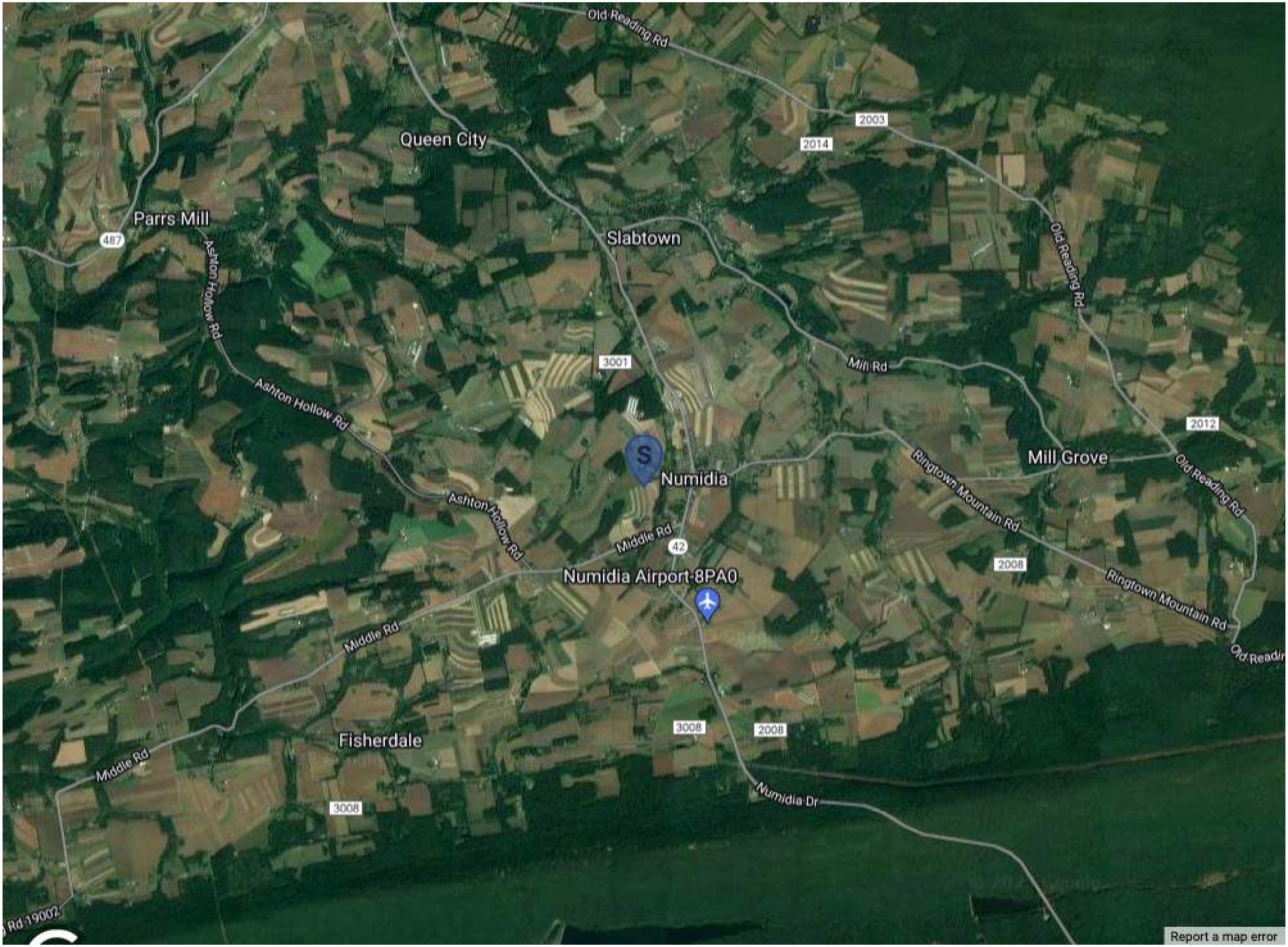
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2008
Fisherdale
Middle Rd
Numidia Dr
3008
Report a map error

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**

Rent Roll Country Acrres pdf

Rent Roll				
Lot	Rent Amount	Housing Type	Ownership	Notes
1	$ 440.00	Mobile Home	Tenant	
2	$ 440.00	Mobile Home	Tenant	
3	$ 440.00	Mobile Home	Tenant	
4	$ 440.00	Mobile Home	Tenant	
5	$ 440.00	Mobile Home	Tenant	
6	$ 440.00	Mobile Home	Tenant	
7	$ 440.00	Mobile Home	Tenant	
8	$ 440.00	Mobile Home	Tenant	
9	$ 440.00	Mobile Home	Tenant	
10	$ 440.00	Mobile Home	Tenant	
11	$ 440.00	Mobile Home	Tenant	
12	$ 440.00	Mobile Home	Tenant	
13	$ 440.00	Mobile Home	Tenant	
14	$ 440.00	Mobile Home	Tenant	
15	$ 440.00	Mobile Home	Tenant	
16	$ 440.00	Mobile Home	Tenant	
17	$ 440.00	Mobile Home	Tenant	
18	$ 440.00	Mobile Home	Tenant	
19	$ 440.00	Mobile Home	Tenant	
20	$ 440.00	Mobile Home	Tenant	
21	$ 440.00	Mobile Home	Tenant	
22	$ 440.00	Mobile Home	Tenant	
23	$ 440.00	Mobile Home	Tenant	
24	$ 440.00	Mobile Home	Tenant	
25	$ 440.00	Mobile Home	Tenant	
26	$ 440.00	Mobile Home	Tenant	
27	$ 440.00	Mobile Home	Tenant	
28	$ 440.00	Mobile Home	Tenant	
29	$ -			
30	$ -			
Month	$ 12,320.00			
Year	$ 147,840.00			

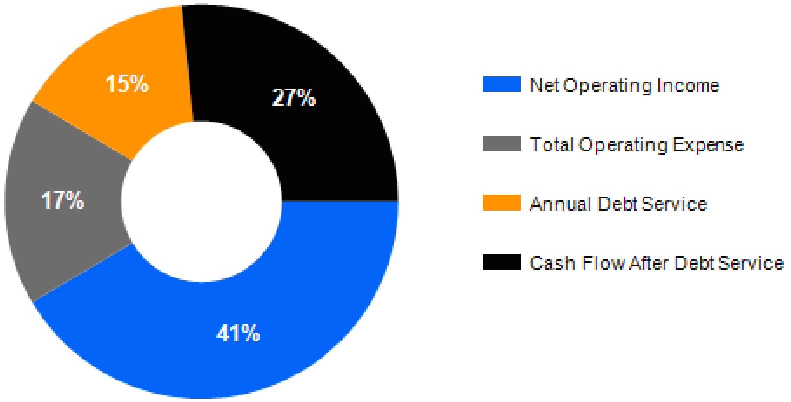
COUNTRY ACRES MOBILE HOME PARK

05 Financial Analysis

INCOME	CURRENT		PRO FORMA	
Gross Potential Rent	$158,400		$163,152	
Gross Potential Income	**$158,400**		**$163,152**	
General Vacancy	-$10,560	6.66%	-$10,860	6.65%
Effective Gross Income	**$147,840**		**$152,292**	
Less Expenses	$43,050	29.11%	$42,270	27.75%
Net Operating Income	**$104,790**		**$110,022**	
Annual Debt Service	$37,500		$37,500	
Cash flow	**$67,290**		**$72,522**	
Debt Coverage Ratio	2.79		2.93	

REVENUE ALLOCATION

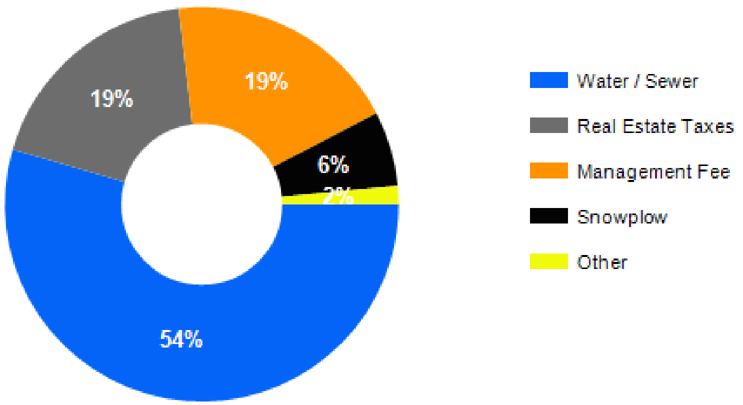
CURRENT



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	$8,021	$267	$8,021	$267
Insurance	$537	$18	$537	$18
Management Fee ($, $)	$8,280	$276	$7,500	$250
Water / Sewer	$23,460	$782	$23,460	$782
Utilities	$112	$4	$112	$4
Snowplow	$2,640	$88	$2,640	$88
Total Operating Expense	**$43,050**	**$1,435**	**$42,270**	**$1,409**
Annual Debt Service	$37,500		$37,500	
% of EGI	29.11%		27.75%	

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

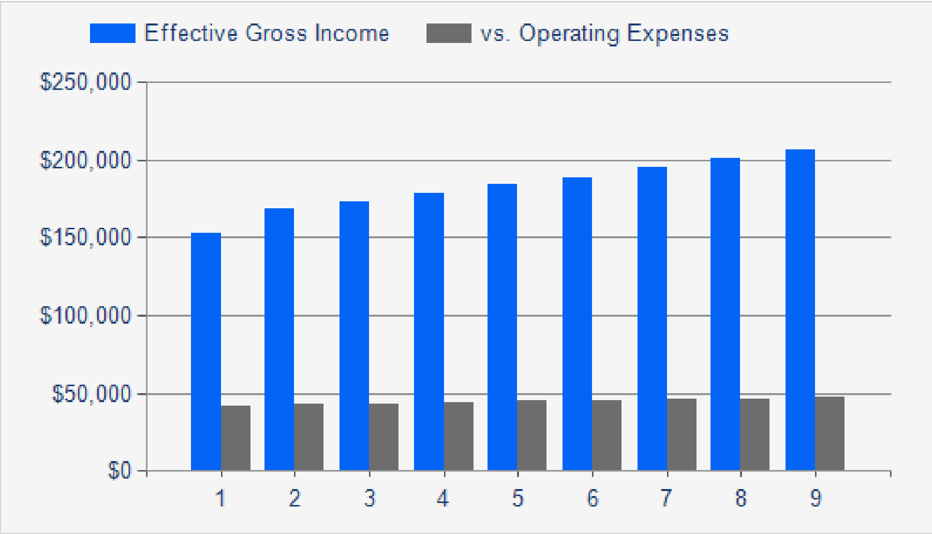
Real Estate Taxes	1.50%
Insurance	1.50%
Management Fee	1.50%
Water / Sewer	1.50%
Utilities	1.50%
Snowplow	1.50%

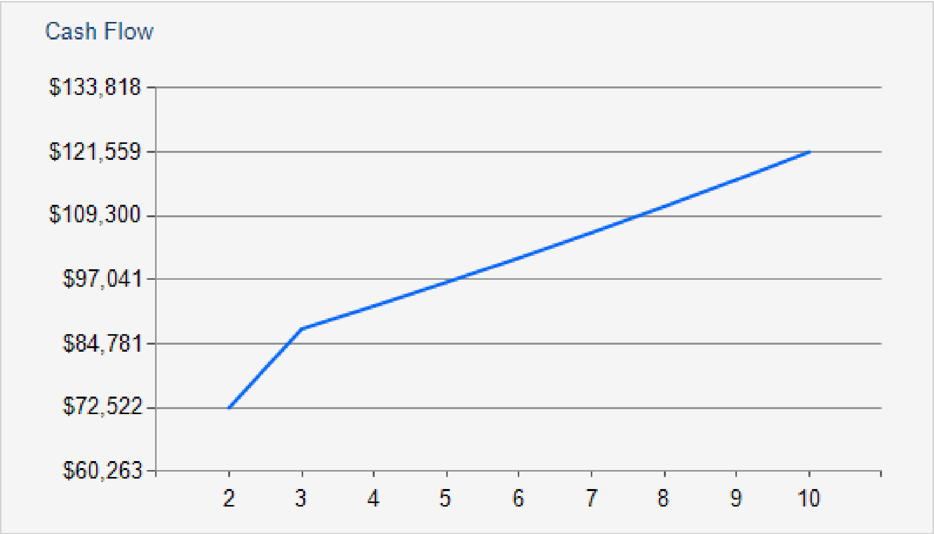
PROPOSED FINANCING

Loan Type	Interest Only
Down Payment	$550,000
Loan Amount	$750,000
Interest Rate	5.00%
Loan Terms	3
Annual Debt Service	$37,500
Loan to Value	58%

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

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	$158,400	$163,152	$168,047	$173,088	$178,281	$183,629	$189,138	$194,812	$200,656	$206,676
General Vacancy	-$10,560	-$10,860	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%
Effective Gross Income	**$147,840**	**$152,292**	**$168,047**	**$173,088**	**$178,281**	**$183,629**	**$189,138**	**$194,812**	**$200,656**	**$206,676**
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	$8,280	$7,500	$7,613	$7,727	$7,843	$7,960	$8,080	$8,201	$8,324	$8,449
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	**$43,050**	**$42,270**	**$42,904**	**$43,548**	**$44,201**	**$44,864**	**$45,537**	**$46,220**	**$46,913**	**$47,617**
Net Operating Income	**$104,790**	**$110,022**	**$125,143**	**$129,540**	**$134,080**	**$138,765**	**$143,601**	**$148,592**	**$153,743**	**$159,059**
Annual Debt Service	$37,500	$37,500	$37,500	$37,500	$37,500	$37,500	$37,500	$37,500	$37,500	$37,500
Cash Flow	**$67,290**	**$72,522**	**$87,643**	**$92,040**	**$96,580**	**$101,265**	**$106,101**	**$111,092**	**$116,243**	**$121,559**





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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	20.70%	22.31%	26.97%	28.32%	29.72%	31.16%	32.65%	34.18%	35.77%	37.40%
CAP Rate	8.06%	8.46%	9.63%	9.96%	10.31%	10.67%	11.05%	11.43%	11.83%	12.24%
Debt Coverage Ratio	2.79	2.93	3.34	3.45	3.58	3.70	3.83	3.96	4.10	4.24
Operating Expense Ratio	29.11%	27.75%	25.53%	25.15%	24.79%	24.43%	24.07%	23.72%	23.37%	23.03%
Gross Multiplier (GRM)	8.21	7.97	7.74	7.51	7.29	7.08	6.87	6.67	6.48	6.29
Loan to Value	57.69%	57.67%	57.71%	57.67%	57.67%	57.67%	57.71%	57.69%	57.71%	57.71%
Breakeven Ratio	50.85%	48.89%	47.85%	46.82%	45.83%	44.85%	43.90%	42.97%	42.07%	41.18%
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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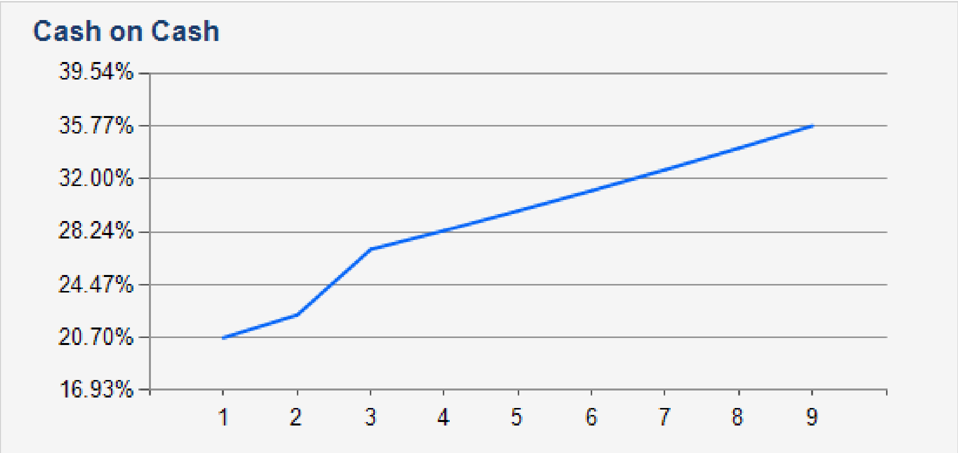
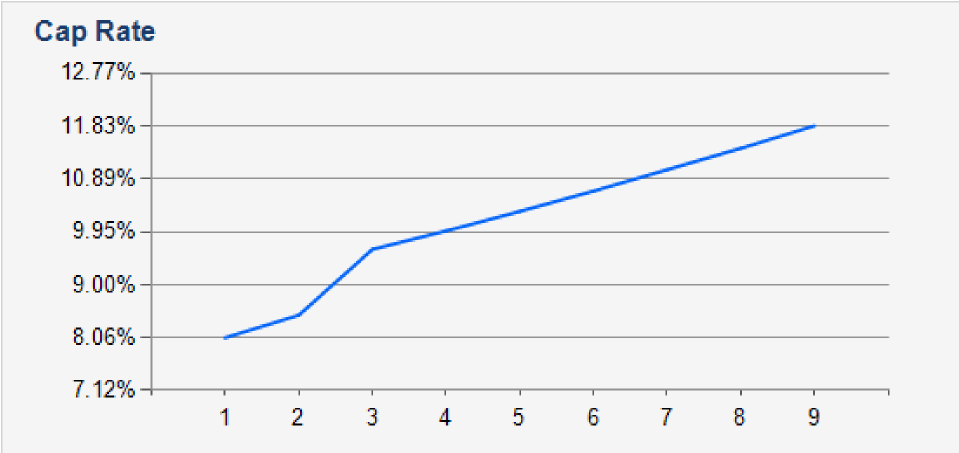
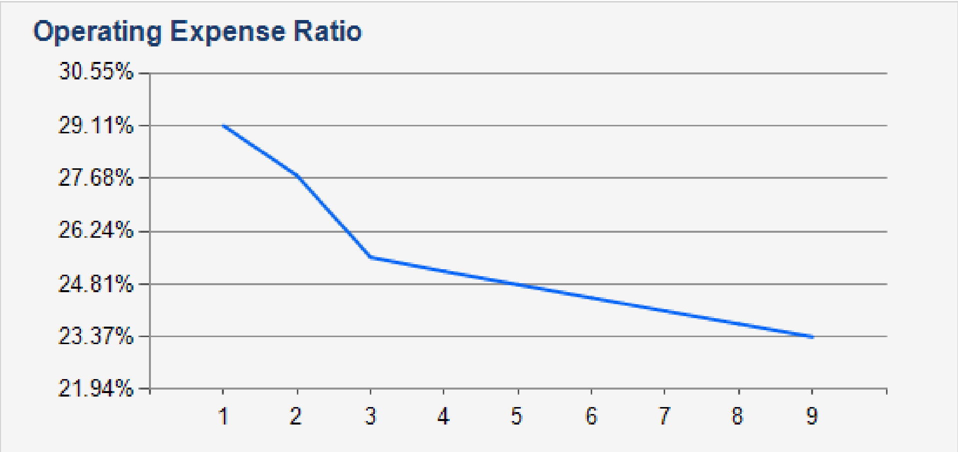
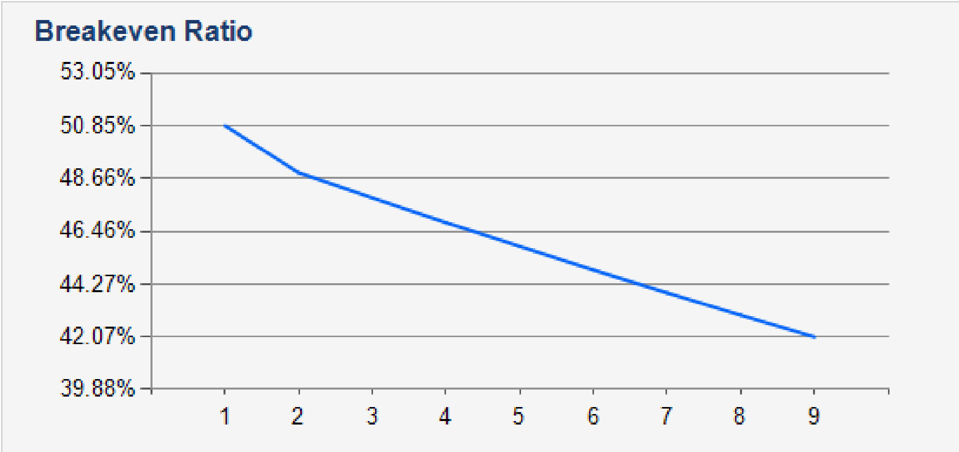






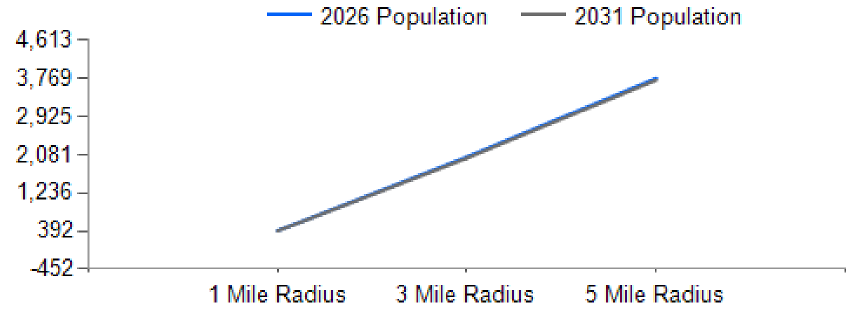


COUNTRY ACRES MOBILE HOME PARK

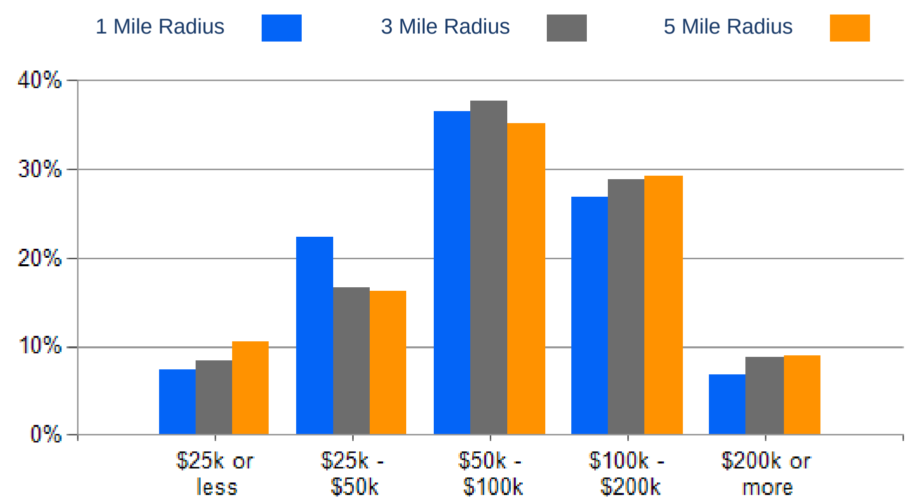
06 Demographics

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%

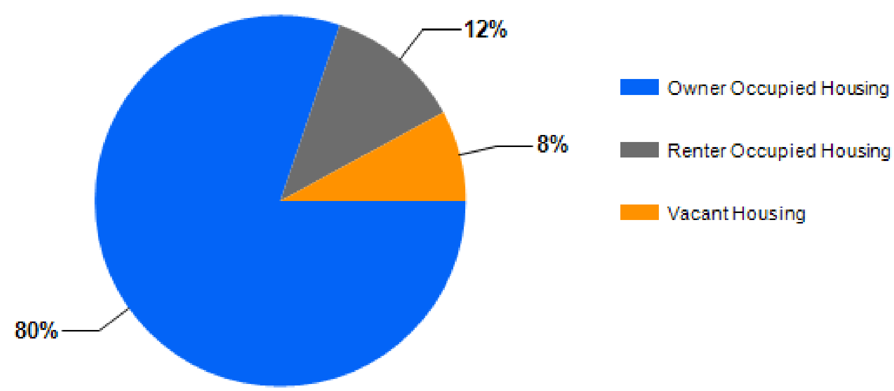
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	6	34	70
$15,000-$24,999	7	39	99
$25,000-$34,999	15	69	105
$35,000-$49,999	24	78	155
$50,000-$74,999	41	199	343
$75,000-$99,999	23	133	222
$100,000-$149,999	29	151	307
$150,000-$199,999	18	103	164
$200,000 or greater	12	77	143
Median HH Income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



2026 Household Income



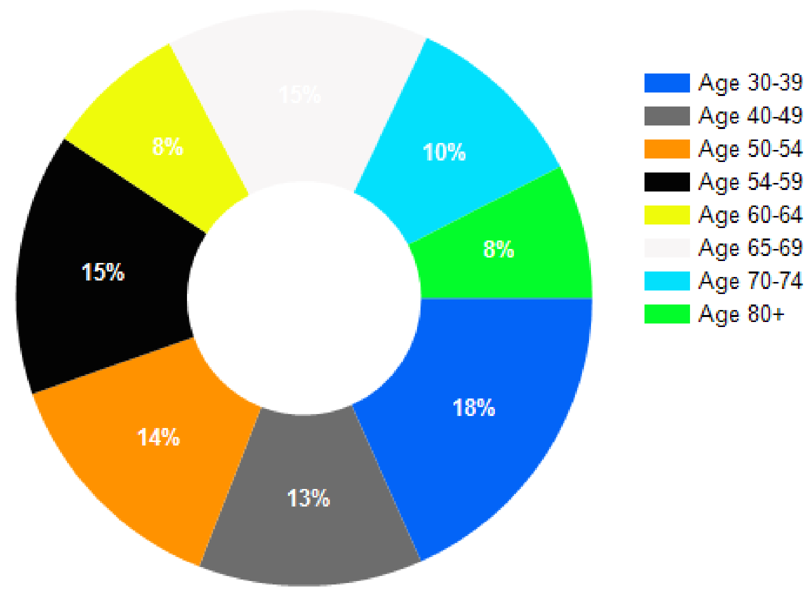
2026 Own vs. Rent - 1 Mile Radius



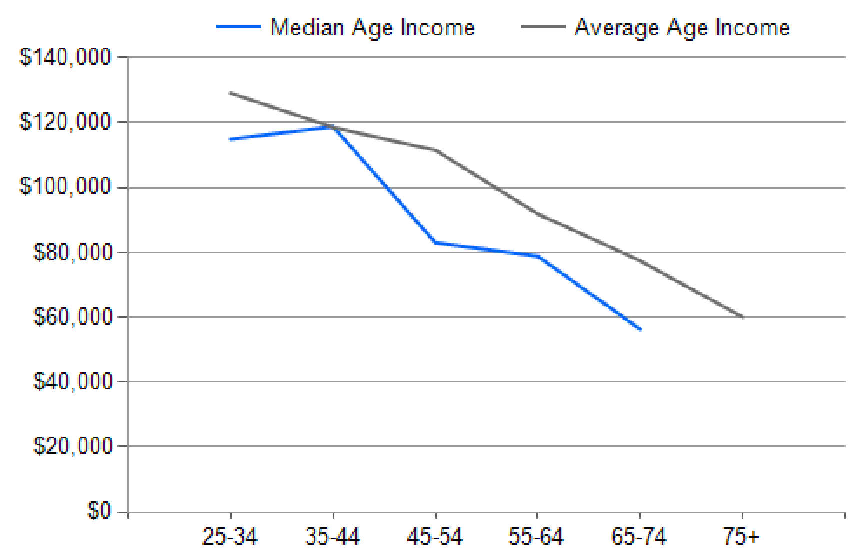
Source: esri

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

Population By Age

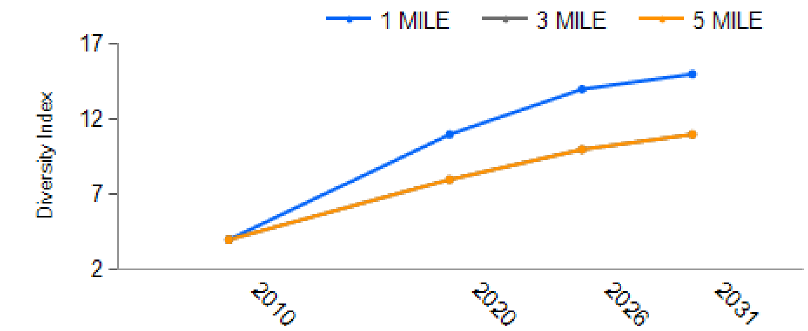


2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$114,982	$107,419	$105,753
Average Household Income 25-34	$129,104	$142,817	$131,879
Median Household Income 35-44	$118,807	$104,890	$103,105
Average Household Income 35-44	$118,589	$120,204	$114,949
Median Household Income 45-54	$82,981	$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

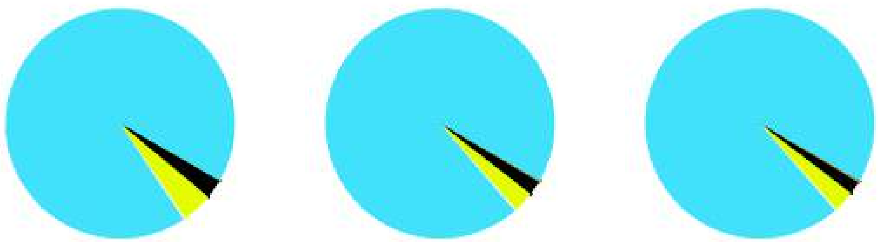


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	15	11	11
Diversity Index (current year)	14	10	10
Diversity Index (2020)	11	9	8
Diversity Index (2010)	4	4	4

POPULATION DIVERSITY



POPULATION BY RACE



1 MILE

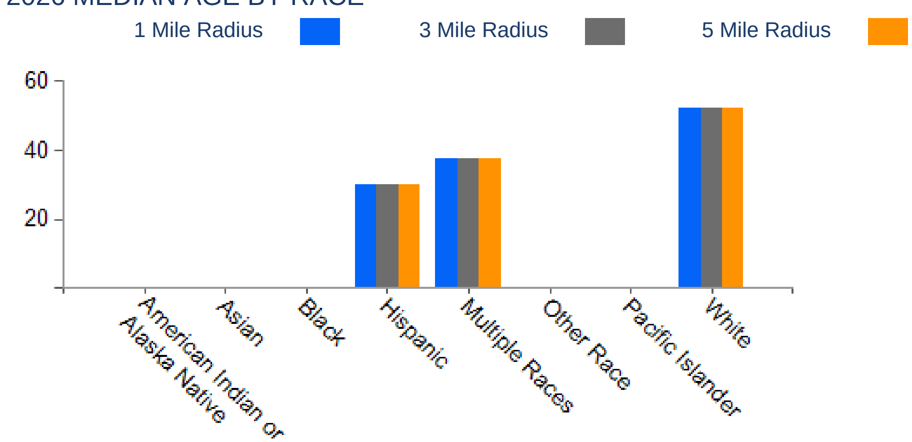
3 MILE

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%

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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The information contained herein is not a substitute for a thorough due diligence investigation. IRE Investment has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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Exclusively Marketed by:

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IRE INVESTMENT