

ALPHA PARK

Reagan Drive | Eureka, IL
OFFERING MEMORANDUM



Alpha Park

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Exclusively Marketed by:



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01 Executive Summary
Investment Summary

ALPHA PARK

OFFERING SUMMARY

ADDRESS	Reagan Drive Eureka IL 61530
COUNTY	Woodford
MARKET	Peoria, Illinois Metropolita
LAND SF	69,696 SF
LAND ACRES	1.60
NUMBER OF UNITS	19
YEAR BUILT	1950's
YEAR RENOVATED	as needed
APN	14-18-302-004
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$875,000
PRICE PER UNIT	\$46,053
OCCUPANCY	83.00%
NOI (CURRENT)	\$93,553
NOI (Pro Forma)	\$155,977
CAP RATE (CURRENT)	10.69%
CAP RATE (Pro Forma)	17.83%
GRM (CURRENT)	6.35
GRM (Pro Forma)	4.35

DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE
2026 Population	6,861	34,821	96,623
2026 Median HH Income	\$73,147	\$89,330	\$88,405
2026 Average HH Income	\$100,620	\$116,935	\$113,667



Alpha Park

- Alpha Park is a 19-site mobile home community located on 1.60 acres in Eureka, IL. The park was developed in the 1950's and has served the community by offering an affordable housing option since that time. The property is zoned MHP. The park is not located in a flood zone. The park has local management and maintenance.

Alpha Park (Pad info)

- The average pad site is 0.08 acres. The pads are predominantly 12 x 60 (see rent roll for full breakdown of pad sizes). There are currently not any trailers that need to be removed from the premises. Of the 15 occupied pads in the park, all are POH's averaging \$765/month. Rents are approaching market levels and should be considered a value-add component for the next owner. There are currently no tenants behind in their rent. The park utilizes annual leases that transition into month-to-month. The tenants currently pay their rent by dropping it off at the bank, cashapp, or venmo. The trailers are predominantly 60's models with a few 70's models.

Alpha Park (Infrastructure)

- Alpha Park is on CITY WATER & CITY SEWER! The underground water pipes are PVC and they were replaced approximately 10-years ago. The sewer lines are six-inch clay tile. The electrical pedestals are believed to be 100 amps. The park is currently paying the water/sewer bill for the tenants (perfect candidate for water meters!). The park is also paying for Garbage removal. The tenants are direct billed by their respective providers for electric and gas. The road in front of the park is owned & maintained by the City of Eureka. The park road is asphalt and is considered to be in extremely good condition. The park mows the entire park. The park utilizes a local contractor for snow removal.





02

Location

- Location Summary
- Local Business Map
- Major Employers Map
- Traffic Counts
- Drive Times
- Drive Times (Heat Map)

ALPHA PARK

Eureka, IL

- Eureka is a city and the county seat of Woodford County, Illinois. The population was 5,295 at the 2010 census. Eureka is part of the Peoria, Illinois Metropolitan Statistical Area.

Eureka is a small community centered on the intersection of what is now U.S. 24 and Illinois 117. It is also one of the towns along the Ronald Reagan Trail, a series of roads that connect towns in central Illinois that were of importance to Reagan's early life. President Reagan attended and graduated from Eureka College.

- The median home cost in Eureka is \$161,400. Home appreciation the last 10 years has been 26.6%. Home Appreciation in Eureka is up 7.3%.
- The median age of Eureka real estate is 45 years old.
- Renters make up 32.6% of the Eureka population.
- The average one-bedroom unit rents for \$710/month. The average two-bedroom unit rents for \$900/month. The average three-bedroom unit rents for \$1,170/month.
- Eureka has an unemployment rate of 4.5%. The US average is 6.0%.
- Future job growth over the next ten years is predicted to be 20.8%, which is lower than the US average of 33.5%.
- The Median household income of a Eureka resident is \$73,147 a year. The average household income is \$100,620 a year.
- Eureka violent crime is 15.7. (The US average is 22.7) Eureka property crime is 18.7. (The US average is 35.4)

Woodford County, IL

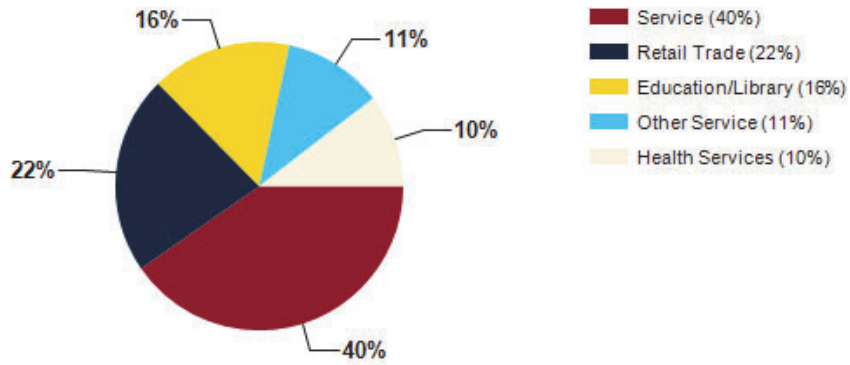
- Woodford County is a county located in the state of Illinois. The 2020 United States Census listed its population at 38,467. Its county seat is Eureka. Woodford County is part of the Peoria, IL, Metropolitan Statistical Area. Its name comes from General William Woodford, an officer of the American Revolutionary War who served at the brutal military encampment at Valley Forge, Pennsylvania.

Peoria Metropolitan Statistical Area

- The Peoria Metropolitan Statistical Area, as defined by the United States Census Bureau, is an area consisting of six counties in Central Illinois, anchored by the city of Peoria. As of the 2020 census, the area had a population of 402,391. The City of Peoria, according to the 2020 US Census Bureau, has 113,150 people.
- The largest employers in the Peoria, IL Metropolitan Statistical Area (MSA) reflect the region's strength in manufacturing, healthcare, education, and government. Here's an overview of the top 10 largest employers and approximate employee counts:
 - 1. Caterpillar Inc.
Industry: Manufacturing
Approximate Employees: 12,000+ (Peoria area)
Caterpillar is a global leader in construction and mining equipment, contributing significantly to the local economy.
 - 2. OSF HealthCare
Industry: Healthcare
Approximate Employees: 7,000+
OSF operates multiple hospitals and healthcare facilities, including OSF Saint Francis Medical Center, a major regional hospital.
 - 3. UnityPoint Health – Central Illinois
Industry: Healthcare
Approximate Employees: 3,500+
UnityPoint runs several hospitals and clinics in the region, including Methodist and Proctor hospitals.

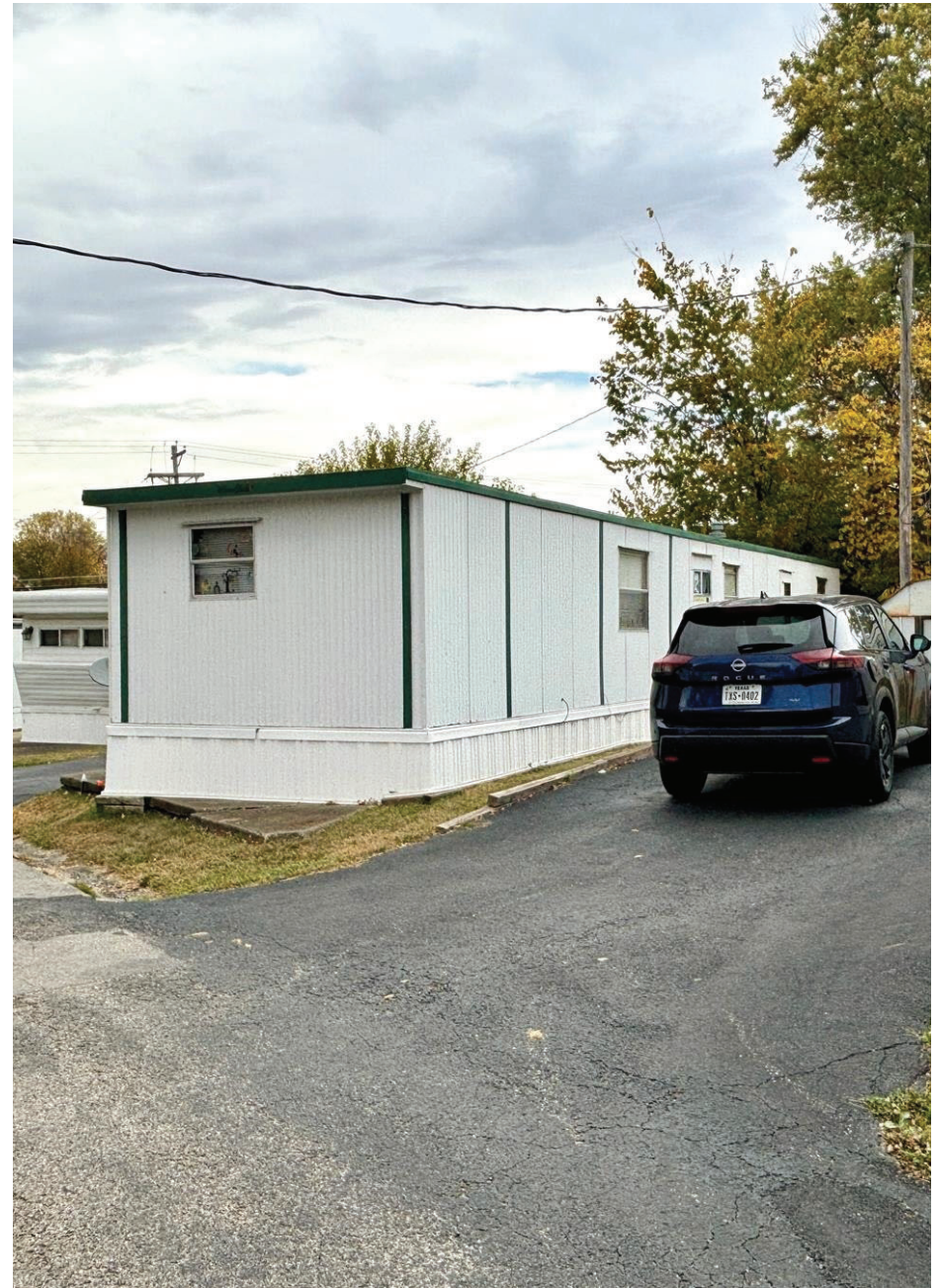
- 4. Peoria Public Schools District 150
Industry: Education
Approximate Employees: 2,600+
The largest school district in the region, serving thousands of students and employing a significant number of educators and staff.
- 5. Bradley University
Industry: Education
Approximate Employees: 1,000+
A private university that is a key player in higher education in the Peoria area.

Major Industries by Employee Count



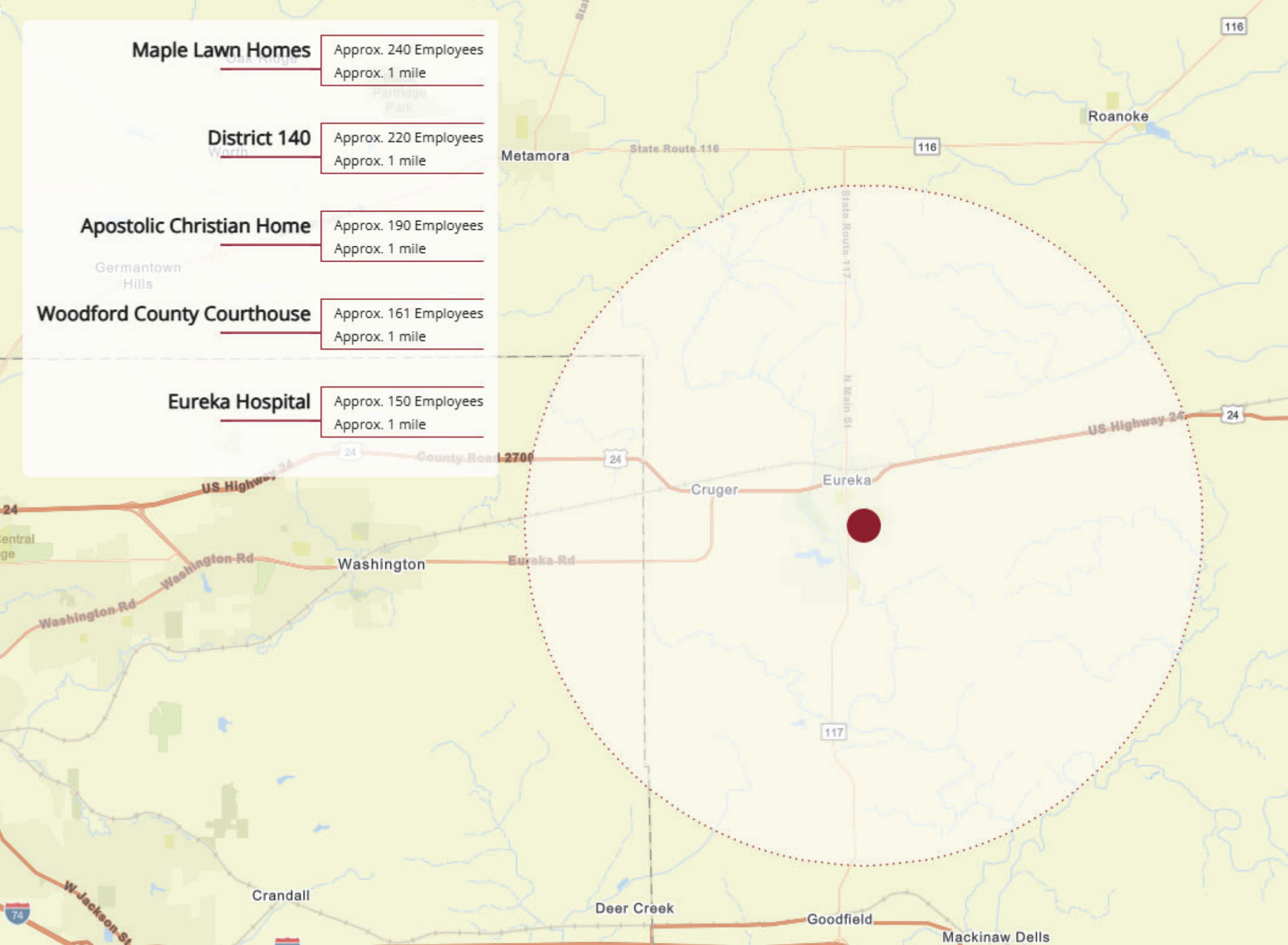
Largest Employers

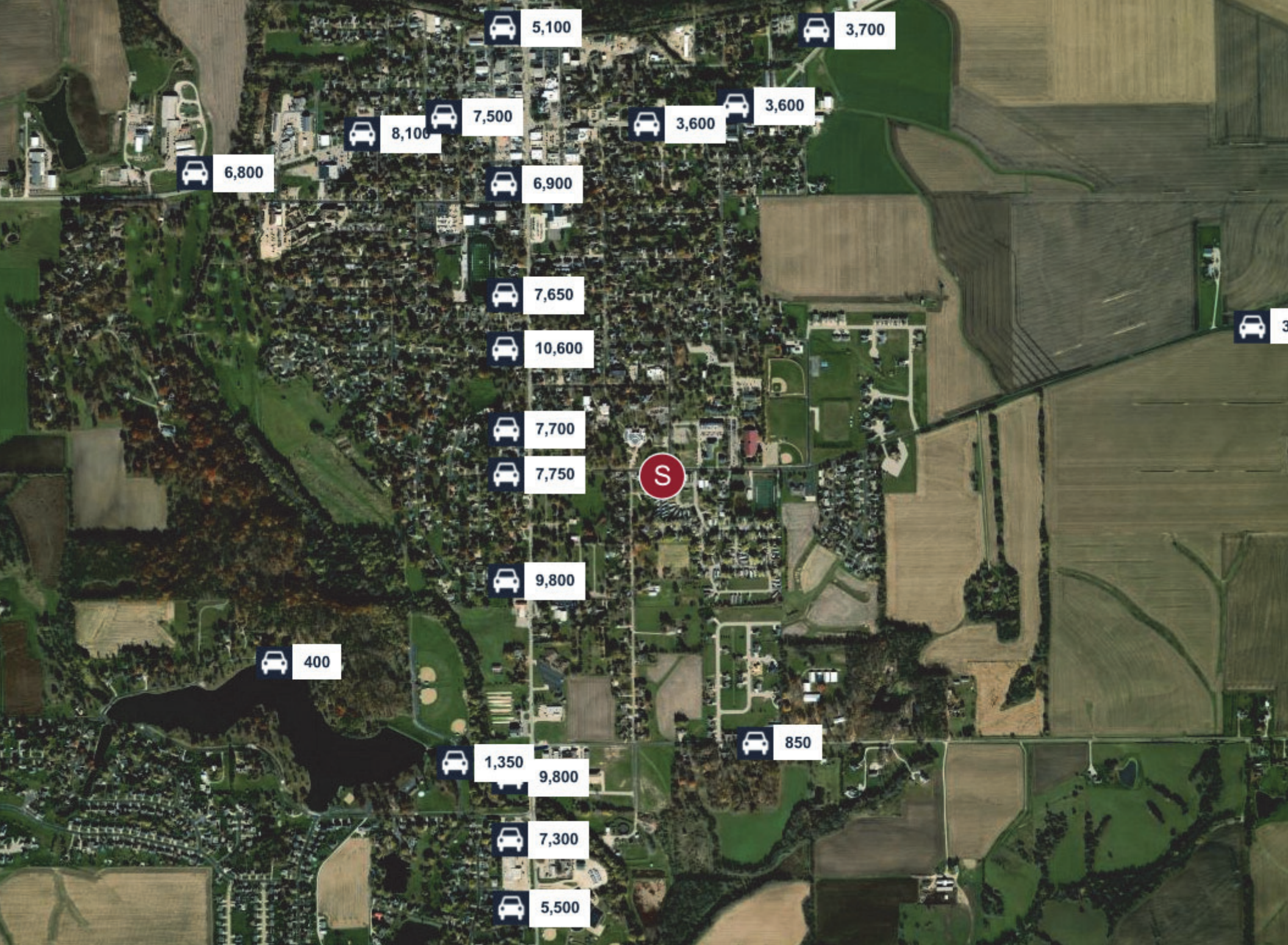
Maple Lawn Homes	240
District 140	220
Apostolic Christian Home	190
Woodford County Courthouse	161
Eureka Hospital	150
Cox Transfer	125
Eureka College	123
Mangold Ford Mercury	64

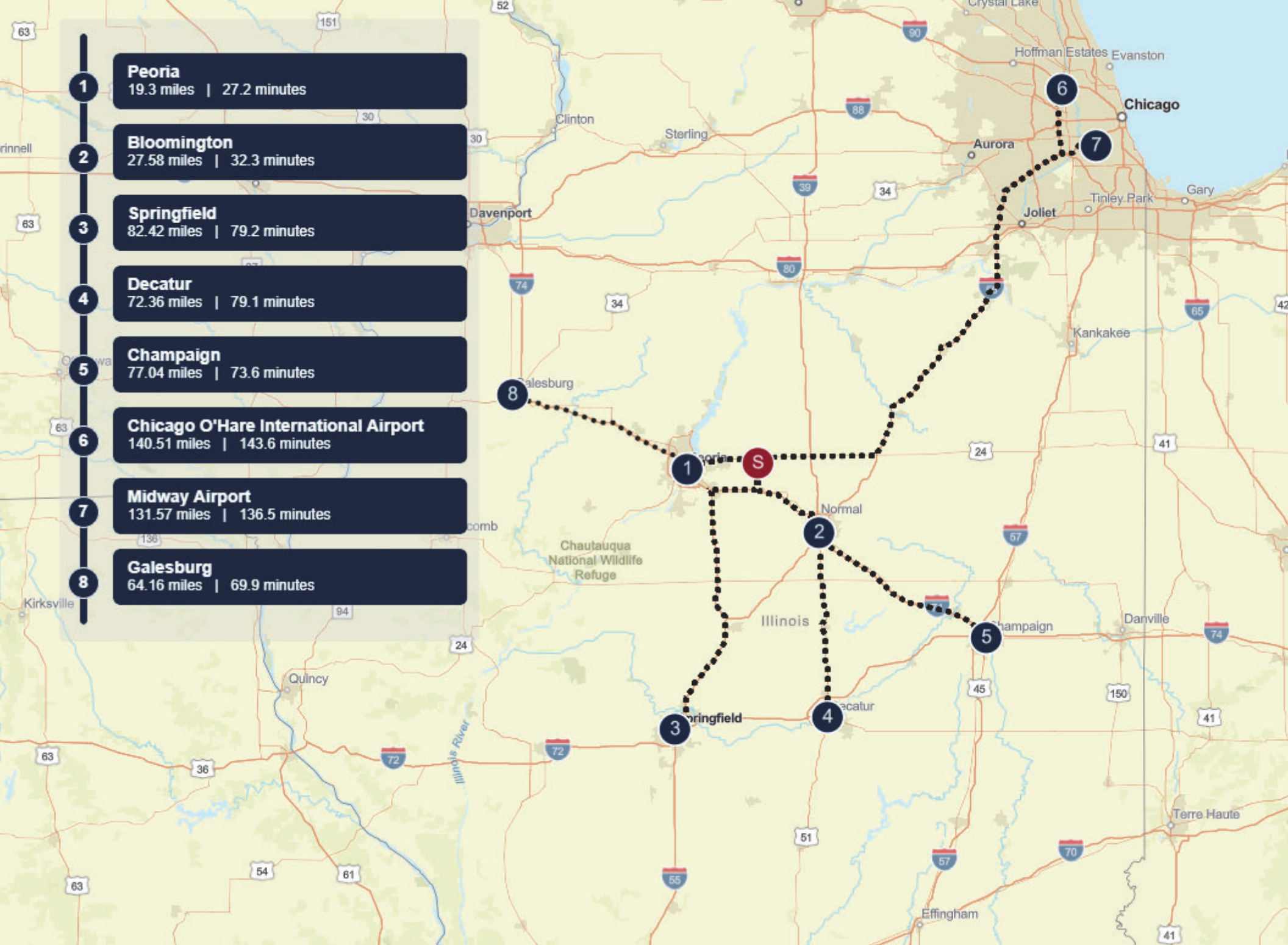




Maple Lawn Homes	Approx. 240 Employees Approx. 1 mile
District 140	Approx. 220 Employees Approx. 1 mile
Apostolic Christian Home	Approx. 190 Employees Approx. 1 mile
Woodford County Courthouse	Approx. 161 Employees Approx. 1 mile
Eureka Hospital	Approx. 150 Employees Approx. 1 mile



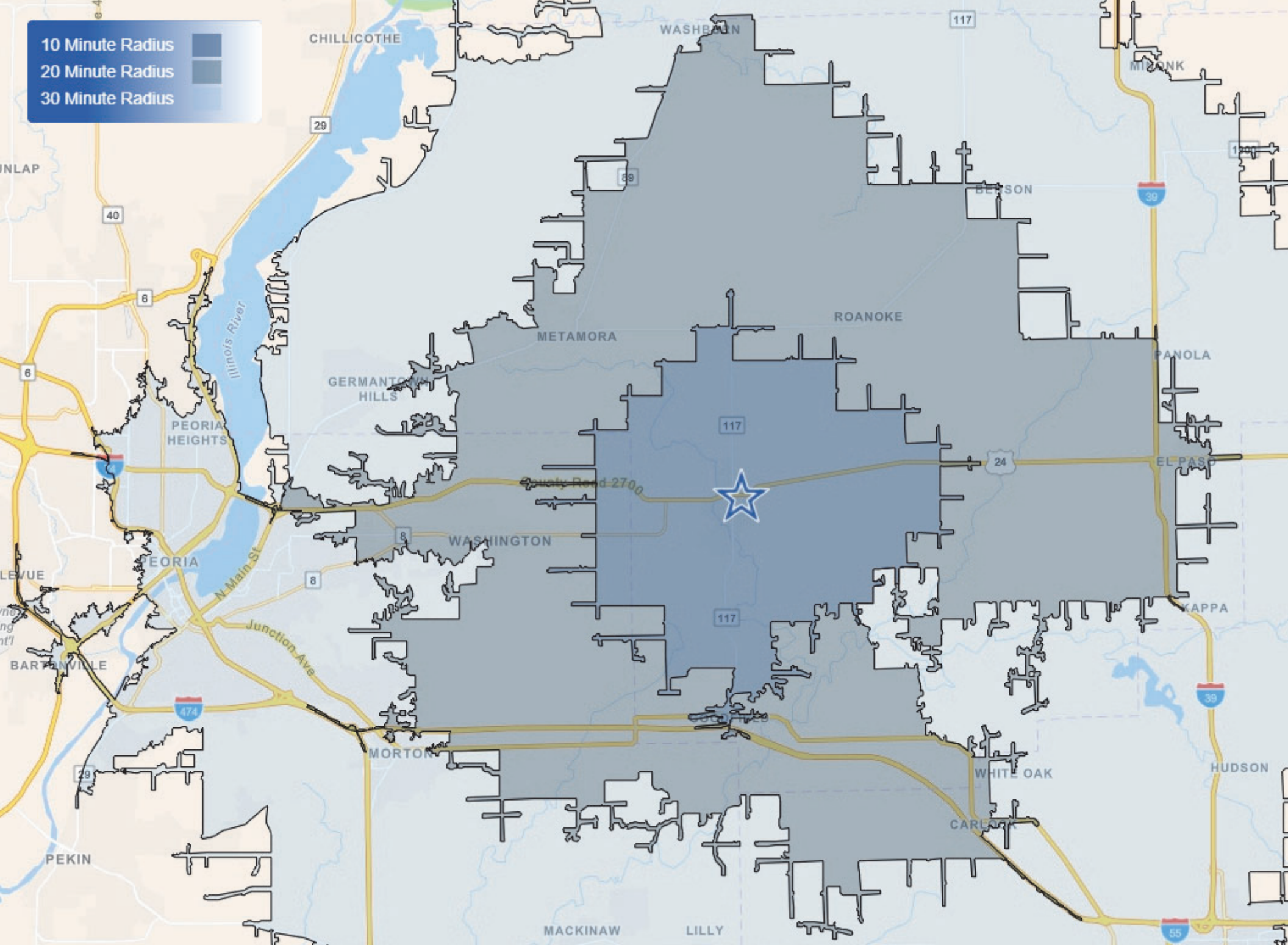




10 Minute Radius

20 Minute Radius

30 Minute Radius





03

Property Description

Property Features

ALPHA PARK

PROPERTY FEATURES

NUMBER OF UNITS	19
LAND SF	69,696
LAND ACRES	1.60
YEAR BUILT	1950's
YEAR RENOVATED	as needed
# OF PARCELS	1
ZONING TYPE	MHP
BUILDING CLASS	C
TOPOGRAPHY	Flat
LOCATION CLASS	C
LOT DIMENSION	145 x 426
NUMBER OF PARKING SPACES	23
PARKING RATIO	1.3/1
WASHER/DRYER	Laundromat

UTILITIES

WATER	Public (Paid by park)
TRASH	Private (Paid by park)
GAS	Public (Paid by tenant)
ELECTRIC	Public (Paid by tenant)
SEWER	Public (Paid by park)





04

Rent Roll

Rent Roll

ALPHA PARK

Unit	Square Feet	Rent PSF	Current Rent	Market Rent	Notes
1	720	\$1.04	\$750.00	\$775.00	POH. 12 x 60. 1964 Buddy.
2	600	\$0.00	\$0.00	\$750.00	Vacant POH. 10 x 60. 1966 Elcar.
3	720	\$1.11	\$800.00	\$825.00	POH. 12 x 60. 1969 New Moon.
4	720	\$1.04	\$750.00	\$775.00	POH. 12 x 60. 1973 Suncrest.
5	720	\$1.04	\$750.00	\$775.00	POH. 12 x 60. 1967 N & Ha.
7	720	\$1.04	\$750.00	\$750.00	POH. 12 x 60. 1967 Rembrandt.
9	840	\$0.89	\$750.00	\$775.00	POH. 14 x 60. 1982 Happy House.
10	840	\$0.89	\$750.00	\$750.00	POH. 14 x 60. 1979 Liberty.
11	720	\$1.04	\$750.00	\$775.00	POH. 12 x 60. 1973 Suncrest.
12	720	\$1.04	\$750.00	\$775.00	POH. 12 x 60. 1962 Ritz Craft.
13	500	\$1.50	\$750.00	\$775.00	POH. 10 x 50. 1967 Marshfield.
14	720	\$1.04	\$750.00	\$775.00	POH. 12 x 60. 1966 Marlette.
15	720	\$1.04	\$750.00	\$775.00	POH. 12 x 60. 1967 Cambridge.
16	720	\$1.11	\$800.00	\$825.00	POH. 12 x 60. 1969 Town Country.
17	720	\$1.07	\$770.00	\$795.00	POH. 12 x 60. 1974 Schult.
18	720	\$0.97	\$700.00	\$725.00	POH. 12 x 60. 1968 Style Mar.
19	720	\$1.10	\$790.00	\$815.00	POH. 12 x 60. 1968 Princess.
20	720	\$1.04	\$750.00	\$775.00	POH. 12 x 60. 1966 Richardson.
Totals / Averages	12,860	\$1.00	\$12,860.00	\$13,985.00	





05

Financial Analysis

Income & Expense Analysis

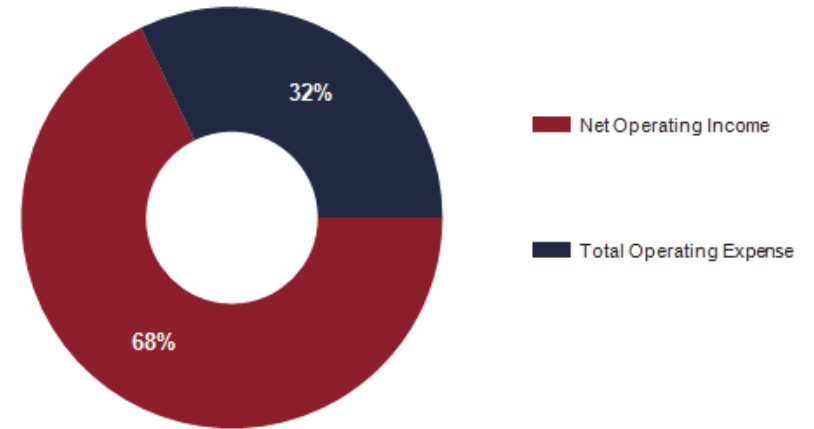
ALPHA PARK

REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Pad rental rate	\$72,000	52.2%	\$86,400	43.0%
Rental income above pad rental	\$65,820	47.8%	\$97,320	48.4%
Water/Sewer			\$17,400	8.7%
Occupancy *	83.00%		100.00%	
Effective Gross Income	\$137,820		\$201,120	
Less Expenses	\$44,267	32.11%	\$45,143	22.44%
Net Operating Income	\$93,553		\$155,977	

* vacancy amount factored into gross revenue

Income Notes: Pad rental rate is assumed at \$400/month for this metro. Pro Forma reflects a \$25/month/trailer increase on the 15 trailers currently rented, plus the addition of the three vacant POH being brought back online. Pro Forma also includes the addition of water meters and billing back the tenants for their water usage.

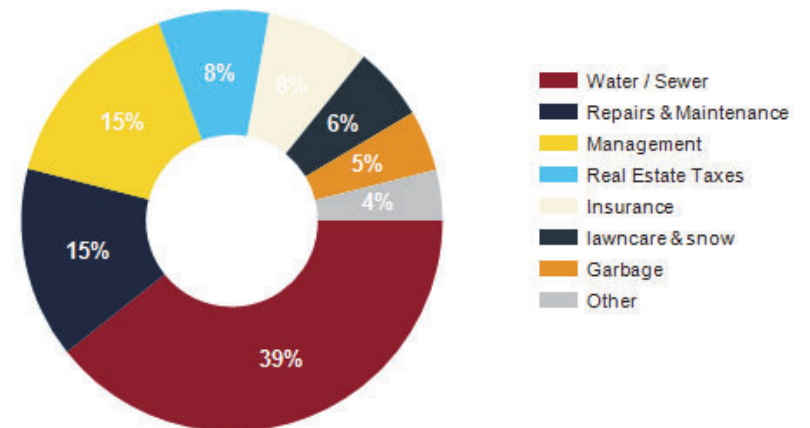


EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$3,762	\$198	\$3,950	\$208
Insurance	\$3,510	\$185	\$3,685	\$194
Mobile home taxes (\$, \$)	\$927	\$49	\$973	\$51
Garbage	\$2,070	\$109	\$2,173	\$114
Repairs & Maintenance	\$6,500	\$342	\$6,825	\$359
Water / Sewer	\$17,400	\$916	\$17,400	\$916
Management	\$6,800	\$358	\$6,800	\$358
*Park License	\$402	\$21	\$422	\$22
Electrical	\$396	\$21	\$415	\$22
lawncare & snow	\$2,500	\$132	\$2,500	\$132
Total Operating Expense	\$44,267	\$2,330	\$45,143	\$2,376
% of EGI	32.11%		22.44%	

Expense Notes: Expenses are actual provided to the listing agent on April 25th, 2026. Park license is a broker estimate based on previous figures. Pro Forma reflects the park adding water meters and billing back the tenants.

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

DISTRIBUTION OF EXPENSES CURRENT





06

Demographics

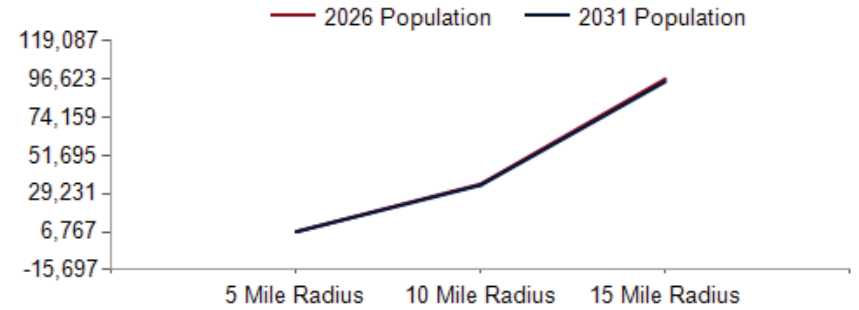
General Demographics

Race Demographics

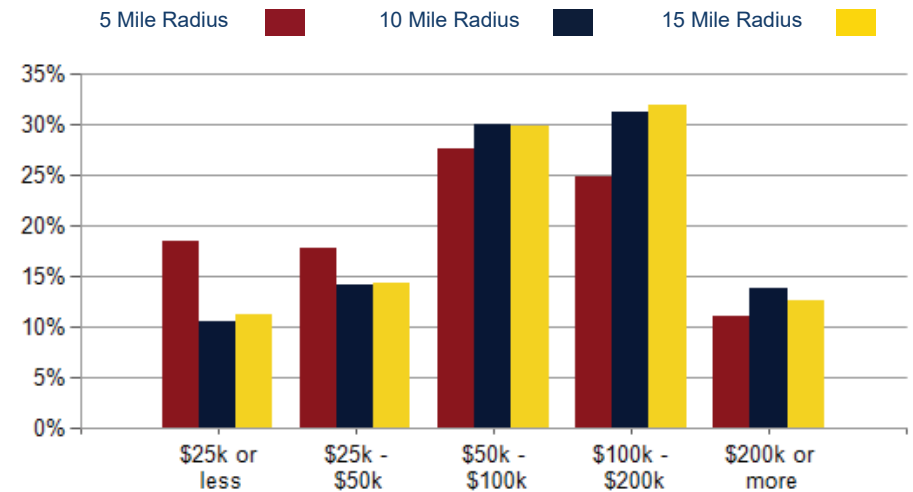
ALPHA PARK

POPULATION	5 MILE	10 MILE	15 MILE
2000 Population	6,629	29,220	88,062
2010 Population	7,080	34,501	97,987
2026 Population	6,861	34,821	96,623
2031 Population	6,767	34,226	95,076
2026 African American	115	323	1,094
2026 American Indian	5	59	157
2026 Asian	40	296	932
2026 Hispanic	160	780	2,563
2026 Other Race	52	254	755
2026 White	6,345	32,394	88,960
2026 Multiracial	301	1,484	4,693
2026-2031: Population: Growth Rate	-1.40%	-1.70%	-1.60%

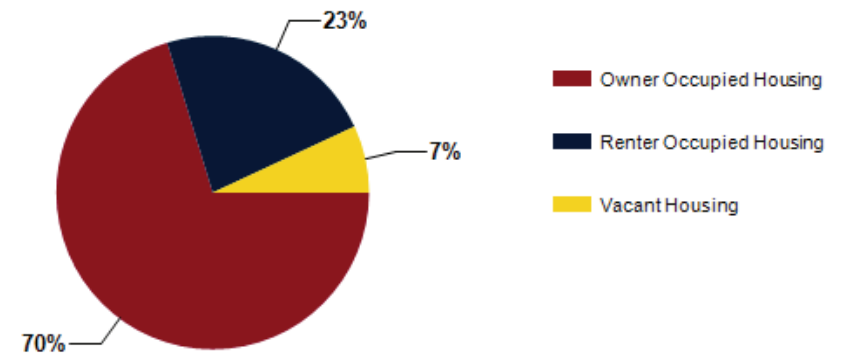
2026 HOUSEHOLD INCOME	5 MILE	10 MILE	15 MILE
less than \$15,000	174	717	2,469
\$15,000-\$24,999	315	716	1,926
\$25,000-\$34,999	149	695	2,072
\$35,000-\$49,999	321	1,228	3,586
\$50,000-\$74,999	386	2,263	6,202
\$75,000-\$99,999	341	1,820	5,521
\$100,000-\$149,999	473	2,712	7,618
\$150,000-\$199,999	185	1,536	4,871
\$200,000 or greater	292	1,875	4,926
Median HH Income	\$73,147	\$89,330	\$88,405
Average HH Income	\$100,620	\$116,935	\$113,667



2026 Household Income



2026 Own vs. Rent - 5 Mile Radius

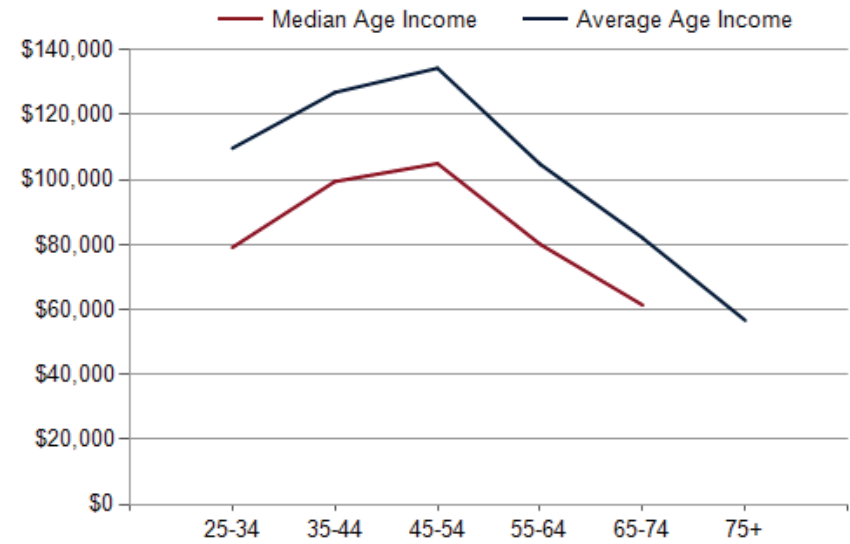
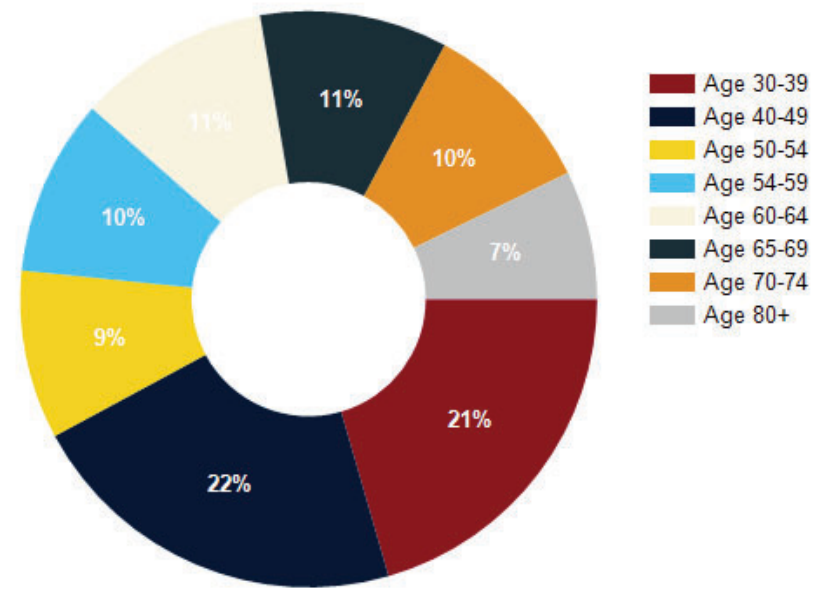


Source: esri

2026 POPULATION BY AGE	5 MILE	10 MILE	15 MILE
2026 Population Age 30-34	367	1,759	4,984
2026 Population Age 35-39	366	1,988	5,651
2026 Population Age 40-44	417	2,249	6,556
2026 Population Age 45-49	354	2,206	6,159
2026 Population Age 50-54	338	2,057	5,791
2026 Population Age 55-59	354	1,930	5,594
2026 Population Age 60-64	385	1,973	6,000
2026 Population Age 65-69	376	2,020	6,057
2026 Population Age 70-74	355	1,752	5,275
2026 Population Age 75-79	258	1,319	3,890
2026 Population Age 80-84	194	954	2,703
2026 Population Age 85+	253	1,050	2,629
2026 Population Age 18+	5,222	26,329	74,211
2026 Median Age	38	40	42
2031 Median Age	38	41	43

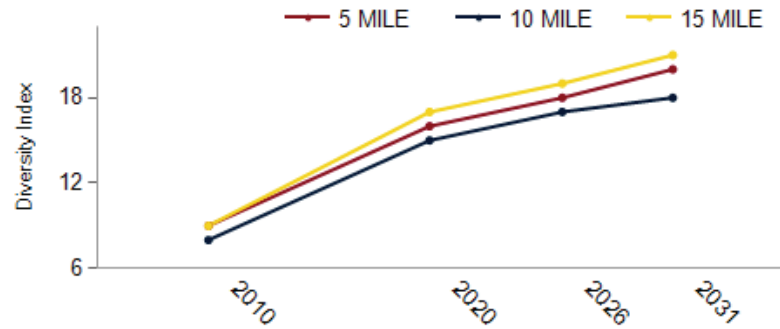
2026 INCOME BY AGE	5 MILE	10 MILE	15 MILE
Median Household Income 25-34	\$79,153	\$94,790	\$93,761
Average Household Income 25-34	\$109,715	\$118,441	\$115,230
Median Household Income 35-44	\$99,470	\$115,725	\$114,301
Average Household Income 35-44	\$126,917	\$146,223	\$141,464
Median Household Income 45-54	\$104,985	\$119,953	\$117,414
Average Household Income 45-54	\$134,370	\$149,770	\$145,299
Median Household Income 55-64	\$80,141	\$96,045	\$97,297
Average Household Income 55-64	\$104,807	\$122,670	\$121,124
Median Household Income 65-74	\$61,390	\$75,800	\$74,461
Average Household Income 65-74	\$82,077	\$99,938	\$96,610
Average Household Income 75+	\$56,675	\$67,309	\$66,059

Population By Age

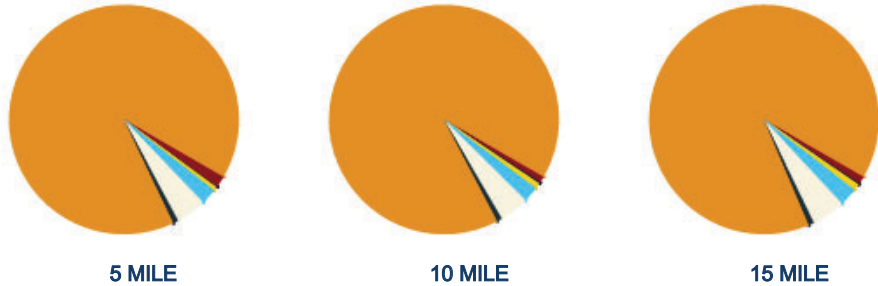


DIVERSITY INDEX	5 MILE	10 MILE	15 MILE
Diversity Index (+5 years)	20	19	21
Diversity Index (current year)	18	17	19
Diversity Index (2020)	16	15	17
Diversity Index (2010)	9	8	9

POPULATION DIVERSITY



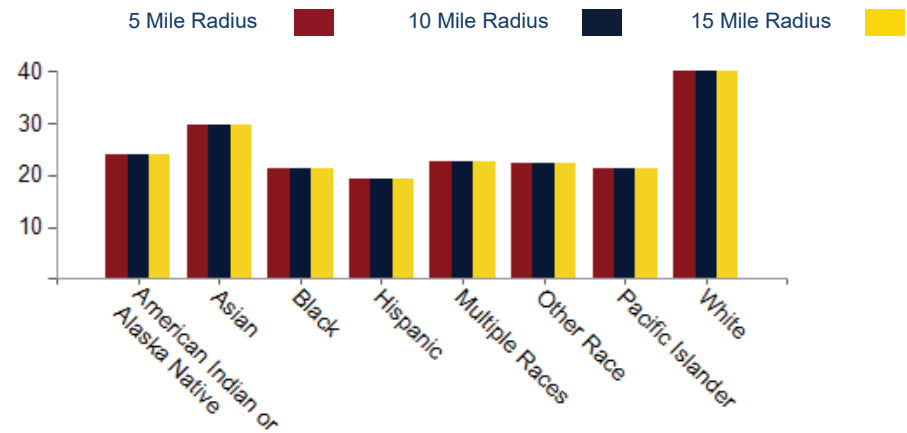
POPULATION BY RACE

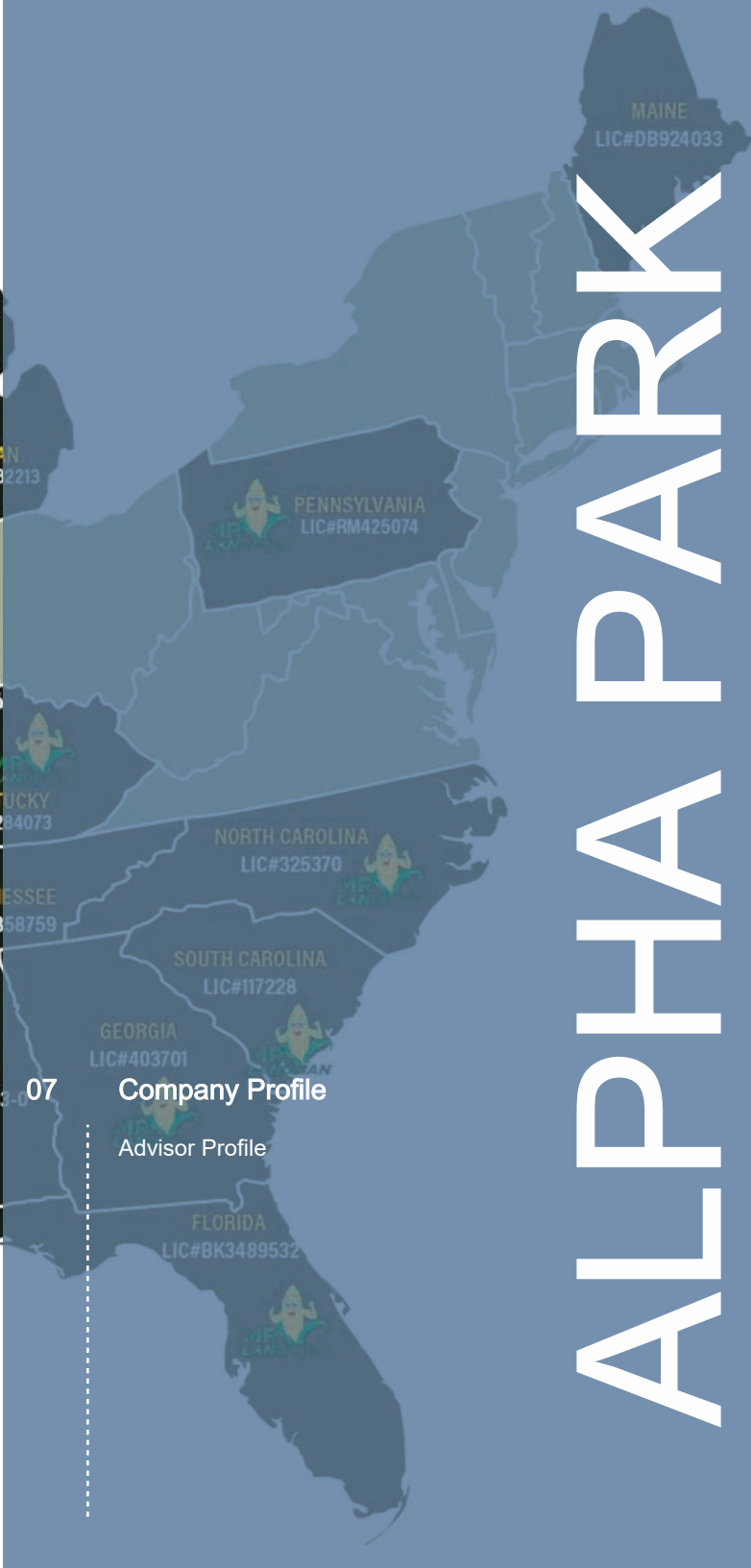
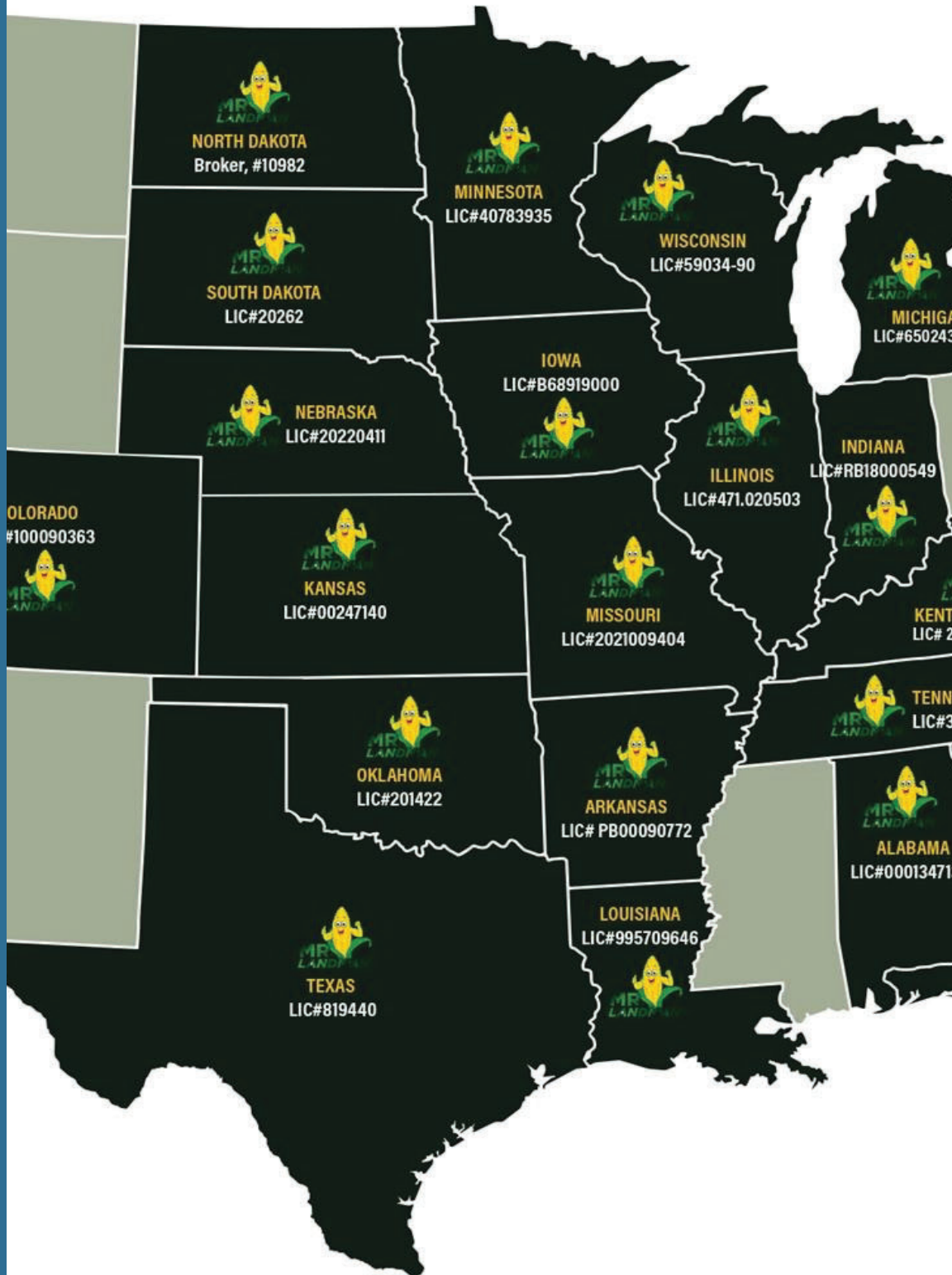


2026 MEDIAN AGE BY RACE	5 MILE	10 MILE	15 MILE
Median American Indian/Alaska Native Age	24	46	43
Median Asian Age	30	36	41
Median Black Age	21	23	25
Median Hispanic Age	19	20	22
Median Multiple Races Age	23	22	24
Median Other Race Age	22	24	30
Median Pacific Islander Age	21	24	34
Median White Age	40	41	43

2026 POPULATION BY RACE	5 MILE	10 MILE	15 MILE
African American	2%	1%	1%
American Indian	0%	0%	0%
Asian	1%	1%	1%
Hispanic	2%	2%	3%
Multiracial	4%	4%	5%
Other Race	1%	1%	1%
White	90%	91%	90%

2026 MEDIAN AGE BY RACE





Company Profile
Advisor Profile

ALPHA PARK



Jon Fisher
Designated Managing Broker

I was raised on the original family farm that was settled back in the mid-1860's. I graduated from Unity High School in 1991 where I served as the class president. I attended the University of Illinois where I graduated with a degree in agricultural economics in 1995. After graduating college, I started my own agri-business and grew it into an international enterprise that had customers in all 50 states and 15 foreign countries. I was honored to have been named the 2015 Illinois Friend of Agriculture Award Winner by the Illinois Department of Agriculture.

I am a blessed single dad to two amazing children. My oldest son, Jonathon, is 26 and works for State Farm Corporate. My daughter, Reagan, is 16 and is a sophomore. My hobbies include watching sports, sports announcing, & going to church.

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Alpha Park

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to MR LANDMAN. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. MR LANDMAN 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.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, MR LANDMAN has not verified, and will not verify, any of the information contained herein, nor has MR LANDMAN 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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