

OFFERING MEMORANDUM

Rolling Hills Village

1 - 27 OAK DR
Buena Vista, PA 15018

PRESENTED BY:

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



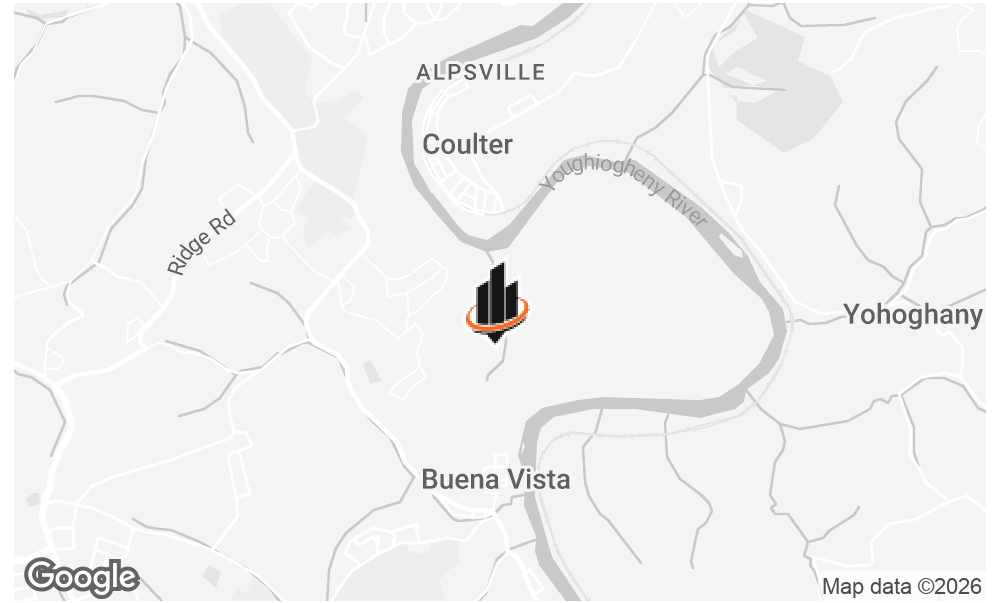
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SECTION 1
Property
Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,200,000
LOT SIZE:	24.3 Acres
NUMBER OF UNITS:	27
CAP RATE:	11.85%
NOI:	\$142,154
YEAR BUILT:	1979
ZONING:	R-2
OCCUPANCY:	59% (16 of 27 Lots)

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present Rolling Hills Village, a value-add mobile home investment located in Buena Vista. The property consists of 27 lots across approximately 24.3 acres. The Park has 12 park-owned homes and 4 tenant-owned homes, with additional upside through infill and future expansion potential. The 27 lots sit on approximately 12 acres leaving an additional 12.3 acres for future development. The community has received DEP and Elizabeth Township approvals to decommission the existing sewage treatment plant and install a new pump station capable of servicing up to 40 homes, significantly reducing annual operating costs from approximately \$24,000 to an estimated \$4,000 per year for sewage. Strong rental location with a household median income of \$125k / year. The property is within 8 miles of 5 hospitals and commuting distance to Pittsburgh.

PROPERTY HIGHLIGHTS

- Tremendous Value-Add through increasing occupancy, adding lots and converting to public sewer to lower the sewage bill.
- 12 park owned homes, tenant owned homes
- 10 homes are double wides and 2 single wides
- Approx. 20 Miles from Downtown Pittsburgh
- Buyer will be required to tap into public sewage

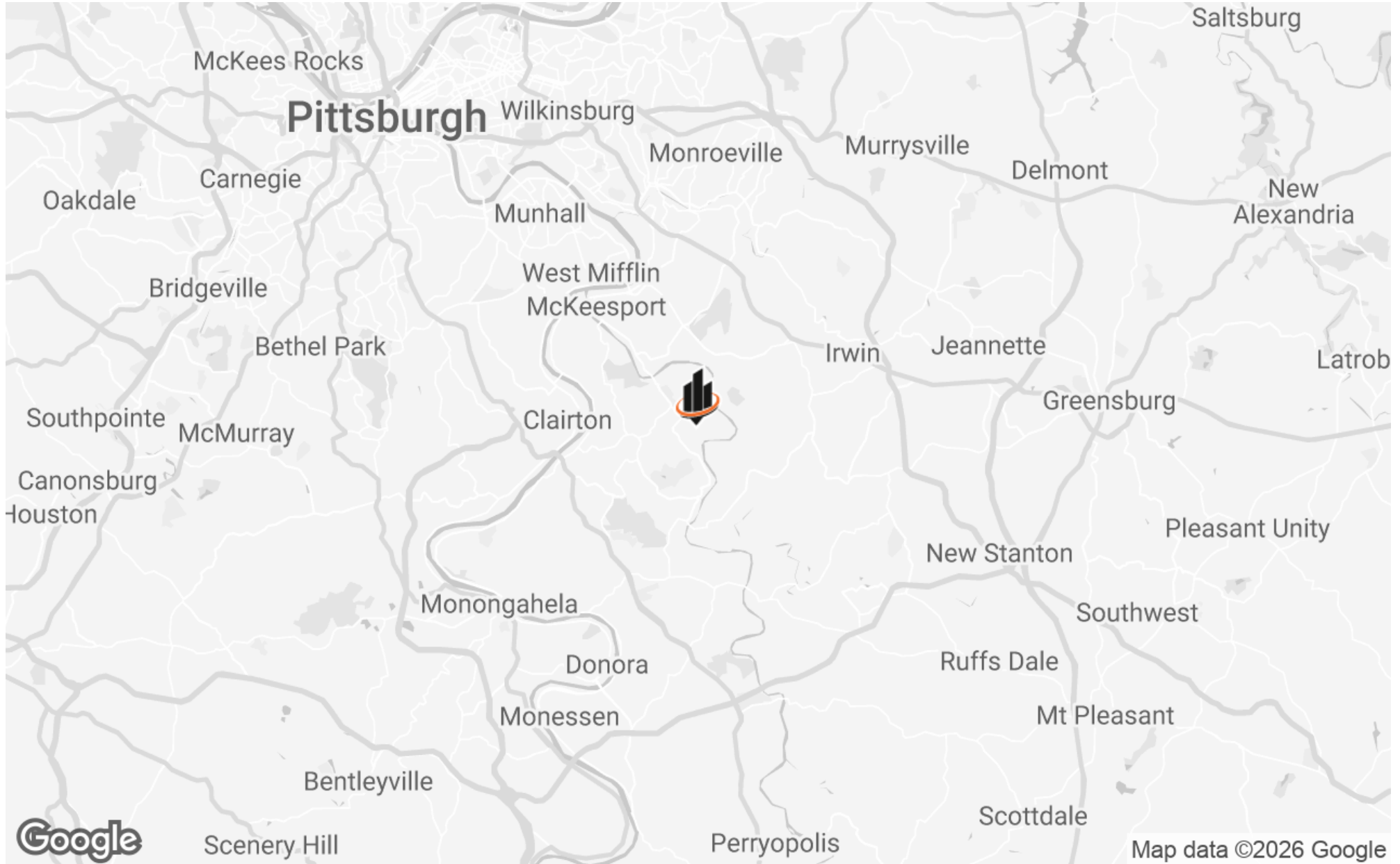
ADDITIONAL PHOTOS



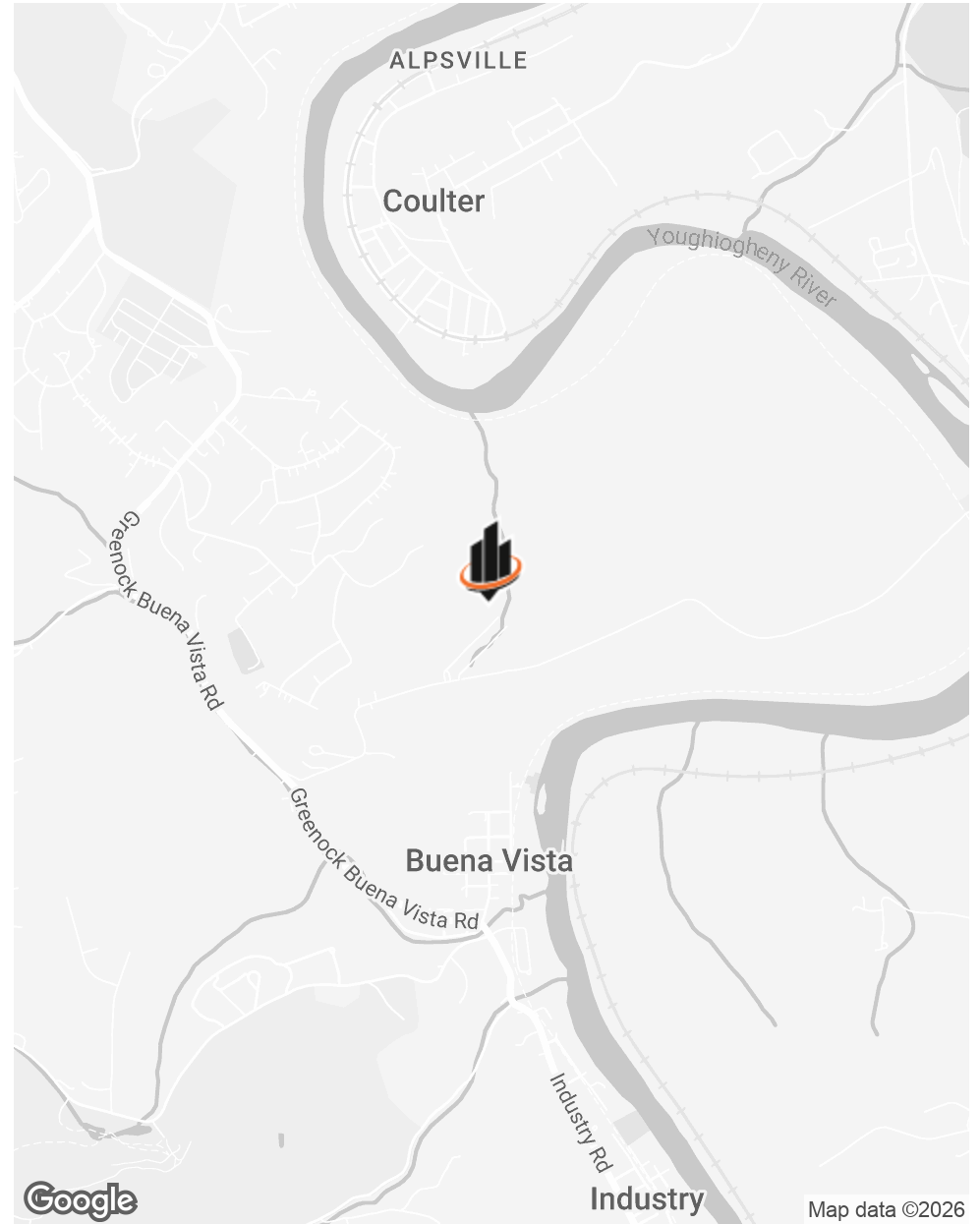
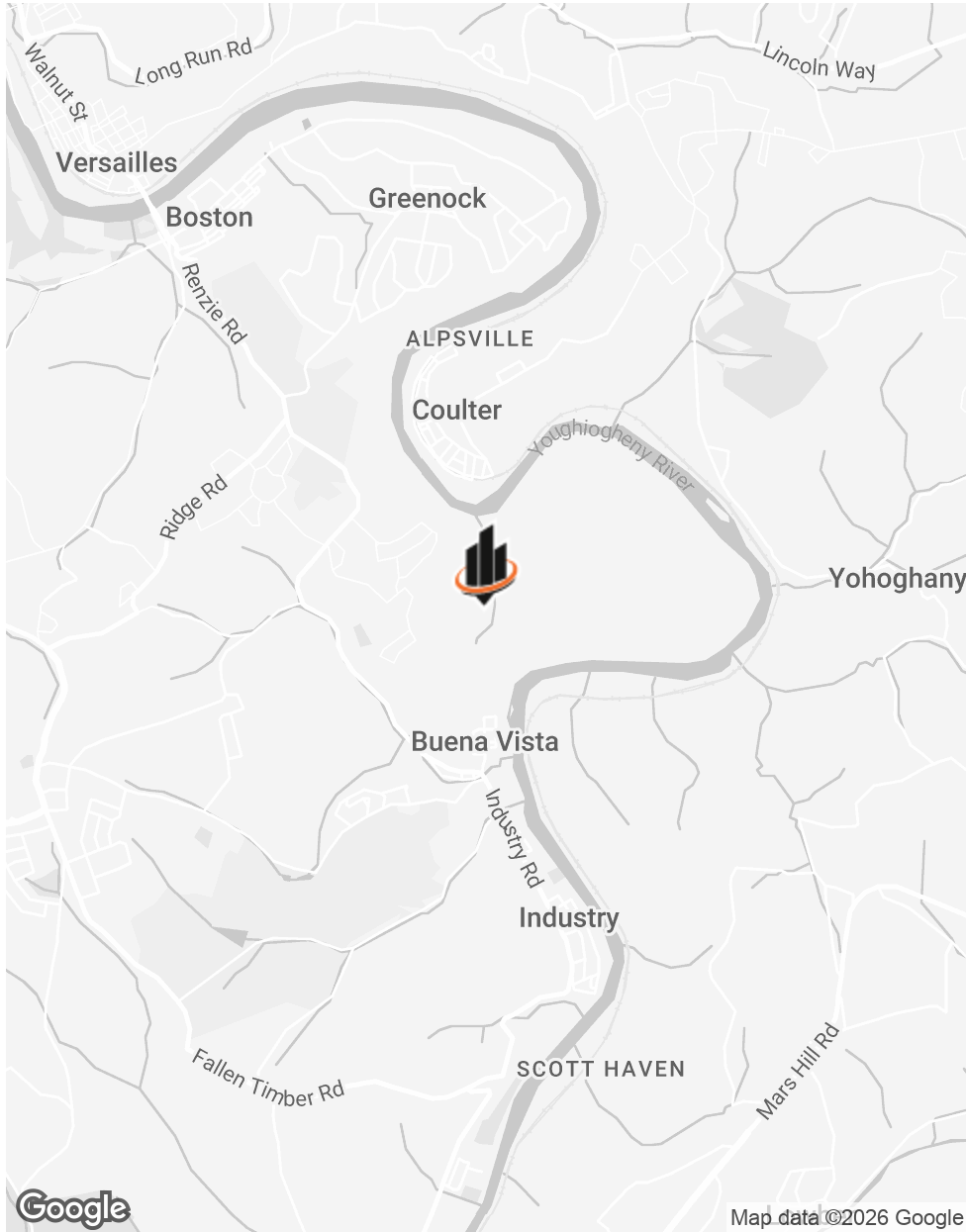


SECTION 2
Location
Information

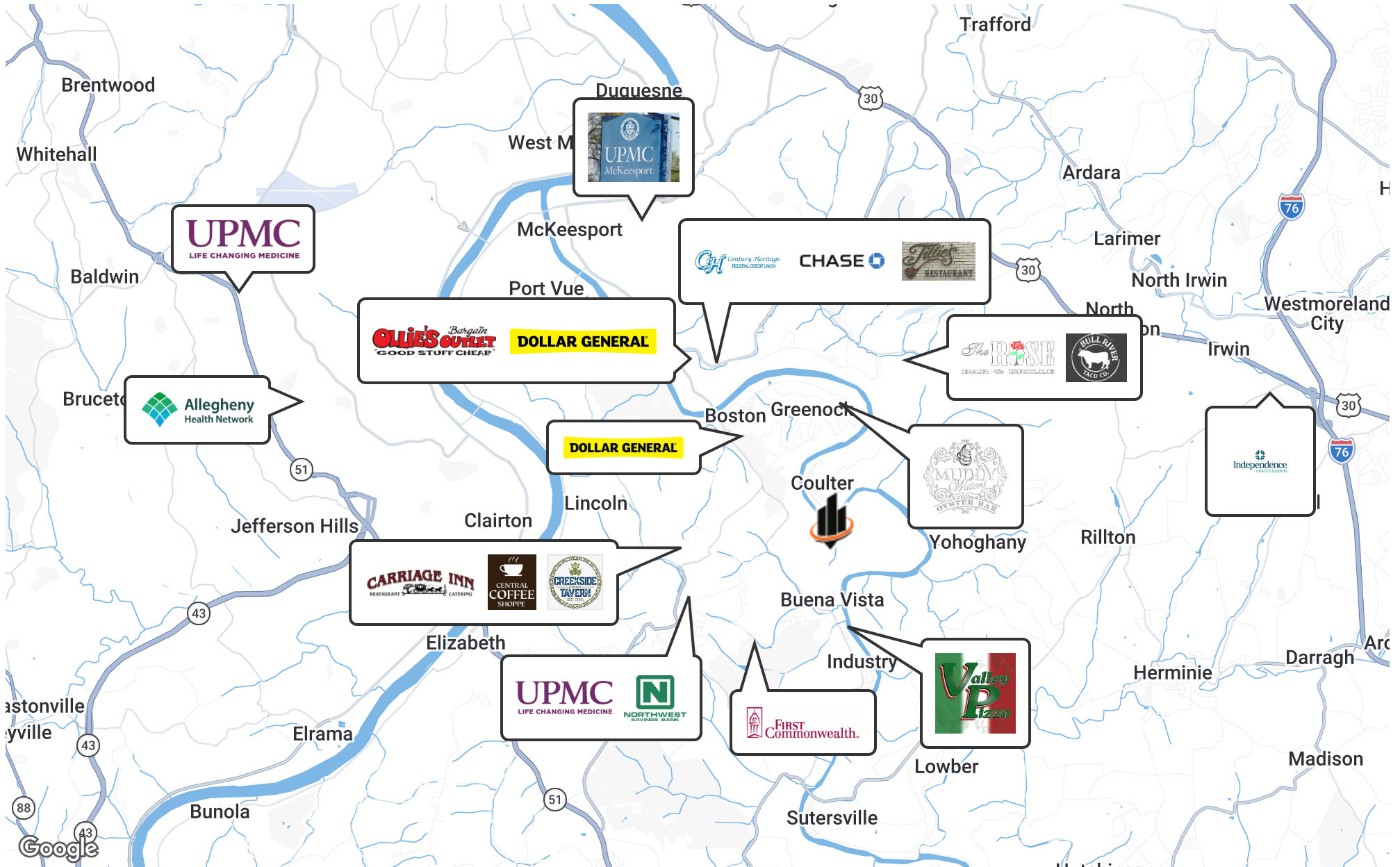
REGIONAL MAP



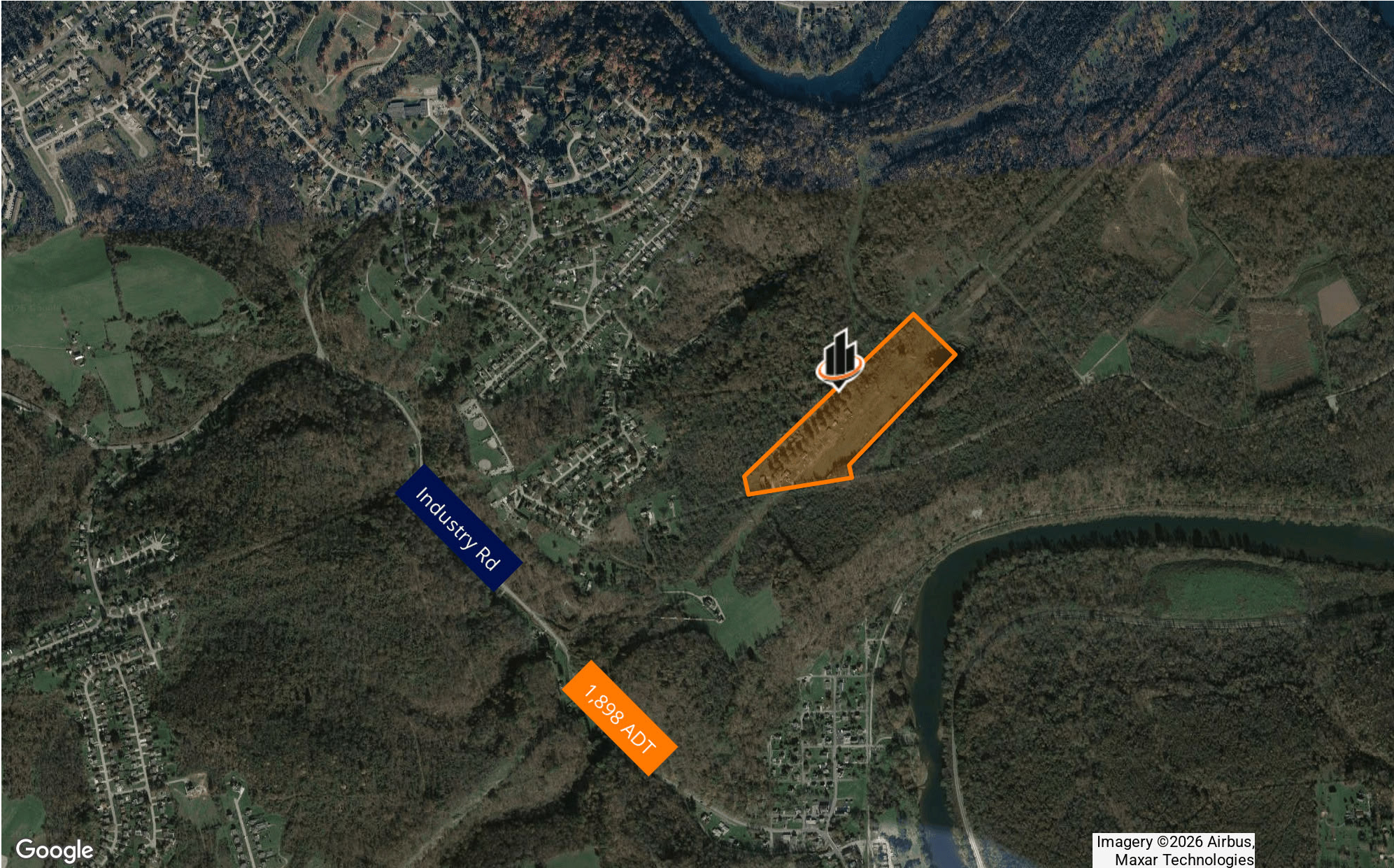
LOCATION MAPS



RETAILER MAP



PARCEL MAP



Google

Imagery ©2026 Airbus,
Maxar Technologies

DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	166	638	2,280
AVERAGE AGE	44.0	44.0	43.7
AVERAGE AGE (MALE)	48.0	48.0	46.0
AVERAGE AGE (FEMALE)	41.9	41.9	43.8

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	54	210	822
# OF PERSONS PER HH	3.1	3.0	2.8
AVERAGE HH INCOME	\$127,252	\$125,635	\$116,764
AVERAGE HOUSE VALUE	\$208,230	\$208,111	\$202,487

2023 American Community Survey (ACS)



LOCATION DESCRIPTION



ELIZABETH TOWNSHIP

Elizabeth Township lies between the shores of the Youghiogheny and Monongahela Rivers, encompassing nearly twenty-three square miles in the southeastern section of Allegheny County. Elizabeth Township was formed from part of Rostraver Township and was originally part of the three counties of Bedford, Westmoreland, and Allegheny. This area was included in the large tract of land that was granted to the Penn family by the King of England. Elizabeth Township is home to the Great Allegheny Passage Trail. A trail for all seasons follows the Youghiogheny River along the former Pittsburgh and Lake Erie (P&LE) Railroad. Elizabeth Township was one of the original seven townships of Allegheny County.



ALLEGHENY COUNTY

Allegheny County is a county in the southwestern part of Pennsylvania (PA). It is the second most populous county in PA following Philadelphia County. Allegheny County was the first in PA to be given a Native American name, being named after the Allegheny River. Allegheny County was created in September of 1788 from parts of Washington and Westmoreland counties and originally extended all the way north to the shores of Lake Erie and became the “Mother County” for most of northwestern PA before the counties current borders were set. The area developed rapidly throughout the 19th century to become the center of steel production in the nation. The county is known for the three major rivers that flow through it, the Allegheny, the Monongahela, and the Ohio Rivers. Allegheny County is home to three National Sports Teams, multiple major top ten companies as well as various colleges and universities. The county consists of 4 cities, 84 boroughs and 42 townships.



SECTION 3
Financial
Analysis

PARK OWNED HOMES DETAILS

Profile of POH	Type of home	Condition	No of beds/bath	Year built	Features	Estimated value	Comments
1 Oak	Double wide	Remodeled 2022	3 bed/2 bath	Unkown	Driveway and 2 car garage, shed	\$70,000	
7 Oak	Double wide	Remodeled 2025	2 bed/2 bath	Unkown	Driveway and 1 car garage, shed	\$60,000	
8 Oak	Double wide	Remodeled 2025	3 bed/2 bath	Unkown		\$50,000	
14 Oak	Single wide	Remodeled 2023	2 bed, 1 bath	Unkown		\$35,000	
16 Oak	Double wide	Remodeled 2022	3 bed, 1 bath	Unkown		\$55,000	
18 Oak	Double wide	Remodeled 2022	3 bed, 1 bath	Unkown		\$50,000	
19 Oak	Double wide	Currently remodeling. Potential expense \$20k	3 bed/2 bath	Unkown		\$20,000	
20 Oak	Single wide	Remodeled 2022	3 bed, 1 bath	Unkown		\$45,000	
21 Oak	Double wide	Remodeled 2023	3 bed/2 bath	Unkown	Driveway and 1 car garage, shed	\$78,000	Agreement of sale in place. Rent to own
22 Oak	Double wide	Remodeled 2022	2 bed, 2 bath	Unkown	Shed	\$65,000	
25 Oak	Double wide	Remodeled 2023	3 bed, 2 bath	Unkown	Driveway, shed	\$65,000	
27 Oak	Double wide	Remodeled 2023	3 bed, 2 bath	Unkown	Shed	\$60,000	
				Price of homes		\$653,000	

RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT
1	3	2	\$1,950.00
2	-	-	\$525.00
7	2	2	\$1,850.00
8	3	2	\$1,000.00
11	-	-	\$525.00
13	-	-	-
14	2	1	\$985.00
16	3	1	\$1,725.00
17	-	-	\$515.00
18	3	1	\$1,225.00
19	3	2	-
20	3	1	\$1,250.00
21	3	2	\$1,950.00
22	2	2	\$1,650.00
25	3	2	\$1,800.00
27	3	2	\$1,250.00
TOTALS			\$18,200.00

INCOME & EXPENSES

INCOME SUMMARY

GROSS RENT	\$218,400
UTILITY REIMBURSEMENT	\$11,729
TOTAL INCOME	\$230,129

EXPENSE SUMMARY

INSURANCE	\$6,776
YARDS AND LANDSCAPING	\$4,550
PROPERTY TAXES	\$7,125
WATER	\$14,181
WATER METER READING	\$1,218
TRASH	\$3,708
SEWAGE	\$4,000
MAINTENANCE & REMODELING HOMES	\$21,000
ELECTRIC	\$21,600
WIFI	\$2,736
OIL HEAT	\$1,081
GROSS EXPENSES	\$87,975
NET OPERATING INCOME	\$142,154

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$1,200,000
PRICE PER UNIT	\$44,444
CAP RATE	11.85%

OPERATING DATA

GROSS INCOME	\$230,129
OPERATING EXPENSES	\$87,975
NET OPERATING INCOME	\$142,154

SECTION 4

Advisor Bios



ADVISOR BIO 1



JASON CAMPAGNA

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PROFESSIONAL BACKGROUND

Jason Campagna serves as a managing partner and senior advisor for SVN | Three Rivers Commercial Advisors. Jason started his commercial real estate brokerage career in 2002. He is experienced in all asset types of commercial real estate and is proficient in investment property sales.

Jason advises on commercial real estate property types such as multifamily, retail, shopping centers and office buildings. The bulk of his transactions are investment sales of multi-family, retail plazas, STNL Retail, Multi-tenant office and various other investment producing property types.

Proficiencies include: 1031 I.R.S. Tax Deferred Exchanges; cash flow analysis calculations, re-positioning analysis and renovation and forecasting.

Jason was born and raised in the South Hills area of Pittsburgh. Between 2002 and 2017 Jason resided in Phoenix, AZ and worked as a commercial real estate broker specializing in multi-family sales. He now resides in the South Hills with his wife and 4 children.

EDUCATION

Canon McMillian H.S. - 1993

Slippery Rock University B.S. Environmental Science - 1998

SVN | Three Rivers Commercial Advisors

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