

**OFFERING MEMORANDUM**

# Shady Side

**1 SHADYSIDE TRAILER COURT**

New Brighton, PA 15066

**PRESENTED BY:**

**JASON CAMPAGNA**

Managing Director

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.



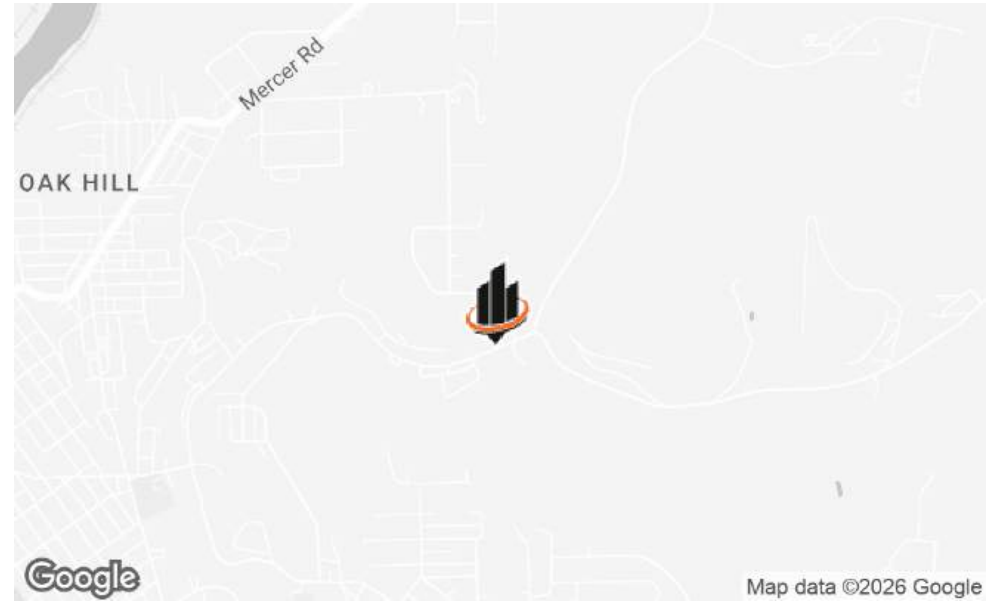
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**SECTION 1**  
**Property  
Information**

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$900,000
<b>LOT SIZE:</b>	47.1 Acres
<b>NUMBER OF UNITS:</b>	66
<b>ZONING:</b>	R-1

## PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present for sale Shady Side Mobile Home Park, a 66 Pad community sitting on 47 acres located in Beaver County, Pennsylvania. Park has public utilities and paved roads.

Located just off PA-65, the property offers an approximately 45-minute commute to downtown Pittsburgh and is positioned to benefit from the strong economic growth driven by the Marcellus Shale region and nearby industrial development.

The current owner has invested approximately \$2 million in infrastructure improvements, including new water, sewer, electric, grading, paving, and site utilities. All sites are ready to accommodate manufactured homes, providing a new owner with the opportunity to expand occupancy while capitalizing on strong housing demand generated by major employers and ongoing regional development.

## PROPERTY HIGHLIGHTS

- \$2M invested in new infrastructure and utilities.
- 66 Pad-ready sites
- Just off PA-65, 45 minutes from downtown Pittsburgh.
- Tremendous Value-Add Opportunity

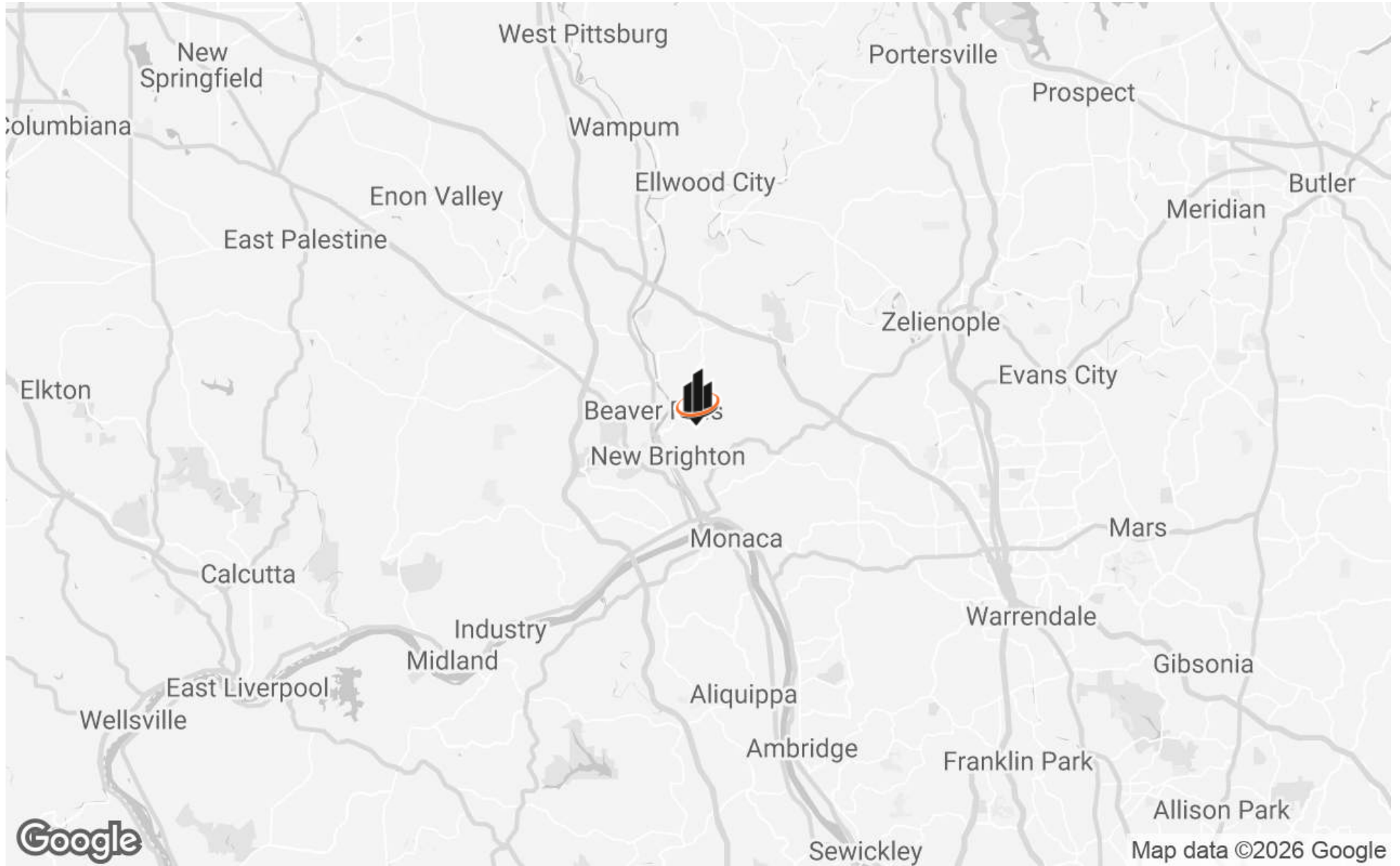
**ADDITIONAL PHOTOS**



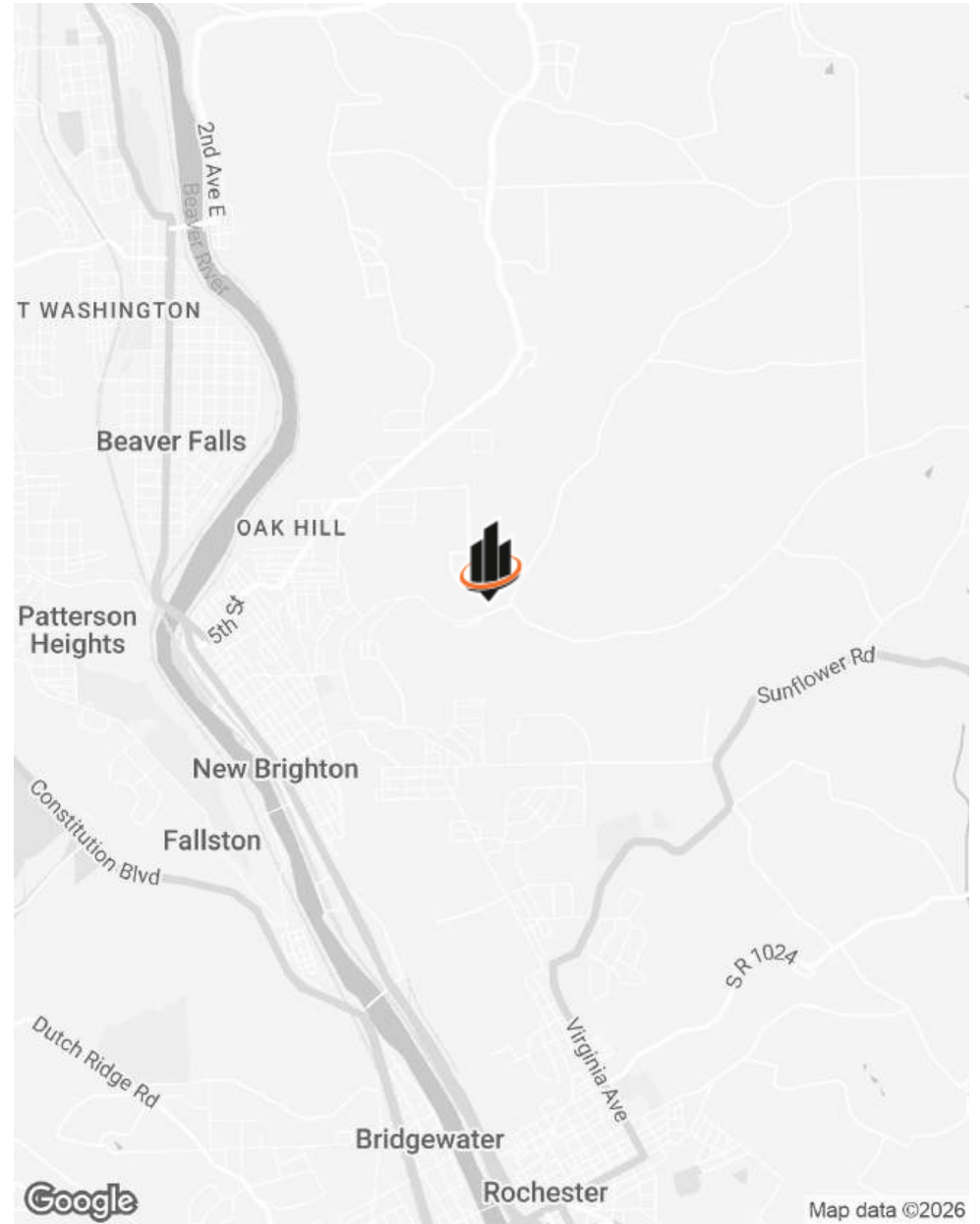
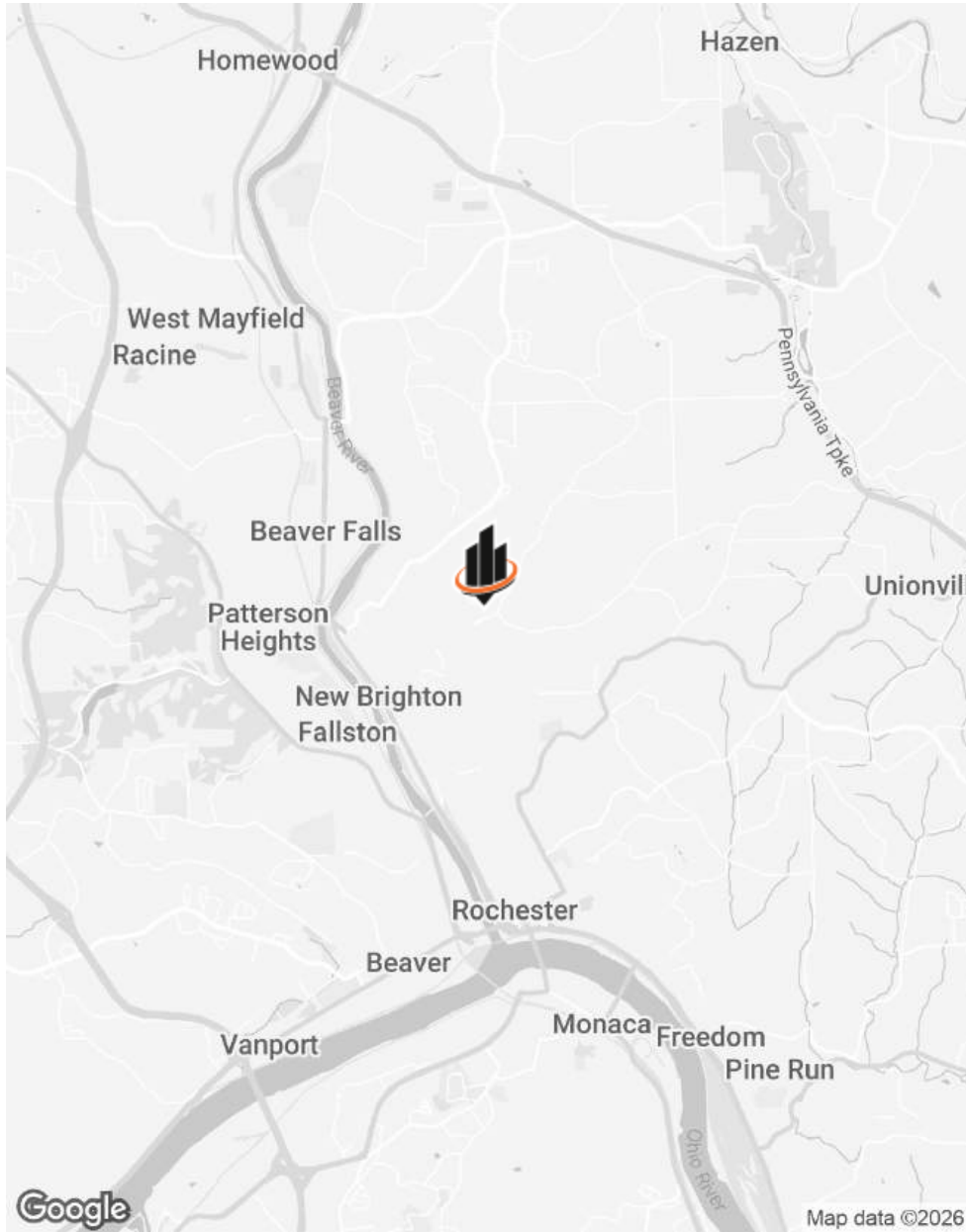


**SECTION 2**  
**Location  
Information**

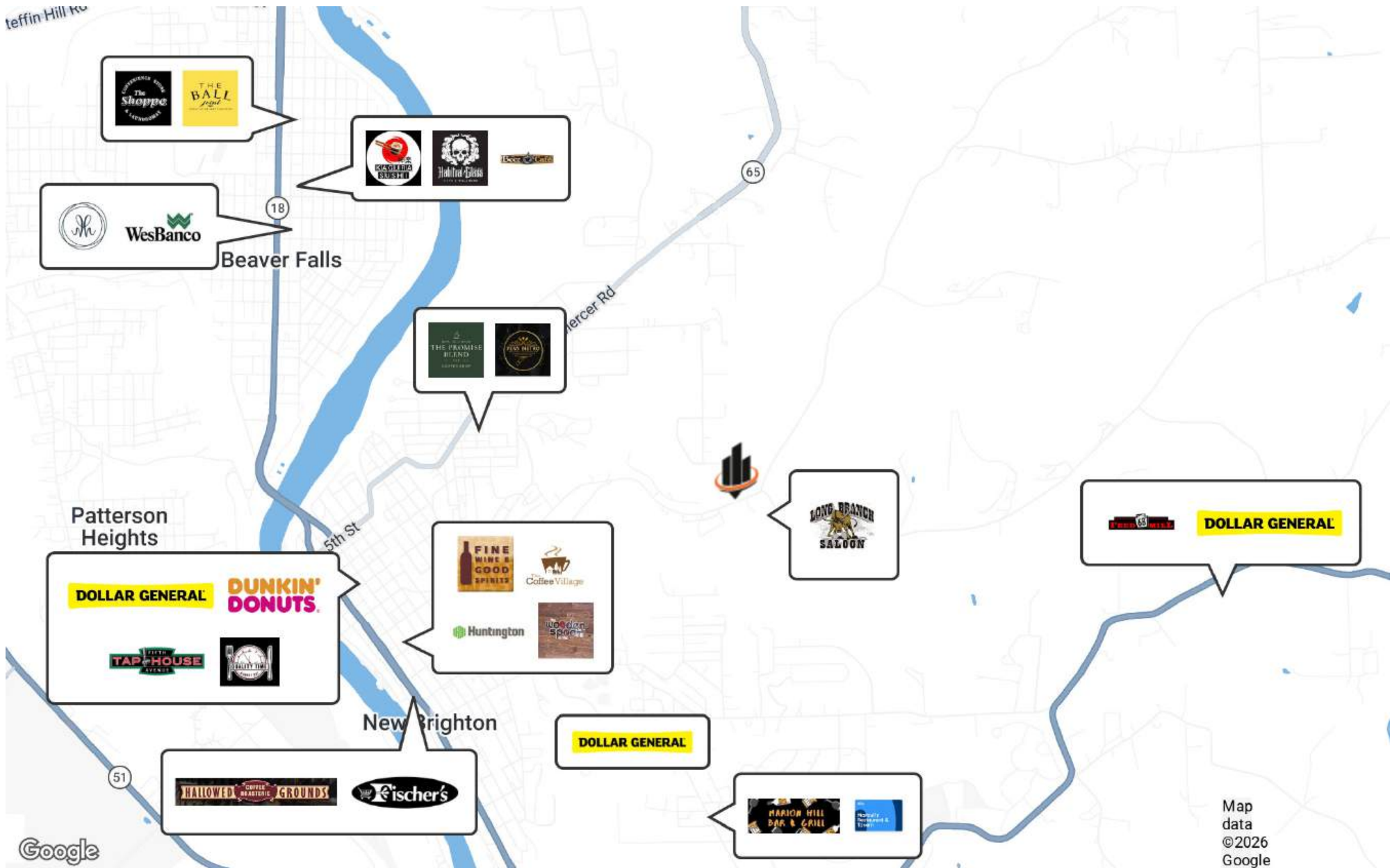
# REGIONAL MAP



# LOCATION MAPS



# RETAILER MAP



PARCEL MAP



# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	63	389	3,527
AVERAGE AGE	48.9	52.3	46.5
AVERAGE AGE (MALE)	49.6	50.2	44.3
AVERAGE AGE (FEMALE)	49.1	53.2	47.1

## HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	26	184	1,647
# OF PERSONS PER HH	2.4	2.1	2.1
AVERAGE HH INCOME	\$102,457	\$87,216	\$73,500
AVERAGE HOUSE VALUE	\$192,677	\$143,684	\$144,350

2023 American Community Survey (ACS)



## LOCATION DESCRIPTION



### NEW BRIGHTON

New Brighton is a borough in Beaver County, PA located along the Beaver River, approximately 30 miles northwest of downtown Pittsburgh. The borough is bordered by Fallston to the north, Brighton Township to the east, Daugherty Township to the south, and Beaver to the southwest. Established in the early 1800s, New Brighton developed as a manufacturing and riverfront community and remains one of Beaver County's historic commercial centers. Today, the borough features a walkable downtown with locally owned businesses, parks, and riverfront recreation, while providing convenient access to major employment centers via PA Route 65 and nearby I-376. New Brighton is primarily a residential community and is served by the New Brighton Area School District.

### BEAVER COUNTY

Beaver County is located in southwest Pennsylvania northwest of the city of Pittsburgh. The County is bordered on the west by the States of Ohio and the panhandle of West Virginia; the south by Washington County; the east by Allegheny and Butler counties; and the north by Lawrence County. The predominate feature of the County is the Ohio River which enters from the southeast and flows to the center of the county before turning southwest and exiting the state to form the boundary between Ohio and West Virginia. The remainder of the County is characterized by gently rolling foothills and valleys of the Appalachian Mountain Range. Beaver County is comprised of 2 incorporated, third class cities (Aliquippa and Beaver Falls), and 52 boroughs and townships.



**SECTION 3**  
**Financial  
Analysis**

# RENT ROLL

UNIT	RENT
56	\$550.00
63	\$550.00
<b>TOTALS</b>	<b>\$1,100.00</b>

## INCOME & EXPENSES

### INCOME SUMMARY

	ACTUAL	PROFORMA
PAD RENTAL INCOME	\$13,200	\$435,600
WATER / SEWER REIMBURSEMENT	\$960	\$31,680
VACANCY	-	(\$46,728)
<b>GROSS INCOME</b>	<b>\$14,160</b>	<b>\$420,552</b>

### EXPENSES SUMMARY

	ACTUAL	PROFORMA
TRASH	\$7,200	\$7,200
WATER / SEWER	\$1,216	\$79,992
INSURANCE	\$1,832	\$1,832
TAXES	\$9,056	\$9,056
LANDSCAPING / SNOW	-	\$4,800
<b>OPERATING EXPENSES</b>	<b>\$19,304</b>	<b>\$102,880</b>
<b>NET OPERATING INCOME</b>	<b>(\$5,144)</b>	<b>\$317,672</b>



**SECTION 4**  
**Advisor Bios**

## ADVISOR BIO 1



### JASON CAMPAGNA

Managing Director

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PA #RM424399

### 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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