

ALL SEASONS MOBILE HOME & STORAGE

321 N. All Seasons Road | Geff, IL
OFFERING MEMORANDUM



All Seasons Mobile Home & Storage

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Exclusively Marketed by:



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www.mrlandman.com



01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	321 N. All Seasons Road Geff IL 62842
COUNTY	Wayne
MARKET	Wayne County
LAND SF	345,866 SF
LAND ACRES	7.94
NUMBER OF UNITS	26
YEAR BUILT	1980's
YEAR RENOVATED	Ongoing
APN	1410012003
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$1,350,000
PRICE PER UNIT	\$51,923
OCCUPANCY	88.00%
NOI (CURRENT)	\$174,305
NOI (Pro Forma)	\$190,845
CAP RATE (CURRENT)	12.91%
CAP RATE (Pro Forma)	14.14%
GRM (CURRENT)	6.32
GRM (Pro Forma)	5.82

DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE
2026 Population	4,559	10,911	15,755
2026 Median HH Income	\$56,083	\$56,784	\$59,343
2026 Average HH Income	\$75,029	\$72,971	\$74,880



All Seasons MHP (General Overview)

- All Seasons MHP & Storage is an exceptionally well-maintained 25-pad manufactured housing community and storage facility situated on 7.94 acres in Geff, Illinois, a quiet farming community located just minutes from Fairfield in Wayne County. Established in the 1980s, the property earned recognition as the 1998 Illinois Mobile Home Park of the Year, reflecting a long history of strong management and pride of ownership. The park is zoned 0060 (Improved Commercial) and is believed to be in compliance with local zoning regulations. The community features spacious sites averaging approximately 50' x 132', creating an attractive layout with ample room between homes.

All Seasons MHP (Community & Housing)

- The majority of homes in the community are park-owned homes (POHs), with 20 single-wide POHs currently on site. These homes range in model years from 1979 to 2018, with the majority consisting of 1990s-era units. Current rents for the park-owned homes range from \$450 to \$850 per month depending on the home and condition. Importantly, there are currently no homes on the property that require removal, and the housing stock is considered to be in solid overall condition. The property also includes two tenant-owned homes (both RVs) that pay an average lot rent of \$325 per month. Additionally, there is one vacant POH that could be renovated and rented, presenting an opportunity to increase income.

All Seasons MHP (Tenant Structure & Operations)

- Residents operate under annual leases, and rent collection is handled efficiently through modern digital payment platforms including CashApp, Venmo, and Zelle, with only a small number of checks mailed directly to ownership. Currently, only one tenant is behind on rent, and eviction proceedings are already underway for that tenant. The park also has an on-site manager who receives a \$300 monthly reduction in rent in exchange for assisting with maintenance and mowing vacant pads and common areas.

All Seasons MHP (Infrastructure & Utilities)

- All Seasons MHP benefits from city water and city sewer service, which is a significant infrastructure advantage for a community of this size. The water lines are primarily PVC and have largely been replaced, and the sewer system has also been upgraded with Schedule 40 PVC lines throughout most of the property. Each pad is served by 100-amp electrical pedestals, with residents paying their electricity and garbage directly to their respective utility providers. Ownership currently pays for the water service but has installed Metron water meters and bills back to the tenants.



All Seasons MHP (Roads & Grounds)

- The roads throughout the community are primarily asphalt with some gravel sections, and they are considered to be in solid overall condition. The park is responsible for maintaining the roads as well as the common areas. Tenants are responsible for mowing their own lots, while the park handles mowing for vacant pads and shared spaces. Snow removal is performed by the park when necessary and is occasionally assisted by the Village of Geff.

All Seasons MHP (Storage & Additional Income)

- In addition to the manufactured housing component, the property includes approximately 7,680 square feet of storage buildings, providing diversified income streams. One building is currently rented for RV storage at \$500 per month. Another three-bay building is leased to an auto mechanic for \$275 per month, and a commercial building is rented for \$500 per month. The property also includes 12 mini-storage units, which currently rent for \$50 to \$65 per month.

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All Seasons MHP (Recent Capital Improvements)

- Ownership has invested significantly in capital improvements since acquiring the property, particularly focused on infrastructure and home renovations. Approximately \$30,000 has been invested in plumbing improvements, including replacement of water and sewer lines, and approximately \$15,000 has been invested in trailer renovations. These expenses were treated as capital expenditures and were not included in the operating P&L, which should result in reduced maintenance costs moving forward. Additionally, all of the homes have been painted within the past several years, and many have received flooring and appliance upgrades during this same period.



02

Location

- Location Summary
- Locator Map
- Regional Map
- Aerial Map
- Traffic Counts
- Drive Times
- Drive Times (Heat Map)

Geff, IL

- Jeffersonville is a village in Wayne County, Illinois. The population was 366 at the 2000 census.

Although its official name is Jeffersonville, the village is known locally as "Geff", with that spelling appearing on local road signs, the US Post office, and many official documents. "Geff" is pronounced as though it were spelled "Jeff". The name change is said to have been made during the 19th century by the railroad, in order to distinguish the village in Illinois from Jeffersonville, Indiana.

"Geff" is a small farming community in southern Illinois. It is located:

113 miles east of St. Louis
165 miles west of Louisville
187 miles southwest of Indianapolis.

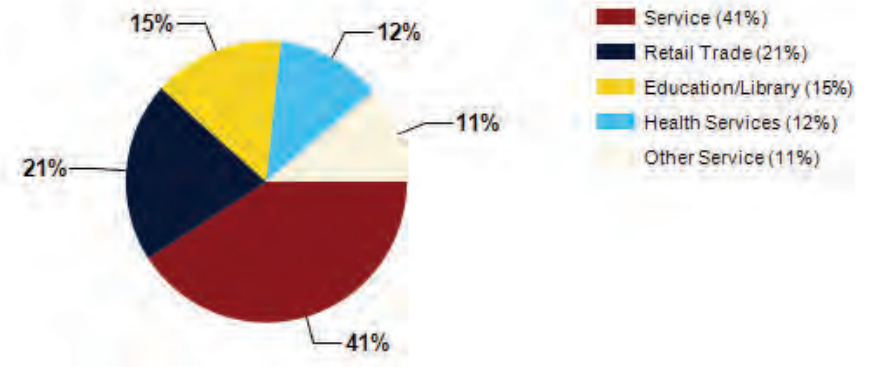
- Geff, Illinois is a small and peaceful rural community located in Wayne County in Southern Illinois, just a short drive from the larger community of Fairfield, which serves as the county seat and provides access to employment, healthcare, schools, and retail services. The area is known for its low crime, strong agricultural economy, and close-knit community atmosphere. Manufactured housing communities in the region benefit from steady demand for affordable housing options in a market where housing supply remains limited.
- The median home cost in Geff is \$106,600. Home appreciation the last 10 years has been 43.5%. Home Appreciation in Geff is up 11.3%.
- Renters make up 13.8% of the Geff population.
- The average 1-bedroom unit rents for \$530/month.
The average 2-bedroom unit rents for \$700/month.
The average 3-bedroom unit rents for \$860/month.
The average 4-bedroom unit rents for \$970/month.
- Geff has an unemployment rate of 5.4%. The US average is 6.0%.

- The Median household income of a Geff resident is \$48,304 a year. The US average is \$69,021 a year.
- Geff has seen the job market decrease by -6.8% over the last year. Future job growth over the next ten years is predicted to be 6.2%, which is lower than the US average of 33.5%.
- Geff violent crime is 19.8. (The US average is 22.7)
Geff property crime is 24.3. (The US average is 35.4)

Wayne County, IL

- Wayne County is a county located in the U.S. state of Illinois. According to the 2010 census, it had a population of 16,760. Its county seat is Fairfield. It is located in the southern portion of Illinois known locally as "Little Egypt".

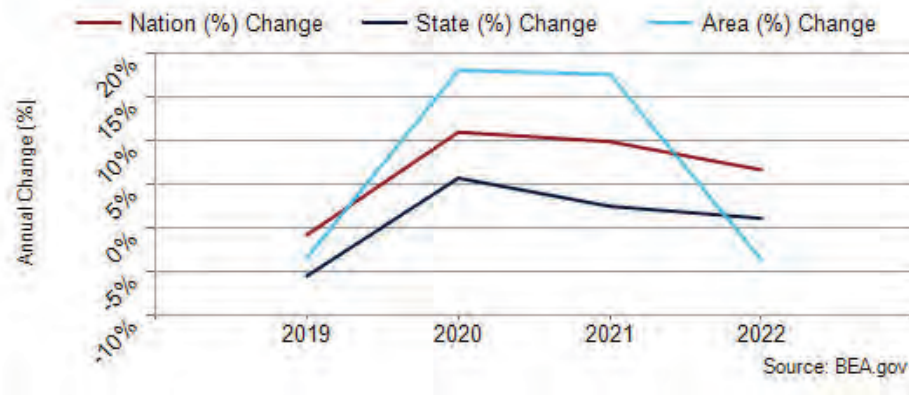
Major Industries by Employee Count



Largest Employers

Scott Air Force Base	13,000
Basler Electric	440
Cooper B-Line	400
Highland Supply	323
HSHS St. Joseph Hospital	300
Wal-Mart Supercenter	269
Trouw Nutrition	130
The Korte Company	100

Wayne County GDP Trend

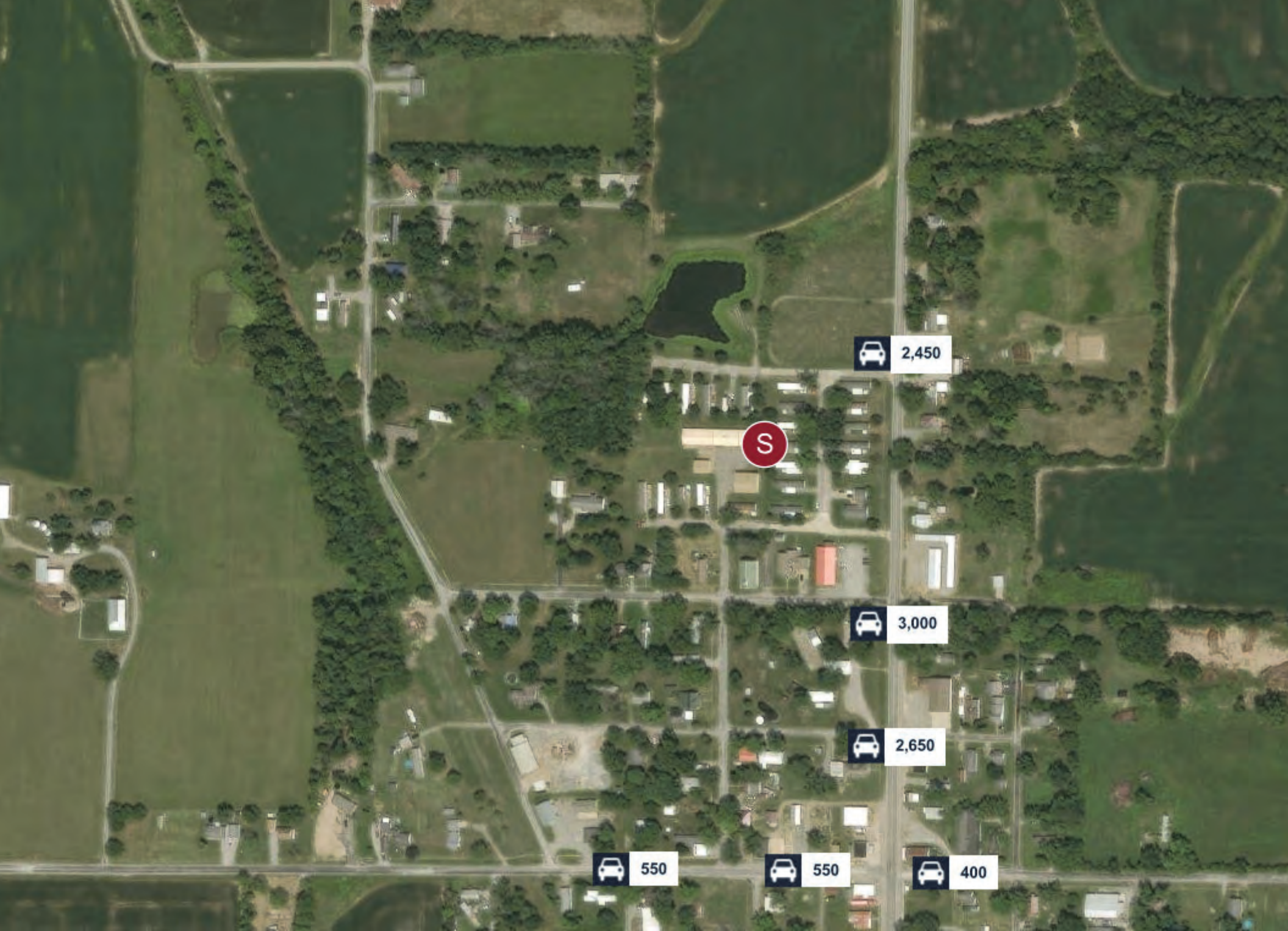




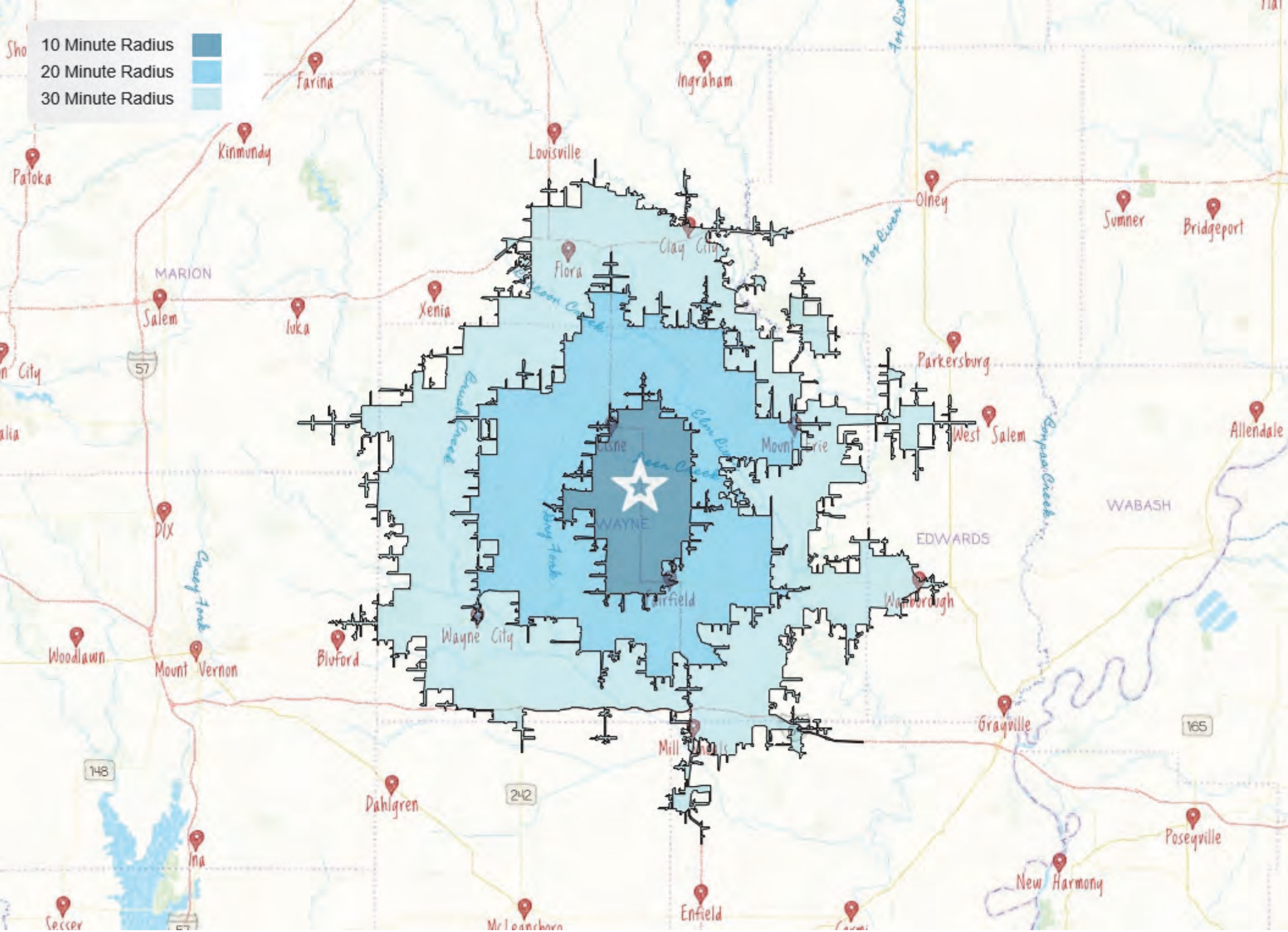
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03

Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	26
LAND SF	345,866
LAND ACRES	7.94
YEAR BUILT	1980's
YEAR RENOVATED	Ongoing
# OF PARCELS	3
ZONING TYPE	0060
BUILDING CLASS	B
TOPOGRAPHY	Flat
NUMBER OF PARKING SPACES	52
PARKING RATIO	2:1
LOCATION CLASS	C
LOT DIMENSION	588 x 588

UTILITIES

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





7,680 sq ft of storage on the property.



RV storage shed on the property.



Auto repair shed on the property.



The park is adjacent to the town cemetery.



04 Rent Roll
Rent Roll

Unit	Current Rent	Market Rent	Notes
0	\$0.00	\$350.00	Vacant lot. Housed a manufactured home until a house fire.
2	\$0.00	\$0.00	This pad is no longer usable.
3	\$750.00	\$800.00	POH. 1982 Patriot.
4	\$800.00	\$825.00	POH. 1997 Fortress.
5	\$850.00	\$875.00	POH. 1989 South Ridge.
6	\$650.00	\$675.00	POH. 1994 Fleetwood.
7	\$800.00	\$825.00	POH. 1995 Fleetwood.
8	\$700.00	\$725.00	POH. 1992 Countryview.
9	\$750.00	\$775.00	POH. 1993 Patriot.
10	\$575.00	\$600.00	POH. 1979 Hillcrest. Manager.
11	\$0.00	\$750.00	POH. 1984 Windsor. This trailer needs remodeled.
12	\$750.00	\$775.00	POH. 1979 Windsor.
13	\$750.00	\$775.00	POH. 1998 Skyline.
14	\$750.00	\$775.00	POH. 1995 Fleetwood.
15	\$500.00	\$525.00	POH. 1997 Skyline.
16	\$300.00	\$375.00	TOH. RV.
17	\$550.00	\$575.00	POH. 1996 Fortress.
18	\$850.00	\$875.00	POH. 1995 Fleetwood.
19	\$750.00	\$775.00	POH. 1987 Fleetwood.
20	\$350.00	\$375.00	TOH. RV.
21	\$750.00	\$775.00	POH. 1979 Liberty.
22	\$800.00	\$825.00	POH. 1988 Clayton.
23	\$550.00	\$575.00	POH. 2015 Adventure Mojave.
24	\$750.00	\$775.00	POH. 1981 Skyline.
25	\$800.00	\$825.00	POH. 1995 Dutch Housing.
26	\$0.00	\$375.00	Vacant pad.
Storage 1	\$65.00	\$65.00	
Storage 2	\$60.00	\$65.00	
Storage 3	\$60.00	\$65.00	
Storage 4	\$400.00	\$425.00	
Commercial Unit	\$500.00	\$525.00	Auto repair.
Auto Repair	\$275.00	\$300.00	RV Storage.

Unit	Current Rent	Market Rent	Notes
Storage 4a	\$60.00	\$65.00	
Storage 9	\$75.00	\$75.00	
Storage 10	\$50.00	\$65.00	
Storage 11	\$60.00	\$65.00	
Storage 12	\$60.00	\$65.00	
Storage 8	\$50.00	\$65.00	
Totals / Averages	\$16,790.00	\$19,020.00	

Notes: Rent Roll Supplied to the listing agent on February 28th, 2026.





05

Financial Analysis

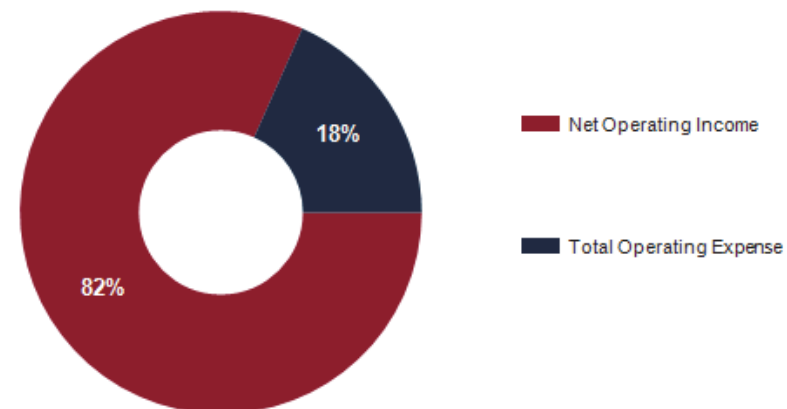
Income & Expense Analysis

REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Potential Rent	\$201,480	94.4%	\$219,240	94.6%
Water/Sewer	\$12,000	5.6%	\$12,600	5.4%
Occupancy *	88.00%		100.00%	
Effective Gross Income	\$213,480		\$231,840	
Less Expenses	\$39,175	18.35%	\$40,995	17.68%
Net Operating Income	\$174,305		\$190,845	

* vacancy amount factored into gross revenue

Income Notes: Current income based on February 2026 rent roll being annualized. Pro Forma reflects the increases in the provided rent roll in addition to one vacant POH being renovated and brought online at \$750/month.

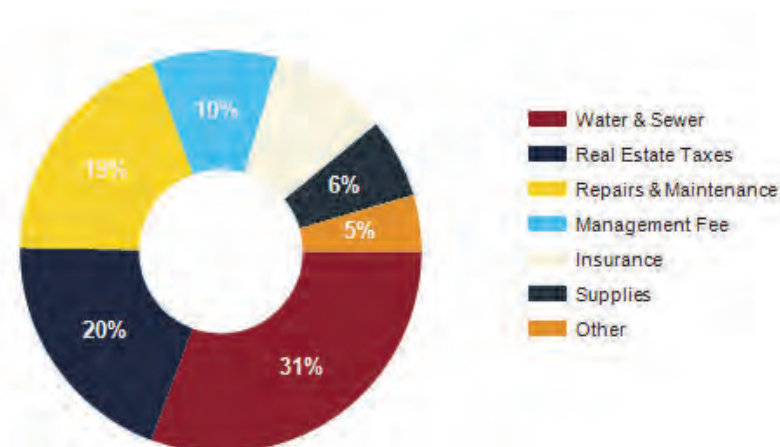


EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$7,700	\$296	\$8,085	\$311
Insurance	\$3,700	\$142	\$3,885	\$149
Management Fee (\$)	\$4,000	\$154	\$4,000	\$154
License	\$475	\$18	\$550	\$21
Repairs & Maintenance	\$7,500	\$288	\$7,875	\$303
Office Supplies	\$300	\$12	\$300	\$12
Water & Sewer	\$12,000	\$462	\$12,600	\$485
Professional fees	\$1,000	\$38	\$1,200	\$46
Supplies	\$2,500	\$96	\$2,500	\$96
Total Operating Expense	\$39,175	\$1,507	\$40,995	\$1,577
% of EGI	18.35%		17.68%	

Expense Notes: Expenses provided to listing agent on July 9th, 2023. The park presently has no manager but I am budgeting \$250/month for a current resident to assume this role going forward. Repairs & maintenance is estimate from the seller.

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





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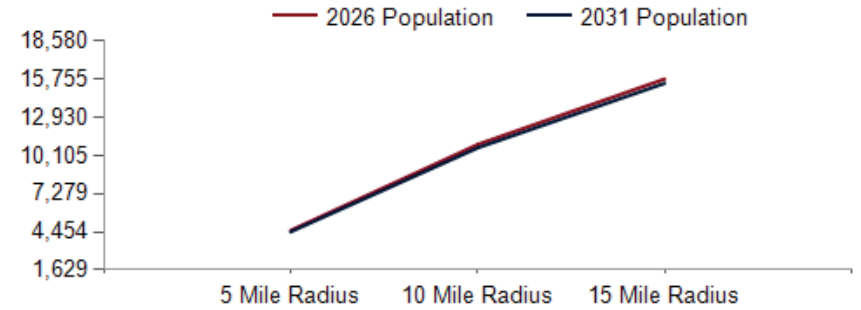
Demographics

General Demographics

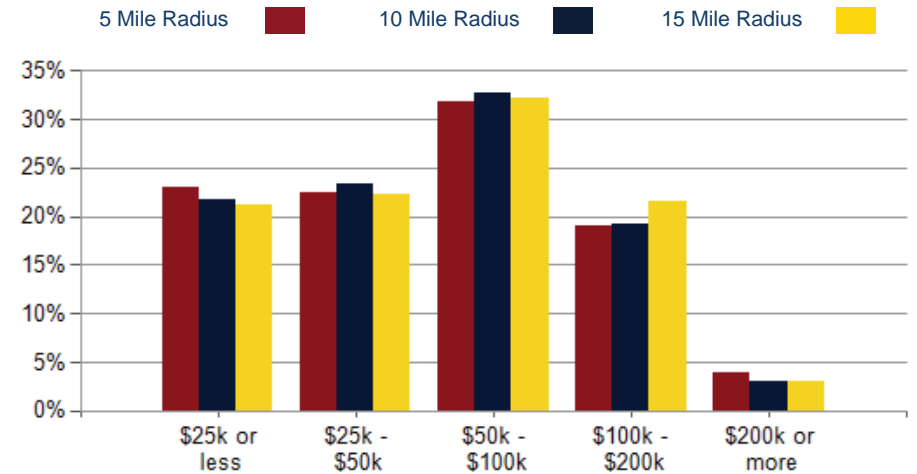
Race Demographics

POPULATION	5 MILE	10 MILE	15 MILE
2000 Population	5,022	12,069	17,402
2010 Population	4,969	11,722	16,846
2026 Population	4,559	10,911	15,755
2031 Population	4,454	10,666	15,435
2026 African American	46	94	132
2026 American Indian	11	27	37
2026 Asian	28	60	76
2026 Hispanic	123	252	348
2026 Other Race	72	133	158
2026 White	4,255	10,251	14,843
2026 Multiracial	146	344	503
2026-2031: Population: Growth Rate	-2.30%	-2.25%	-2.05%

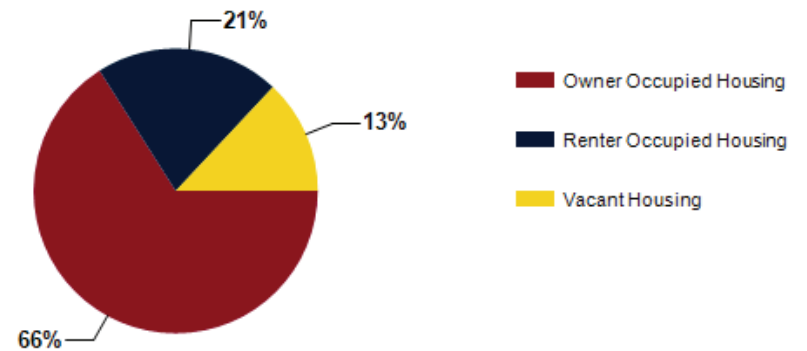
2026 HOUSEHOLD INCOME	5 MILE	10 MILE	15 MILE
less than \$15,000	218	428	636
\$15,000-\$24,999	253	607	800
\$25,000-\$34,999	174	449	609
\$35,000-\$49,999	285	660	903
\$50,000-\$74,999	380	871	1,196
\$75,000-\$99,999	268	682	987
\$100,000-\$149,999	298	678	1,064
\$150,000-\$199,999	89	236	400
\$200,000 or greater	78	144	200
Median HH Income	\$56,083	\$56,784	\$59,343
Average HH Income	\$75,029	\$72,971	\$74,880



2026 Household Income



2026 Own vs. Rent - 5 Mile Radius

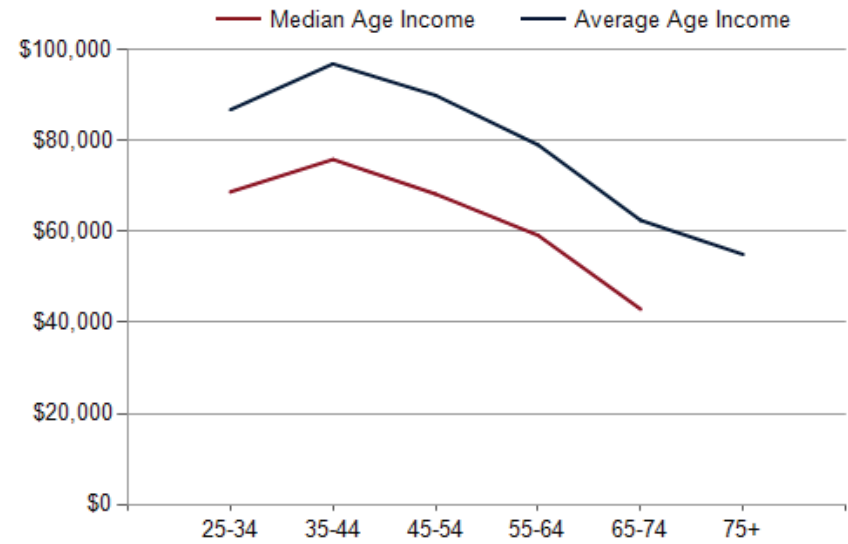
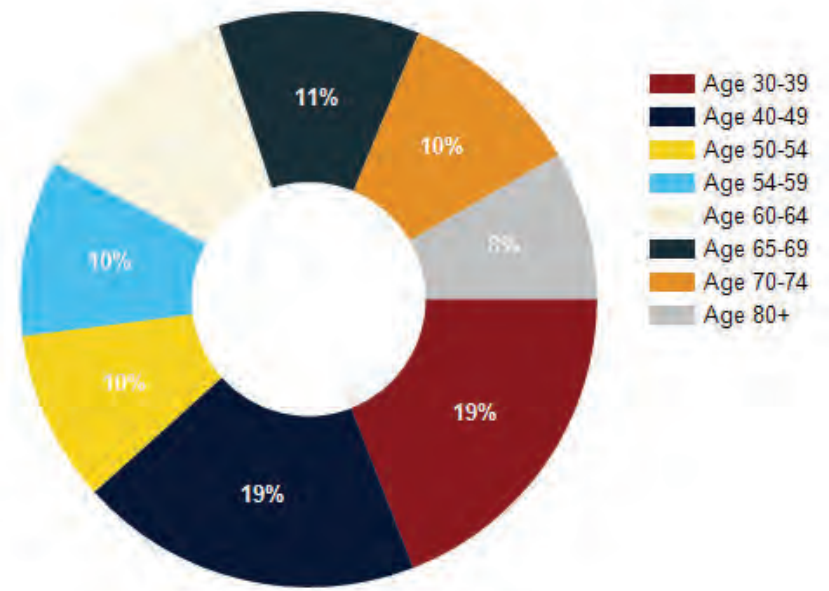


Source: esri

2026 POPULATION BY AGE	5 MILE	10 MILE	15 MILE
2026 Population Age 30-34	266	605	871
2026 Population Age 35-39	244	613	899
2026 Population Age 40-44	264	614	885
2026 Population Age 45-49	250	646	920
2026 Population Age 50-54	257	638	930
2026 Population Age 55-59	265	663	942
2026 Population Age 60-64	322	798	1,121
2026 Population Age 65-69	302	721	1,031
2026 Population Age 70-74	278	632	925
2026 Population Age 75-79	223	508	779
2026 Population Age 80-84	157	371	521
2026 Population Age 85+	164	351	480
2026 Population Age 18+	3,562	8,550	12,302
2026 Median Age	44	44	44
2031 Median Age	45	45	45

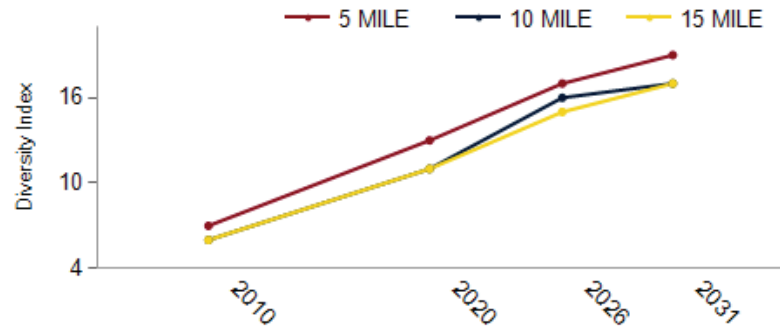
2026 INCOME BY AGE	5 MILE	10 MILE	15 MILE
Median Household Income 25-34	\$68,779	\$68,745	\$73,870
Average Household Income 25-34	\$86,840	\$85,423	\$87,745
Median Household Income 35-44	\$75,900	\$76,751	\$80,381
Average Household Income 35-44	\$96,935	\$93,135	\$95,432
Median Household Income 45-54	\$68,295	\$70,362	\$75,655
Average Household Income 45-54	\$90,017	\$87,458	\$89,745
Median Household Income 55-64	\$59,196	\$61,016	\$63,124
Average Household Income 55-64	\$79,100	\$76,296	\$78,058
Median Household Income 65-74	\$42,953	\$42,462	\$43,791
Average Household Income 65-74	\$62,511	\$60,373	\$62,206
Average Household Income 75+	\$55,004	\$51,370	\$51,782

Population By Age



DIVERSITY INDEX	5 MILE	10 MILE	15 MILE
Diversity Index (+5 years)	19	17	17
Diversity Index (current year)	17	16	15
Diversity Index (2020)	13	11	11
Diversity Index (2010)	7	6	6

POPULATION DIVERSITY



POPULATION BY RACE



5 MILE



10 MILE



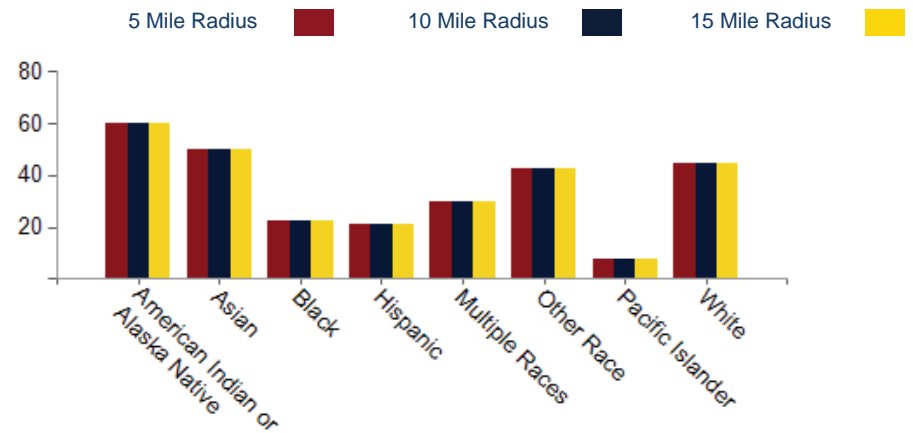
15 MILE

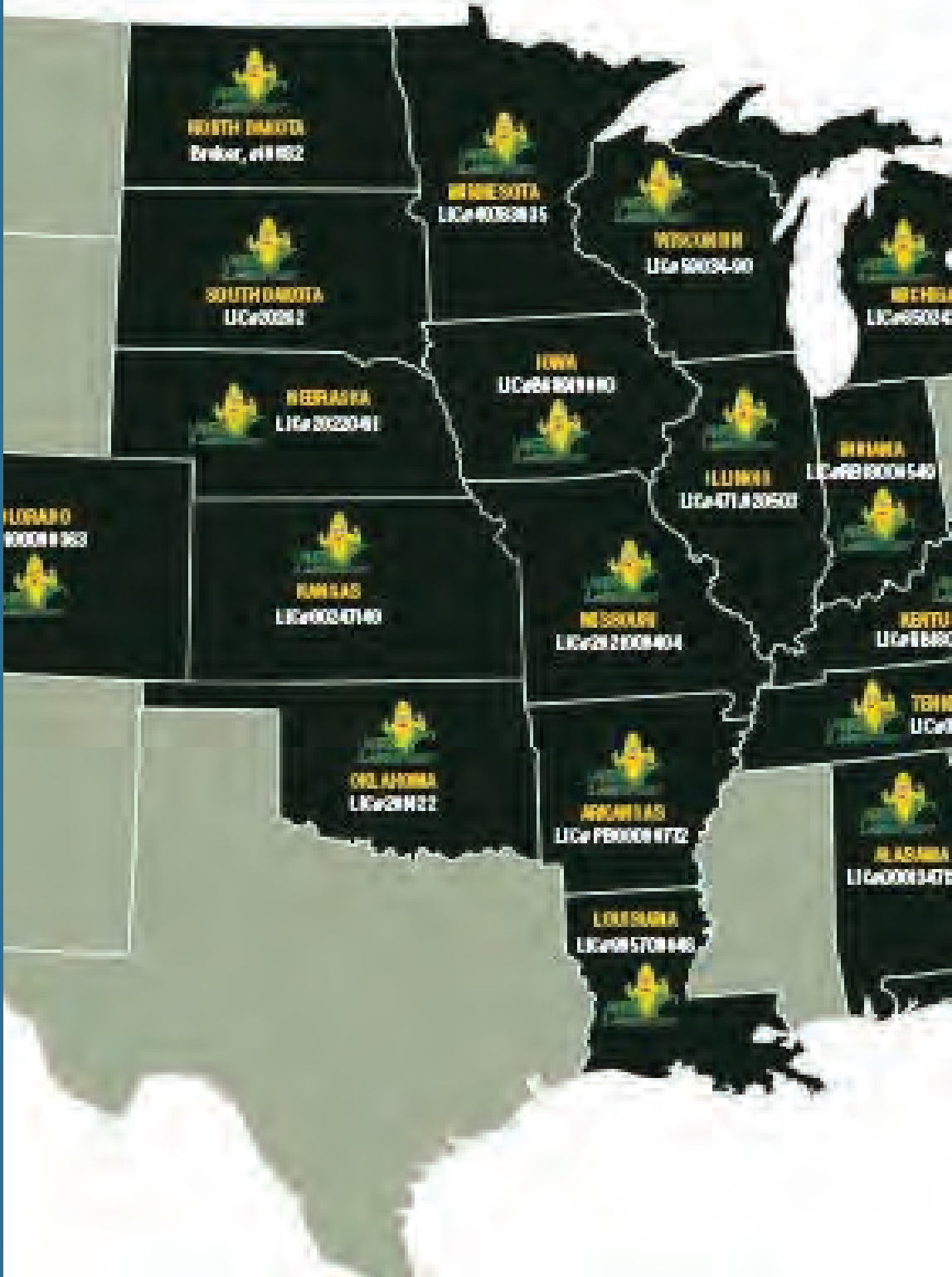
2026 POPULATION BY RACE	5 MILE	10 MILE	15 MILE
African American	1%	1%	1%
American Indian	0%	0%	0%
Asian	1%	1%	0%
Hispanic	3%	2%	2%
Multiracial	3%	3%	3%
Other Race	2%	1%	1%
White	91%	92%	92%

2026 MEDIAN AGE BY RACE

	5 MILE	10 MILE	15 MILE
Median American Indian/Alaska Native Age	60	46	46
Median Asian Age	50	49	46
Median Black Age	23	22	24
Median Hispanic Age	21	29	31
Median Multiple Races Age	30	31	31
Median Other Race Age	43	39	41
Median Pacific Islander Age	8	13	13
Median White Age	45	45	44

2026 MEDIAN AGE BY RACE







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 25 and works for State Farm Corporate. My daughter, Reagan, is 15 and is a sophomore. My hobbies include watching sports & going to church.

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All Seasons Mobile Home & Storage

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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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