

BEECHWOOD ESTATES

501 32nd Street | Parkersburg, WV
OFFERING MEMORANDUM



Beechwood Estates

CONTENTS

01 Executive Summary
Investment Summary

02 Location
Location Summary
Local Business Map
Major Employers Map
Traffic Counts
Drive Times

03 Property Description
Property Features
Property Images

04 Rent Roll
Rent Roll

05 Financial Analysis
Income & Expense Analysis

06 Demographics
General Demographics
Race Demographics

07 Company Profile
Advisor Profile

08 Additional Information
2024 Wood County Demographics
2023 Parkersburg Community Profile

Exclusively Marketed by:



Jon Fisher
MR LANDMAN
Designated Managing Broker
(217) 202-0924
jonfisher1991@gmail.com
Illinois #471.020503



www.mrlandman.com



01 Executive Summary
Investment Summary

BEECHWOOD ESTATES

OFFERING SUMMARY

ADDRESS	501 32nd Street Parkersburg WV 26101
COUNTY	Wood
MARKET	Parkersburg–Vienna metropolitan area
LAND SF	43,200 SF
LAND ACRES	0.99
NUMBER OF UNITS	20
YEAR BUILT	1970
YEAR RENOVATED	ongoing
APN	540500290104
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$925,000
PRICE PER UNIT	\$46,250
OCCUPANCY	90.00%
NOI (CURRENT)	\$105,174
NOI (Pro Forma)	\$138,376
CAP RATE (CURRENT)	11.37%
CAP RATE (Pro Forma)	14.96%
GRM (CURRENT)	7.75
GRM (Pro Forma)	6.05

DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE
2026 Population	59,518	97,719	130,999
2026 Median HH Income	\$52,140	\$58,001	\$59,103
2026 Average HH Income	\$73,636	\$79,347	\$80,586

Beechwood Estates (Property Overview)

- Beechwood Estates Mobile Home Park is a well-located, city-serviced community situated at 501 32nd Street in Parkersburg, West Virginia, just a few blocks west of Murdoch Avenue and within close proximity to Grand Central Mall. Murdoch Avenue serves as one of Parkersburg's primary commercial corridors, carrying approximately 35,000 vehicles per day, and provides residents convenient access to national retailers, grocery stores, restaurants, and service-oriented businesses. Major destinations, including Walmart Supercenter and other national chains, are located within approximately one mile of the property, supporting strong tenant convenience and long-term occupancy.

Beechwood Estates (Site Characteristics & Zoning)

- The park occupies approximately 0.99 acres and is believed to have been developed around 1970. It is properly zoned for mobile home park use and is not located in a flood zone, which is a meaningful advantage for both operational stability and financing considerations. The current owner has held the property for approximately four years and operates the community with an onsite manager and maintenance personnel, providing consistent oversight and responsive day-to-day management.

Beechwood Estates (Community Composition)

- Beechwood Estates consists of 20 total pads, each approximately 14' x 60', with 18 currently occupied. There are no vacant pads and no homes requiring removal due to condition. The community includes four park-owned homes, two of which are currently vacant, eight rent-to-own homes, as well as eight tenant-owned homes. During the current ownership period, four homes have been renovated, and when asked about future capital improvements, ownership indicated plans to renovate the remaining two park-owned units. The owner holds clear titles to all park-owned homes.

Beechwood Estates (Rental Structure & Lease Terms)

- The average rent for park-owned homes is approximately \$800 per month, while pad rent for tenant-owned homes averages \$350 per month. Both home rents and pad rents were last increased in April 2024, suggesting potential for future rent adjustments as leases roll. The park operates on annual leases, and tenants remit rent electronically via Cash App, Venmo, and Zelle. Two tenants are currently behind approximately three months in rent, though both are actively catching up.

Beechwood Estates (Utilities & Infrastructure)

- From an operational standpoint, Beechwood Estates benefits from a low-expense structure. The park is serviced by city water and city sewer, with PVC underground piping and individual electric, gas, and water meters at each pad. Electrical pedestals are believed to be 100-amp service. Park roads are city-maintained, snow removal is handled by the city, and tenants are responsible for mowing their own spaces. All utilities and garbage service are direct-billed to tenants, further limiting owner expense exposure.

Beechwood Estates (Location & Market Fundamentals)

- The property is located within the Parkersburg–Wood County market, which serves as a regional employment center supported by healthcare, education, manufacturing, and government services. The area continues to exhibit steady demand for affordable housing, particularly in infill locations near retail and employment centers. New mobile home park development remains limited due to zoning and land constraints, supporting long-term occupancy and rental stability for existing communities.

Beechwood Estates (Financing)

- There is no assumable financing associated with the property, and seller financing or stack/equity offers will not be considered.

Brokerage

- MR. LANDMAN LLC is a licensed real estate entity in the State of West Virginia operating under Lic#010406-00. Jonathan Fisher is a licensed broker in the State of West Virginia operating under Lic#WVB260301161.





02

Location

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

Parkersburg, WV

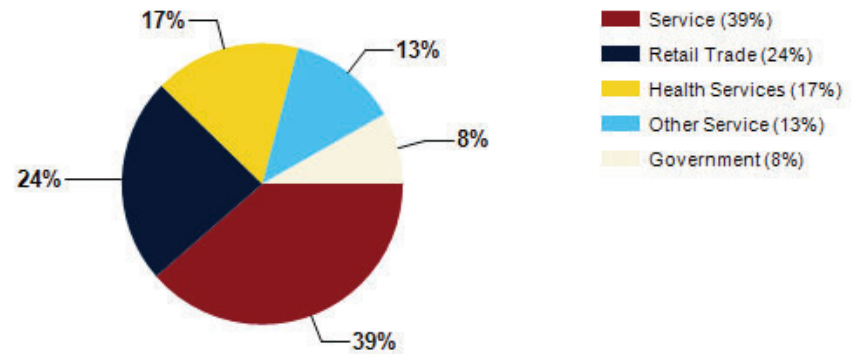
- Parkersburg is a city in Wood County, West Virginia, and its county seat. Located at the confluence of the Ohio and Little Kanawha rivers, it is the state's fourth-most populous city and the center of the Parkersburg–Vienna metropolitan area. The city's population was 29,749 at the 2020 census, and its metro population was 89,490.
- The median home cost in Parkersburg is \$133,400. Home appreciation the last 10 years has been 51.3%. Home Appreciation in Parkersburg is up 9.1%.
- Renters make up 33.8% of the Parkersburg population.
- 2.8% of houses and apartments in Parkersburg, are available to rent.
- The average 1-bedroom unit rents for \$700/month.
The average 2-bedroom unit rents for \$830/month.
The average 3-bedroom unit rents for \$1,130/month.
The average 4-bedroom unit rents for \$1,190/month.
- Parkersburg 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 17.9%.
- The average income of a Parkersburg resident is \$24,262 a year. The US average is \$37,638 a year.
- Parkersburg violent crime is 28.4. (The US average is 22.7)
Parkersburg property crime is 59.6. (The US average is 35.4)
- Weather Highlights:

Summer High: the July high is around 86 degrees
Winter Low: the January low is 23
Rain: averages 42 inches of rain a year
Snow: averages 16 inches of snow a year

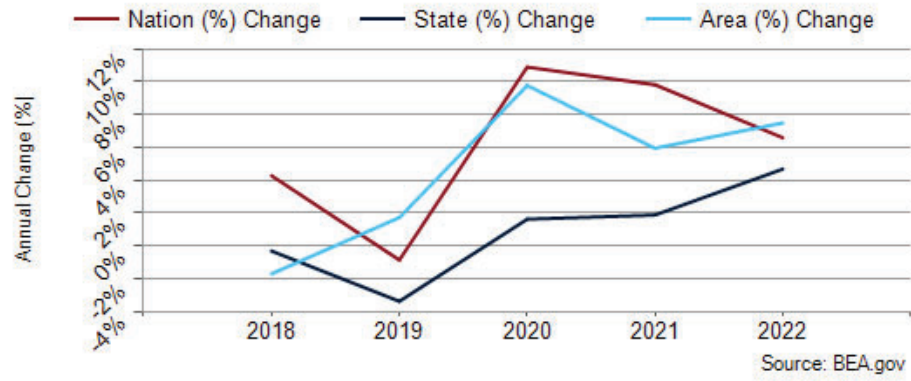
Wood County, WV

- Wood County is a county in the U.S. state of West Virginia. As of the 2020 census, the population was 84,296, making it West Virginia's fifth-most populous county. Its county seat is Parkersburg. The county was formed in 1798 from the western part of Harrison County and named for James Wood, governor of Virginia from 1796 to 1799. Wood County is part of the Parkersburg-Vienna, WV Metropolitan Statistical Area.
- Here are the ten largest employers in Wood County, WV:
 - WVU Medicine Camden Clark Medical Center – 2,275 employees
 - Bureau of the Fiscal Service – 2,000 employees
 - Wood County Schools – 1,714 employees
 - Washington Works (Chemours/DuPont/Kuraray) – 1,522 employees
 - Walmart – 633 employees
 - Wincore – 472 employees
 - Westbrook Health Services – 426 employees
 - Highmark West Virginia – 425 employees
 - Hino Motors – 422 employees
 - WVU Parkersburg – 318 employees

Major Industries by Employee Count



Wood County GDP Trend





KOHL'S

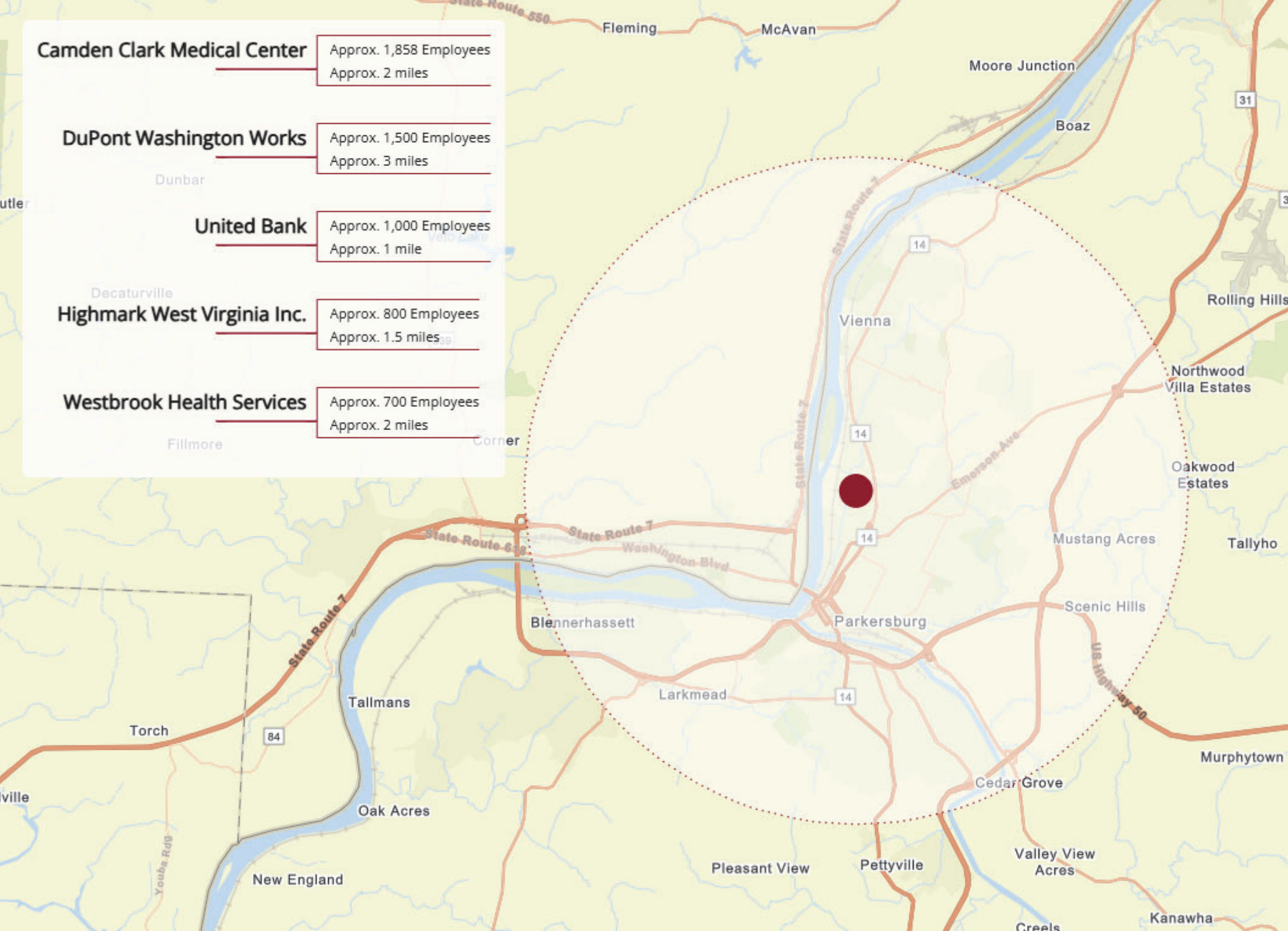
Camden Clark Medical Center Approx. 1,858 Employees
Approx. 2 miles

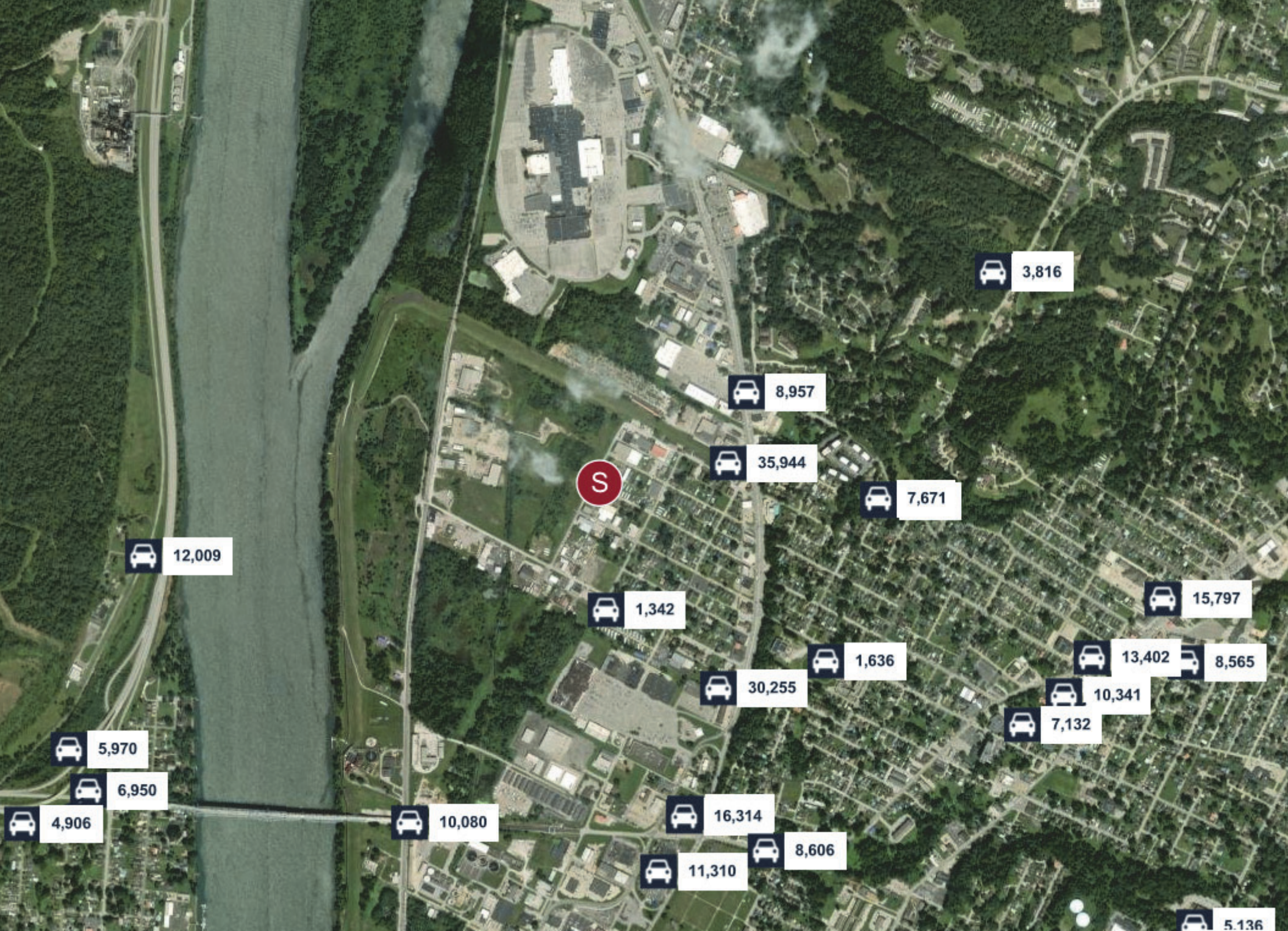
DuPont Washington Works Approx. 1,500 Employees
Approx. 3 miles

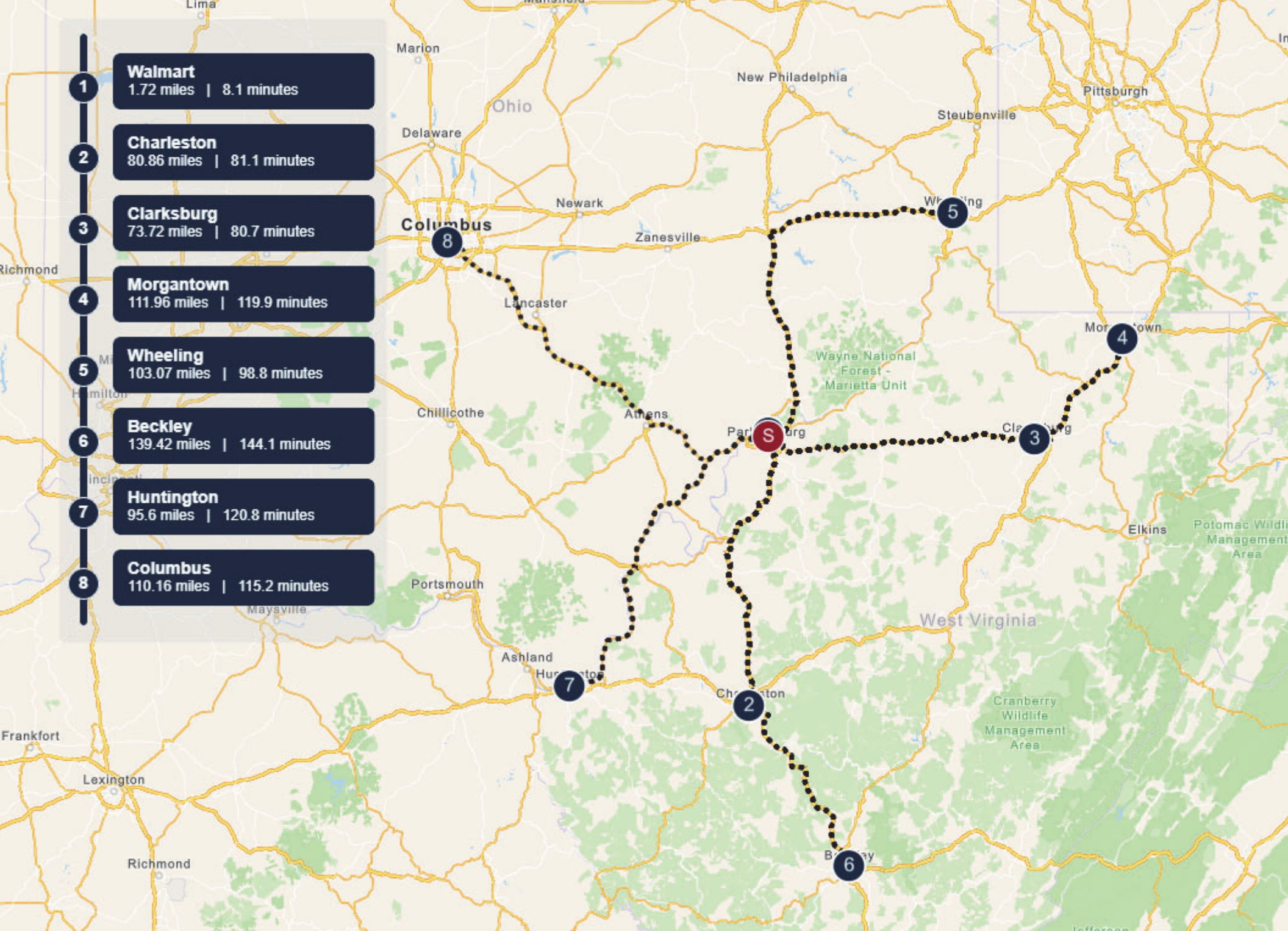
United Bank Approx. 1,000 Employees
Approx. 1 mile

Highmark West Virginia Inc. Approx. 800 Employees
Approx. 1.5 miles

Westbrook Health Services Approx. 700 Employees
Approx. 2 miles









03

Property Description

Property Features

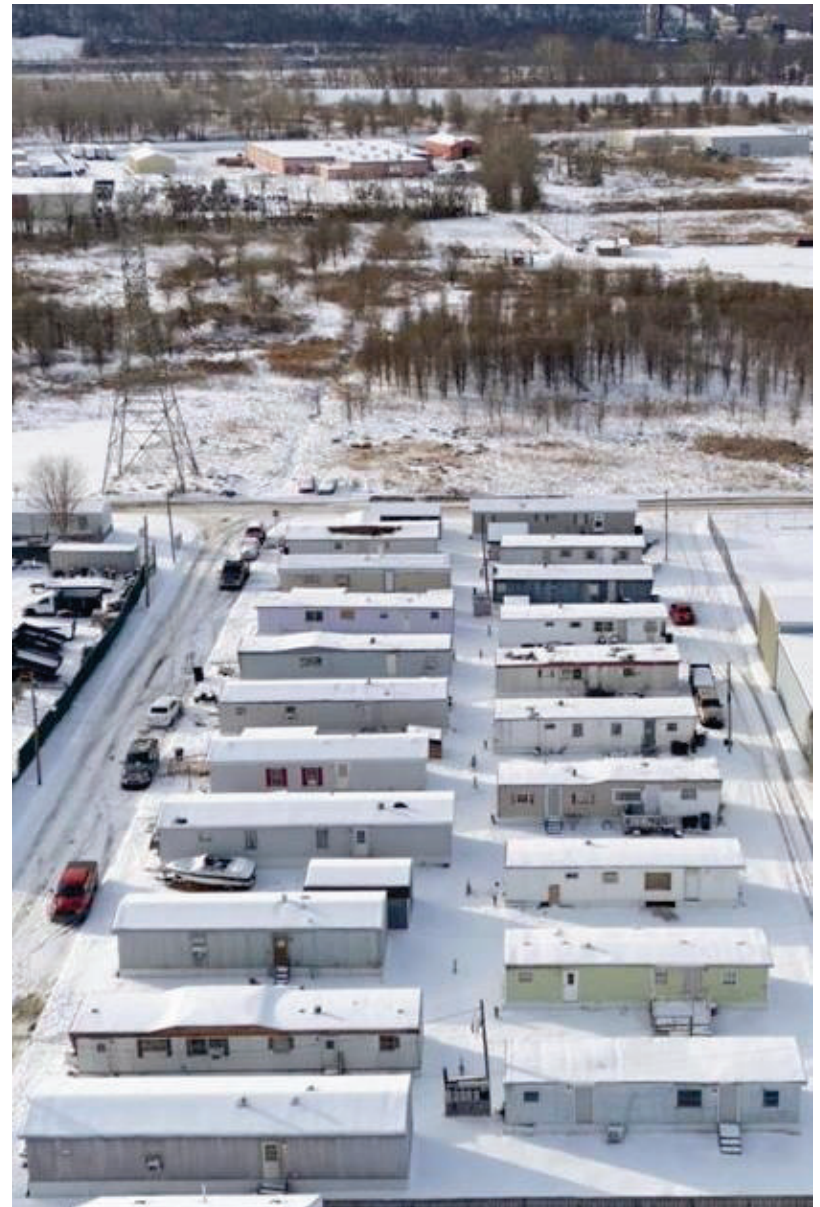
Property Images

PROPERTY FEATURES

NUMBER OF UNITS	20
LAND SF	43,200
LAND ACRES	0.99
YEAR BUILT	1970
YEAR RENOVATED	ongoing
# OF PARCELS	9
ZONING TYPE	MHP
BUILDING CLASS	B-
TOPOGRAPHY	Flat
LOCATION CLASS	B
LOT DIMENSION	120 x 360
NUMBER OF PARKING SPACES	0

UTILITIES

WATER	City (Paid by tenants)
TRASH	Private (Paid by tenants)
GAS	Public (Paid by tenants)
ELECTRIC	Public (Paid by tenants)
SEWER	City (Paid by tenants)
ROADS	City (Maintained by city)



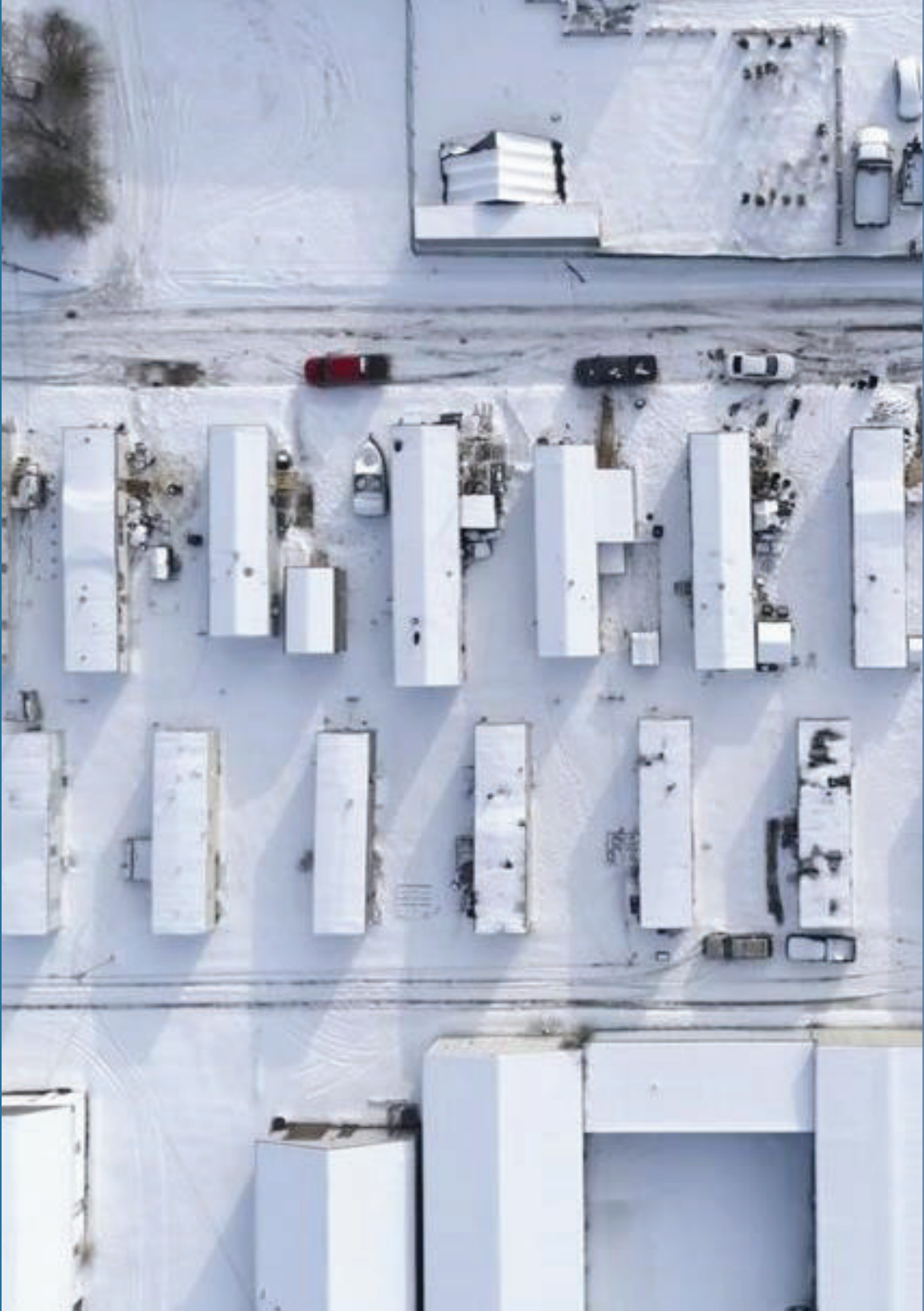


Approximate property boundaries.

BEECHWOOD ESTATES

04 Rent Roll

Rent Roll



Unit	Current Rent	Market Rent	Notes
A1	\$350.00	\$375.00	TOH.
A2	\$700.00	\$725.00	RTO.
A3	\$650.00	\$675.00	RTO.
A4	\$650.00	\$675.00	RTO.
A5	\$650.00	\$675.00	RTO.
A6	\$600.00	\$625.00	RTO.
A7	\$350.00	\$375.00	TOH.
A8	\$350.00	\$375.00	TOH.
A9	\$650.00	\$675.00	RTO.
A10	\$650.00	\$675.00	RTO.
B1	\$350.00	\$375.00	TOH.
B2	\$800.00	\$825.00	POH.
B3	\$350.00	\$375.00	TOH.
B4	\$0.00	\$800.00	Vacant POH. Needs renovation.
B5	\$350.00	\$375.00	TOH.
B6	\$350.00	\$375.00	TOH.
B7	\$650.00	\$675.00	RTO.
B8	\$0.00	\$800.00	Vacant POH. Needs renovation.
B9	\$350.00	\$375.00	TOH.
B10	\$800.00	\$825.00	POH.
Totals / Averages	\$9,600.00	\$11,650.00	

Notes: Rent roll provided on January 28th, 2026.



05

Financial Analysis

Income & Expense Analysis

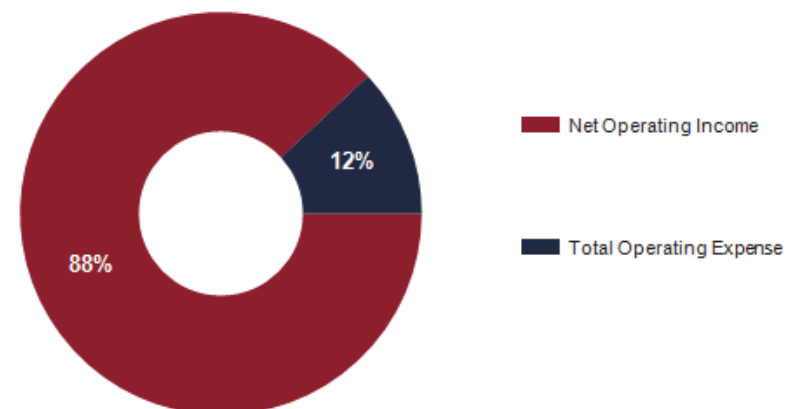
REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Pad rental income	\$75,600	63.3%	\$90,000	58.8%
RTO & POH income (above pad rental rate)	\$43,800	36.7%	\$63,000	41.2%
Occupancy *	90.00%		100.00%	
Effective Gross Income	\$119,400		\$153,000	
Less Expenses	\$14,226	11.91%	\$14,624	9.55%
Net Operating Income	\$105,174		\$138,376	

* vacancy amount factored into gross revenue

Income Notes: Income is from January 2026 rent roll being annualized.

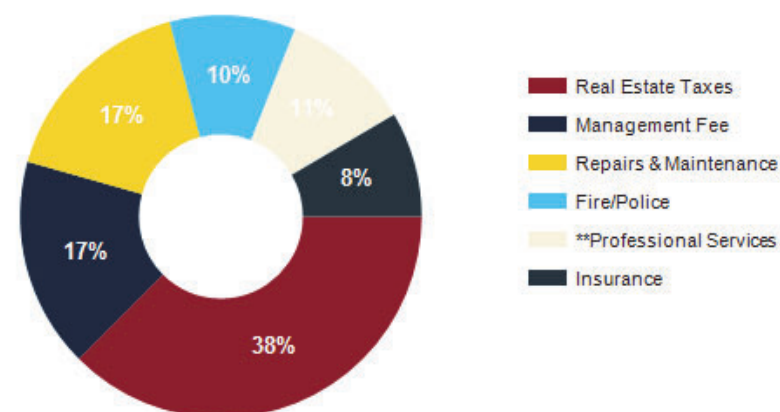
Pro forma reflects the two vacant POH's being renovated and rented for \$800/month, as well as all of the pads in the park paying an additional \$25/month in pad rental rate (\$375/month).



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$5,336	\$267	\$5,602	\$280
Insurance	\$1,200	\$60	\$1,260	\$63
Management Fee	\$2,400	\$120	\$2,400	\$120
Fire/Police	\$1,440	\$72	\$1,512	\$76
Repairs & Maintenance	\$2,350	\$118	\$2,350	\$118
**Professional Services	\$1,500	\$75	\$1,500	\$75
Total Operating Expense	\$14,226	\$711	\$14,624	\$731
% of EGI	11.91%		9.55%	

Expense Notes: Low expense park due to all utilities & garbage being direct billed. City maintains all of the roads and pushes snow. Professional services is a broker estimate.

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.



06

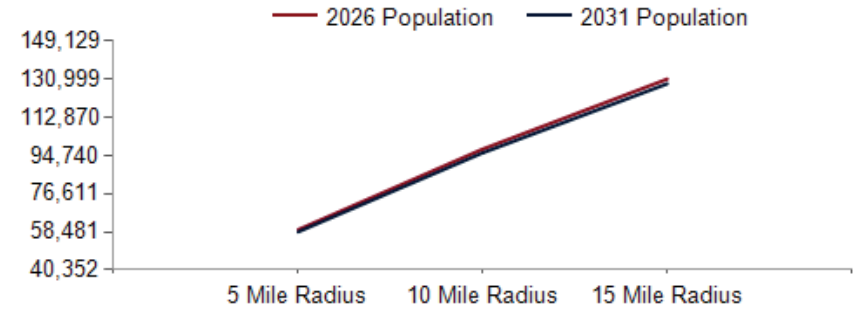
Demographics

General Demographics

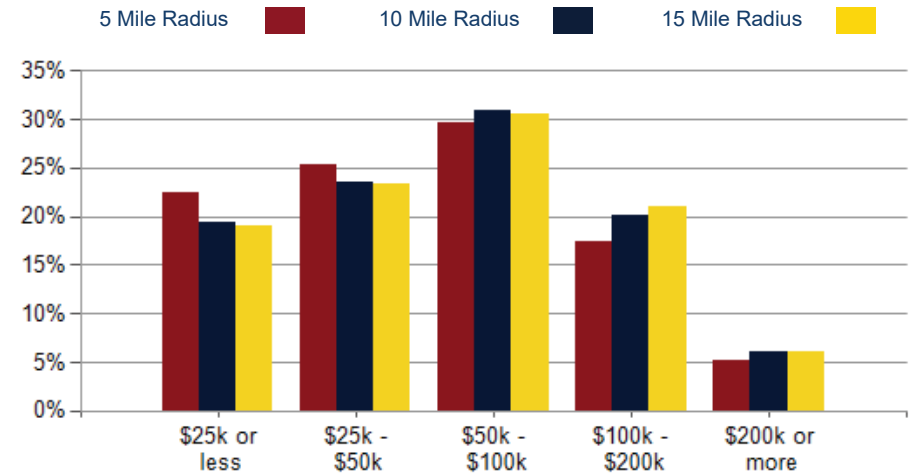
Race Demographics

POPULATION	5 MILE	10 MILE	15 MILE
2000 Population	64,704	104,111	139,829
2010 Population	62,352	102,390	137,697
2026 Population	59,518	97,719	130,999
2031 Population	58,481	95,980	128,757
2026 African American	1,056	1,317	1,650
2026 American Indian	132	197	275
2026 Asian	603	769	1,010
2026 Hispanic	1,027	1,477	1,968
2026 Other Race	357	501	705
2026 White	53,966	89,926	120,891
2026 Multiracial	3,378	4,984	6,433
2026-2031: Population: Growth Rate	-1.75%	-1.80%	-1.70%

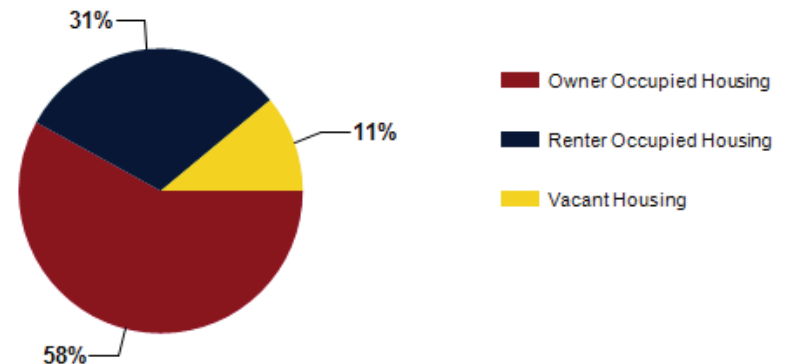
2026 HOUSEHOLD INCOME	5 MILE	10 MILE	15 MILE
less than \$15,000	2,776	3,907	5,172
\$15,000-\$24,999	3,269	4,442	5,677
\$25,000-\$34,999	2,151	3,297	4,459
\$35,000-\$49,999	4,667	6,807	8,781
\$50,000-\$74,999	5,215	8,140	10,563
\$75,000-\$99,999	2,736	5,127	6,763
\$100,000-\$149,999	3,343	5,765	8,061
\$150,000-\$199,999	1,360	2,853	3,905
\$200,000 or greater	1,387	2,579	3,432
Median HH Income	\$52,140	\$58,001	\$59,103
Average HH Income	\$73,636	\$79,347	\$80,586



2026 Household Income



2026 Own vs. Rent - 5 Mile Radius

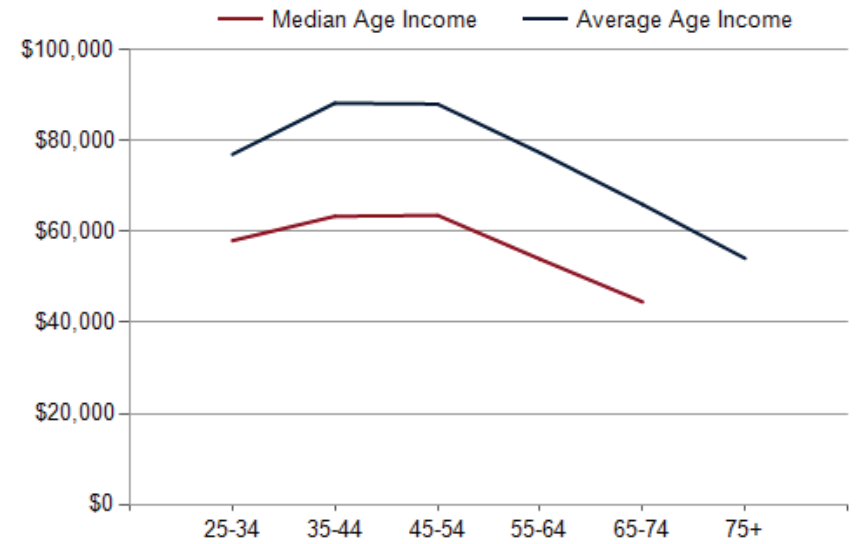
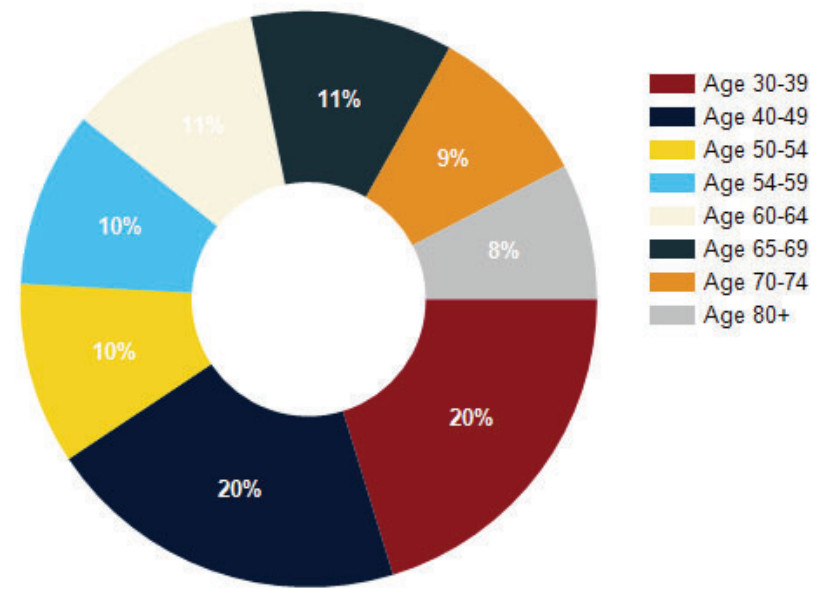


Source: esri

2026 POPULATION BY AGE	5 MILE	10 MILE	15 MILE
2026 Population Age 30-34	3,810	5,984	7,873
2026 Population Age 35-39	3,628	5,820	7,707
2026 Population Age 40-44	3,806	6,094	8,094
2026 Population Age 45-49	3,672	6,005	7,919
2026 Population Age 50-54	3,747	6,265	8,298
2026 Population Age 55-59	3,627	6,327	8,503
2026 Population Age 60-64	4,052	6,879	9,349
2026 Population Age 65-69	4,162	6,934	9,441
2026 Population Age 70-74	3,390	5,764	7,813
2026 Population Age 75-79	2,799	4,596	6,128
2026 Population Age 80-84	1,912	3,104	4,075
2026 Population Age 85+	1,600	2,474	3,353
2026 Population Age 18+	47,892	78,758	105,933
2026 Median Age	44	45	45
2031 Median Age	45	46	46

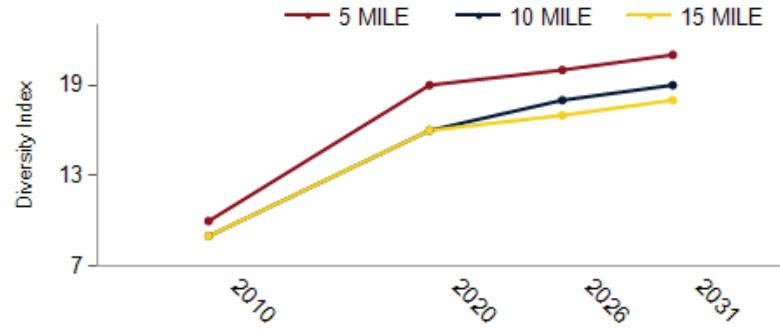
2026 INCOME BY AGE	5 MILE	10 MILE	15 MILE
Median Household Income 25-34	\$58,031	\$63,923	\$64,961
Average Household Income 25-34	\$77,023	\$82,842	\$83,819
Median Household Income 35-44	\$63,393	\$73,169	\$75,299
Average Household Income 35-44	\$88,295	\$96,477	\$98,316
Median Household Income 45-54	\$63,614	\$74,003	\$76,007
Average Household Income 45-54	\$88,086	\$96,028	\$97,881
Median Household Income 55-64	\$53,952	\$61,592	\$63,666
Average Household Income 55-64	\$77,370	\$84,819	\$86,801
Median Household Income 65-74	\$44,539	\$48,604	\$49,309
Average Household Income 65-74	\$65,983	\$69,226	\$70,276
Average Household Income 75+	\$54,114	\$55,916	\$56,109

Population By Age

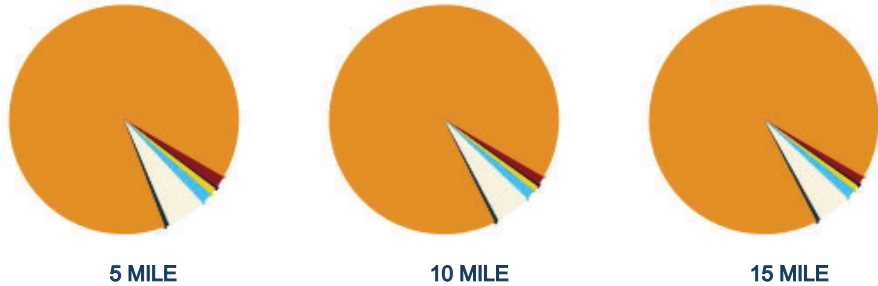


DIVERSITY INDEX	5 MILE	10 MILE	15 MILE
Diversity Index (+5 years)	21	19	18
Diversity Index (current year)	20	18	17
Diversity Index (2020)	19	16	16
Diversity Index (2010)	11	9	9

POPULATION DIVERSITY



POPULATION BY RACE

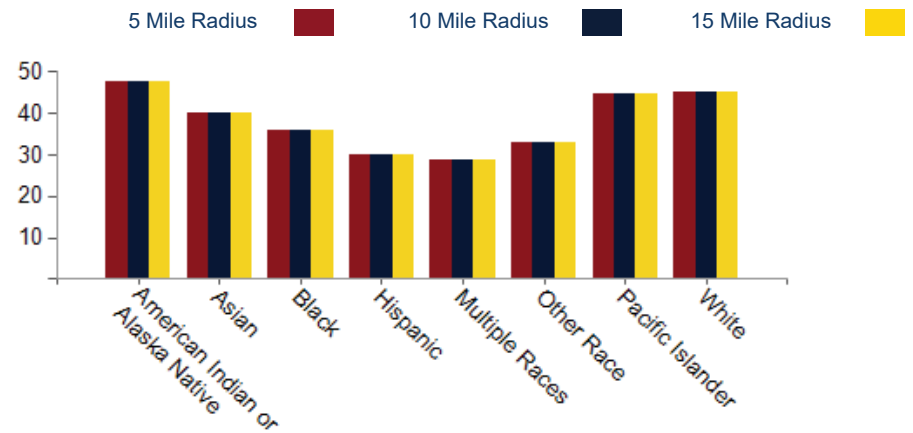


2026 POPULATION BY RACE	5 MILE	10 MILE	15 MILE
African American	2%	1%	1%
American Indian	0%	0%	0%
Asian	1%	1%	1%
Hispanic	2%	1%	1%
Multiracial	6%	5%	5%
Other Race	1%	1%	1%
White	89%	91%	91%

2026 MEDIAN AGE BY RACE

	5 MILE	10 MILE	15 MILE
Median American Indian/Alaska Native Age	48	50	50
Median Asian Age	40	40	39
Median Black Age	36	38	37
Median Hispanic Age	30	32	31
Median Multiple Races Age	29	30	31
Median Other Race Age	33	33	30
Median Pacific Islander Age	44	45	42
Median White Age	45	46	46

2026 MEDIAN AGE BY RACE



BEECHWOOD ESTATES

07 **Company Profile**

Advisor Profile



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.

Licensed Illinois Designated Managing Broker, MR LANDMAN LLC, License #471.020503
Licensed Indiana Managing Broker, MR LANDMAN, LLC, License #RB18000549
Licensed Iowa Broker Officer, MR. LANDMAN, LLC, License #B68919000
Licensed Alabama Qualifying Broker, MR LANDMAN, LLC, License #000134713-0
Licensed Maine Designated Broker, MR. LANDMAN, LLC, License #DB924033
Licensed Tennessee Broker, MR. LANDMAN, LLC, License #358759
Licensed South Carolina Broker In Charge, MR. LANDMAN, LLC, License #117228
Licensed Georgia Broker, MR. LANDMAN, LLC, License #403701
Licensed North Carolina Broker In Charge, MR. LANDMAN, LLC, License #325370
Licensed Colorado Responsible Broker, MR. LANDMAN, License #100090363
Licensed Wisconsin Broker, MR. LANDMAN, LLC, License #59034-90
Licensed Florida Broker, MR. LANDMAN, LLC, License #BK3489532
Licensed Missouri Broker, MR. LANDMAN, LLC, License #2021009405
Licensed Oklahoma Managing Broker, MR. LANDMAN, LLC, License#201422
Licensed Arkansas Primary Broker, MR. LANDMAN, LLC, License#PB00090772
Licensed Kansas Supervising Broker, MR. LANDMAN, LLC, License#00247140
Licensed Louisiana Broker, License #995709646
Licensed Minnesota Broker, MR. LANDMAN, LLC, License#40783935
Licensed North Dakota Broker, MR. LANDMAN, LLC, License #10982
Licensed South Dakota Broker, MR. LANDMAN, LLC, License #20262
Licensed Nebraska Designated Broker, MR. LANDMAN, LLC, License #20220411
Licensed Pennsylvania Broker, MR. LANDMAN, LLC, License #RM425074
Licensed Michigan Associate Broker, MR. LANDMAN, LLC, License #6502432213
Licensed Kentucky Principal Broker, MR. LANDMAN, LLC, License #284073
Licensed Texas Broker, Mr. LANDMAN, LLC, License #819440
Licensed Ohio Principal Broker, MR. LANDMAN, LLC #BRKP.2025001469
Licensed Mississippi Broker, License #B-24926
Licensed Montana Broker, License #135738
Licensed West Virginia Broker, License #WVB260301161



08

Additional Information

- 2024 Wood County Demographics
- 2023 Parkersburg Community Profile

DEMOGRAPHICS

MID-OHIO VALLEY - 210,743 MOV Resident Population (2023)

\$53,158 Median Household Income (2023)

19.4% Poverty Rate (2022)

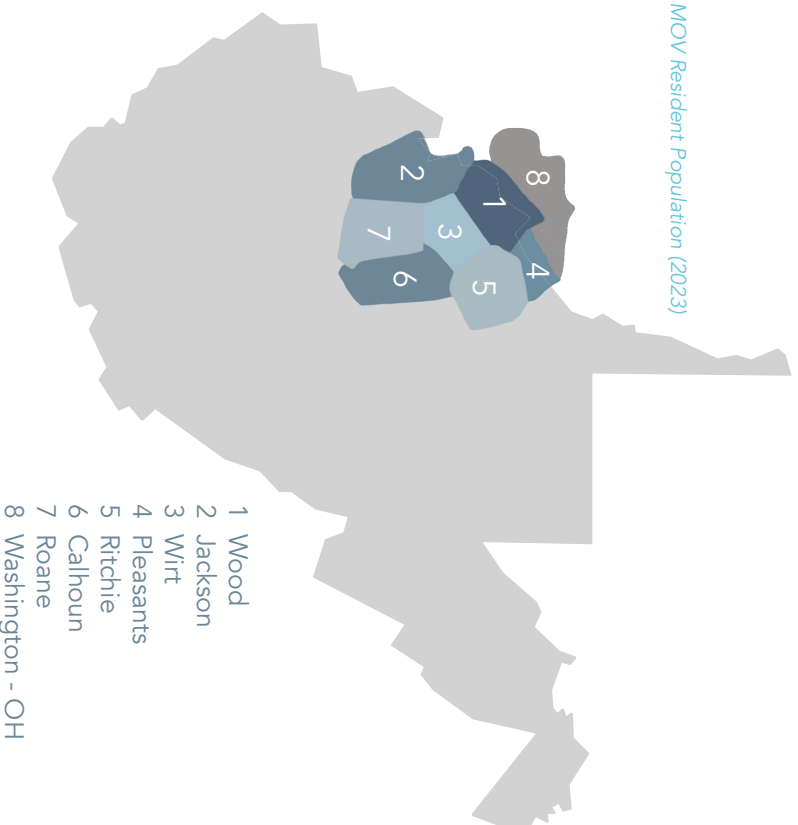
WORKFORCE EMPLOYMENT

45.5% Labor Participation (2022)

5.5% Unemployment (Dec 2023)

EDUCATION

87.2% Educational Attainment High School Graduate or higher (2022)



WOOD COUNTY - 83,349 WC Population (May 2023)

\$54,350 Median household Income (2018-2022)

\$140,700 Median Housing Value (2018-2022)

18.7% Poverty Rate (2018-2022)

20.4 Min. Median Travel Time to Work (2018-2022)

EDUCATION

90.9% Educational Attainment High School Graduate or higher (2018-2022)

WORKFORCE EMPLOYMENT

1,894 Employer Establishments (2021)

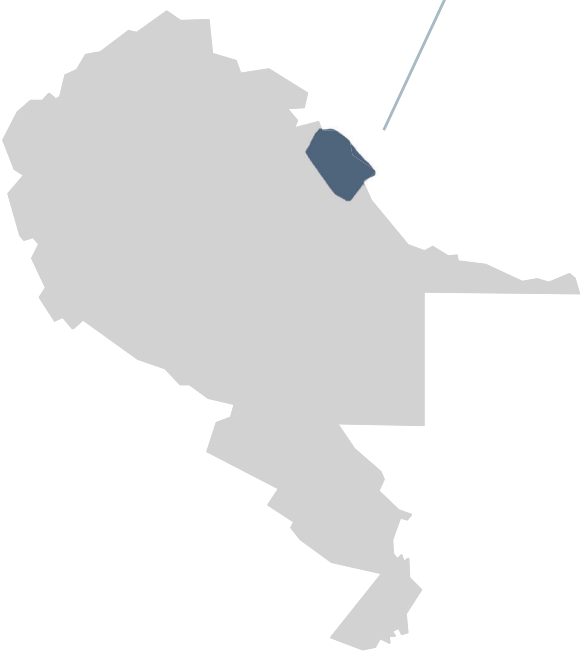
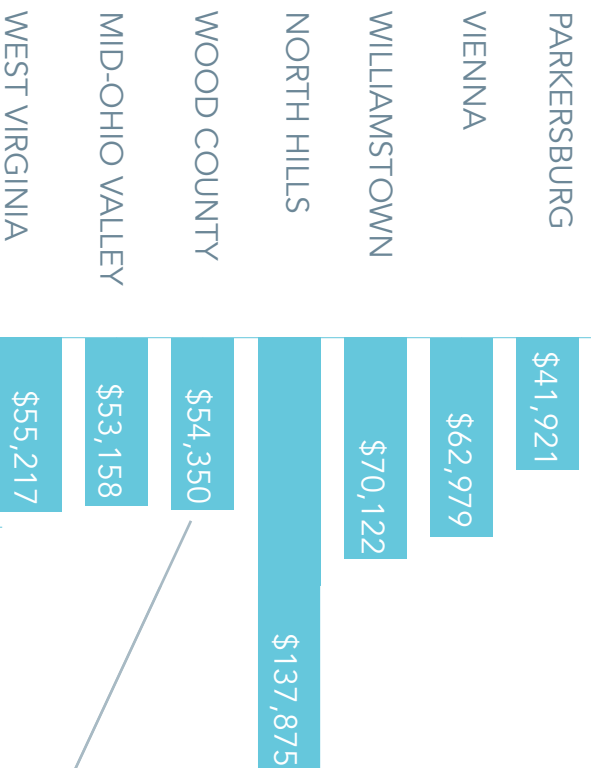
54% Labor Participation (2023)

QUALITY OF LIFE

7% Persons without Health Insurance under age 65 (2018-2022)

83.6% Percentage of Households with Broadband Internet (2018-2022)


MEDIAN HOUSEHOLD INCOME (2018-2022)




THE CITY OF PARKERSBURG - 29,193 PKB Population (2022)

Parkersburg, a thriving and growing rivertown steeped in history and poised for tremendous growth. We are excited about our city's future as we continue to strive to make Parkersburg the region's premier choice for business, industry and community spirit. There are so many great things about visiting, living and doing business in Parkersburg we hope you take the time to discover them!

- \$41,921** Median household Income (2018-2022)
- \$104,200** Median Housing Value (2018-2022)
- 22.9%** Poverty Rate (2018-2022)

EDUCATION
 **86.7%** Educational Attainment High School Graduate or higher (2018-2022)

- WORKFORCE EMPLOYMENT**
-  **52.6%** Labor Participation (2018-2022)
 - 18.1 Min.** Mean Travel Time to Work (2018-2022)

- QUALITY OF LIFE**
- 11.1 %** Persons without Health Insurance (2018-2022)
 - 81.8%** Percentage of Households with Broadband Internet (2018-2022)

THE CITY OF VIENNA - 10,506

Vienna Population (July 2022)

Vienna is a city in Wood County, West Virginia, along the Ohio River next to Parkersburg. Vienna is an important hub of commerce in the Mid Ohio Valley — home to retail stores, shopping malls, motels, restaurants, manufacturing facilities and much more.

\$62,979 Median household Income (2018-2022)

EDUCATION

\$145,500 Median Housing Value (2018-2022)

95.9% Educational Attainment High School Graduate or higher (2018-2022)

8.9% Poverty Rate (2018-2022)



WORKFORCE EMPLOYMENT

QUALITY OF LIFE

60.4% Labor Participation (2018-2022)

9.3% Persons without Health Insurance (2018-2022)

85.1% Percentage of Households with Broadband Internet (2018-2022)

THE CITY OF WILLIAMSTOWN - 2994

WT Population (2021)

Williamstown is a city in Wood County, West Virginia, United States, along the Ohio River. It is part of the Parkersburg-Marietta-Vienna, WV-OH Metropolitan Statistical Area.

\$70,122 Median household Income (2018-2022)

EDUCATION

\$141,300 Median Housing Value (2021)

94.6% Educational Attainment High School Graduate or higher (2015-2019)

7.5% Poverty Rate (2021)



WORKFORCE EMPLOYMENT

QUALITY OF LIFE

57.7% Labor Participation (2018-2022)

4% Persons without Health Insurance (2021)

99.1% Percentage of Households with Broadband Internet (2015-2019)

15.9 Min. Mean Travel Time to Work (2021)

THE CITY OF NORTH HILLS - 834

NH Population (2021)

A suburb of Parkersburg, WV, the Town of North Hills was incorporated in February of 1979. Our passion is to promote and maintain the Town of North Hills as the Ohio Valley's choice for raising a family or spending one's senior years in a low crime area.

\$137,875 Median household Income (2021)

EDUCATION

\$222,400 Median Housing Value (2021)

97.3% Educational Attainment High School Graduate or higher (2021)



QUALITY OF LIFE

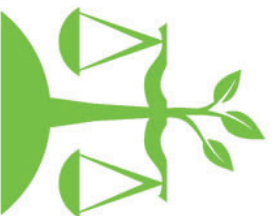
5.2% Persons without Health Insurance (2022)

95.0% Percentage of Households with Broadband Internet (2013-2017)

10.2% Poverty Rate (2022)

PARKERSBURG, WEST VIRGINIA

COMMUNITY PROFILE



Fair Shake[®]
Environmental Legal Services

HISTORY



The city of Parkersburg was established as a town in 1811 and was established as a city in 1863 (Greater Parkersburg, n.d.). Parkersburg is the Wood County seat (Greater Parkersburg, n.d.).

View more information about the city here:

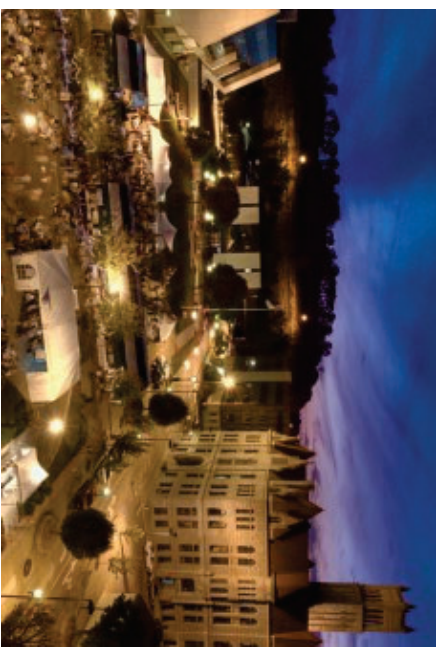
<https://www.greaterparkersburg.com/area-maps/parkersburg/>

Parkersburg played a small role as a part of the Underground Railroad.

A historical marker in Parkersburg on 2nd St. commemorates the bravery of a formerly enslaved woman named Jane as she escaped to freedom in 1843.



ECONOMIC HISTORY



Parkersburg has long been home to various plastic and polymer manufacturers. Additionally, the city of Parkersburg is located near the Ohio River, U.S. Route 50 and Interstate 77, making the city an optimal location for oil and natural gas production and transportation(City of Parkersburg, n.d.).

The Parkersburg 2030 Comprehensive Plan says that future economic development will come from local reinvestment and development.

Read the Comprehensive Plan here:

<http://parkersburgcity.com/pc/wp-content/uploads/2021/01/2030-Comprehensive-Master-Plan.pdf>

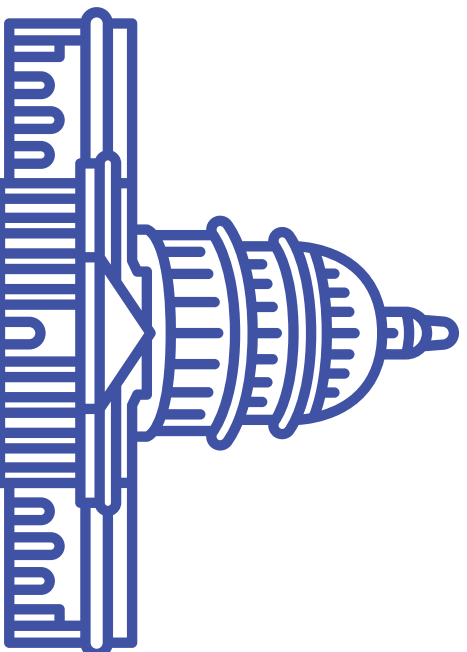
GOVERNMENT

Parkersburg operates under the Mayor-Council form of government, where the mayor holds veto-power over the city council.

The mayor and city council members are elected by the citizens of Parkersburg.

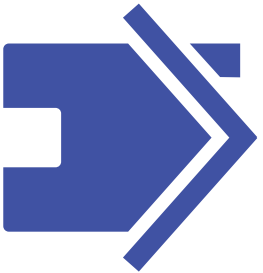
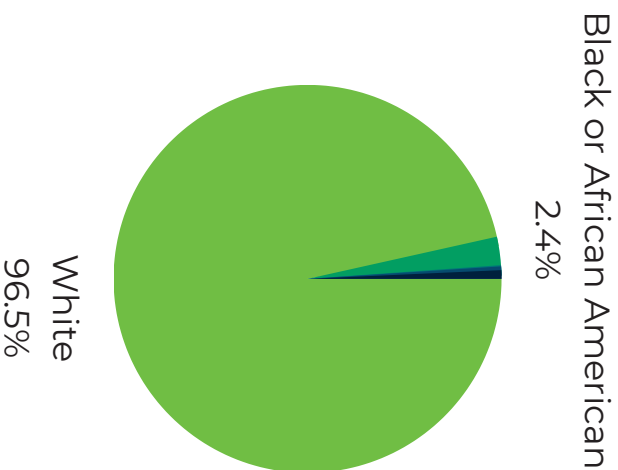
The city council makes legislative decisions, like reviewing and passing ordinances and rules.

The mayor oversees the administration and enforcement of city ordinances and rules.



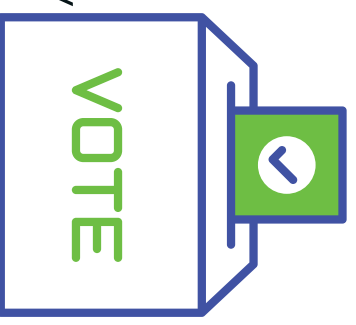
CITIZENS

In 2021, the United States Census Bureau reported that Parkersburg has approximately 29,403 residents.



The median household income is ~\$38,960 and around 63.9% of residents own their own home (United States Census Bureau, 2021)

In the most recent local election, approximately 23,109 Parkersburg residents were registered to vote. About 42.43% of those registered voters cast a ballot on at least one election or issue in November of 2022 (Wood County Courthouse, 2022).

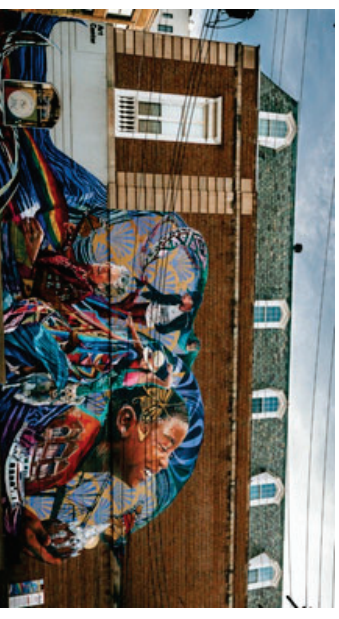


Find out how to register to vote here:
<https://ovr.sos.wv.gov/Register/Landing>

CITY ATTRACTIONS

Parkersburg has a variety of local attractions including:

- The Julia Ann Historic District
 - <https://www.greaterparkersburg.com/directory/julia-ann-square-historic-association/>
- The Parkersburg Art Center
 - <https://www.greaterparkersburg.com/directory/parkersburg-art-center/>
- The Smoot Theatre
 - <https://www.greaterparkersburg.com/directory/smoot-theatre/>

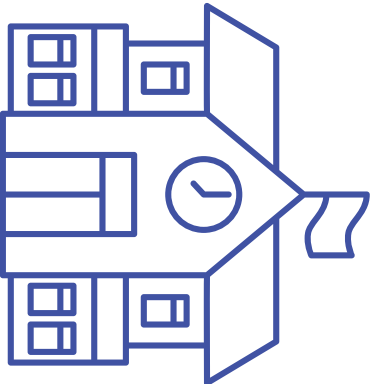
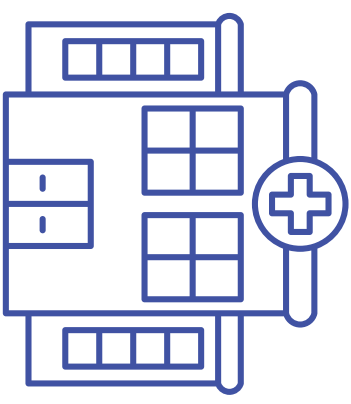


Find more information about local attractions here:
<https://www.greaterparkersburg.com/what-to-do/>

LOCAL INFLUENCES

Parkersburg has several hospitals and medical centers:

- Camden Clark Medical Center
- Encompass Health Rehabilitation Hospital of Parkersburg



Parkersburg is home to Mountain State College and a regional campus of West Virginia University

Parkersburg has several community programs, including the Boys and Girls Club of Parkersburg and the Parkersburg Art Center

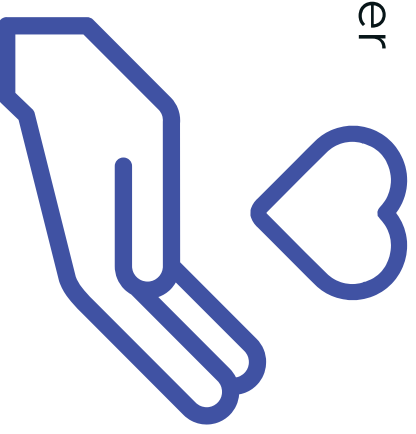
Contact:

Parkersburg Boys and Girls Club:

<https://bgcparkersburg.org/s/contact-us>

Parkersburg Art Center:

info@parkersburgartcenter.org



CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from MR LANDMAN and it should not be made available to any other person or entity without the written consent of MR LANDMAN.

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.

Exclusively Marketed by:



Jon Fisher

MR LANDMAN

Designated Managing Broker

(217) 202-0924

jonfisher1991@gmail.com

Illinois #471.020503

