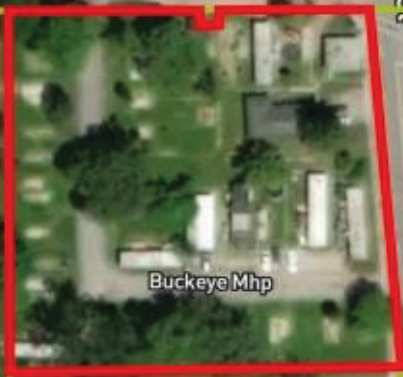


BUCKEYE TRAILER PARK

1015 N. Main Street | Marion, OH
OFFERING MEMORANDUM



Buckeye Mhp



Buckeye Trailer Park

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01 Executive Summary
Investment Summary

BUCKEYETRAILER PARK

OFFERING SUMMARY

ADDRESS	1015 N. Main Street Marion OH 43302
COUNTY	Marion
MARKET	Columbus–Marion–Zanesville, OH Combined Statistical Area
LAND SF	76,230 SF
LAND ACRES	1.75
NUMBER OF UNITS	33
YEAR BUILT	1950
YEAR RENOVATED	2007
APN	122090000.100
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$299,000
PRICE PER UNIT	\$9,061

DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE
2025 Population	46,984	59,630	78,064
2025 Median HH Income	\$53,137	\$56,785	\$59,276
2025 Average HH Income	\$69,065	\$76,792	\$79,160



Buckeye Trailer Park

- Buckeye Trailer Park in Marion, Ohio is a 1.75-acre, zoned mobile home park built in 1950 and, per county records, renovated in 2007. The property is not in a flood zone. The current owner—who has held the asset for almost four years—operates without an on-site manager, though a maintenance person is in place and is believed to be a good managerial candidate. The community contains 32 pads the owner estimates at approximately 60' x 20'. There are currently three occupied pads plus a nice single-family residence on site. Some vacant trailers are present, but no trailers need to be removed, none are believed to be held for back taxes, and there are no tenant-owned homes. Five park-owned single-wide homes are included (no double-wides), with titles in hand; average rent for the park-owned homes is \$650 per month, and the last rent increase was in 2023. The average area pad rent is believed to be about \$400 per month. All vacant pads are able to accept trailers.
- The park is served by city water and city sewer; the park pays for water for the entire community and does not back-bill tenants. Tenants are billed directly by the utility providers for electricity and gas. Electrical pedestals are 100-amp, and the underground pipes are believed to be clay. The park pays for garbage service. Internal roads are gravel and described by ownership as in “OK” condition; the park is responsible for road maintenance. Tenants mow their own spaces while the park maintains common areas, and snow is moved as necessary. The park offers off-street parking.
- Operationally, all tenants are current on rent. The park uses month-to-month leases, and tenants pay via Cash App and Zelle. Owner financing is available. In addition to the homesites, there is a single-family residence on the property.
- This offering is for the park in its current as-is condition. Available financials and other due-diligence materials are limited, so buyers should plan to rely on their own inspections and analysis. Given the documentation constraints and current occupancy, we are prioritizing clean, non-contingent all-cash proposals with proof of funds.



Brokerage

- Jonathan Fisher is a licensed broker in the State of Ohio under MR. LANDMAN, LLC. LIC#BRKP.2025001469.



02

Location

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

BUCKEYE TRAILER PARK

Marion, OH

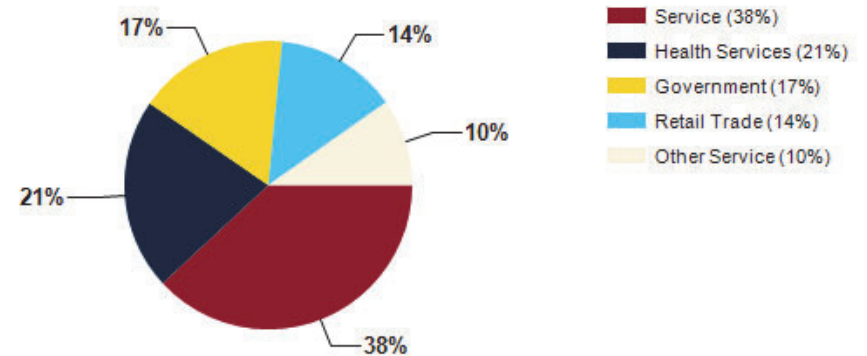
- Marion is a city in Marion County, Ohio, and its county seat. It is located in north-central Ohio, approximately 50 miles north of Columbus. The population was 35,999 at the 2020 census, down slightly from 36,837 at the 2010 census. It is the largest city in Marion County and the principal city of the Marion micropolitan area. It is also part of the larger Columbus–Marion–Zanesville, OH Combined Statistical Area.
- The median home cost in Marion is \$102,900. Home appreciation the last 10 years has been 89.4%. Home Appreciation in Marion is up 16.5%.
- Renters make up 35.2% of the Marion population.
- The average 1-bedroom unit rents for \$730/month. The average 2-bedroom unit rents for \$960/month. The average 3-bedroom unit rents for \$1,170/month. The average 4-bedroom unit rents for \$1,290/month.
- Marion has an unemployment rate of 5.0%. The US average is 6.0%.
- Future job growth over the next ten years is predicted to be 26.2%, which is lower than the US average of 33.5%.
- The Median household income of a Marion resident is \$41,884 a year. The US average is \$69,021 a year.
- Marion violent crime is 15.8. (The US average is 22.7) Marion property crime is 50.4. (The US average is 35.4)

Marion County, OH

- Marion County is a county located in the U.S. state of Ohio. As of the 2020 census, the population was 65,359. Its county seat is Marion. The county was erected by the state of Ohio on February 20, 1820 and later reorganized in 1824. It is named for General Francis "Swamp Fox" Marion, a South Carolinian officer in the Revolutionary War. Marion County comprises the Marion, OH Micropolitan Statistical Area, which is also included in the Columbus-Marion-Zanesville, OH Combined Statistical Area.

- Marion County has a diverse economy. Here are the ten largest employers in Marion County, OH:
 - Whirlpool Corporation (4,444 employees)
 - OhioHealth Marion General Hospital (1,421 employees)
 - Marion City Schools (769 employees)
 - Silver Line Building Products (Andersen) (450 employees)
 - The Kroger Co. (432 employees)
 - Wyandot Snacks (400 employees)
 - Graphic Packaging International (365 employees)
 - US Yachiyo Inc. (260 employees)
 - Union Tank Car Company (231 employees)
 - Nucor (Marion) (230 employees)

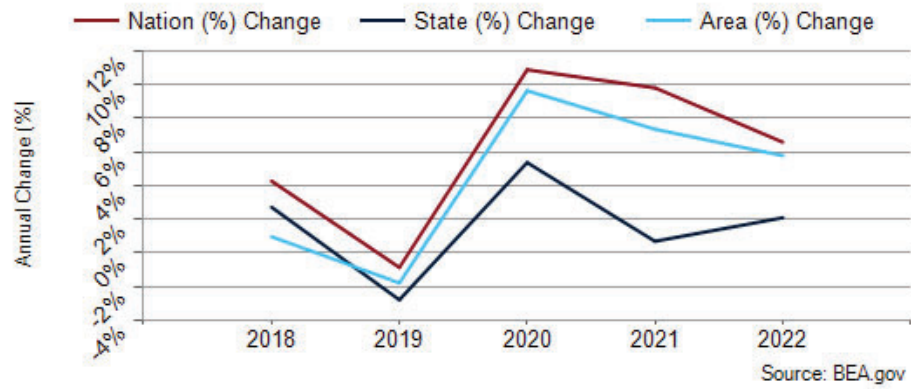
Major Industries by Employee Count

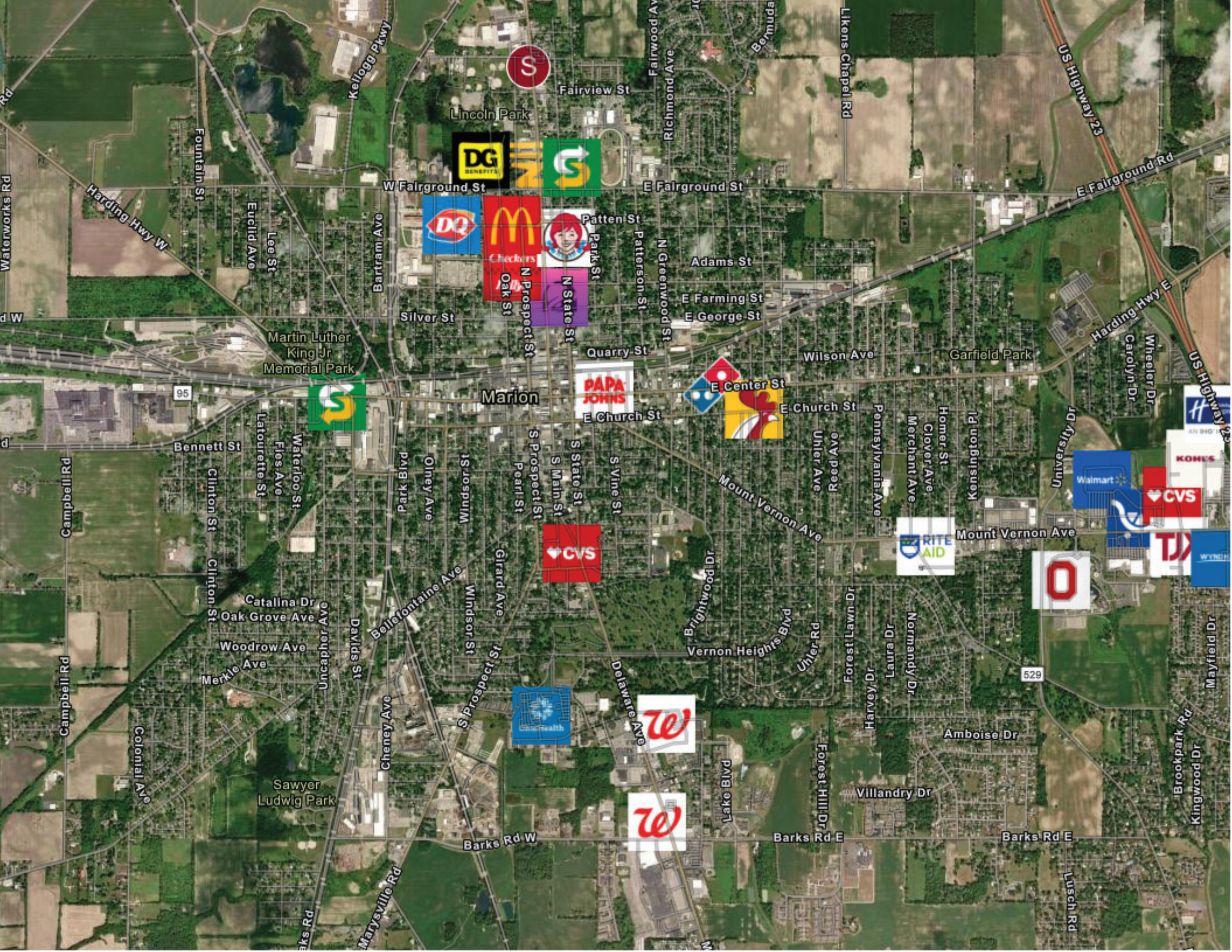


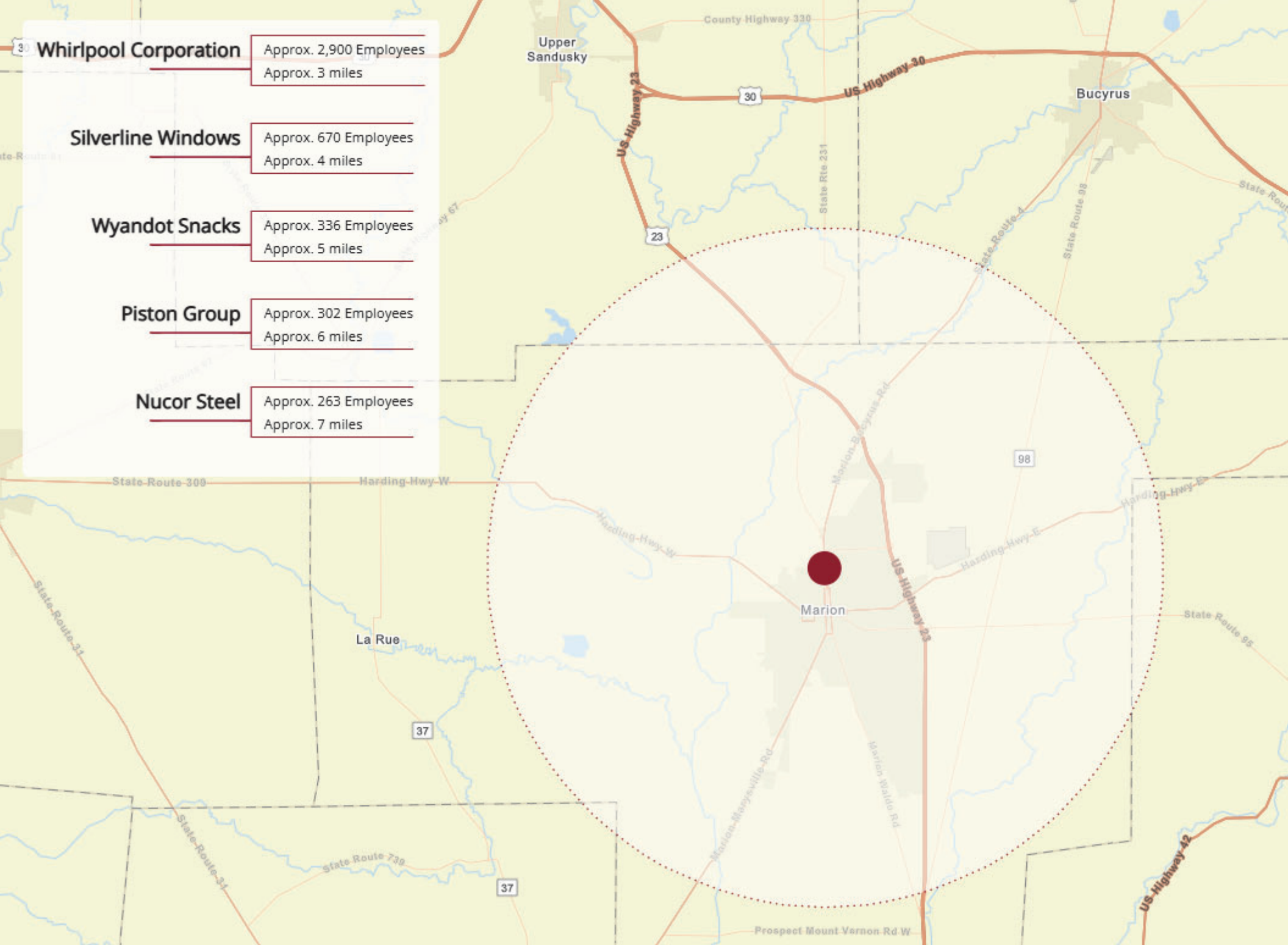
Largest Employers

Whirlpool Corporation	2,900
Silverline Windows	670
Wyandot Snacks	336
Piston Group	302
Nucor Steel	263
Graphic Packaging	250
Union Tank Car Company	250
US Yachiyo, Inc.	240

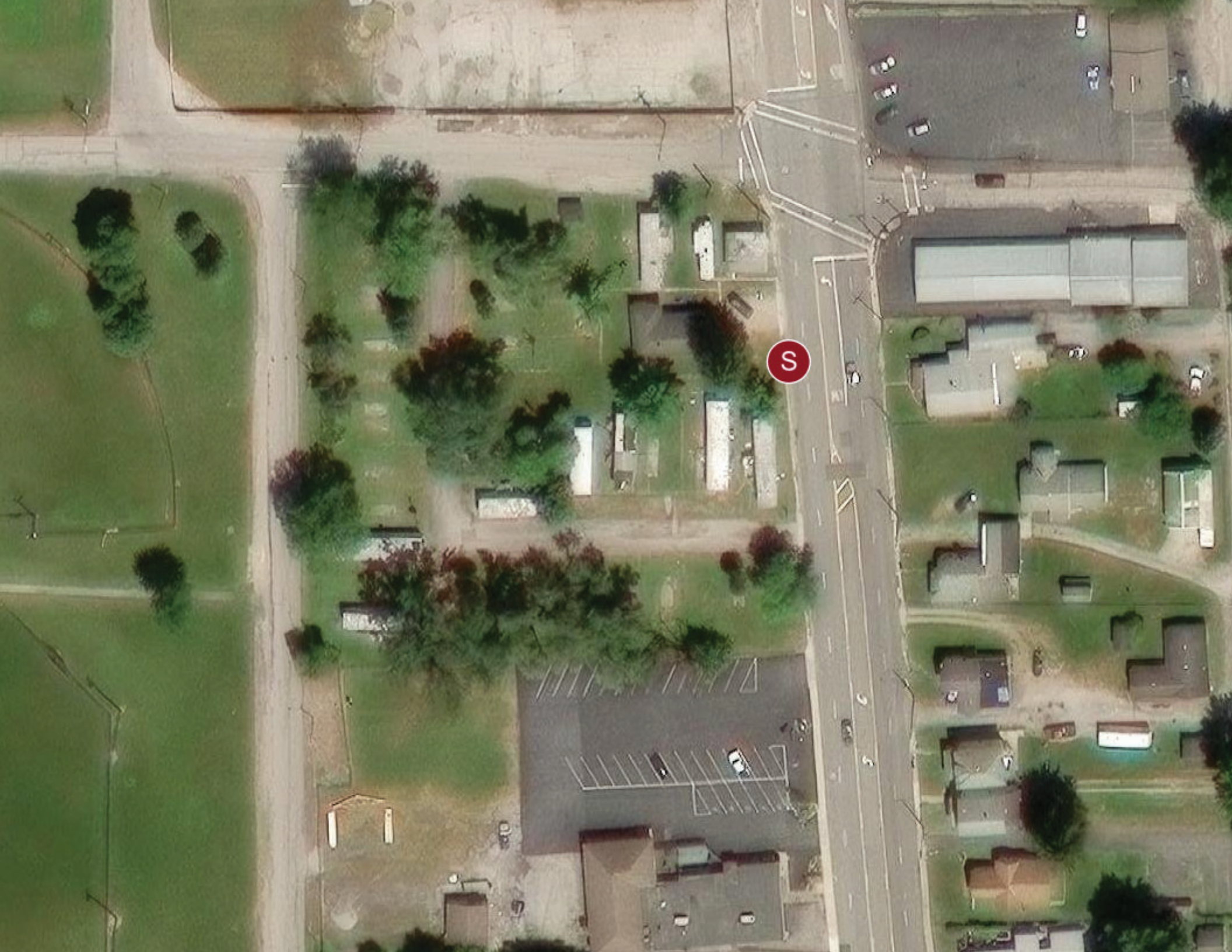
Marion County GDP Trend

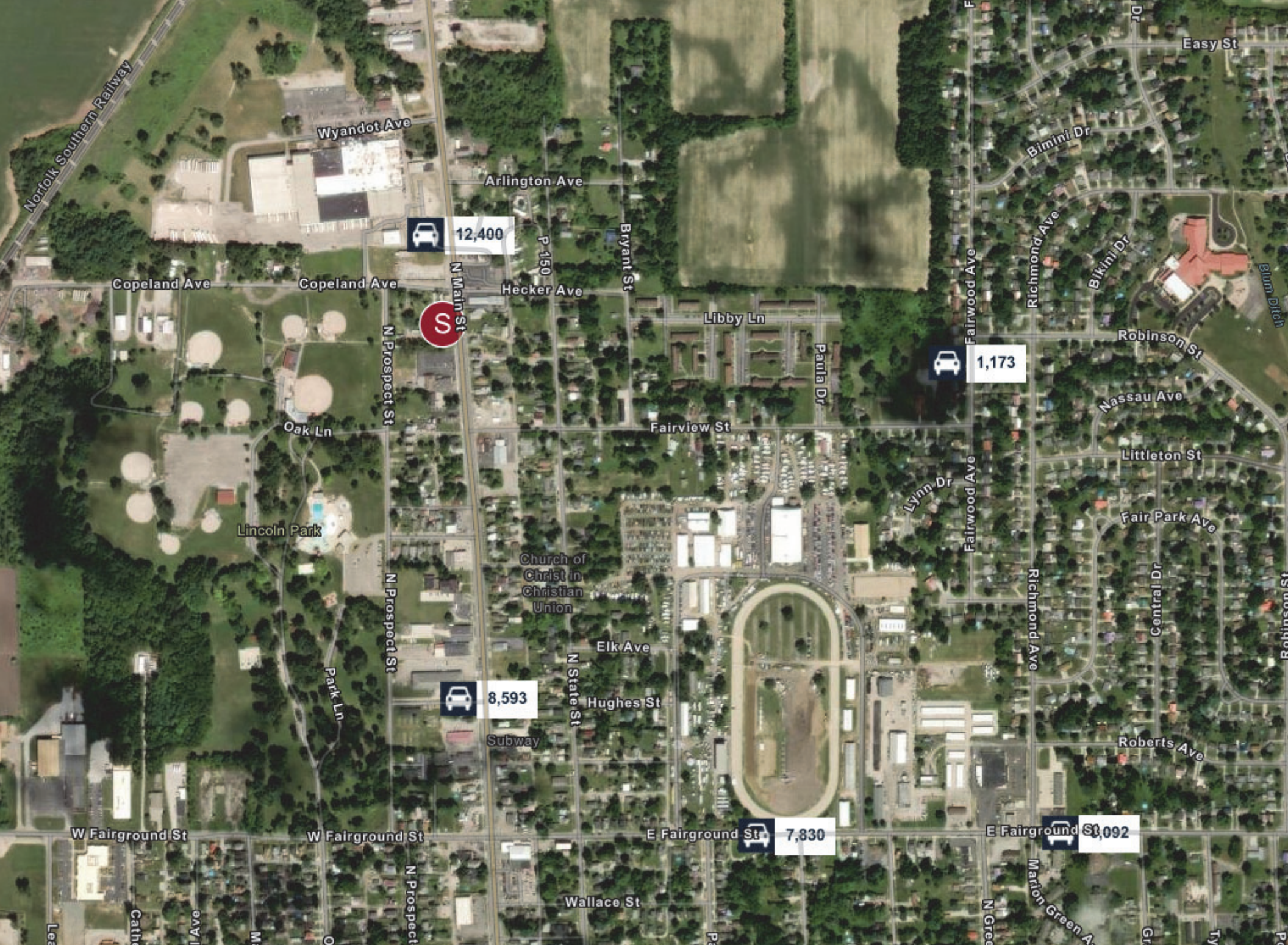


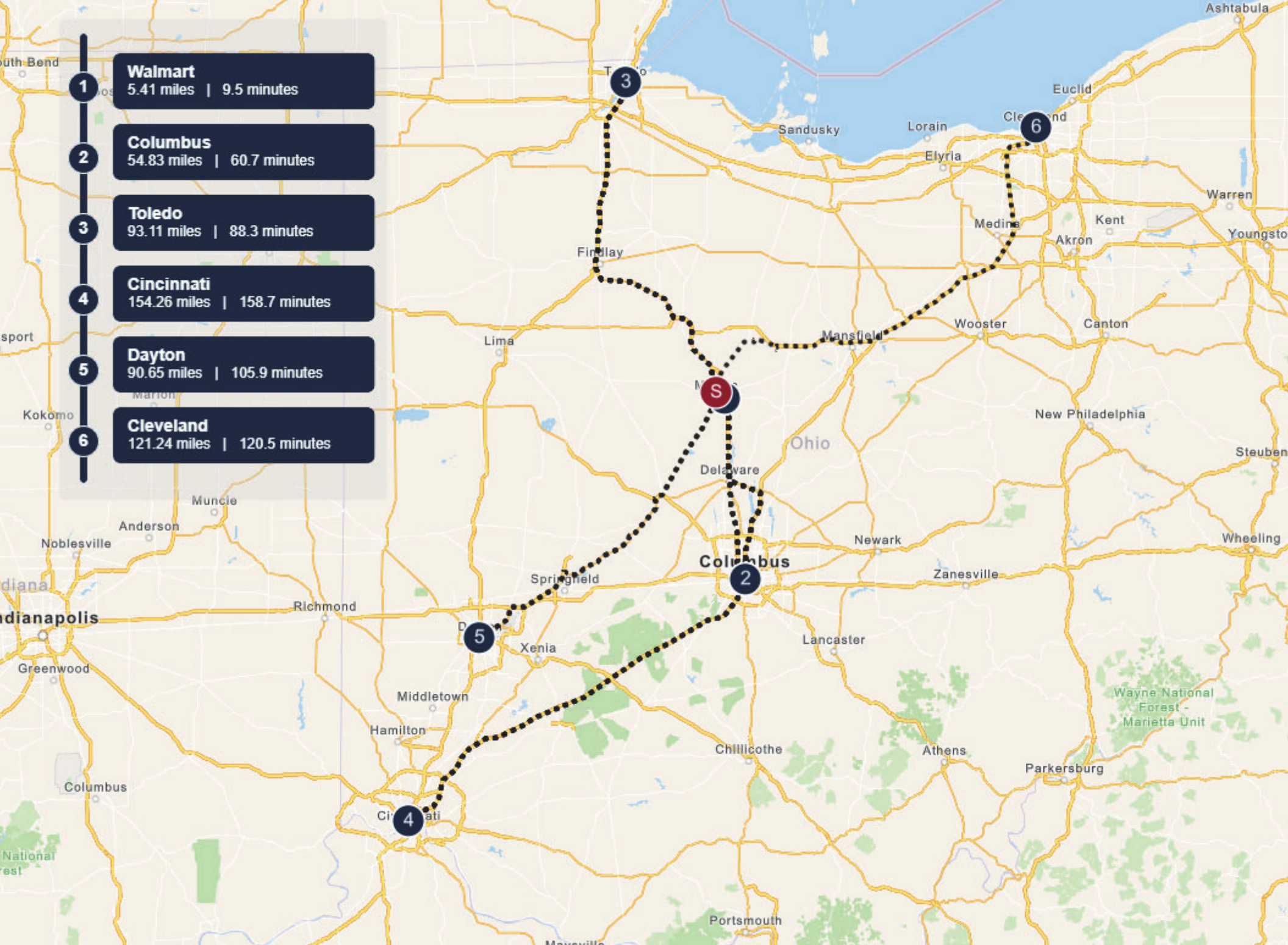




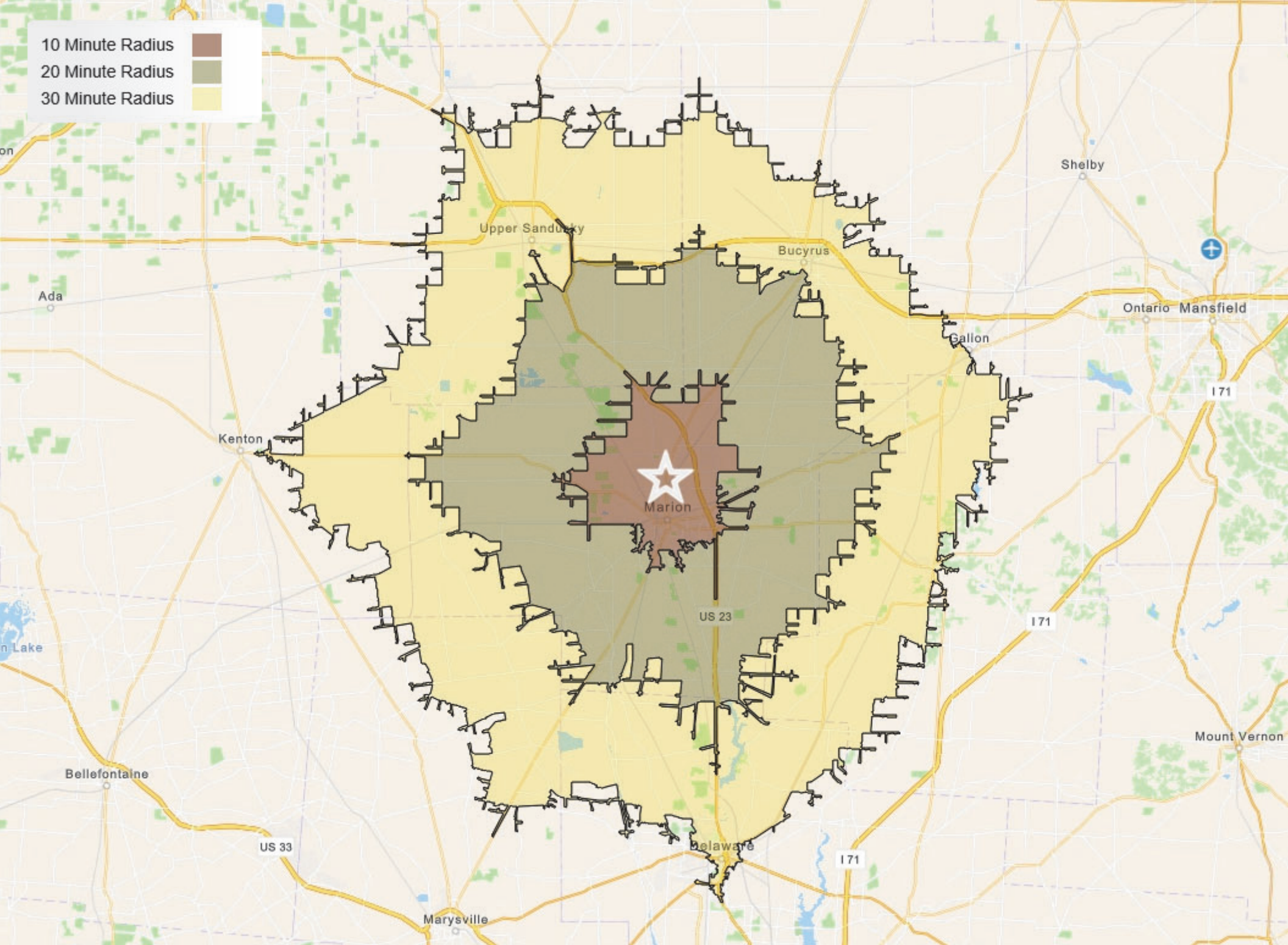
Whirlpool Corporation	Approx. 2,900 Employees Approx. 3 miles
Silverline Windows	Approx. 670 Employees Approx. 4 miles
Wyandot Snacks	Approx. 336 Employees Approx. 5 miles
Piston Group	Approx. 302 Employees Approx. 6 miles
Nucor Steel	Approx. 263 Employees Approx. 7 miles







10 Minute Radius
20 Minute Radius
30 Minute Radius





03

Property Description

Property Features

BUCKEYE TRAILER PARK

PROPERTY FEATURES

NUMBER OF UNITS	33
LAND SF	76,230
LAND ACRES	1.75
YEAR BUILT	1950
YEAR RENOVATED	2007
# OF PARCELS	1
ZONING TYPE	MHP
BUILDING CLASS	C
TOPOGRAPHY	Flat
LOCATION CLASS	B-
LOT DIMENSION	286 x 278 x 288 x 301
NUMBER OF PARKING SPACES	66
PARKING RATIO	2:1

UTILITIES

WATER	Public (Paid by park)
SEWER	Public (Paid by park)
GAS	Public (Paid by tenant)
ELECTRIC	Public (Paid by tenant)
RUBS	N/A
TRASH	Private (Paid by park)





04

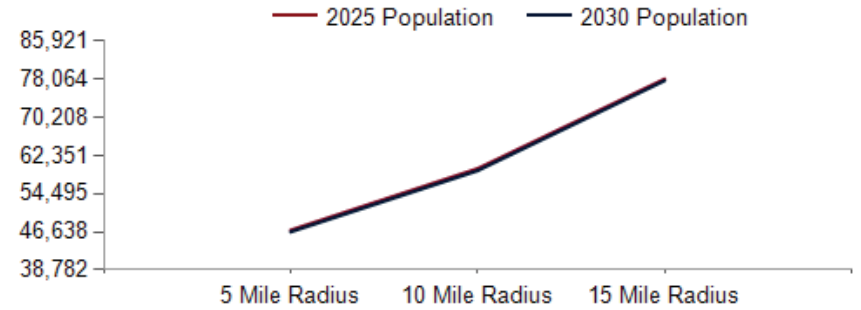
Demographics

General Demographics

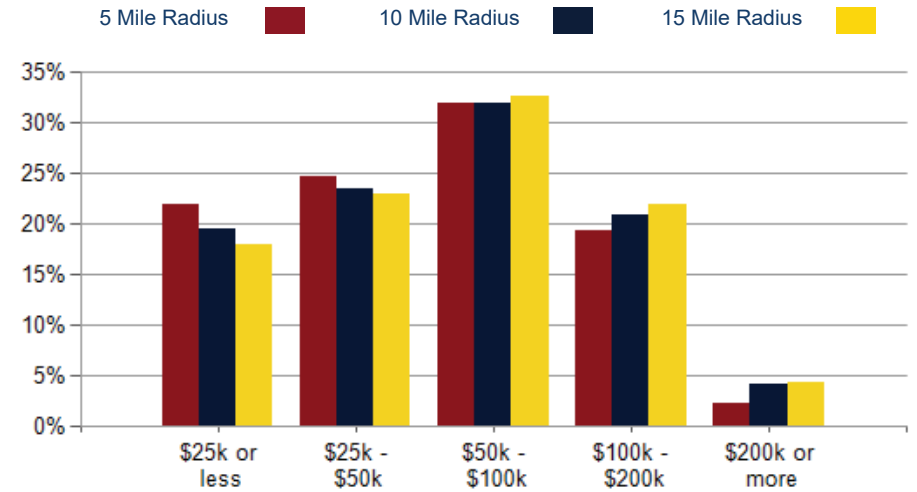
Race Demographics

POPULATION	5 MILE	10 MILE	15 MILE
2000 Population	48,204	60,771	79,209
2010 Population	48,313	61,192	80,213
2025 Population	46,984	59,630	78,064
2030 Population	46,638	59,232	77,740
2025 African American	4,120	4,179	4,272
2025 American Indian	164	185	231
2025 Asian	283	355	436
2025 Hispanic	1,781	1,995	2,391
2025 Other Race	741	832	989
2025 White	39,082	50,942	68,174
2025 Multiracial	2,576	3,115	3,933
2025-2030: Population: Growth Rate	-0.75%	-0.65%	-0.40%

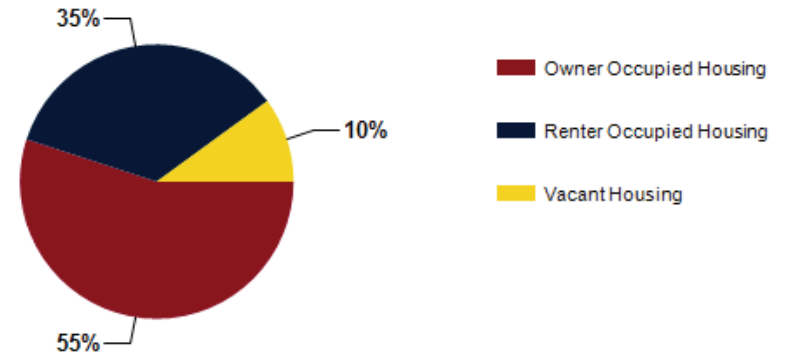
2025 HOUSEHOLD INCOME	5 MILE	10 MILE	15 MILE
less than \$15,000	1,740	1,951	2,449
\$15,000-\$24,999	2,169	2,515	3,041
\$25,000-\$34,999	1,857	2,197	2,744
\$35,000-\$49,999	2,543	3,207	4,241
\$50,000-\$74,999	3,531	4,408	5,964
\$75,000-\$99,999	2,165	2,894	3,976
\$100,000-\$149,999	2,543	3,582	4,931
\$150,000-\$199,999	907	1,200	1,721
\$200,000 or greater	409	960	1,345
Median HH Income	\$53,137	\$56,785	\$59,276
Average HH Income	\$69,065	\$76,792	\$79,160



2025 Household Income



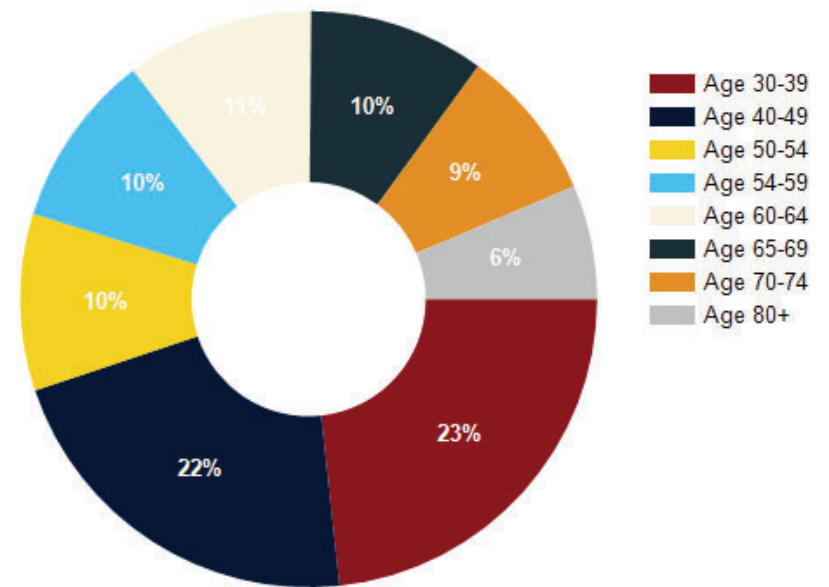
2025 Own vs. Rent - 5 Mile Radius



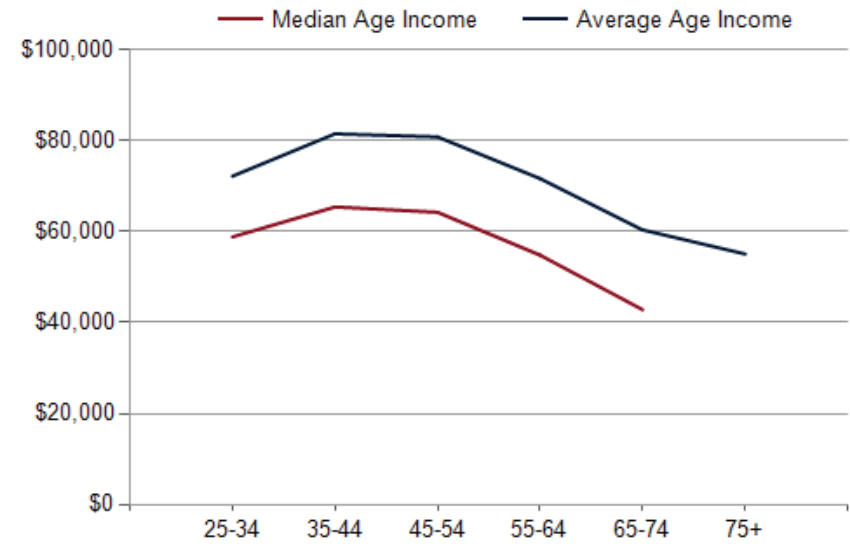
Source: esri

2025 POPULATION BY AGE	5 MILE	10 MILE	15 MILE
2025 Population Age 30-34	3,332	4,020	5,076
2025 Population Age 35-39	3,280	4,033	5,132
2025 Population Age 40-44	3,132	3,848	4,928
2025 Population Age 45-49	2,993	3,763	4,842
2025 Population Age 50-54	2,817	3,678	4,902
2025 Population Age 55-59	2,783	3,628	4,821
2025 Population Age 60-64	2,992	3,944	5,306
2025 Population Age 65-69	2,804	3,781	5,119
2025 Population Age 70-74	2,434	3,225	4,397
2025 Population Age 75-79	1,821	2,439	3,253
2025 Population Age 80-84	1,094	1,435	1,917
2025 Population Age 85+	1,032	1,291	1,702
2025 Population Age 18+	37,649	47,659	62,306
2025 Median Age	41	42	42
2030 Median Age	41	42	43

Population By Age

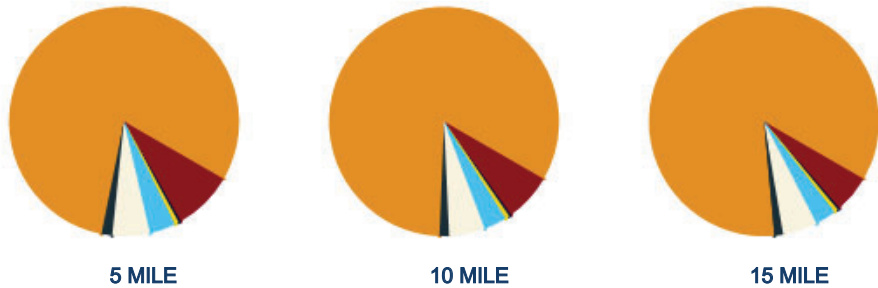


2025 INCOME BY AGE	5 MILE	10 MILE	15 MILE
Median Household Income 25-34	\$58,851	\$62,191	\$64,353
Average Household Income 25-34	\$72,226	\$77,781	\$80,121
Median Household Income 35-44	\$65,440	\$73,603	\$78,335
Average Household Income 35-44	\$81,547	\$92,754	\$97,162
Median Household Income 45-54	\$64,269	\$71,137	\$75,716
Average Household Income 45-54	\$80,863	\$90,750	\$94,905
Median Household Income 55-64	\$54,833	\$60,317	\$63,677
Average Household Income 55-64	\$71,699	\$81,908	\$84,366
Median Household Income 65-74	\$42,838	\$47,703	\$50,000
Average Household Income 65-74	\$60,401	\$67,344	\$68,171
Average Household Income 75+	\$55,094	\$58,013	\$57,572



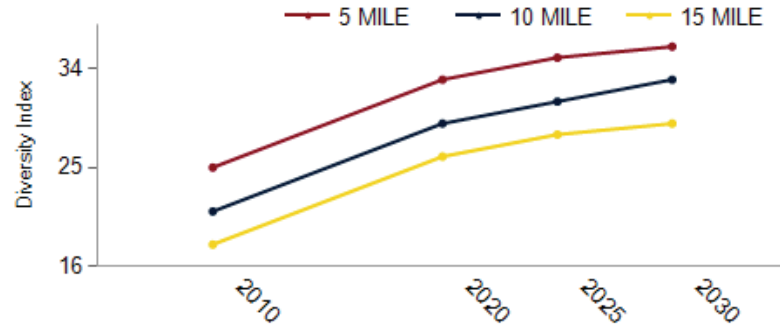
DIVERSITY INDEX	5 MILE	10 MILE	15 MILE
Diversity Index (+5 years)	37	33	29
Diversity Index (current year)	35	31	28
Diversity Index (2020)	33	29	26
Diversity Index (2010)	25	21	18

POPULATION BY RACE



2025 POPULATION BY RACE	5 MILE	10 MILE	15 MILE
African American	8%	7%	5%
American Indian	0%	0%	0%
Asian	1%	1%	1%
Hispanic	4%	3%	3%
Multiracial	5%	5%	5%
Other Race	2%	1%	1%
White	80%	83%	85%

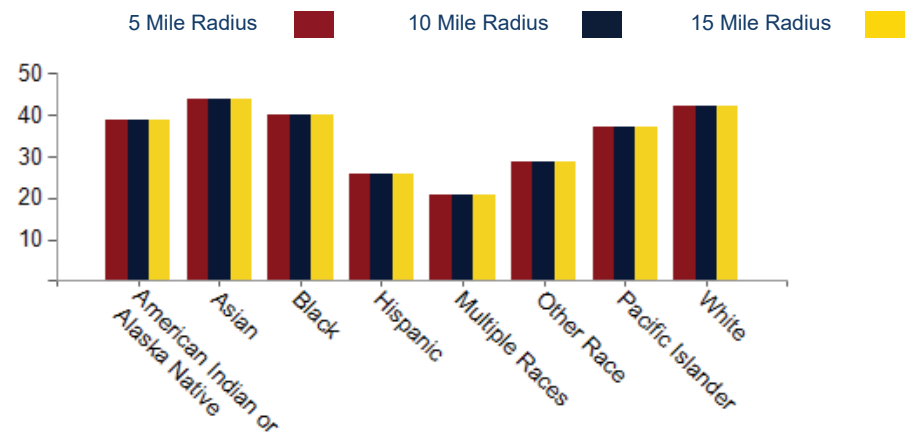
POPULATION DIVERSITY

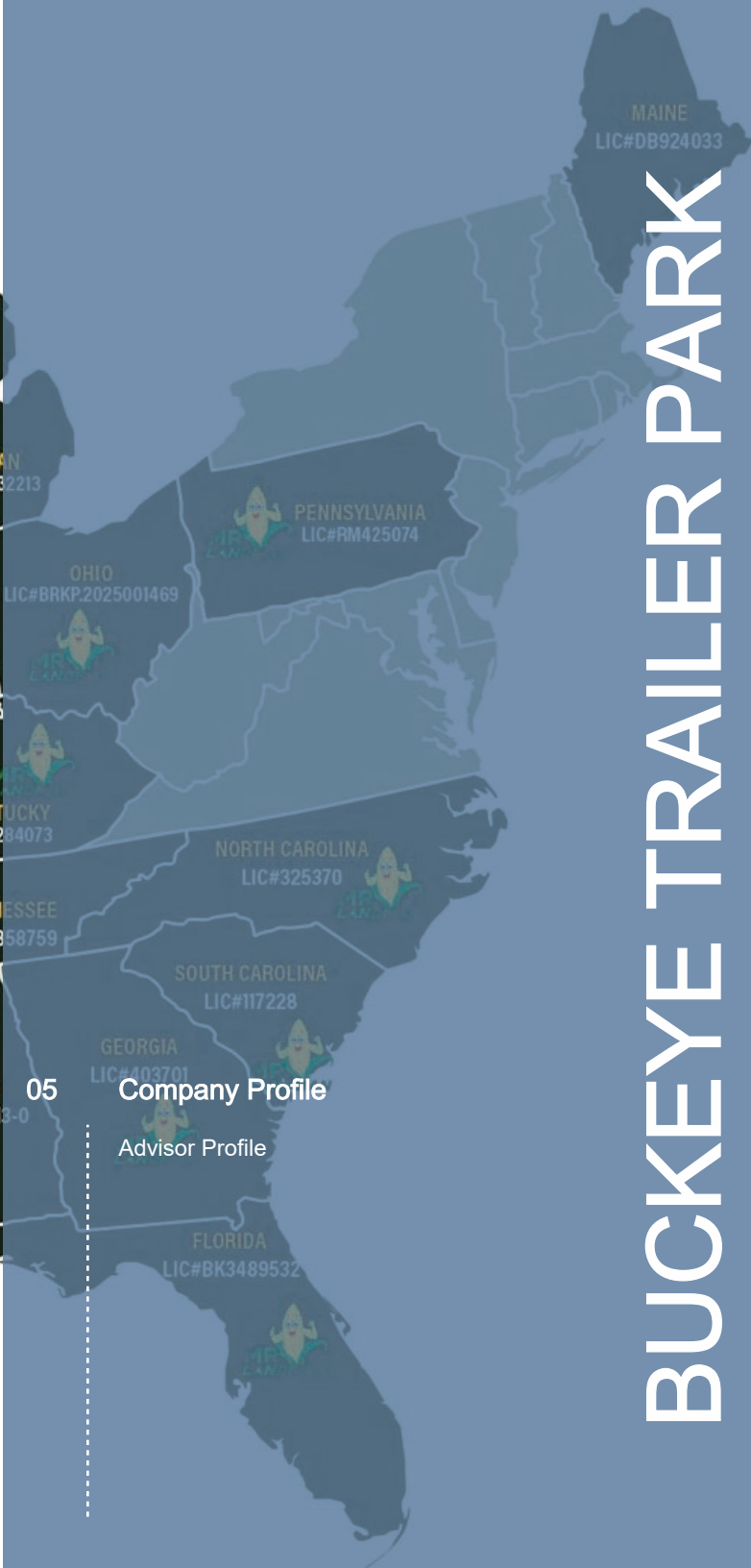
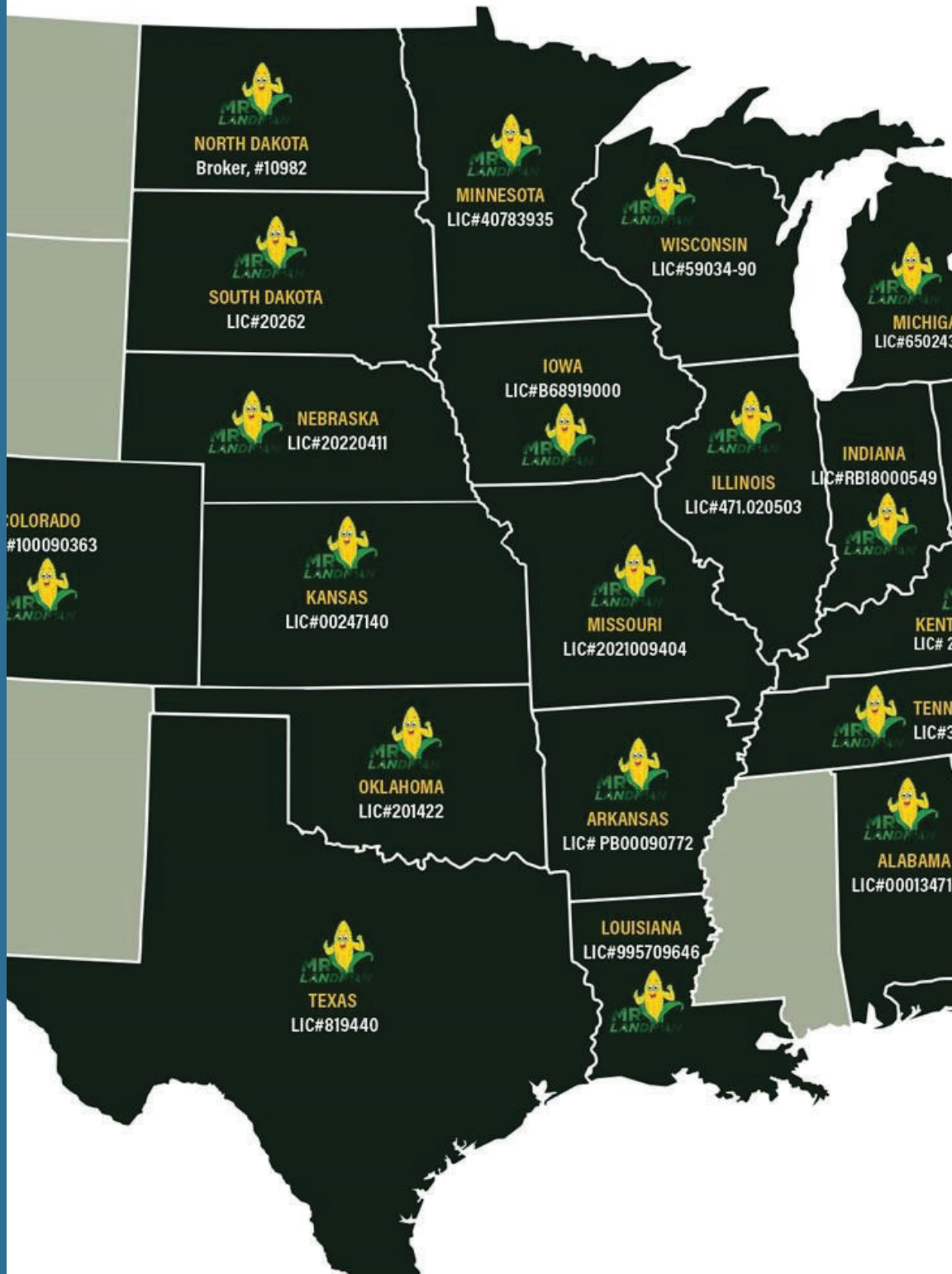


2025 MEDIAN AGE BY RACE

	5 MILE	10 MILE	15 MILE
Median American Indian/Alaska Native Age	39	38	40
Median Asian Age	44	45	45
Median Black Age	40	40	40
Median Hispanic Age	26	26	26
Median Multiple Races Age	21	22	23
Median Other Race Age	29	29	29
Median Pacific Islander Age	37	36	34
Median White Age	42	43	44

2025 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 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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Licensed Indiana Managing Broker, MR. LANDMAN, LLC, License #RB18000549
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Licensed Illinois Auctioneer. License #441.000156

Buckeye Trailer Park

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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:



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MR LANDMAN

Designated Managing Broker

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