

OFFERING MEMORANDUM

1 -21 Dinardo Manor

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Imperial, PA 15126

PRESENTED BY:

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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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.



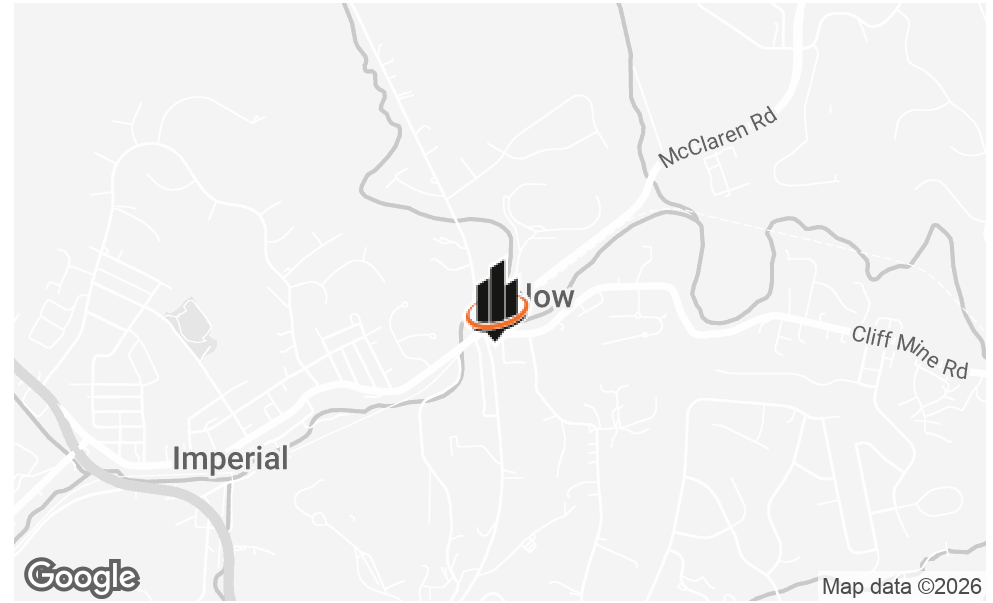
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SECTION 1
Property
Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,400,000
BUILDING SIZE:	20,050 SF
LOT SIZE:	2.48 Acres
PARCEL NUMBERS:	0692N00019000000 0692N00015000000
NUMBER OF UNITS:	21
CAP RATE:	7.56%
NOI:	\$105,855
ZONING:	R-2

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present for sale DiNardo Manor, a 21 lot trailer park located in Imperial Township. The property is located in a fast growing area only 10 minutes from the Pittsburgh Airport and Robinson Township Shopping, and within a 30-minute commute to downtown. Currently 100% occupied, this offers a Turn-key passive investment opportunity.

The subject property is located on approximately 2.48 acres. All of the mobile homes are tenant-owned with the tenants paying \$500 a month for lot rent. The landlord is responsible for trash and landscaping and snow removal. All public utilities. Possible future re-development opportunities for 40 townhomes. Prime location with public utilities, roads, and pad-ready sites.

PROPERTY HIGHLIGHTS

- 21 Lot Trailer Park Investment
- All public utilities
- 100% occupancy
- Turn-Key Investment
- No Park owned trailers

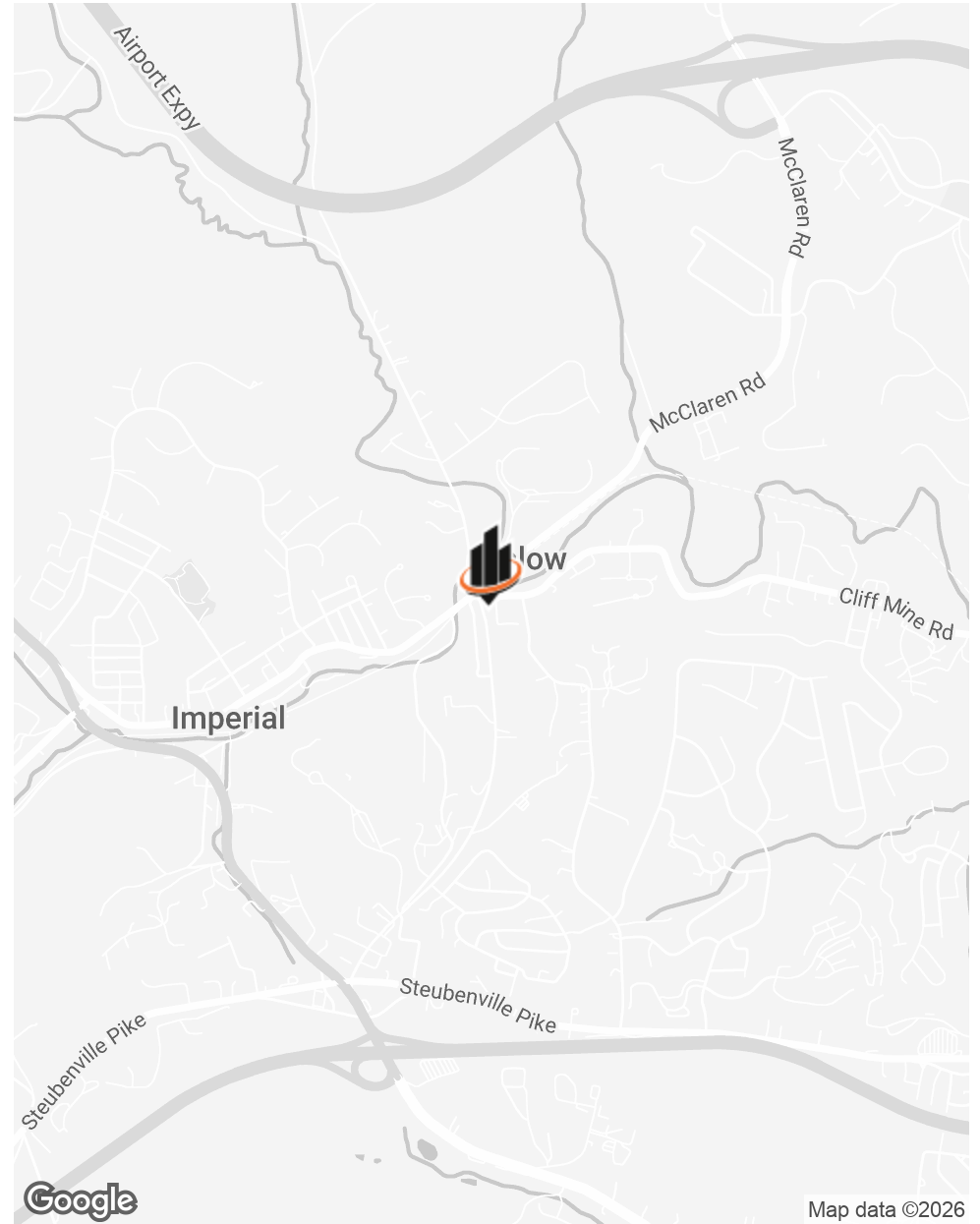
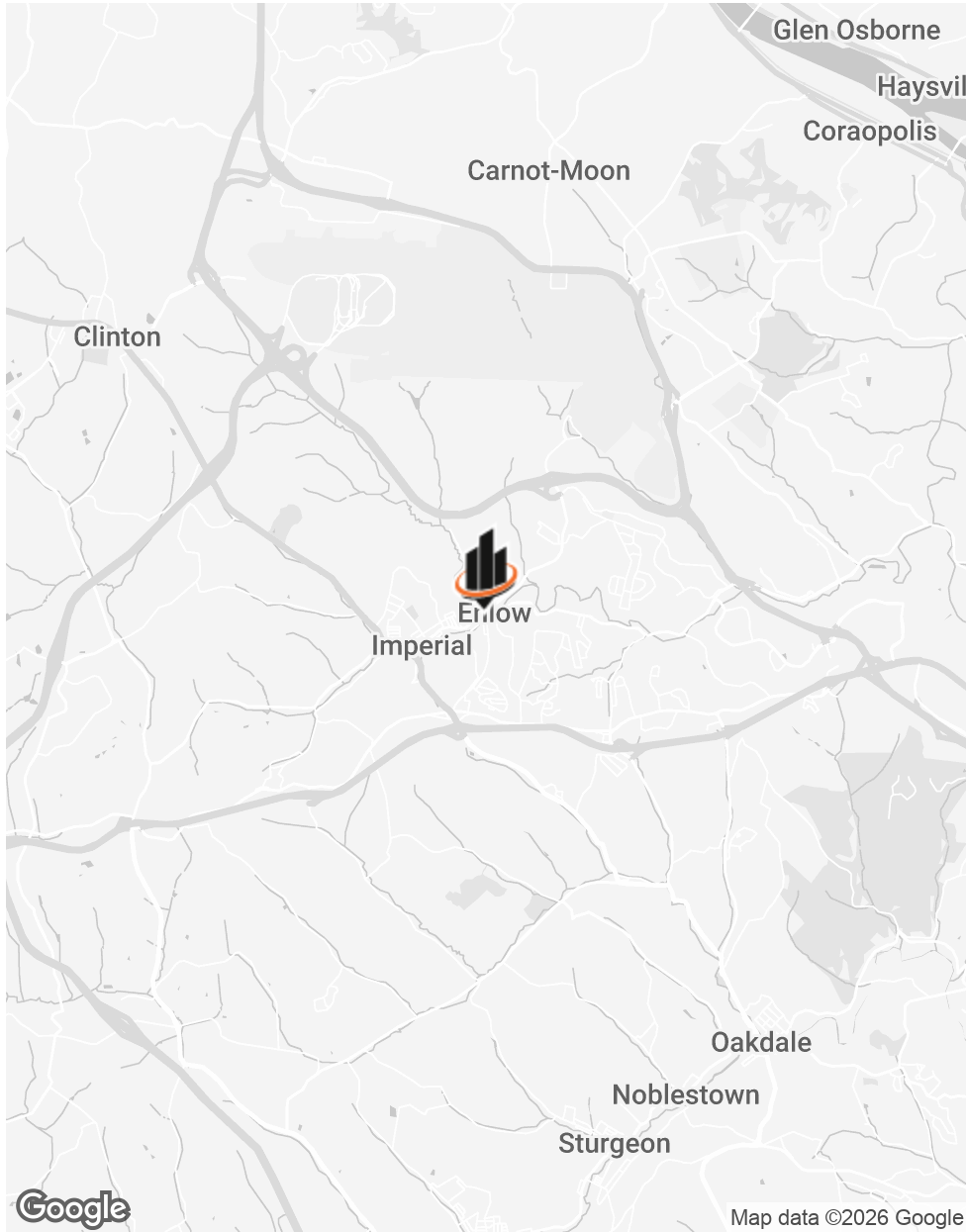
ADDITIONAL PHOTOS



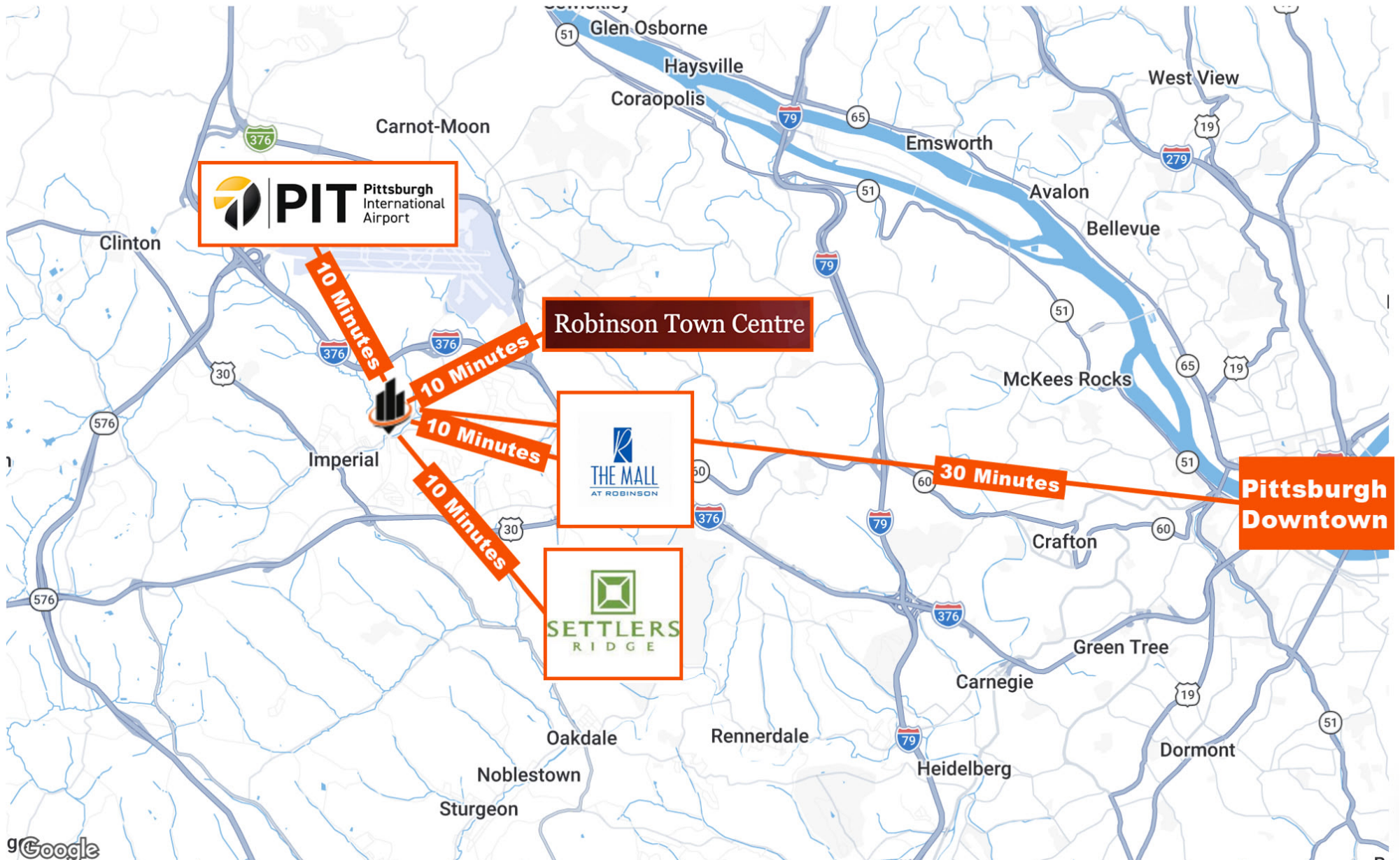


SECTION 2
Location
Information

LOCATION MAPS



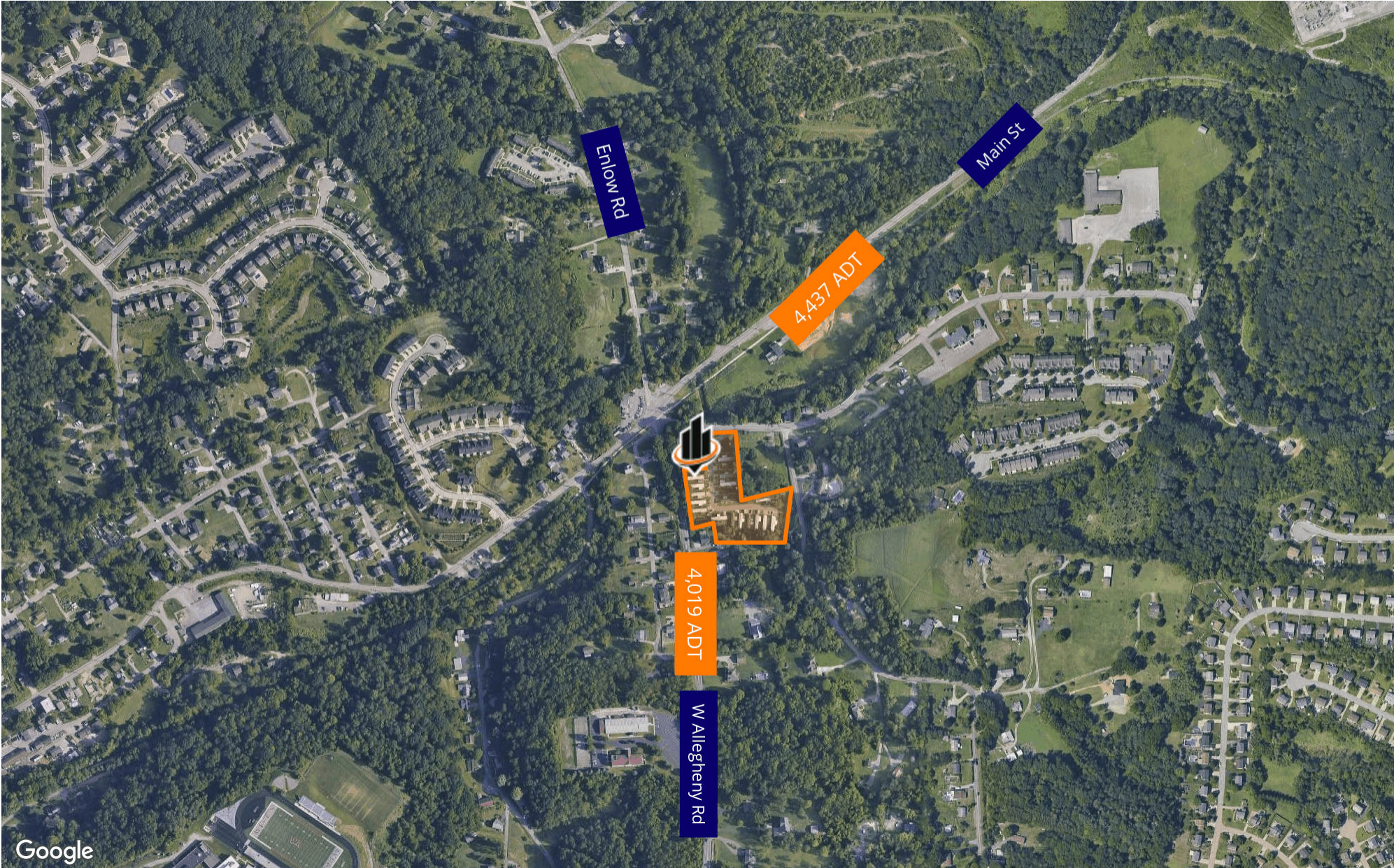
RETAILER MAP



KEY TENANTS



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

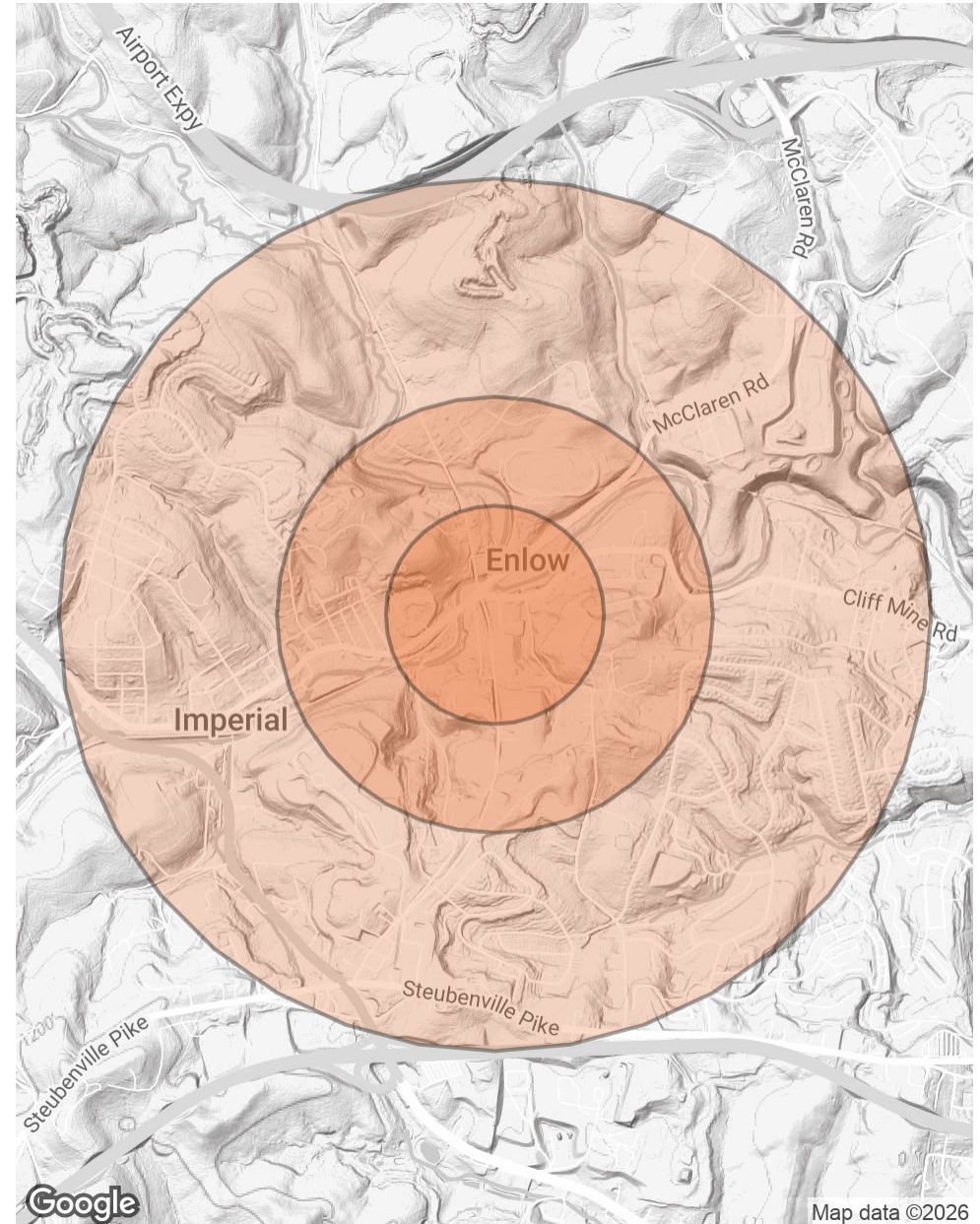
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	224	995	3,861
AVERAGE AGE	44.1	43.3	42.1
AVERAGE AGE (MALE)	44.9	44.1	42.3
AVERAGE AGE (FEMALE)	42.9	41.9	43.4

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	95	429	1,767
# OF PERSONS PER HH	2.4	2.3	2.2
AVERAGE HH INCOME	\$122,185	\$118,857	\$111,143
AVERAGE HOUSE VALUE	\$252,566	\$248,912	\$245,783

2023 American Community Survey (ACS)



LOCATION DESCRIPTION



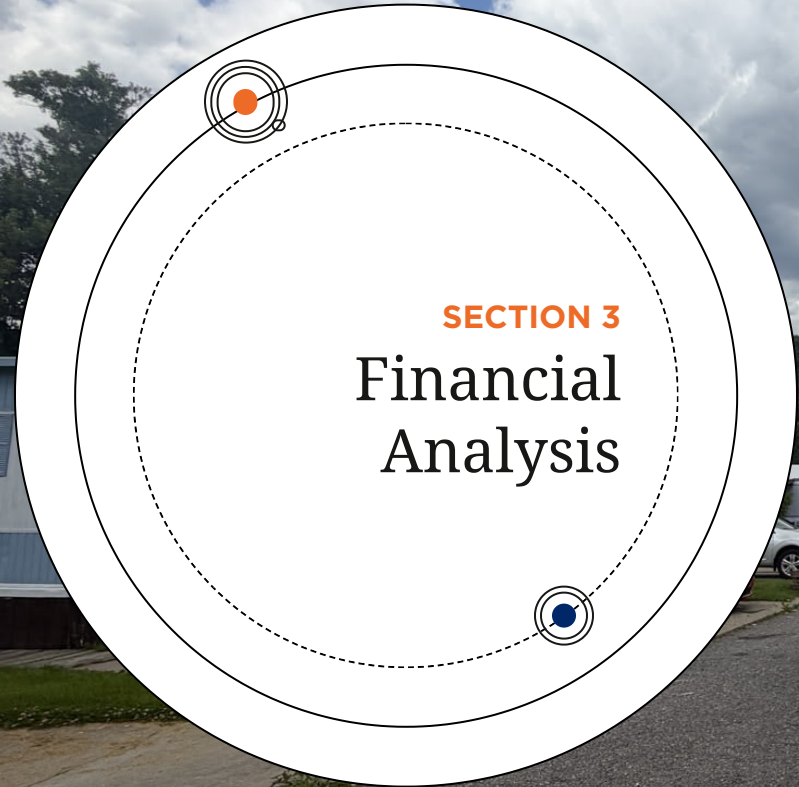
IMPERIAL

Imperial is a well-positioned suburban community located in Allegheny County approximately 15 miles west of downtown Pittsburgh and just minutes from Pittsburgh International Airport. The area benefits from excellent regional connectivity via Interstate 376, Route 22, and Route 30, providing convenient access to major employment centers throughout the Pittsburgh metropolitan area. Imperial features a strong mix of residential growth, commercial development, and light industrial activity, supported by a stable local economy and proximity to key transportation and logistics corridors. With a desirable suburban setting, access to a skilled workforce, and continued development throughout the airport corridor, Imperial offers an attractive location for businesses, investors, and residents alike.



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**

RENT ROLL

UNIT	RENT	LEASE START	COMMENTS
1	\$500.00	4/1/2018	Month-Month
2	\$500.00	4/1/2018	Month-Month
3	\$500.00	4/1/2018	Month-Month
4	\$500.00	4/1/2018	Month-Month
5	\$500.00	4/1/2018	Month-Month
6	\$500.00	4/1/2018	Month-Month
7	\$500.00	4/1/2018	Month-Month
8	\$500.00	4/1/2018	Month-Month
9	\$500.00	4/1/2018	Month-Month
10	\$500.00	4/1/2018	Month-Month
11	\$500.00	4/1/2018	Month-Month
12	\$500.00	4/1/2018	Month-Month
13	\$500.00	4/1/2018	Month-Month
14	\$500.00	6/1/2022	Renews Yearly
15	\$500.00	4/1/2018	Month-Month
16	\$500.00	4/1/2018	Month-Month
17	\$500.00	4/1/2018	Month-Month
18	\$500.00	4/1/2018	Month-Month
19	\$500.00	4/1/2018	Month-Month
20	\$500.00	4/1/2018	Month-Month

RENT ROLL

UNIT	RENT	LEASE START	COMMENTS
21	\$500.00	4/1/2018	Month-Month
TOTALS	\$10,500.00		

INCOME & EXPENSES

INCOME SUMMARY

RENT	\$126,000
TOTAL INCOME	\$126,000

EXPENSE SUMMARY

INSURANCE (ACTUAL)	\$959
TAXES	\$10,313
GROUNDS MAINTENANCE (T-12 ACTUAL)	\$2,037
TRASH (T-12 ACTUAL)	\$6,835
GROSS EXPENSES	\$20,144
NET OPERATING INCOME	\$105,855



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

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ADVISOR BIO 2



GRANT UNDERWOOD

Associate Advisor

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PROFESSIONAL BACKGROUND

Grant Underwood serves as an Associate Advisor at SVN | Three Rivers Commercial. He brings five years of industry experience in residential sales, investment acquisitions, and new construction.

Prior to joining SVN, Grant worked as a Real Estate Acquisitions Manager for CZ Capital, and as a Community Sales Manager at Maronda Homes.

Grant was born in the South Hills, and graduated from the University of Pittsburgh with a degree in Business Finance.

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