

OFFERING MEMORANDUM
Denman Estates

1 DENMAN TRAILER COURT

New Brighton, PA 15066

PRESENTED BY:

JASON CAMPAGNA

Managing Director

C: 724.825.3137

jason.campagna@svn.com

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.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

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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.



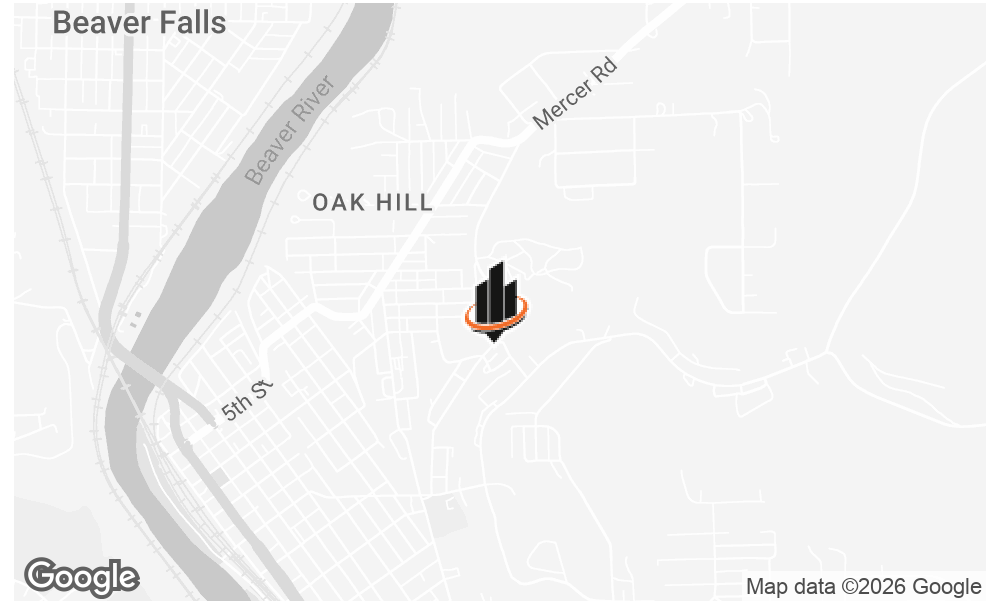
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SECTION 1
Property
Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$400,000
LOT SIZE:	3.4 Acres
NUMBER OF UNITS:	20
PROFORMA CAP RATE:	16.5%
PROFORMA NOI:	\$65,933

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present for sale Denman Estates Mobile Home Park, a 20 Pad manufactured housing community sitting on 3.4 acres located in Beaver County, Pennsylvania. This is a fantastic value-add opportunity by renting out the pads within the community. Currently, only 5 pads are rented, but utilities and roads are in place. All public utilities.

Conveniently located just off PA-65, the property provides residents with easy access to downtown Pittsburgh and is surrounded by the economic growth of the Marcellus Shale region.

Denman Estates benefits from strong demand for affordable housing driven by nearby industrial employers, including the Shell Petrochemicals Complex and other regional energy and infrastructure projects. The property is also located near major shopping, colleges, and everyday amenities, making it an attractive housing option for both long-term residents and area workers.

PROPERTY HIGHLIGHTS

- 20 Pad Value-Add Mobile home Investment Opportunity
- All public utilities are available to the site and pads. Paved Roads
- Strong employment base from nearby energy projects.
- Potential for strong cashflow once park is fully occupied

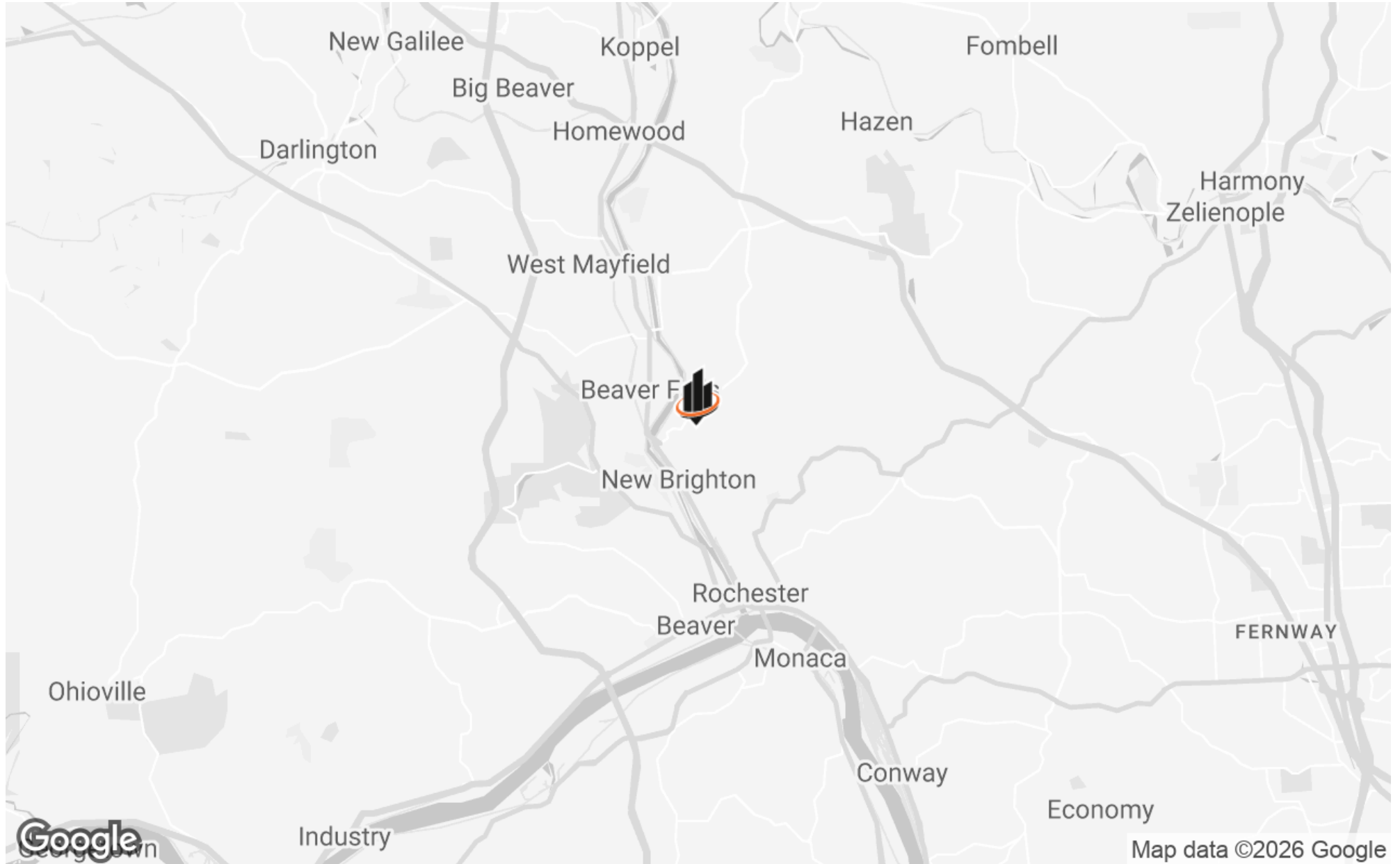
ADDITIONAL PHOTOS



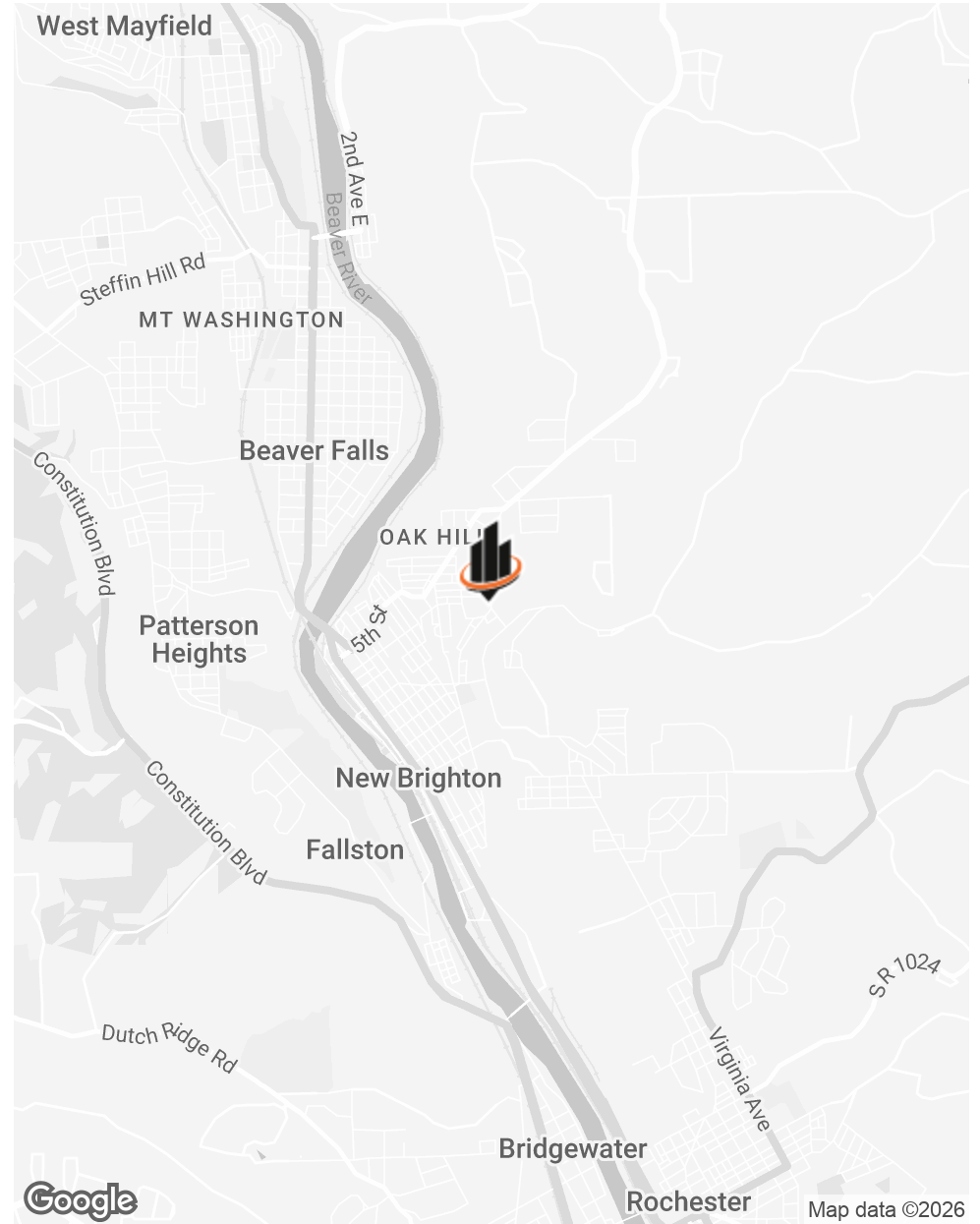
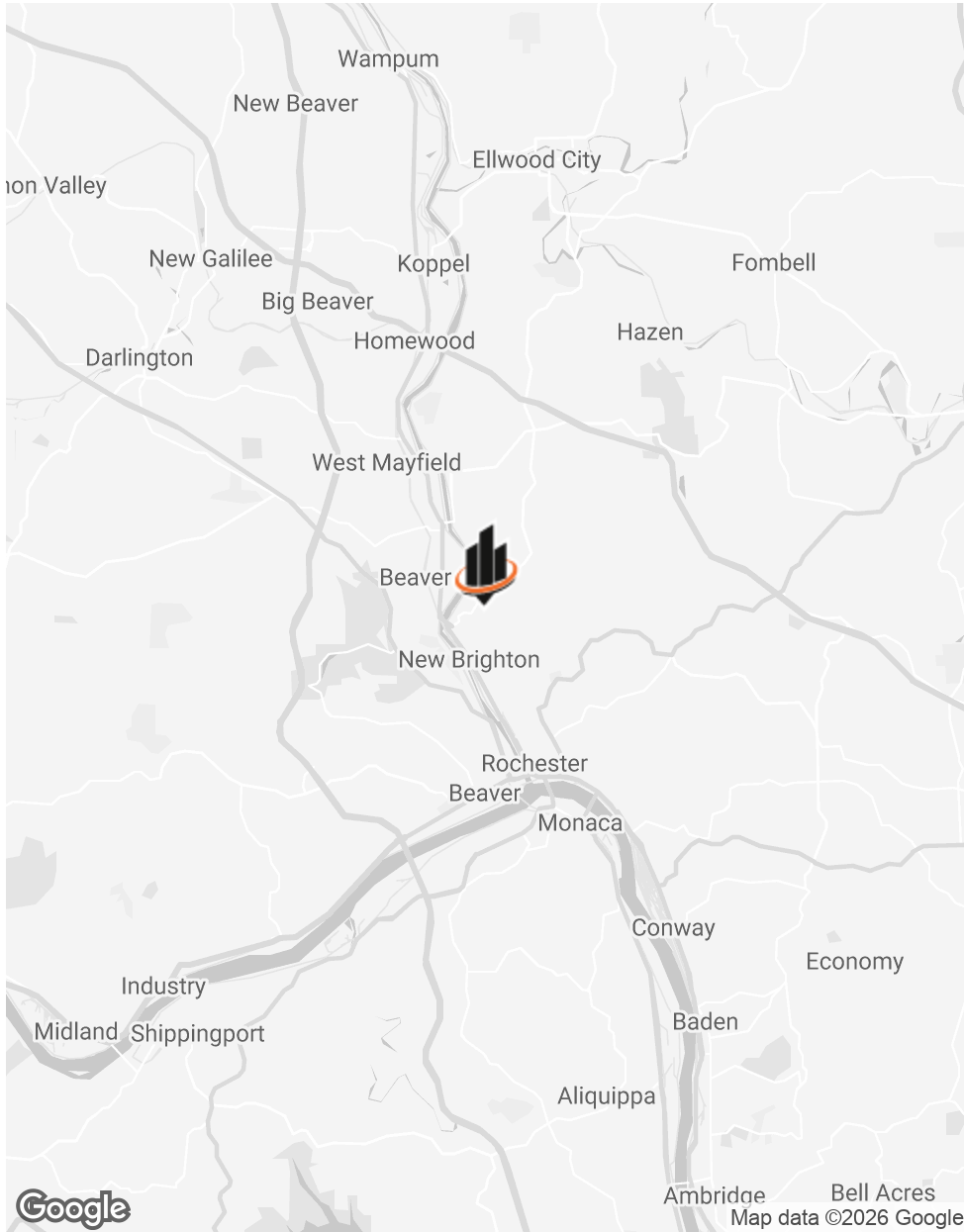


SECTION 2
Location
Information

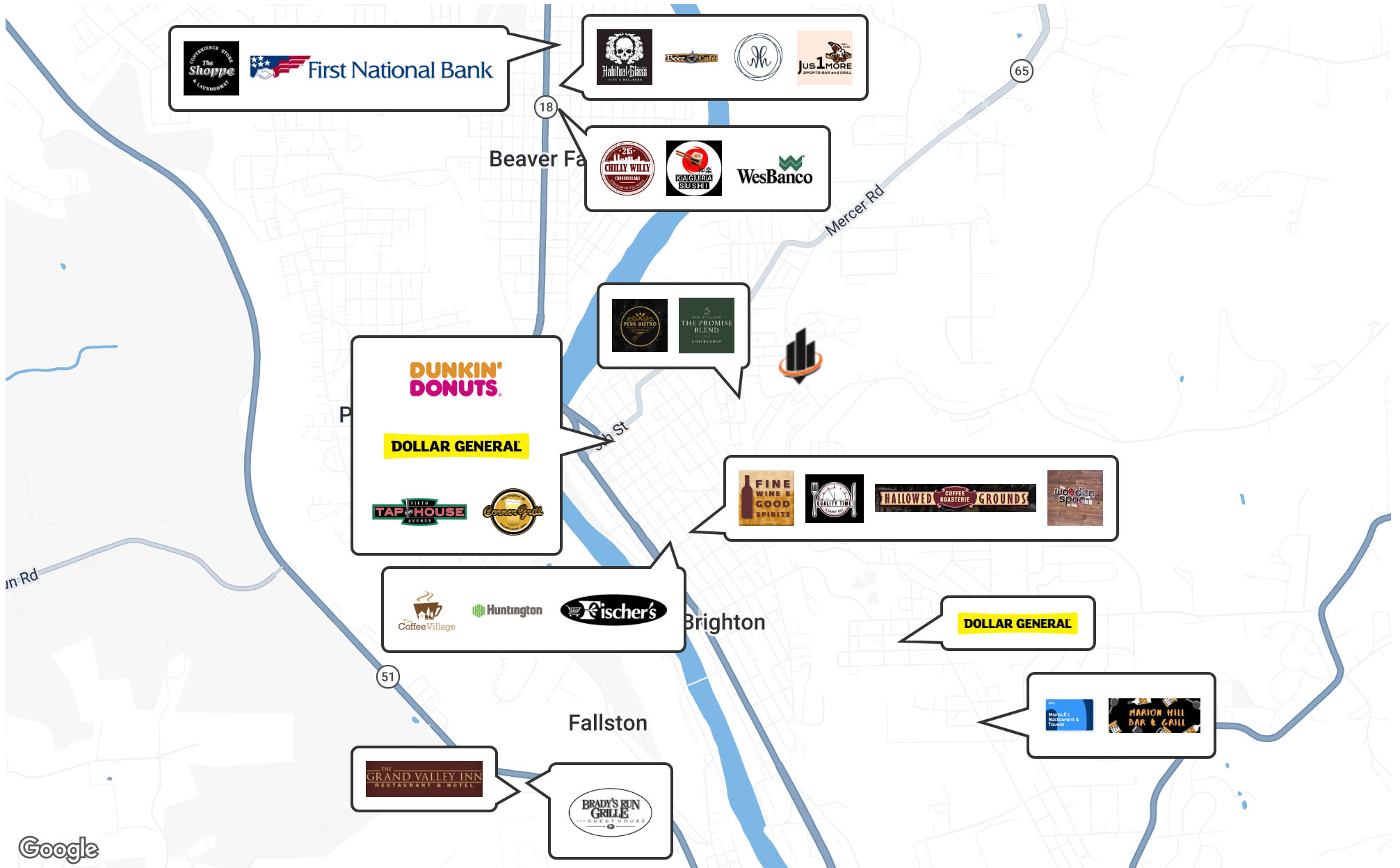
REGIONAL MAP



LOCATION MAPS



RETAILER MAP



Google

PARCEL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

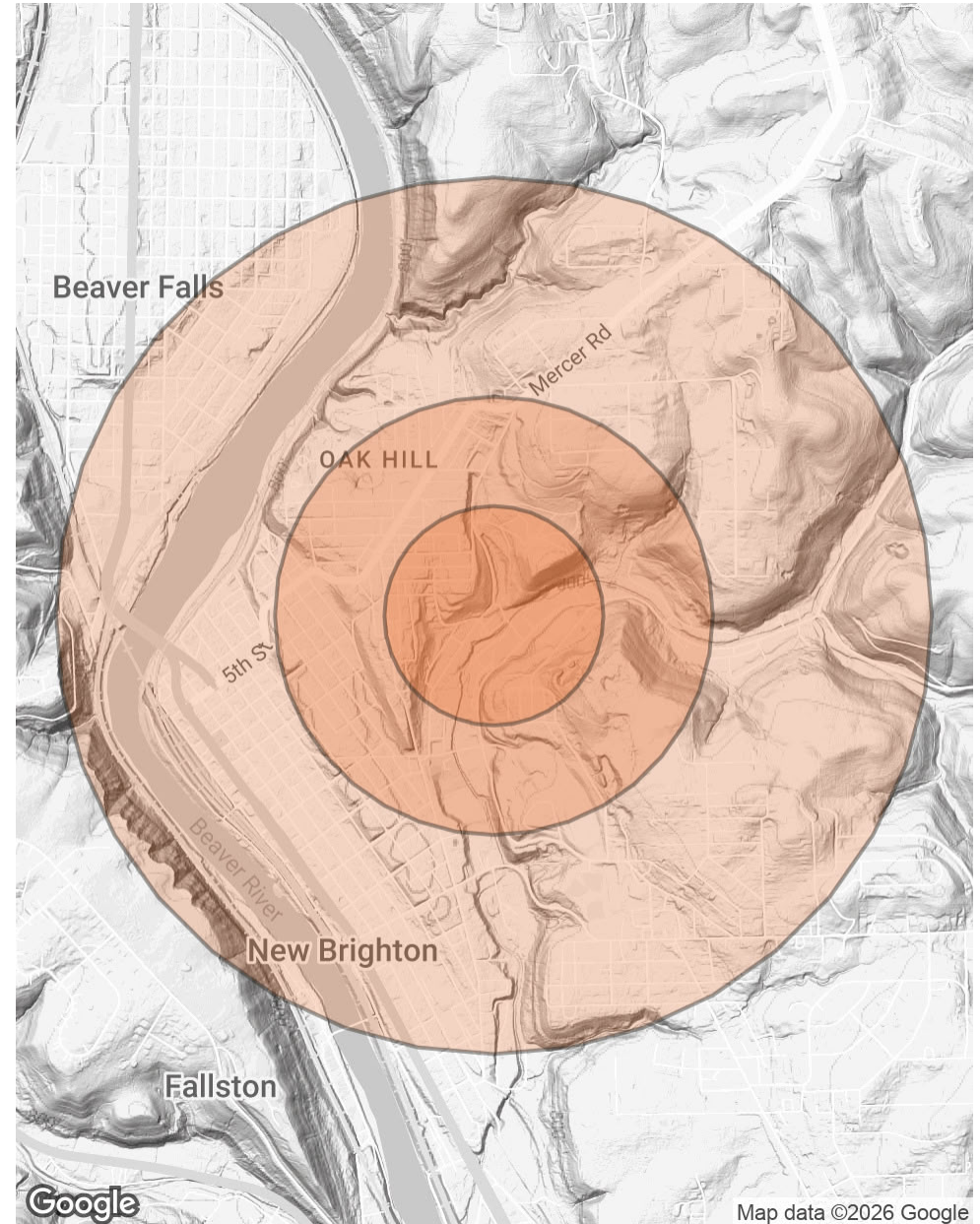
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	673	2,620	6,860
AVERAGE AGE	41.3	43.3	44.1
AVERAGE AGE (MALE)	39.0	41.3	41.1
AVERAGE AGE (FEMALE)	41.6	43.8	46.6

HOUSEHOLDS & INCOME

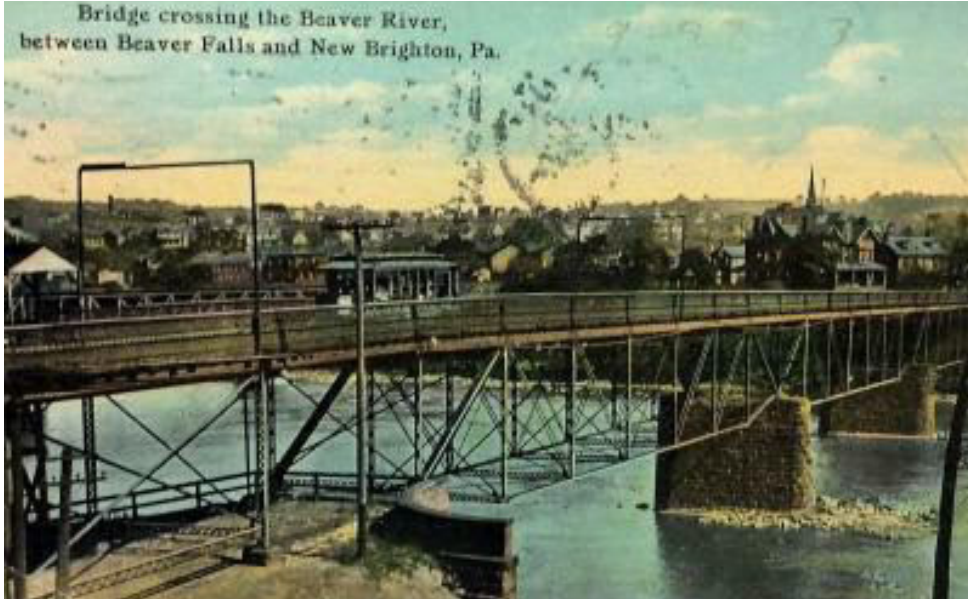
0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	323	1,181	3,153
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$64,347	\$73,932	\$67,149
AVERAGE HOUSE VALUE	\$161,461	\$151,583	\$127,355

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
5	\$400.00
12	\$400.00
16	\$400.00
18	\$400.00
20	\$400.00
TOTALS	\$2,000.00

INCOME & EXPENSES

INCOME SUMMARY

	ACTUAL	PROFORMA
PAD RENTAL INCOME	\$24,000	\$96,000
WATER / SEWER REIMBURSEMENT	\$2,400	\$9,600
VACANCY	-	(\$10,560)
GROSS INCOME	\$26,400	\$95,040

EXPENSES SUMMARY

	ACTUAL	PROFORMA
INSURANCE	\$617	\$617
TAXES	\$4,730	\$4,730
TRASH	\$1,590	\$6,360
WATER / SEWER	\$2,696	\$15,000
LANDSCAPING / SNOW	-	\$2,400
OPERATING EXPENSES	\$9,633	\$29,107
NET OPERATING INCOME	\$16,767	\$65,933



SECTION 4
Advisor Bios

ADVISOR BIO 1



JASON CAMPAGNA

Managing Director

jason.campagna@svn.com

Cell: **724.825.3137**

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

20 Stanwix St, Suite 500
Pittsburgh, PA 15222
412.535.8050