

96-Lot Manufactured Housing Portfolio Located in Bassett & Collinsville, VA

Henry County MHC Portfolio

Offering Memorandum



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NON - E N D O R S E M E N T & D I S C L A I M E R N O T I C E

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Activity ID: ZAH0480082

BROKER OF RECORD

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Henry County MHC Portfolio

4 Mobile Home Community Portfolio in Henry County, VA

Number of Lots	93	Average Lot Rent	\$265
Total Land Area	14.22 Acres	Average Pro-forma Lot Rent	\$331

Smart

Property Name	Parcel ID	# of Lots	Land Area
Saddleridge MHC 51 Warf Drive, Bassett, VA 24055	25.1 (018) 000	14	3.03 Acres
Longview MHC 110 Belcroft Circle, Bassett, VA 24055	13.9 (000) 000	39	8.03 Acres
Tahoe MHC Fowler Drive, Collinsville, VA 24078	29.7 (052) 000	21	2.16 Acres
Wheeler MHC Wheeler Avenue, Collinsville, VA 24078	29.7 (067) 000A	22	1.00 Acres





INVESTMENT SUMMARY

Marcus & Millichap



Henry County MHC Portfolio

Operating Data

INCOME		CURRENT		PRO-FORMA
Gross Scheduled Rent		\$140,940		\$380,940
Less: Vacancy/Deductions	5.0%	\$7,047	5.0%	\$19,047
Total Effective Rental Income		\$133,893		\$361,893
Other Income		\$0		\$0
Effective Gross Income		\$133,893		\$361,893
Less: Expenses	70.2%	\$93,974	32.9%	\$119,192
Net Operating Income		\$39,919		\$242,701

EXPENSES		CURRENT		PRO-FORMA
Real Estate Taxes		\$3,300		\$3,399
Insurance		\$1,669		\$1,719
Utilities - All		\$49,693		\$51,184
Repairs, Maintenance, Materials		\$17,187		\$17,703
Cleaning		\$1,600		\$1,648
Legal and Professional		\$2,236		\$2,303
General & Administrative		\$4,900		\$5,047
Management Fee		\$13,389		\$36,189
TOTAL EXPENSES	70.19%	\$93,974	32.94%	\$119,192
Expenses/Lot		\$979		\$1,242

# OF LOTS	UNIT TYPE	CURRENT RENTS	MARKET RENTS
96	Tenant-Owned Home	\$261	\$331

List Price:

Unpriced

Reach out to Submit an Offer

Marcus & Millichap has been selected to exclusively market for sale the Henry County MHC Portfolio, a four-property, 96-lot manufactured housing portfolio located in Collinsville and Bassett, VA. This is a rare opportunity to acquire a scalable MHC portfolio in a supply-constrained market with strong demand for affordable housing.

The offering consists of a four-property, 96-lot manufactured housing portfolio across Collinsville and Bassett, VA, all structured as tenant-owned home communities providing stable, low-maintenance lot income. The portfolio offers immediate in place cash flow with operational upside driven primarily through gradual lot rent increases and improved management efficiencies. Each asset benefits from consistent demand for affordable housing and limited new supply, supporting long-term occupancy and stability. With minimal capital requirements and clear mark-to-market potential, the portfolio presents a straightforward value-add opportunity in a fragmented, supply-constrained sector.

Offers should be presented in the form of a non-binding Letter of Intent, spelling out the significant terms and conditions of the Purchaser's offer including, but not limited to: 1) asset pricing, 2) due diligence and closing time frame, 3) earnest money deposit, 4) a description of the debt/equity structure, and 5) qualification to close. The purchase terms shall require all cash to be paid at closing.

At no point should tenants or staff be contacted regarding the sale of the Henry County MHC Portfolio.



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An aerial photograph showing a vast, dense green forest covering most of the landscape. In the lower-left and lower-center portions, a residential development is visible, featuring several long, rectangular mobile homes or trailers arranged in rows. There are also larger buildings, including a prominent brick structure, and a parking lot with several cars. A road winds through the development. The sky is clear and blue, and distant hills are visible on the horizon.

SADDLERIDGE MHC

Marcus & Millichap

Saddlebridge MHC

**51 Warf Drive
Bassett, VA 24055**

Total Lots: **14**

Total Land Area: **3.03 Acres**

Investment Highlights:

- 14 lot mobile home community offering stable, in place lot income
- Low density 3.03 acre layout provides functional spacing and long term flexibility
- Tenant-Owned-Home (TOH) structure limits capital requirements and reduces ongoing repair exposure
- Opportunity to increase lot rents over time to align with market levels
- City water and sewer with master metering; ownership currently pays water creating bill-back potential
- Individually metered electric with tenants paying directly
- No formal trash service with tenants responsible, limiting operating expenses
- Consistent demand for affordable housing in the Bassett submarket supports occupancy
- Smaller asset size allows for simple, manageable operations
- Below replacement cost relative to new manufactured housing community development
- Community permits RVs and campers, providing leasing flexibility and additional demand









LONGVIEW MHC



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Longview MHC

**Belcroft Circle
Bassett, VA 24055**

Total Lots: **39**

Total Land Area: **8.03 Acres**

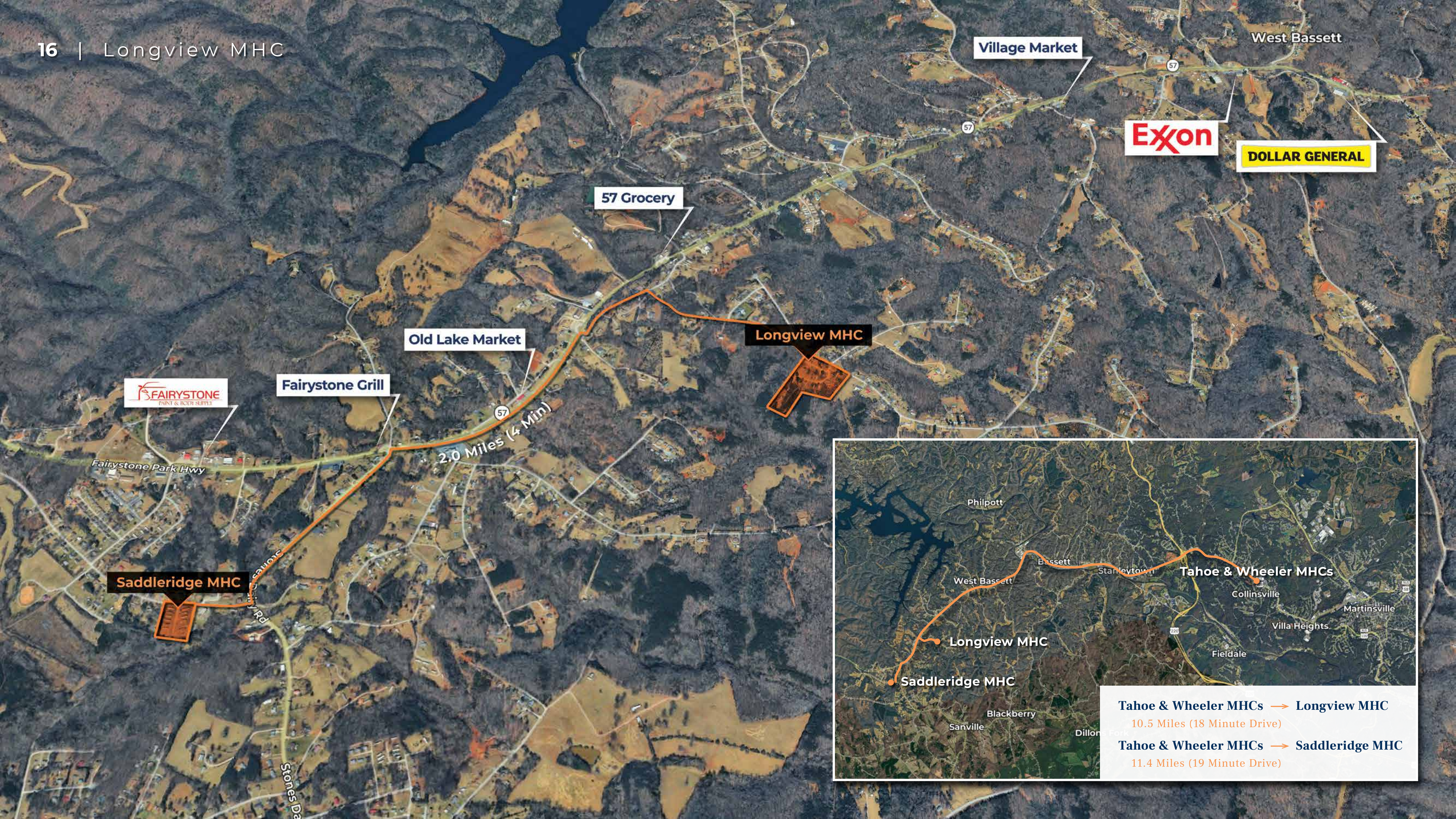
Investment Highlights:

- 39 lot mobile home community providing scale and meaningful in place cash flow
- Larger 8.03 acre site allows for efficient spacing and long term functionality
- Tenant-Owned-Home (TOH) structure limits capital requirements and reduces ongoing repair exposure
- Opportunity to increase lot rents to market levels to drive NOI growth
- Current vacancy and underutilized sites provide additional lease-up upside
- City water with septic system; master metered with ownership paying water offering utility upside
- Individually metered electric with tenants responsible for service
- On-site dumpster service paid by ownership with potential to improve expense efficiency
- Strong demand for affordable housing in the Bassett submarket supports occupancy stability
- Potential to infill or optimize layout where feasible to increase lot count
- Below replacement cost relative to new development
- Community permits RVs and campers, broadening tenant base and income potential









Village Market

West Bassett

Exxon

DOLLAR GENERAL

57 Grocery

Old Lake Market

Longview MHC

Fairystone Grill

FAIRYSTONE
PAINT & BODY SUPPLY

2.0 Miles (4 Min)

Fairystone Park Hwy

Saddleridge MHC

Stones Dam Rd

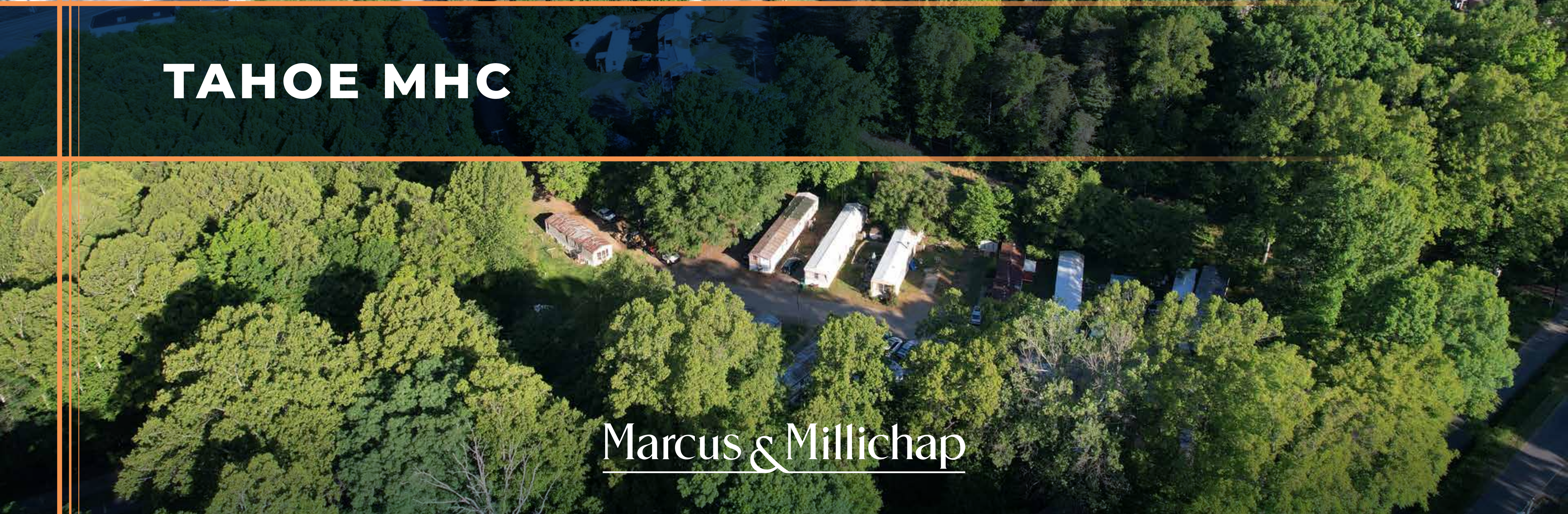


Tahoe & Wheeler MHCs → Longview MHC
10.5 Miles (18 Minute Drive)

Tahoe & Wheeler MHCs → Saddleridge MHC
11.4 Miles (19 Minute Drive)



TAHOE MHC



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Tahoe MHC

Fowler Drive, Collinsville, VA 24078

3429 Sunset Road, Collinsville, VA 24078

Total Lots: **21**

Total Land Area: **2.16 Acres**

Investment Highlights:

- 21 lot mobile home community with tenant owned homes providing stable low maintenance income
- Tenant-Owned-Home (TOH) structure limits capital requirements and reduces ongoing repair exposure
- In place cash flow with opportunity to increase lot rents to market over time
- City water and sewer with master metering; ownership currently pays water providing bill-back upside
- Individually metered electric with tenants responsible for usage
- Individual trash bins currently paid by ownership presenting expense reduction opportunity
- Located in an established Collinsville corridor with consistent affordable housing demand
- Limited nearby competition supports long term occupancy stability
- Below replacement cost relative to new manufactured housing development
- Community permits RVs and campers, allowing for additional occupancy flexibility









WHEELER MHC



Marcus & Millichap

Wheeler MHC

**Wheeler Avenue
Collinsville, VA 24078**

Total Lots: **22**

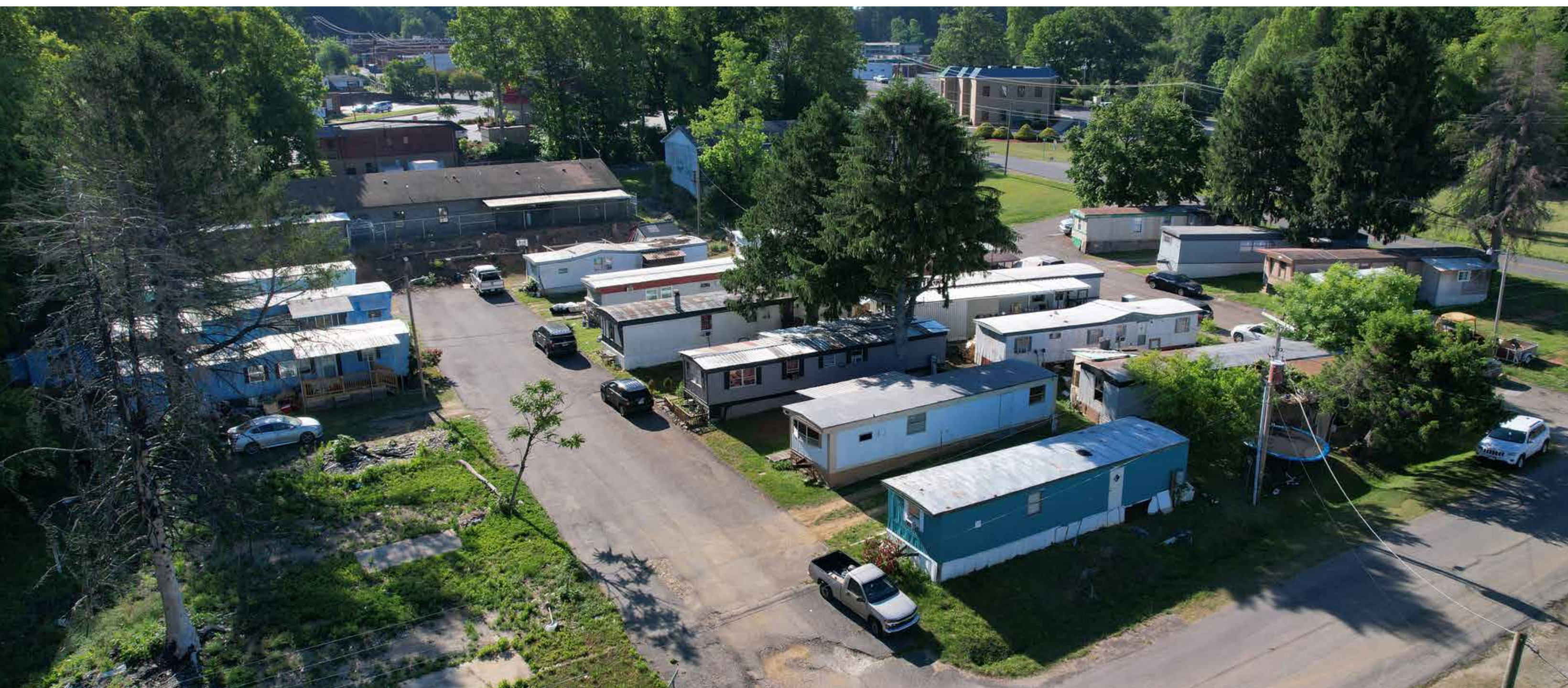
Total Land Area: **1.00 Acres**

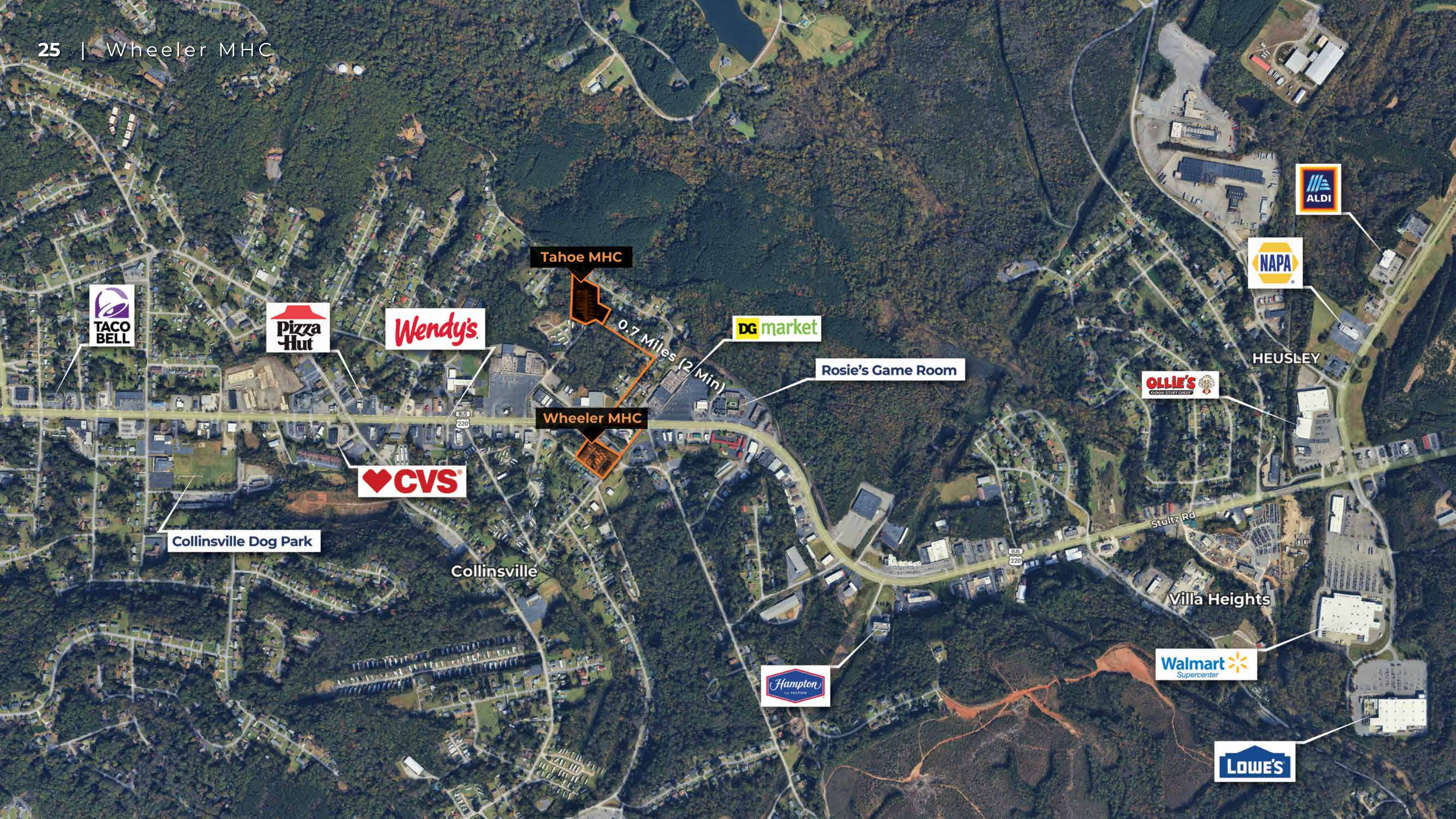
Investment Highlights:

- 22 lot mobile home community with tenant owned homes providing stable, recurring lot income
- TOH structure minimizes capital expenditures and ongoing maintenance responsibilities
- In place occupancy supports immediate cash flow at acquisition
- City water and sewer with master metering; ownership pays water creating recapture opportunity
- Individually metered electric with tenants paying directly
- On-site dumpster service currently paid by ownership with opportunity to reduce expenses
- Dense layout allows for efficient operations and management
- Strong demand for affordable housing in the Collinsville submarket supports occupancy
- Below replacement cost compared to new MHC development
- Community permits RVs and campers, supporting flexible use and added demand









Tahoe MHC

0.7 Miles (2 Min)



Rosie's Game Room

Wheeler MHC



Collinsville Dog Park

Collinsville



HEUSLEY



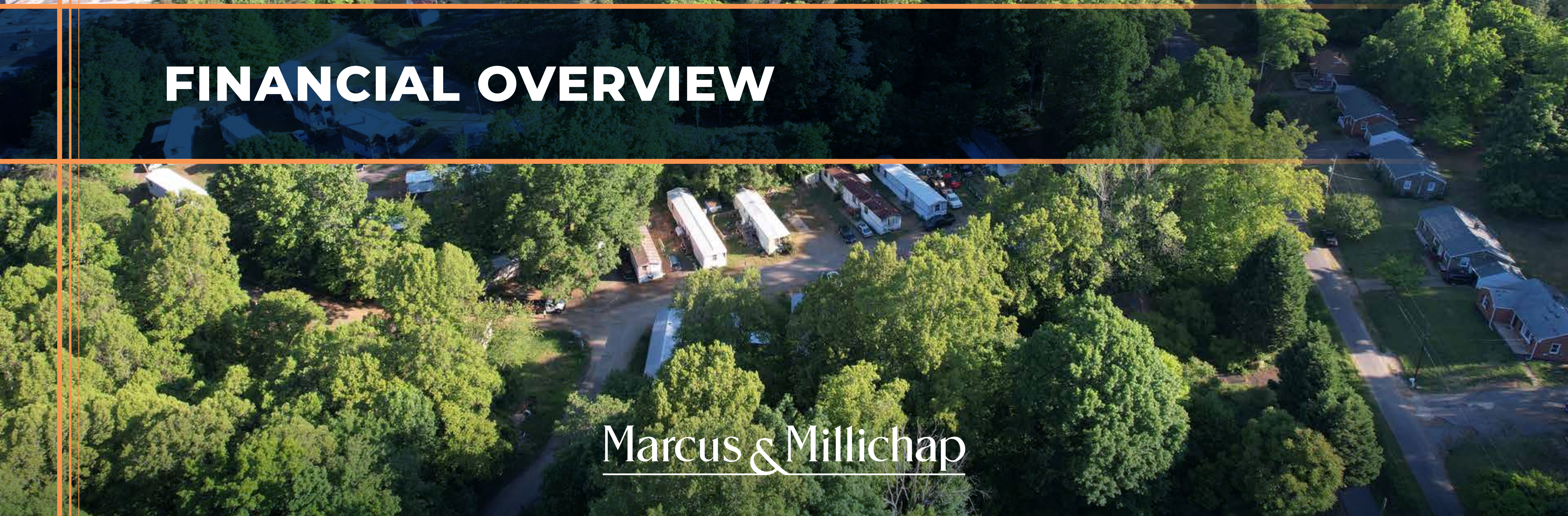
Stultz Rd

Villa Heights





FINANCIAL OVERVIEW

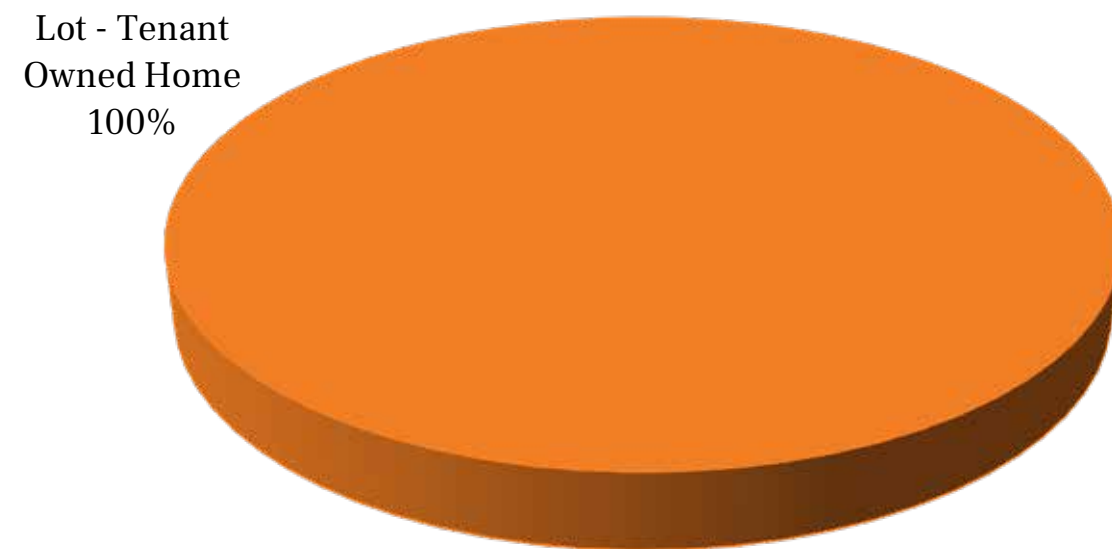


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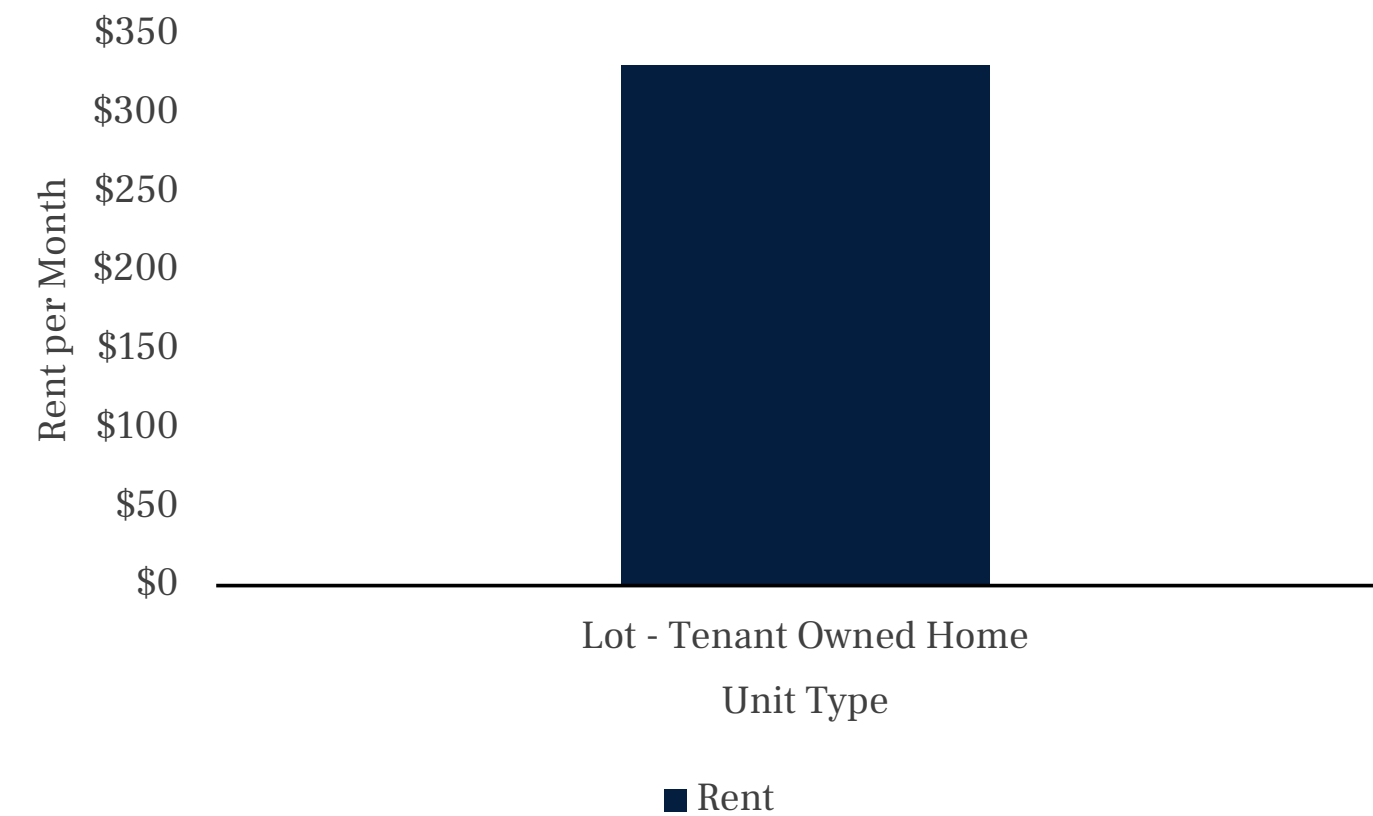
Rent Roll Summary

UNIT TYPE	# OF UNITS	RENTAL RANGE	CURRENT		POTENTIAL	
			CURRENT RENT	MONTHLY INCOME	AVERAGE RENT	MONTHLY INCOME
Rental - Tahoe TOH	14	\$255 - \$255	\$255	\$3,570	\$350	\$4,900
Rental - Wheeler TOH	16	\$245 - \$325	\$258	\$4,135	\$350	\$5,600
Rental - Saddleridge TOH	6	\$245 - \$305	\$294	\$1,765	\$315	\$1,890
Rental - Longview TOH	9	\$245 - \$270	\$253	\$2,275	\$315	\$2,835
Rental - Tahoe TOH - Vacant	7	\$350 - \$350	\$0	\$0	\$350	\$2,450
Rental - Wheeler TOH - Vacant	6	\$350 - \$350	\$0	\$0	\$350	\$2,100
Rental - Saddleridge TOH - Vacant	8	\$315 - \$315	\$0	\$0	\$315	\$2,520
Rental - Longview TOH - Vacant	30	\$315 - \$315	\$0	\$0	\$315	\$9,450
Totals/Weighted Averages	96		\$122	\$11,745	\$331	\$31,745
Gross Annualized Rents			\$140,940		\$380,940	

Unit Distribution



Unit Rent



Operating Statement

INCOME	CURRENT		PRO-FORMA		PER SPACE	NOTES
Gross Scheduled Rent	140,940		380,940		3,968	
Physical Vacancy	(7,047)	5.0%	(19,047)	5.0%	(198)	[1]
Total Vacancy	(\$7,047)	5.0%	(\$19,047)	5.0%	(\$198)	
Effective Gross Income	\$133,893		\$361,893		\$3,770	

EXPENSES	CURRENT		PRO-FORMA		PER SPACE	NOTES
Real Estate Taxes	3,300		3,399		35	[2]
Insurance	1,669		1,719		18	[2]
Utilities - All	49,693		51,184		533	[2]
Repairs, Maintenance, Materials	17,187		17,703		184	[2]
Cleaning	1,600		1,648		17	[2]
Legal and Professional	2,236		2,303		24	[2]
General & Administrative	4,900		5,047		53	[2]
Management Fee	13,389	10.0%	36,189	10.0%	377	[3]
Total Expenses	\$93,974		\$119,192		\$1,242	
Expenses as % of EGI	70.2%		32.9%			
Net Operating Income	\$39,919		\$242,701		\$2,528	

[1] Market assumption

[2] Pro-Forma increased 3% due to inflation

[3] 10% Management fee



LOCATION OVERVIEW

Marcus & Millichap

Henry County, VA

Anchored by the city of Martinsville, Henry County is a cornerstone of Southern Virginia’s industrial landscape. Located against the scenic backdrop of the Blue Ridge Mountains, the region has successfully pivoted from its traditional manufacturing roots toward a modern, diversified economy focused on advanced manufacturing, logistics, and high-tech sectors. The area’s strategic location—offering proximity to major intermodal hubs—combined with proactive investment in shovel-ready industrial parks, has positioned it as a prime destination for global companies seeking scalability. With a strong emphasis on workforce development through partnerships like Patrick & Henry Community College, the county fosters a collaborative environment that bridges the gap between educational training and the evolving needs of its vibrant business community.



Premier Industrial Hubs

Henry County is home to top-tier, revenue-sharing industrial sites like the Patriot Centre and Commonwealth Crossing. These Tier 4, shovel-ready parks are intentionally designed for domestic and international investment, featuring robust infrastructure—including high-capacity fiber, natural gas, and wastewater—to support large-scale manufacturing and logistics operations.



Workforce-Ready Pipeline

The region maintains a distinct competitive advantage through its partnership with Patrick & Henry Community College (P&HCC). By offering specialized, short-term training and technical certification programs, the college creates a direct pipeline of skilled labor that evolves alongside the needs of modern advanced manufacturing, ensuring businesses have access to a qualified, adaptable workforce.

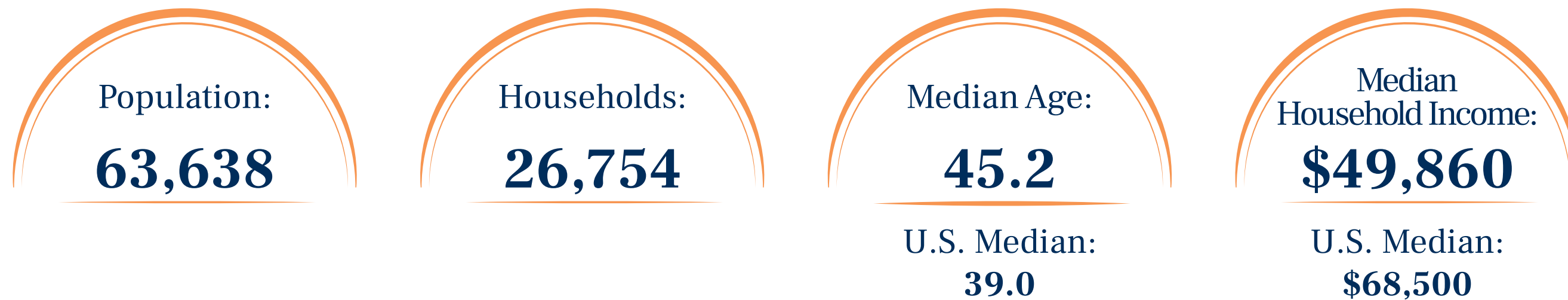


Aggressive Economic Incentives

To accelerate growth, Henry County leverages a comprehensive suite of “business-first” tools, including Opportunity Zones, Enterprise Zones, and New Markets Tax Credits. These programs, combined with a collaborative local government and the Martinsville-Henry County EDC, provide a low-friction environment that significantly enhances the return on investment for companies expanding or relocating to the area.

Henry County Economy

- The Henry County–Martinsville economy is anchored by a robust manufacturing base that is steadily diversifying into logistics, healthcare, and light industrial sectors. By leveraging low operating costs and high-quality industrial space, the region maintains a workforce of over 20,000, attracting companies that require efficient access to Southeastern U.S. markets.
- Industrial growth is driven by two primary hubs: the Patriot Centre, which hosts long-standing anchors like Eastman Chemical and Monogram Foods, and the 750-acre Commonwealth Crossing Business Centre. This newer facility is designed specifically for large-scale, advanced manufacturing and food production, representing a significant commitment to modern industrial development.
- Healthcare and education provide essential stability to the regional economy. Sovah Health remains one of the largest employers, ensuring consistent healthcare access, while Patrick & Henry Community College serves as a vital workforce engine. Through specialized technical training and industry-aligned programs, the college ensures a steady, skilled labor pipeline for the area’s manufacturers.
- Strategic infrastructure investments continue to enhance the region’s competitive position. While the formal I-73 corridor remains a long-term goal without immediate state priority, ongoing upgrades to U.S. Route 220 are significantly improving north-south connectivity. These improvements bolster logistics efficiency and ensure the region remains an attractive destination for industrial and distribution expansion.



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody’s Analytics; U.S. Census Bureau

Henry County/Martinsville Top Employers	Employees
Henry County Public Schools	1,250-1,500
Martinsville City Public Schools	750-1,000
Sovah Health - Martinsville	750-1,000
Eastman - Cpfilms, Inc.	500-1,000
Monogram Food Scolutions	500-1,000
Radial (eBay Enterprise)	250-500
Faneuil, Inc.	250-500
Carter National Bank	250-500
Keeco (Springs Global)	250-500
Press Glass	250-500



DEMOGRAPHICS



Marcus & Millichap

Demographics | Bassett, VA (Saddleridge & Longview MHCs)

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	850	4,665	8,466
2025 Estimate			
Total Population	864	4,730	8,570
2020 Census			
Total Population	888	4,810	8,720
2010 Census			
Total Population	1,001	5,471	9,856
Daytime Population			
2025 Estimate	379	2,174	5,806
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	364	2,069	3,831
2025 Estimate			
Total Households	364	2,071	3,832
Average (Mean) Household Size	2.2	2.2	2.2
2020 Census			
Total Households	365	2,072	3,830
2010 Census			
Total Households	393	2,230	4,187
Growth 2025-2030	0.0%	-0.1%	-0.0%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	422	2,423	4,607
2025 Estimate	422	2,425	4,606
Owner Occupied	290	1,620	2,904
Renter Occupied	89	479	901
Vacant	58	354	774
Persons In Units			
2025 Estimate Total Occupied Units	364	2,071	3,832
1 Person Units	32.4%	31.9%	31.8%
2 Person Units	36.8%	37.7%	38.6%
3 Person Units	16.2%	14.7%	14.0%
4 Person Units	8.5%	9.9%	10.0%
5 Person Units	4.9%	3.9%	3.5%
6+ Person Units	1.6%	1.9%	2.0%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	2.2%	1.5%	2.5%
\$150,000 - \$199,000	2.1%	3.4%	3.4%
\$100,000 - \$149,000	9.3%	9.6%	9.3%
\$75,000 - \$99,999	8.1%	8.3%	9.4%
\$50,000 - \$74,999	18.2%	18.7%	19.8%
\$35,000 - \$49,999	11.6%	12.9%	12.8%
\$25,000 - \$34,999	11.4%	9.8%	10.1%
\$15,000 - \$24,999	17.7%	17.0%	15.8%
Under \$15,000	19.5%	18.8%	16.9%
Average Household Income	\$52,860	\$53,938	\$57,298
Median Household Income	\$37,248	\$40,187	\$43,314
Per Capita Income	\$23,455	\$24,050	\$25,531
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	864	4,730	8,570
Under 20	21.8%	21.7%	21.1%
20 to 34 Years	15.1%	14.9%	14.9%
35 to 39 Years	5.2%	5.3%	5.1%
40 to 49 Years	11.1%	11.2%	10.9%
50 to 64 Years	22.3%	22.7%	23.0%
Age 65+	24.5%	24.2%	24.9%
Median Age	44.0	44.0	45.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	631	3,455	6,314
Elementary (0-8)	10.1%	9.9%	10.2%
Some High School (9-11)	17.9%	14.6%	13.9%
High School Graduate (12)	36.2%	34.2%	34.6%
Some College (13-15)	15.2%	21.9%	21.7%
Associate Degree Only	10.1%	9.4%	9.1%
Bachelors Degree Only	7.0%	5.6%	6.2%
Graduate Degree	3.6%	4.4%	4.3%
Population by Gender			
2025 Estimate Total Population	864	4,730	8,570
Male Population	49.1%	48.9%	49.1%
Female Population	50.9%	51.1%	50.9%

Demographics | Bassett, VA (Saddleridge & Longview MHCs)



Population

In 2025, the population in your selected geography is 8,570. The population has changed by -13.05 since 2010. It is estimated that the population in your area will be 8,466 five years from now, which represents a change of -1.2 percent from the current year. The current population is 49.1 percent male and 50.9 percent female. The median age of the population in your area is 47.0, compared with the U.S. average, which is 40.0. The population density in your area is 109 people per square mile.



Households

There are currently 3,832 households in your selected geography. The number of households has changed by -8.48 since 2010. It is estimated that the number of households in your area will be 3,831 five years from now, which represents a change of -0.0 percent from the current year. The average household size in your area is 2.2 people.



Income

In 2025, the median household income for your selected geography is \$43,314, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 22.46 since 2010. It is estimated that the median household income in your area will be \$48,534 five years from now, which represents a change of 12.1 percent from the current year.

The current year per capita income in your area is \$25,531, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$57,298, compared with the U.S. average, which is \$103,571.



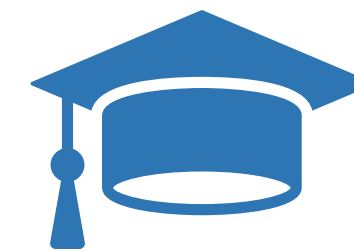
Employment

In 2025, 2,969 people in your selected area were employed. The 2010 Census revealed that 41.6 of employees are in white-collar occupations in this geography, and 42.1 are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 29.00 minutes.



Housing

The median housing value in your area was \$103,858 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 3,173.00 owner-occupied housing units and 1,014.00 renter-occupied housing units in your area.



Education

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. Only 10.1 percent of the selected area's residents had earned a graduate degree compared with the national average of 13.7 percent, and 9.1 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 12.7 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.1 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 43.6 percent in the selected area compared with the 19.6 percent in the U.S.

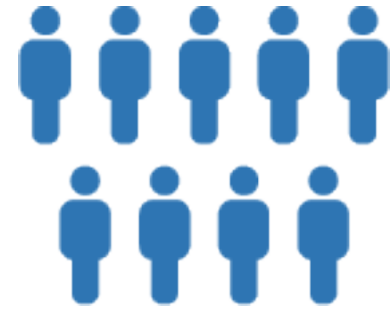
DEMOGRAPHICS

Demographics | Collinsville, VA (Tahoe & Wheeler MHCs)

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	4,226	15,371	30,729
2025 Estimate			
Total Population	4,262	15,497	31,009
2020 Census			
Total Population	4,377	15,722	31,480
2010 Census			
Total Population	4,584	16,431	32,690
Daytime Population			
2025 Estimate	4,628	18,532	34,015
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	1,902	6,770	13,785
2025 Estimate			
Total Households	1,904	6,772	13,792
Average (Mean) Household Size	2.2	2.2	2.2
2020 Census			
Total Households	1,908	6,774	13,795
2010 Census			
Total Households	2,006	7,101	14,297
Growth 2025-2030	-0.1%	-0.0%	-0.1%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	2,177	7,988	16,159
2025 Estimate	2,180	7,992	16,168
Owner Occupied	1,103	3,895	8,272
Renter Occupied	812	2,887	5,517
Vacant	276	1,220	2,376
Persons In Units			
2025 Estimate Total Occupied Units	1,904	6,772	13,792
1 Person Units	36.2%	36.4%	36.9%
2 Person Units	33.1%	33.8%	34.4%
3 Person Units	14.9%	14.4%	13.4%
4 Person Units	10.7%	9.5%	9.3%
5 Person Units	3.0%	3.5%	3.7%
6+ Person Units	2.0%	2.4%	2.3%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	1.9%	2.5%	2.6%
\$150,000 - \$199,000	2.1%	2.9%	3.4%
\$100,000 - \$149,000	8.0%	8.2%	9.4%
\$75,000 - \$99,999	8.8%	10.1%	10.7%
\$50,000 - \$74,999	26.6%	21.0%	21.5%
\$35,000 - \$49,999	17.8%	16.2%	14.8%
\$25,000 - \$34,999	13.8%	12.4%	11.7%
\$15,000 - \$24,999	10.8%	12.8%	12.2%
Under \$15,000	10.2%	13.9%	13.7%
Average Household Income	\$58,660	\$59,577	\$61,906
Median Household Income	\$47,955	\$46,164	\$48,493
Per Capita Income	\$26,366	\$26,297	\$27,751
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	4,262	15,497	31,009
Under 20	24.5%	25.0%	24.7%
20 to 34 Years	18.4%	18.2%	17.4%
35 to 39 Years	6.7%	6.1%	5.7%
40 to 49 Years	11.0%	10.9%	10.7%
50 to 64 Years	19.3%	19.3%	20.2%
Age 65+	20.1%	20.4%	21.3%
Median Age	41.0	41.0	42.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	2,959	10,696	21,588
Elementary (0-8)	6.3%	6.2%	6.3%
Some High School (9-11)	7.0%	9.2%	8.8%
High School Graduate (12)	35.9%	36.5%	34.7%
Some College (13-15)	16.5%	17.7%	19.4%
Associate Degree Only	12.6%	13.2%	12.8%
Bachelors Degree Only	12.6%	11.4%	12.4%
Graduate Degree	9.1%	5.9%	5.5%
Population by Gender			
2025 Estimate Total Population	4,262	15,497	31,009
Male Population	46.8%	47.7%	47.6%
Female Population	53.2%	52.3%	52.4%

Demographics | Collinsville, VA (Tahoe & Wheeler MHCs)



Population

In 2025, the population in your selected geography is 31,009. The population has changed by -5.14 since 2010. It is estimated that the population in your area will be 30,729 five years from now, which represents a change of -0.9 percent from the current year. The current population is 47.6 percent male and 52.4 percent female. The median age of the population in your area is 42.0, compared with the U.S. average, which is 40.0. The population density in your area is 395 people per square mile.



Households

There are currently 13,792 households in your selected geography. The number of households has changed by -3.53 since 2010. It is estimated that the number of households in your area will be 13,785 five years from now, which represents a change of -0.1 percent from the current year. The average household size in your area is 2.2 people.



Income

In 2025, the median household income for your selected geography is \$48,493, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 43.17 since 2010. It is estimated that the median household income in your area will be \$52,766 five years from now, which represents a change of 8.8 percent from the current year.

The current year per capita income in your area is \$27,751, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$61,906, compared with the U.S. average, which is \$103,571.



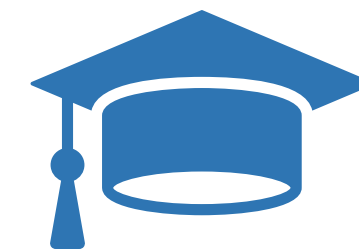
Employment

In 2025, 12,498 people in your selected area were employed. The 2010 Census revealed that 48.7 of employees are in white-collar occupations in this geography, and 31.5 are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 22.00 minutes.



Housing

The median housing value in your area was \$110,373 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 8,975.00 owner-occupied housing units and 5,322.00 renter-occupied housing units in your area.



Education

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 17.5 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 12.8 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 13.1 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 0.9 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 41.1 percent in the selected area compared with the 19.6 percent in the U.S.

96-Lot Manufactured Housing Portfolio Located in Bassett & Collinsville, VA

Henry County MHC Portfolio

Offering Memorandum

