

MOBILE HOME PARK FOR SALE

Mobile Home Park For Sale

8603-8675 Bishop Road
Lyons, NY 14489

OFFERING MEMORANDUM



ALLYSON ADAM-ANDERSON

Licensed Associate Real Estate Broker

585.967.0579

allyson@yaman.com





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Yaman Commercial in compliance with all applicable fair housing and equal opportunity laws.

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Property Information

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PROPERTY SUMMARY

Mobile Home Park For Sale



PROPERTY DESCRIPTION

Well-Maintained Mobile Home Park Offered.
Rare offering, long-established Mobile Home Park and parcel #2. Totaling 8 pads in the quiet countryside of Lyons. On 4.74 acres. Tax ID #71112/643661 & #71112/598656. Please see tax maps.

This well-maintained park may include all on-site equipment, comprised of 4-wheel drive loader, Club Cadet Zero Turn, and John Deere riding mower, each individually housed in their own shed. The equipment is negotiable. Pads rent for \$375/month, which includes the fee for mowing.

Rents are slated to increase to \$400/month in the future. Tenants have ROFR. An on-site maintenance man. Tenants have their own storage sheds. Tenant Owned homes!

PROPERTY HIGHLIGHTS

- Established Mobile Home Park & parcel.
- 8 pads, Tenant Owned Homes.
- Meticulous grounds with maintenance on site.
- Quiet countryside location with wooded lot across the street.
- Negotiable: John Deere Mower, four-wheel drive loader, and Club Cadet Zero Turn.

OFFERING SUMMARY

Sale Price:	\$295,000
Lot Size:	4.74 Acres
NOI:	\$21,841.00
Cap Rate:	7.4%

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	1,632	3,397	14,061
Total Population	4,347	8,937	34,227
Average HH Income	\$76,383	\$79,115	\$76,359

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COMPLETE HIGHLIGHTS

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PROPERTY HIGHLIGHTS

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ADDITIONAL PHOTOS

Mobile Home Park For Sale



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LOCATION MAP

Mobile Home Park For Sale

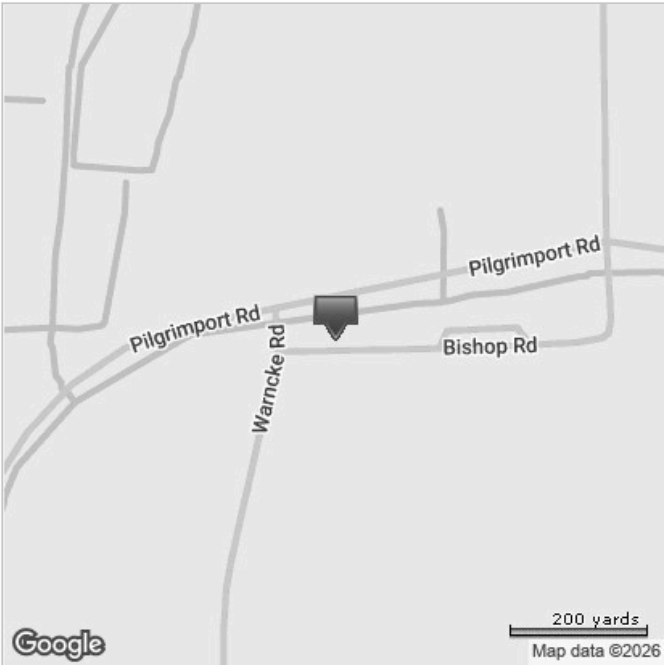


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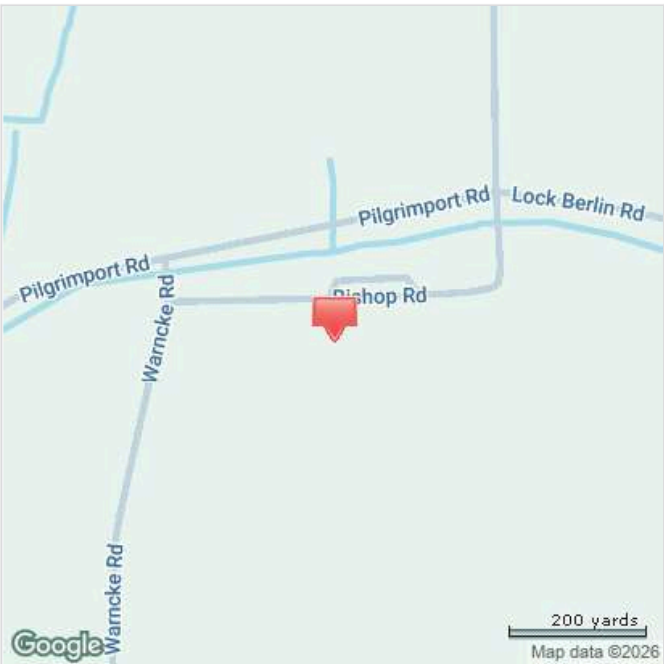


PROPERTY TAX MAP

TAX MAP - PARCEL #1



TAX MAP - PARCEL #2



Financial Analysis

8603-8675 Bishop
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Annual Property Operating Data

Property Name Valencia EXISTING RENTS 2026
Location Lyons NY
Type of Property MHP- PRESENT VALUES JULY '26
Size of Property 8 (Sq. Ft./Units)

Purpose of analysis Sale

Assessed/Appraised Values

Land	<u>0</u>	<u>15%</u>	15% DEFAULT
Improvements	<u>0</u>	<u>85%</u>	85% DEFAULT
Personal Property	<u>0</u>	<u>10%</u>	
Total	<u>0</u>	<u>100%</u>	

Adjusted Basis as of: 27-Jul-26 \$303,850

Purchase Price	<u>295,000</u>
Plus Acquisition Costs	<u>8,850</u>
Plus Loan Fees/Costs	
Less Mortgages	<u>0</u>
Equals Initial Investment	<u>303,850</u>

From CashFlows Worksheet

From CashFlows Worksheet

Automatically Calculated

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st	<u>\$0</u>	<u>\$0</u>	<u>12</u>			
2nd	<u>\$0</u>	<u>\$0</u>	<u>12</u>			

Automatically Calculated

Automatically Calculated

ALL FIGURES ARE ANNUAL		\$/SQ FT or \$/Unit	% of GOI		COMMENTS/FOOTNOTES
1	POTENTIAL RENTAL INCOME	<u>4,312</u>		<u>34,500</u>	includes 25/mo mow/charges
2	Less: Vacancy & Cr. Losses		(5. % of PRI)	<u>1,725</u>	fully rented presently
3	EFFECTIVE RENTAL INCOME			<u>32,775</u>	
4	Plus: Other Income (collectable)			<u>0</u>	
5	GROSS OPERATING INCOME			<u>32,775</u>	
OPERATING EXPENSES:		\$/SQ FT Column	% of GOI Column	Expense Column	
7	Real Estate Taxes			<u>8,046</u>	If you enter an amount in the \$/SQ FT column it will be multiplied by the Size of Property and then entered into the Expense Column whereas if you enter a number in the % of GOI Column it will be multiplied by the Gross Operating Income (line 5). Any entry in the \$/SQ FT column will negate an entry in the % of GOI Column.
8	Personal Property Taxes			<u>0</u>	
9	Property Insurance			<u>500</u>	
10	Off Site Management			<u>1,200</u>	
11	Payroll			<u>0</u>	
12	Expenses/Benefits			<u>0</u>	
13	Taxes/Worker's Compensation			<u>0</u>	
14	Repairs and Maintenance			<u>0</u>	
15	Utilities:			<u>1,200</u>	
16	septic pumped every 5 years			<u>50</u>	
17	plowing			<u>148</u>	ON SITE TENANT REC'D 100/MO
18	water testing			<u>150</u>	
19				<u>0</u>	
20	Accounting and Legal			<u>0</u>	
21	Licenses/Permits			<u>0</u>	
22	Advertising			<u>0</u>	
23	Supplies			<u>0</u>	
24	Miscellaneous Contract Services:			<u>0</u>	
25				<u>0</u>	
26				<u>0</u>	
27				<u>0</u>	
28				<u>0</u>	
29	TOTAL OPERATING EXPENSES			<u>11,294</u>	
30	NET OPERATING INCOME			<u>21,481</u>	
31	Less: Annual Debt Service			<u>0</u>	
32	Less: Participation Payments (from Assumptions)			<u>0</u>	
33	Less: Leasing Commissions			<u>0</u>	
34	Less: Funded Reserves			<u>0</u>	0
35	CASH FLOW BEFORE TAXES			<u>\$21,481</u>	

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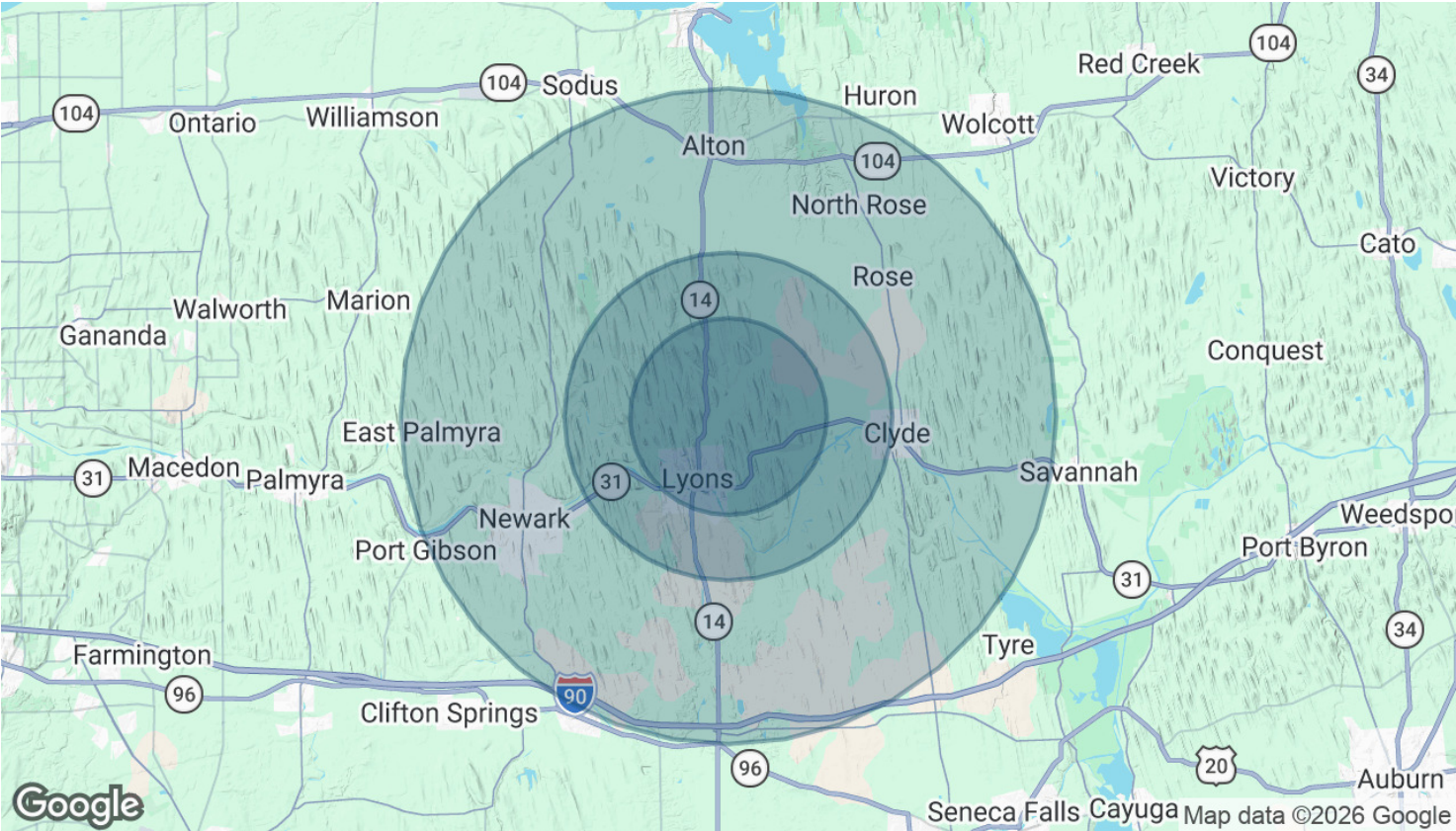
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Prepared by: _____



DEMOGRAPHICS MAP & REPORT

Mobile Home Park For Sale



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,347	8,937	34,227
Average Age	36.6	37.9	42.9
Average Age (Male)	36.4	38.6	42.9
Average Age (Female)	35.4	36.8	41.5

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,632	3,397	14,061
# of Persons per HH	2.7	2.6	2.4
Average HH Income	\$76,383	\$79,115	\$76,359
Average House Value	\$122,868	\$123,813	\$142,660

2023 American Community Survey (ACS)

Advisor Bios

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ADVISOR BIO



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Backed by over 25 years in real estate and investment, I bring a comprehensive 360-degree approach to real estate and asset strategy. My background spans architectural design firms, multi-family property management, investment property renovation, and hands-on rehabilitation work, along with expanded experience in manufactured home parks and boutique motels. This broad foundation allows me to identify opportunities, maximize asset potential, and guide clients through every stage of the property lifecycle with confidence and insight.

As a resident of the Finger Lakes Region, I enjoy spending time outdoors kayaking, hiking, and capturing the beauty of the area through photography. My connection to the community runs deep, shaped not only by where I live but also by years of public service as a Town Councilwoman, where I've served on various boards including comprehensive master planning initiatives.

I am a member of the Rochester Area Chapter of the New York State Commercial Association of Realtors (NYSCAR). A long-time member of the Ontario County Area Chamber of Commerce, the Finger Lakes Landlord Association and the local historical society, where I acquired grants for their expansion.

EXPERIENCE

- Owned-Operated Rooming House - Multi Family properties and land development. I have completed 1031 Exchange Ventures. 3rd generation landlord.
- Property Manager/Maintenance - Lyons Manor, Senior Living Apartment complex, part of the portfolio owned by National Church Residences.
- Architectural Designer/Draftsperson for Clark, Patterson, Mossien - now Clark, Partterson, Lee Architecture, Engineers, Planning.
- Architectural Designer / Draftsperson for Rochester City School Districts, Design Group. Restoration of roofs, parapet walls, windows, doors and parking lots.
- Town Councilor & Deputy Town Supervisor served the public to develop comprehensive Master Plans, Local Laws and worked with Planning boards.
- Associate R.E. Broker: Coldwell Banker, Geneva/Waterloo, NY.
- Associate R.E. Broker: Yaman Commercial, Rochester/Cortland, NY.

Yaman Commercial

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