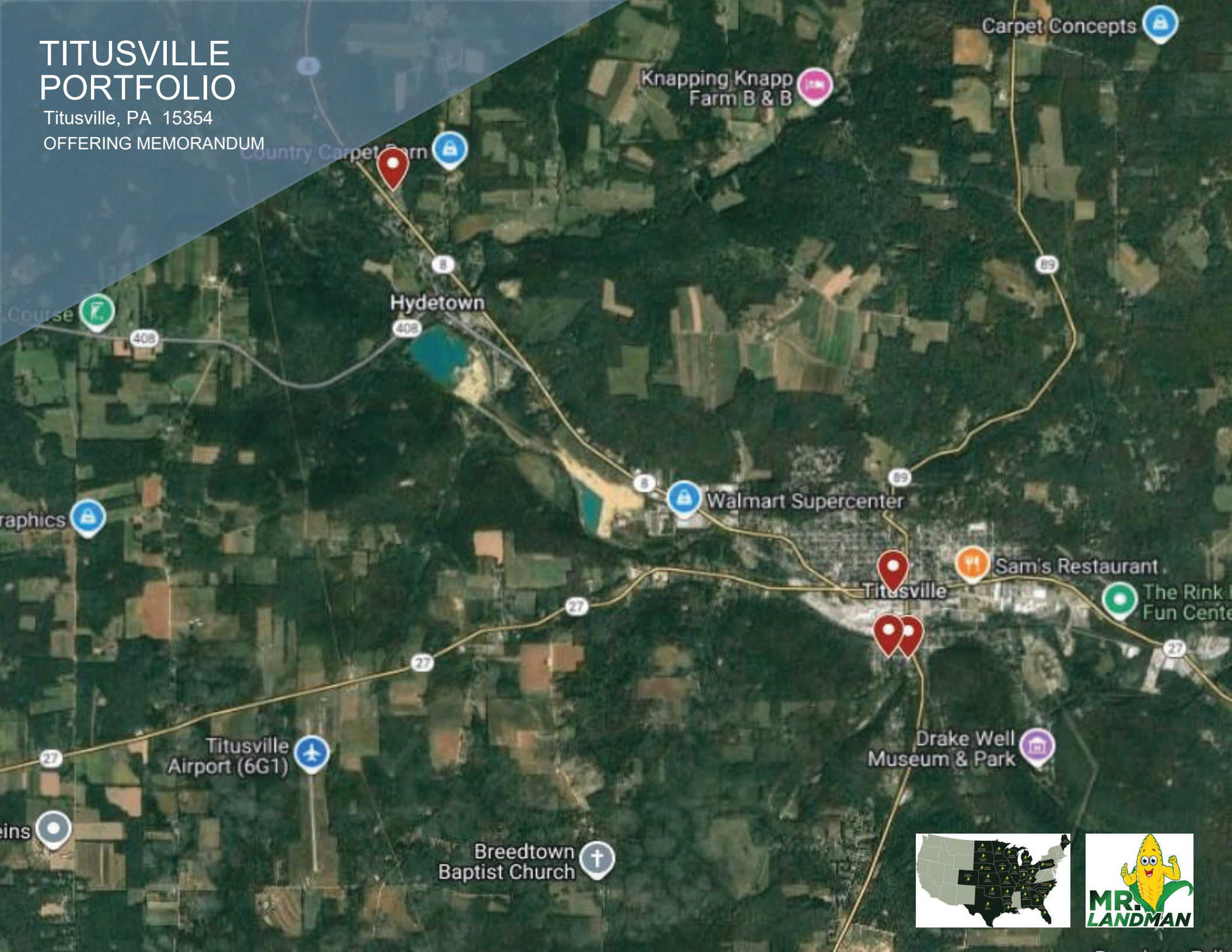




TITUSVILLE PORTFOLIO

Titusville, PA 15354

OFFERING MEMORANDUM





Carpet Concepts 

Knapping Knapp
Farm B & B 


Country Carpet Farm 


Hydetown


Walmart Supercenter 


Sam's Restaurant 

Titusville

The Rink
Fun Center 

Titusville
Airport (6G1) 

Drake Well
Museum & Park 

Breedtown
Baptist Church 



Titusville Portfolio

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Advisor Profile

Exclusively Marketed by:



Jon Fisher

MR LANDMAN

Designated Managing Broker

(217) 202-0924

jonfisher1991@gmail.com

Illinois #471.020503



www.mrlandman.com



01 Executive Summary

Investment Summary

TITUSVILLE PORTFOLIO

OFFERING SUMMARY

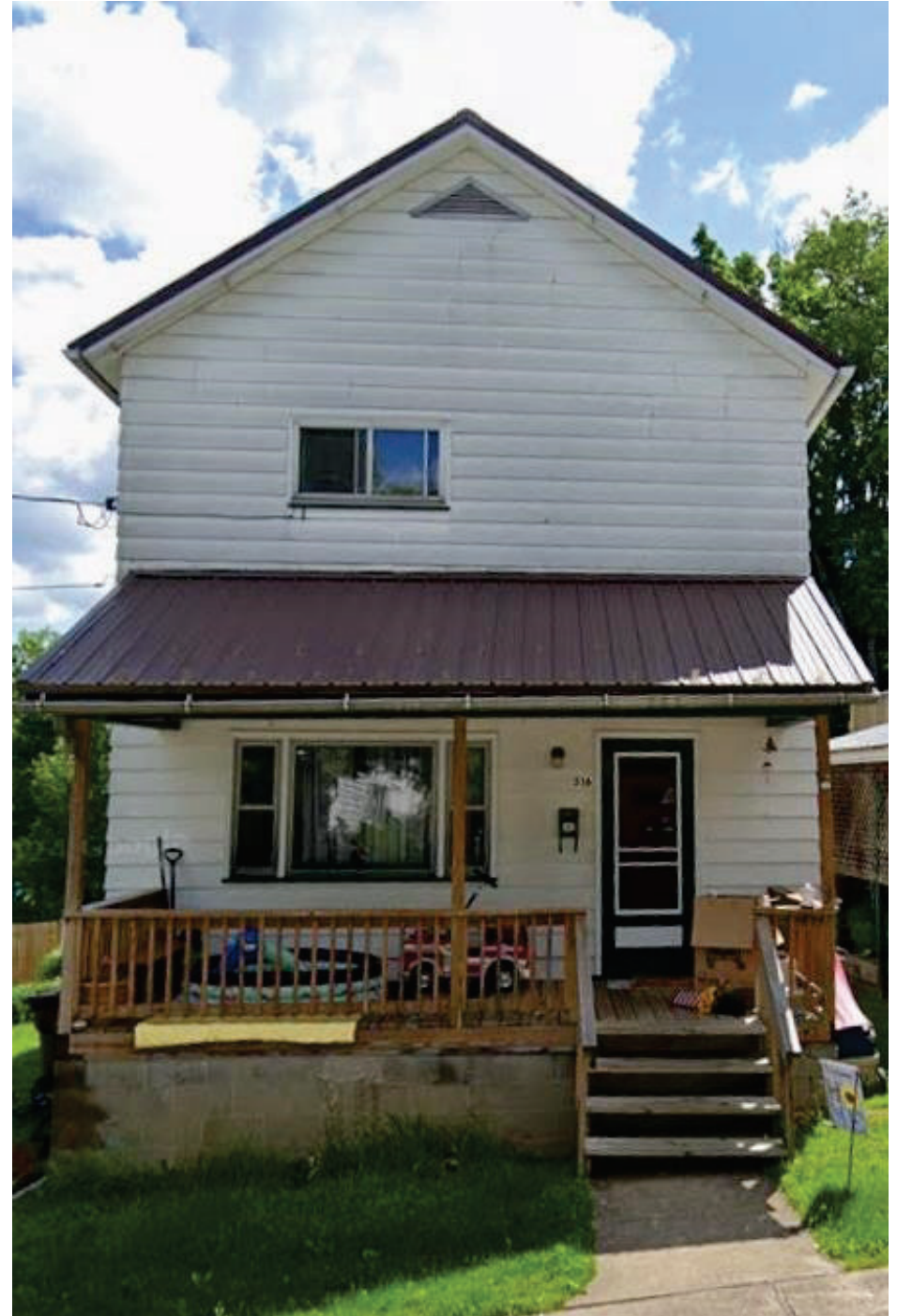
ADDRESS	Titusville, PA 15354
COUNTY	Crawford
MARKET	Meadville, PA Micropolitan Statistical Area
LAND SF	132,858 SF
LAND ACRES	0.30
NUMBER OF UNITS	12
YEAR BUILT	Varies
YEAR RENOVATED	Ongoing
APN	5800-000-a-1-11
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$700,000
PRICE PER UNIT	\$58,333
OCCUPANCY	83.00%
NOI (CURRENT)	\$64,220
NOI (Pro Forma)	\$68,525
CAP RATE (CURRENT)	9.17%
CAP RATE (Pro Forma)	9.79%
GRM (CURRENT)	7.16
GRM (Pro Forma)	6.80

DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE
2025 Population	8,916	15,947	40,649
2025 Median HH Income	\$50,989	\$55,684	\$57,342
2025 Average HH Income	\$64,281	\$68,543	\$70,592



Titusville, PA Portfolio

- This offering presents a well-balanced and tightly clustered 12-unit rental portfolio in Titusville, Pennsylvania, part of the broader Meadville, PA micropolitan area. Titusville is known for its stable workforce, affordable housing demand, and strong rental fundamentals driven by nearby employment centers, regional healthcare facilities, and educational institutions. The portfolio includes a diverse mix of unit types—a six-unit building consisting of five apartments and a retail storefront, a duplex, a single-family rental, and three late-model 2022 mobile homes situated in a nearby mobile home park. All twelve units are located within approximately 4.25 miles of one another, allowing for highly efficient oversight; currently, a single manager handles day-to-day responsibilities at a very economical rate with minimal required involvement. The three mobile homes operate on lot-rent agreements, providing dependable cash flow with lower maintenance obligations.
- Investors will appreciate multiple value-add opportunities including raising rents to market levels and renovating one existing vacant apartment to bring it back into income-producing condition. This portfolio delivers immediate scale, centralized management, and strong upside potential in a market where affordable, well-located rental housing continues to perform.

Brokerage

- MR. LANDMAN, LLC is a licensed real estate entity in the State of Pennsylvania under Lic#RB069500. Jonathan Fisher is a licensed broker in the State of Pennsylvania under Lic#RM425074.





02

Location

- Location Summary
- Local Business Map
- Drive Times
- Drive Times (Heat Map)

Titusville, PA

- Titusville is a city in the far eastern corner of Crawford County, Pennsylvania, United States. The population was 5,262 at the 2020 census. Titusville is known as the birthplace of the American oil industry and for a number of years was the leading oil-producing region in the world. It was also notable for its lumber industry, including 17 sawmills, as well as its plastic and toolmaking industries. It is part of the Meadville micropolitan area.
- The median home cost in Titusville is \$92,600. Home appreciation the last 10 years has been 51.5%. Home Appreciation in Titusville is up 14.3%.
- Renters make up 49.0% of the Titusville population.
- The average one-bedroom unit rents for \$620/month. The average two-bedroom unit rents for \$800/month. The average three-bedroom unit rents for \$1,010/month. The average four-bedroom unit rents for \$1,190/month.
- Titusville has an unemployment rate of 7.9%. The US average is 6.0%.
- Future job growth over the next ten years is predicted to be 12.6%.
- The Median household income of a Titusville resident is \$36,111 a year. The US average is \$69,021 a year.
- Titusville violent crime is 11.6. (The US average is 22.7) Titusville property crime is 31.8. (The US average is 35.4)

Crawford County, PA

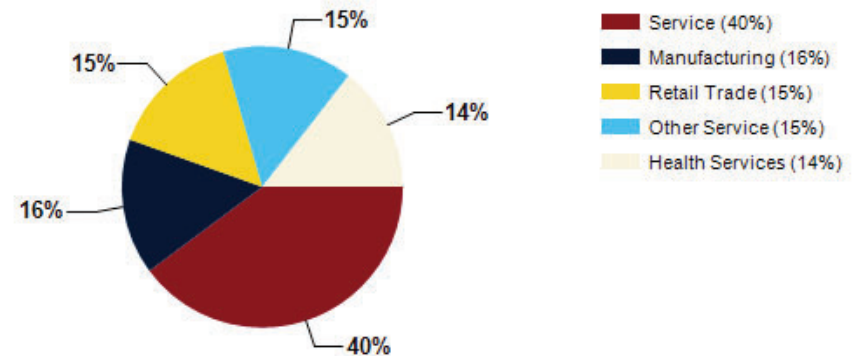
- Crawford County is a county in the Commonwealth of Pennsylvania. As of the 2020 census, the population was 83,938. Its county seat is Meadville. The county was created on March 12, 1800, from part of Allegheny County and named for Colonel William Crawford. The county is part of the Northwest region of the commonwealth.

Crawford County comprises the Meadville micropolitan statistical area, which is also included in the Erie-Meadville combined statistical area.

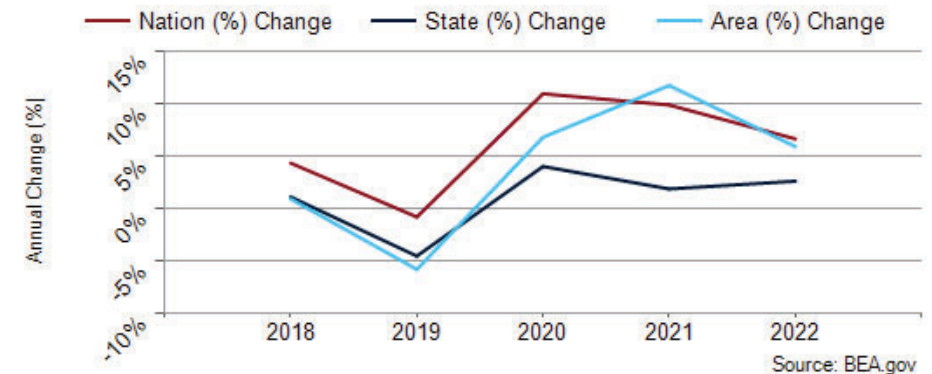
- Here are the ten largest employers in Crawford County, PA:

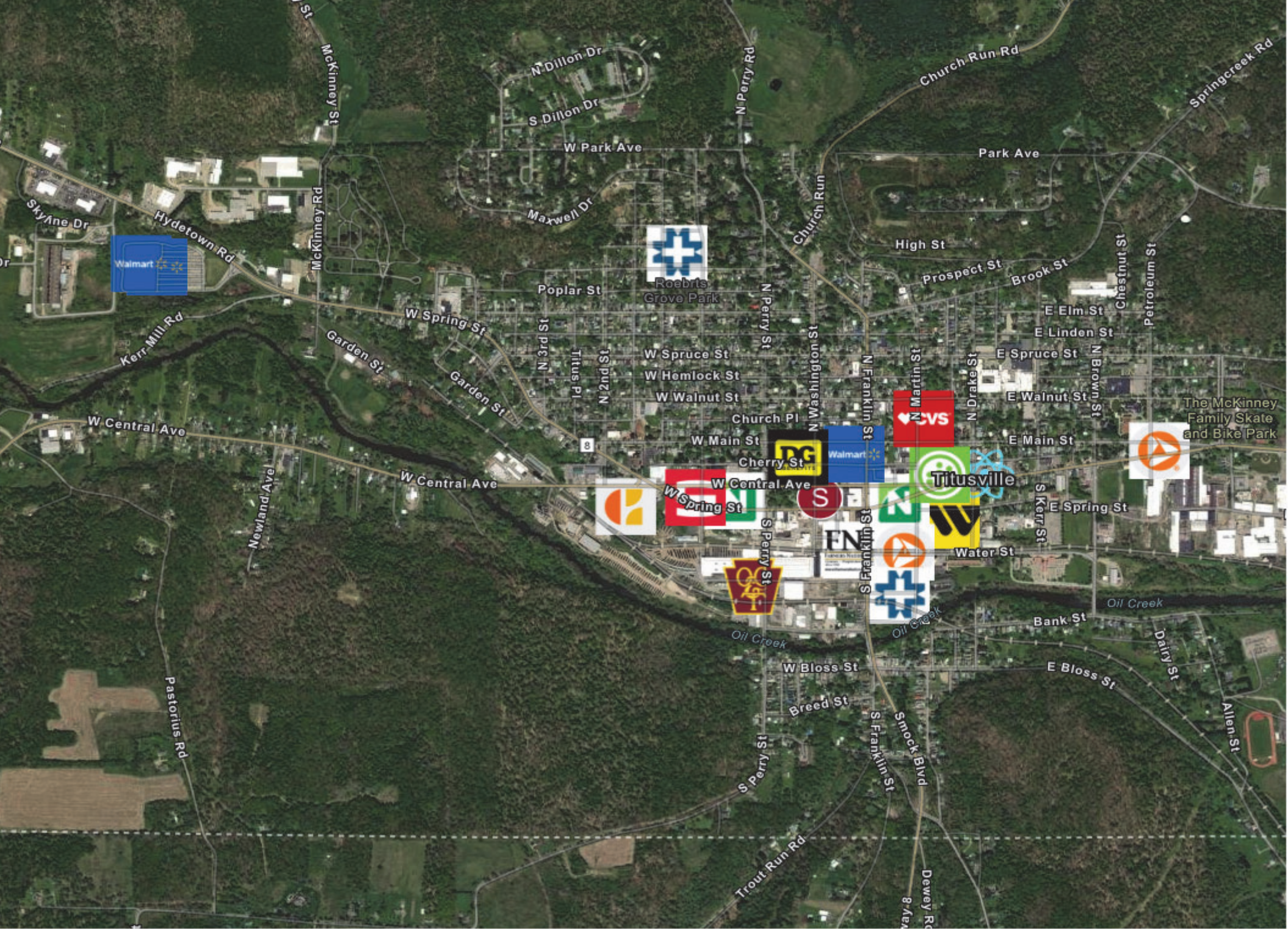
1. Meadville Medical Center — approx. 500–1,000 employees
2. State Government — several hundred employees
3. Walmart Associates Inc. — approx. 150–250 employees (countywide estimate)
4. Crawford County Government — approx. 300–400 employees
5. Crawford Central School District — approx. 200–300 employees
6. Acutec Precision Aerospace — approx. 400+ employees
7. Allegheny College — approx. 300–400 employees
8. Penncrest School District — approx. 200–300 employees
9. The Arc of Crawford County — approx. 100–150 employees
10. Channellock Inc. — approx. 300–500 employees

Major Industries by Employee Count



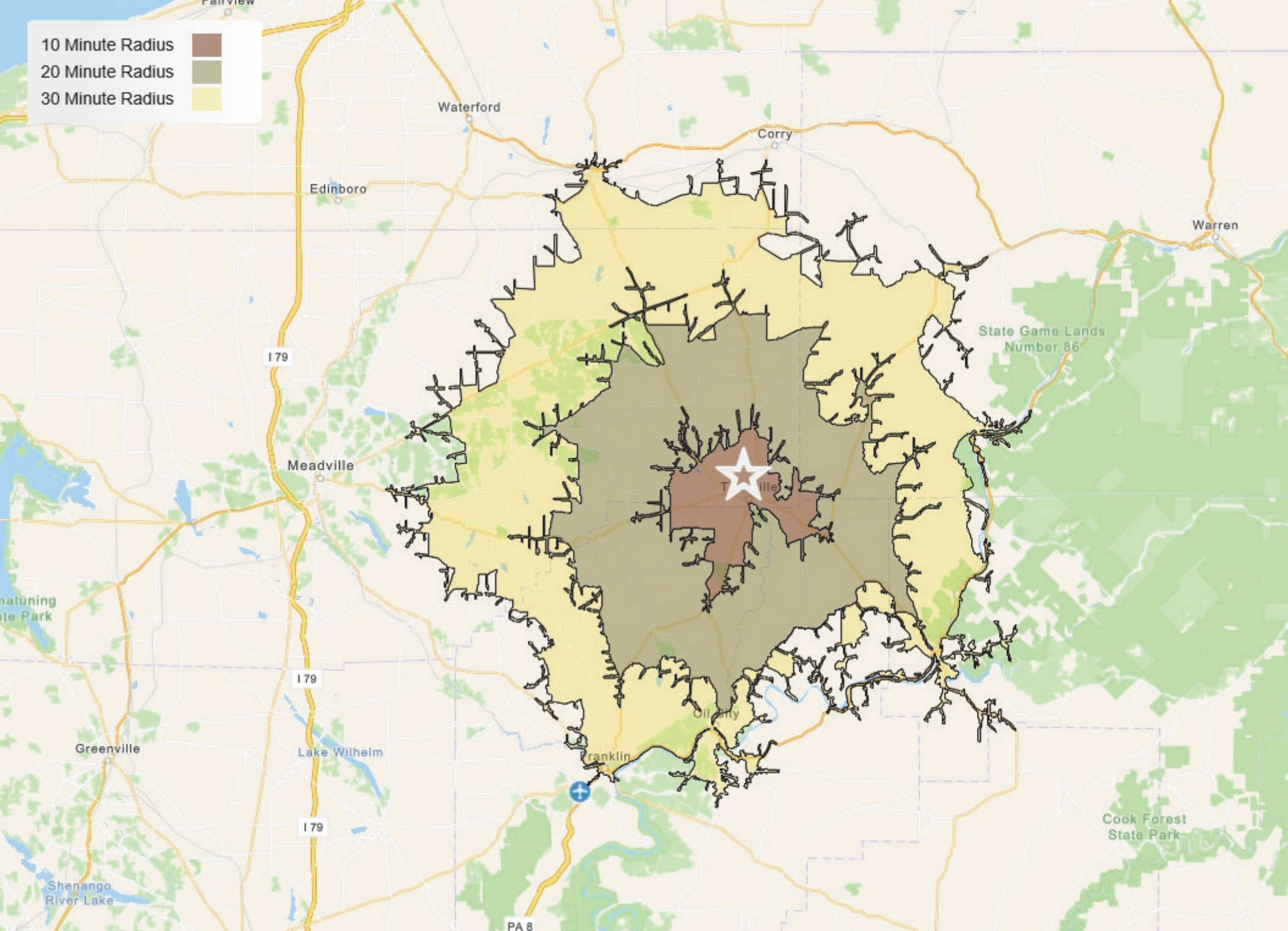
Crawford County GDP Trend







10 Minute Radius
20 Minute Radius
30 Minute Radius





03 Property Description
Property Features

PROPERTY FEATURES

NUMBER OF UNITS	12
LAND SF	132,858
LAND ACRES	0.30
YEAR BUILT	Varies
YEAR RENOVATED	Ongoing
# OF PARCELS	3
ZONING TYPE	Commercial & Residential
BUILDING CLASS	C
TOPOGRAPHY	Flat
LOCATION CLASS	C
NUMBER OF BUILDINGS	3
NUMBER OF PARKING SPACES	15

UTILITIES

WATER	City
TRASH	Private
GAS	Public
ELECTRIC	Public





04

Rent Roll

Rent Roll

Unit	Square Feet	Rent PSF	Current Rent	Market Rent	Notes
110 S. Washington #1	882	\$1.02	\$900.00	\$0.00	Store Front.
110 S. Washington #2	0	\$0.00	\$625.00	\$650.00	Apartment.
110 S. Washington #3	0	\$0.00	\$0.00	\$500.00	Vacant apartment.
110 S. Washington #4	0	\$0.00	\$550.00	\$575.00	Apartment.
110 W. Washington #5	0	\$0.00	\$675.00	\$700.00	Apartment.
110 S. Washington #6	0	\$0.00	\$0.00	\$600.00	Vacant. Needs renovation.
603 S. Franklin #1	0	\$0.00	\$900.00	\$925.00	Duplex.
603 S. Franklin #2	0	\$0.00	\$800.00	\$825.00	Duplex.
516 Jones	0	\$0.00	\$875.00	\$900.00	SFR.
13529 Park E #11	0	\$0.00	\$925.00	\$950.00	2022 Commerce Trailer.
13605 Park E #17	0	\$0.00	\$1,000.00	\$1,025.00	2022 Commodore Trailer.
13357 Park W #36	0	\$0.00	\$900.00	\$925.00	2022 Commerce Trailer.
Totals / Averages	882	\$0.09	\$8,150.00	\$8,575.00	



05

Financial Analysis

Income & Expense Analysis

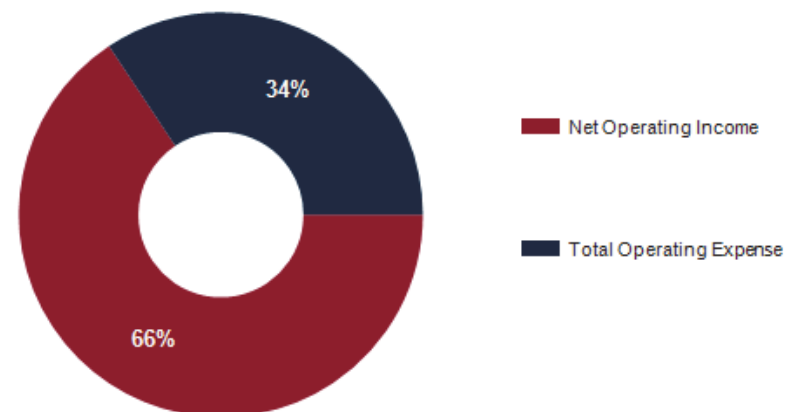
TITUSVILLE PORTFOLIO

REVENUE ALLOCATION CURRENT

INCOME	CURRENT	PRO FORMA		
Gross Scheduled Rent	\$97,800	\$102,900		
Occupancy *	83.00%	100.00%		
Effective Gross Income	\$97,800	\$102,900		
Less Expenses	\$33,580	\$34,375	34.33%	33.40%
Net Operating Income	\$64,220	\$68,525		

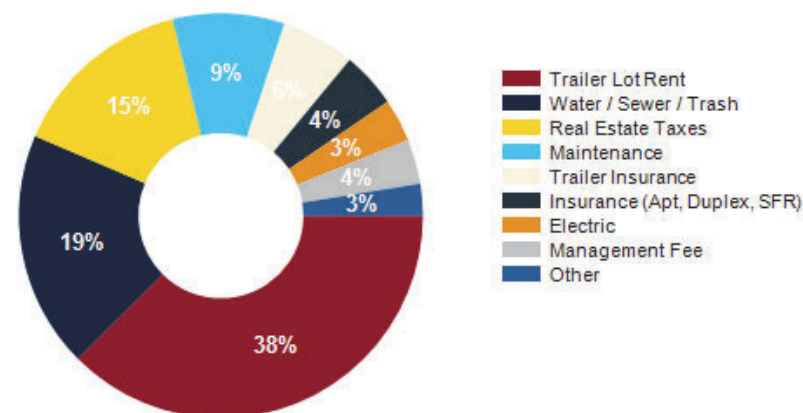
* vacancy amount factored into gross revenue

Income Notes: Income based off the November 2025 rent roll annualized.



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$4,950	\$413	\$5,197	\$433
Insurance (Apt, Duplex, SFR)	\$1,500	\$125	\$1,575	\$131
Management Fee	\$1,200	\$100	\$1,200	\$100
Trailer Lot Rent	\$12,600	\$1,050	\$12,600	\$1,050
Trailer Insurance	\$1,980	\$165	\$2,079	\$173
Water / Sewer / Trash	\$6,350	\$529	\$6,667	\$556
Maintenance	\$3,000	\$250	\$3,000	\$250
Electric	\$1,150	\$96	\$1,207	\$101
Fuel	\$450	\$38	\$450	\$38
Snow Removal	\$400	\$33	\$400	\$33
Total Operating Expense	\$33,580	\$2,798	\$34,375	\$2,865
% of EGI	34.33%		33.40%	

DISTRIBUTION OF EXPENSES CURRENT





06

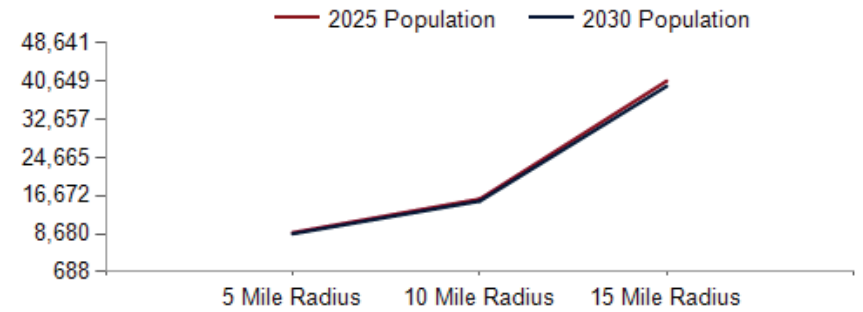
Demographics

General Demographics

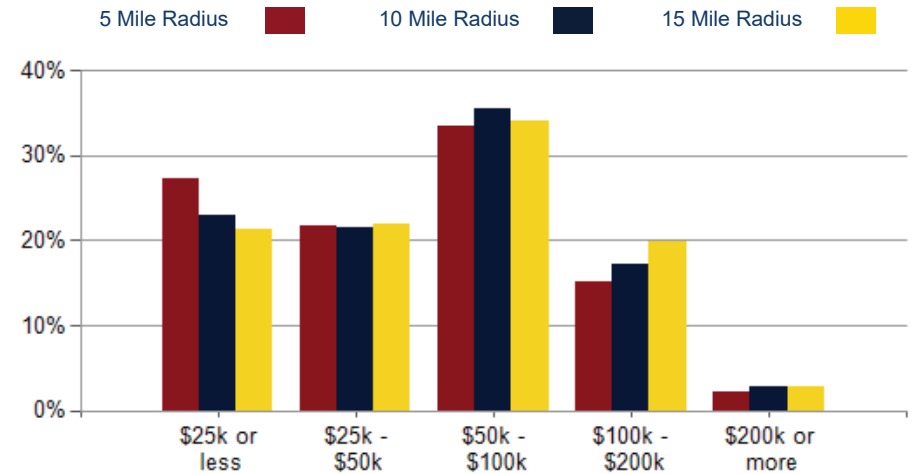
Race Demographics

POPULATION	5 MILE	10 MILE	15 MILE
2000 Population	10,648	18,693	47,250
2010 Population	10,005	17,928	45,170
2025 Population	8,916	15,947	40,649
2030 Population	8,680	15,521	39,577
2025 African American	79	96	347
2025 American Indian	15	29	77
2025 Asian	35	47	98
2025 Hispanic	131	198	571
2025 Other Race	55	87	204
2025 White	8,279	14,961	38,034
2025 Multiracial	450	724	1,875

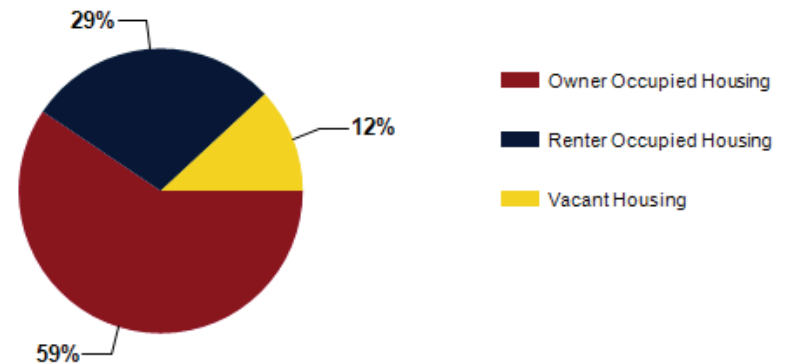
2025 HOUSEHOLD INCOME	5 MILE	10 MILE	15 MILE
less than \$15,000	556	796	1,952
\$15,000-\$24,999	513	748	1,691
\$25,000-\$34,999	338	584	1,608
\$35,000-\$49,999	512	854	2,135
\$50,000-\$74,999	837	1,448	3,418
\$75,000-\$99,999	475	926	2,378
\$100,000-\$149,999	478	907	2,647
\$150,000-\$199,999	119	246	755
\$200,000 or greater	88	189	467
Median HH Income	\$50,989	\$55,684	\$57,342
Average HH Income	\$64,281	\$68,543	\$70,592



2025 Household Income



2025 Own vs. Rent - 5 Mile Radius

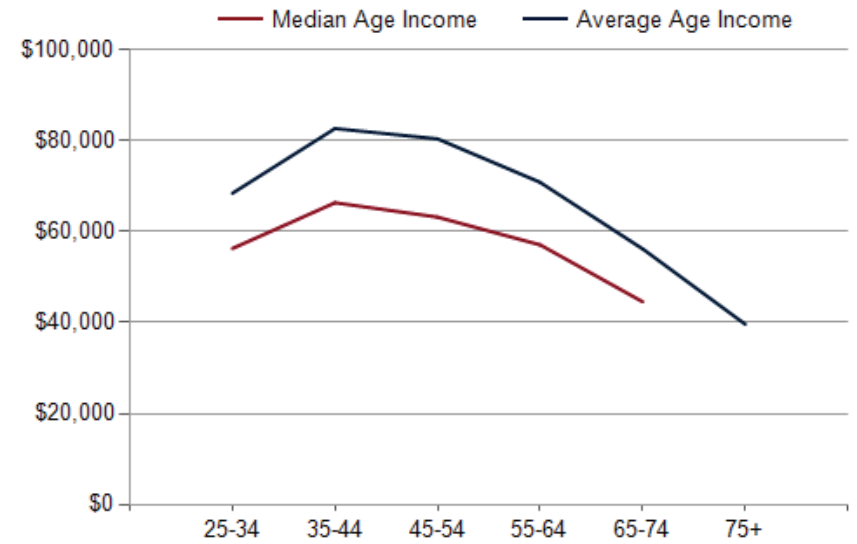
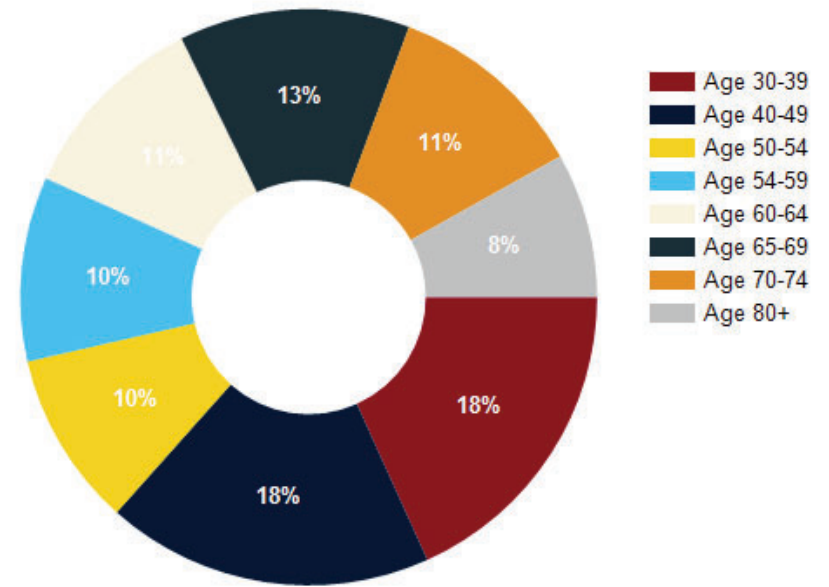


Source: esri

2025 POPULATION BY AGE	5 MILE	10 MILE	15 MILE
2025 Population Age 30-34	475	838	2,103
2025 Population Age 35-39	513	858	2,159
2025 Population Age 40-44	508	875	2,225
2025 Population Age 45-49	485	876	2,273
2025 Population Age 50-54	532	930	2,490
2025 Population Age 55-59	561	1,003	2,599
2025 Population Age 60-64	593	1,151	3,013
2025 Population Age 65-69	700	1,231	3,128
2025 Population Age 70-74	607	1,065	2,687
2025 Population Age 75-79	440	732	1,912
2025 Population Age 80-84	283	487	1,249
2025 Population Age 85+	258	414	1,017
2025 Population Age 18+	7,099	12,494	32,050
2025 Median Age	45	45	45
2030 Median Age	46	45	46

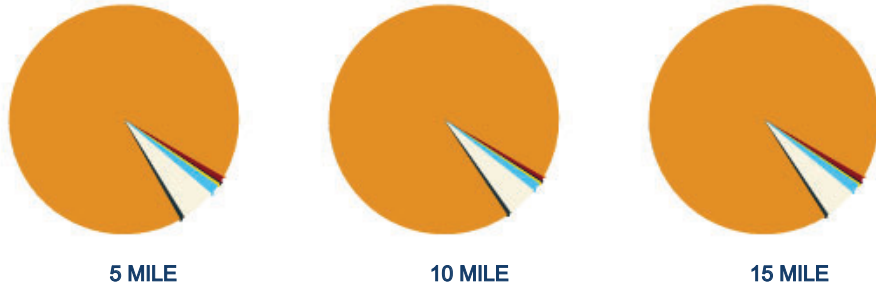
2025 INCOME BY AGE	5 MILE	10 MILE	15 MILE
Median Household Income 25-34	\$56,304	\$60,600	\$63,314
Average Household Income 25-34	\$68,457	\$73,463	\$76,724
Median Household Income 35-44	\$66,372	\$73,562	\$76,645
Average Household Income 35-44	\$82,704	\$88,498	\$89,867
Median Household Income 45-54	\$63,215	\$70,437	\$72,905
Average Household Income 45-54	\$80,434	\$84,785	\$84,929
Median Household Income 55-64	\$57,116	\$61,538	\$62,185
Average Household Income 55-64	\$70,874	\$74,563	\$74,295
Median Household Income 65-74	\$44,593	\$48,405	\$50,730
Average Household Income 65-74	\$56,227	\$59,120	\$61,912
Average Household Income 75+	\$39,629	\$42,859	\$47,144

Population By Age



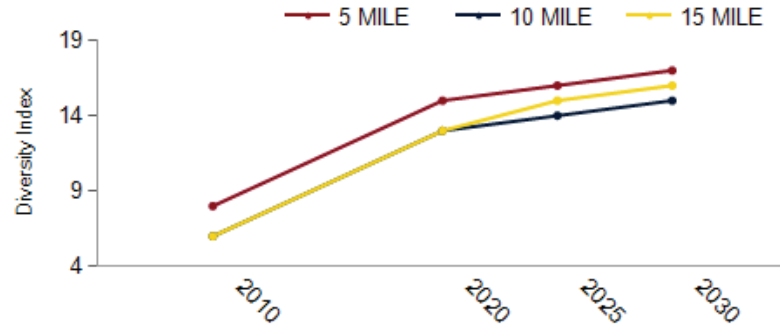
DIVERSITY INDEX	5 MILE	10 MILE	15 MILE
Diversity Index (+5 years)	17	15	16
Diversity Index (current year)	16	14	15
Diversity Index (2020)	15	13	13
Diversity Index (2010)	8	6	6

POPULATION BY RACE



2025 POPULATION BY RACE	5 MILE	10 MILE	15 MILE
African American	1%	1%	1%
American Indian	0%	0%	0%
Asian	0%	0%	0%
Hispanic	1%	1%	1%
Multiracial	5%	4%	5%
Other Race	1%	1%	0%
White	92%	93%	92%

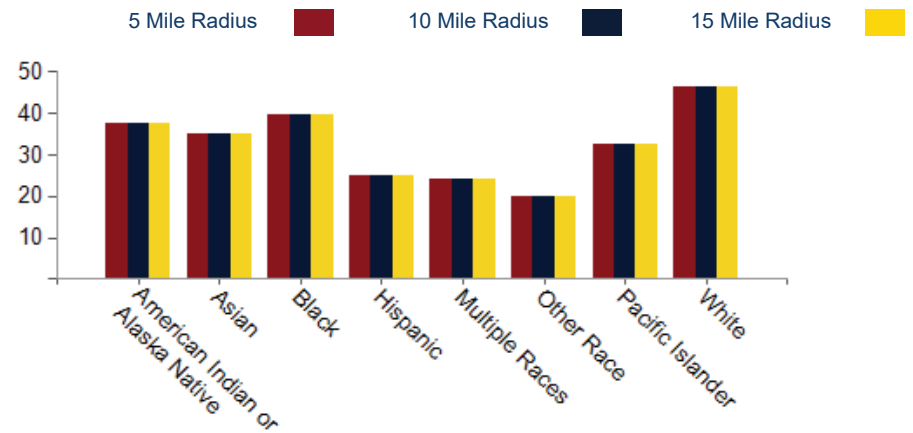
POPULATION DIVERSITY

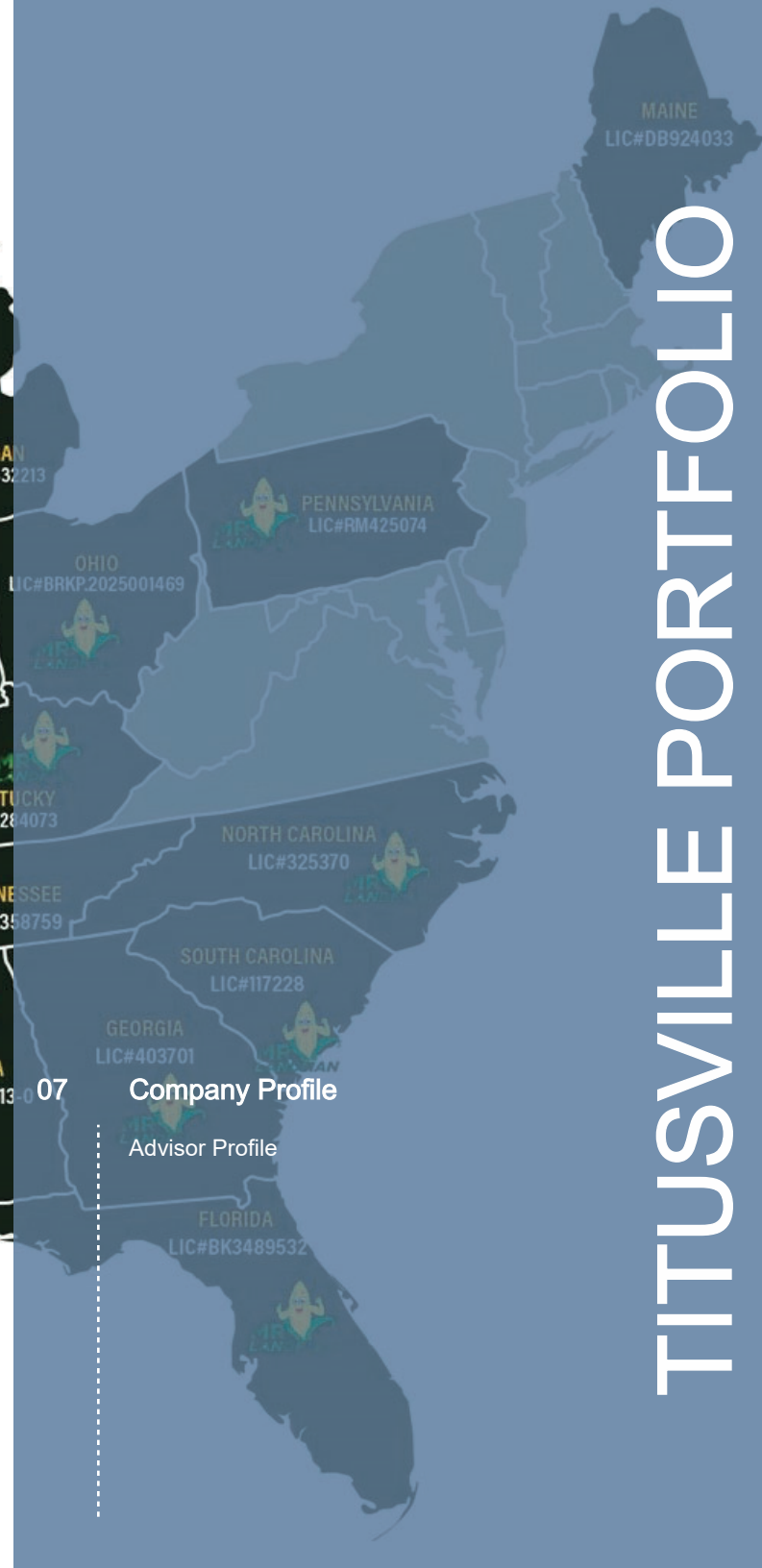
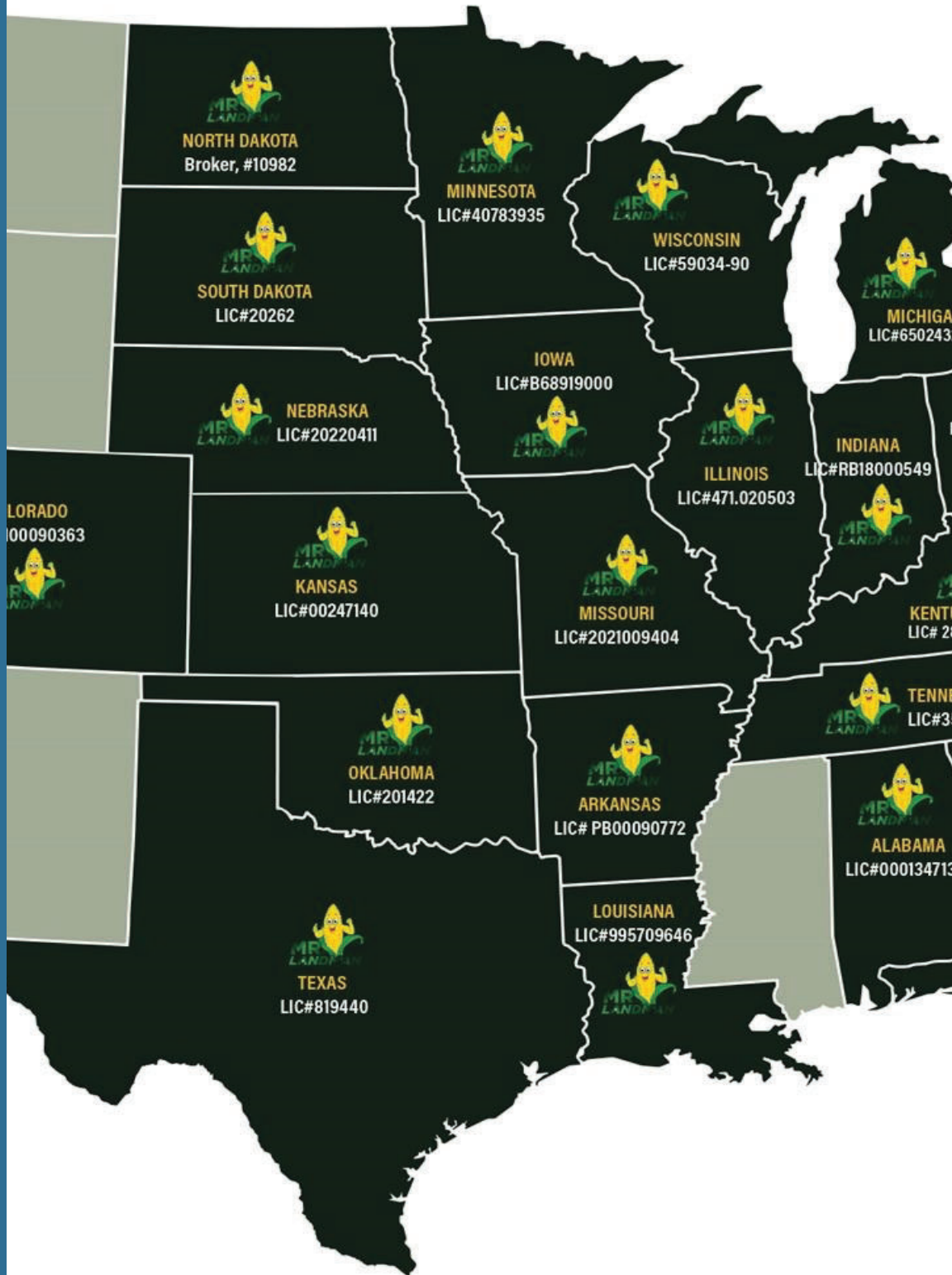


2025 MEDIAN AGE BY RACE

	5 MILE	10 MILE	15 MILE
Median American Indian/Alaska Native Age	38	47	46
Median Asian Age	35	40	44
Median Black Age	39	37	34
Median Hispanic Age	25	26	23
Median Multiple Races Age	24	27	30
Median Other Race Age	20	20	23
Median Pacific Islander Age	33	33	31
Median White Age	46	46	46

2025 MEDIAN AGE BY RACE





Company Profile

Advisor Profile



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 25 and works for State Farm Corporate. My daughter, Reagan, is 15 and is a sophomore. My hobbies include watching sports & going to church.

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Licensed Indiana Managing Broker, MR LANDMAN, LLC, License #RB18000549
Licensed Iowa Broker Officer, MR. LANDMAN, LLC, License #B68919000
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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.

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Exclusively Marketed by:



Jon Fisher

MR LANDMAN

Designated Managing Broker

(217) 202-0924

jonfisher1991@gmail.com

Illinois #471.020503

