# Country Acres Mobile Home Park

1120 Numidia Drive, Catawissa  PA  17820

OFFERING MEMORANDUM

IREINVESTMENT

# Country Acres Mobile Home Park

## CONTENTS



*Exclusively Marketed by:*


**Steven Tomaso**
IRE Investment
(518) 379-0652
inquiries@ireinvestment.com


IRE INVESTMENT

# COUNTRY ACRES MOBILE HOME PARK

01 **Executive Summary**

Investment Summary

## OFFERING SUMMARY

| | |
|---|---|
| ADDRESS | 1120 Numidia Drive<br>Catawissa PA 17820 |
| COUNTY | Columbia |
| LAND ACRES | 12.27 |
| NUMBER OF UNITS | 30 |
| OWNERSHIP TYPE | Fee Simple |

## FINANCIAL SUMMARY

| | |
|---|---|
| OFFERING PRICE | $1,300,000 |
| PRICE PER UNIT | $43,333 |
| OCCUPANCY | 93.33% |
| NOI (CURRENT) | $111,510 |
| NOI (Pro Forma) | $116,147 |
| CAP RATE (CURRENT) | 8.58% |
| CAP RATE (Pro Forma) | 8.93% |
| CASH ON CASH (CURRENT) | 22.77% |
| CASH ON CASH (Pro Forma) | 24.20% |
| GRM (CURRENT) | 7.85 |
| GRM (Pro Forma) | 7.62 |

## PROPOSED FINANCING

| | |
|---|---|
| LOAN TYPE | Interest Only |
| DOWN PAYMENT | $550,000 |
| LOAN AMOUNT | $750,000 |
| INTEREST RATE | 5.00% |
| LOAN TERMS | 3 |
| ANNUAL DEBT SERVICE | $37,500 |
| LOAN TO VALUE | 58% |

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| 2026 Population | 398 | 2,030 | 3,769 |
| 2026 Median HH Income | $70,565 | $78,093 | $77,734 |
| 2026 Average HH Income | $92,728 | $100,647 | $99,484 |

## Water Sewer

- Private Well System

## Sewer System

- Public Sewer System

## Occupancy

- 30 Total Sites
  -28 Tenant-Owned Homes
  -2 Park-Owned Homes

## Additional information

- Onsite Manager
- Storage Shed

# COUNTRY ACRES MOBILE HOME PARK

## 02 Location

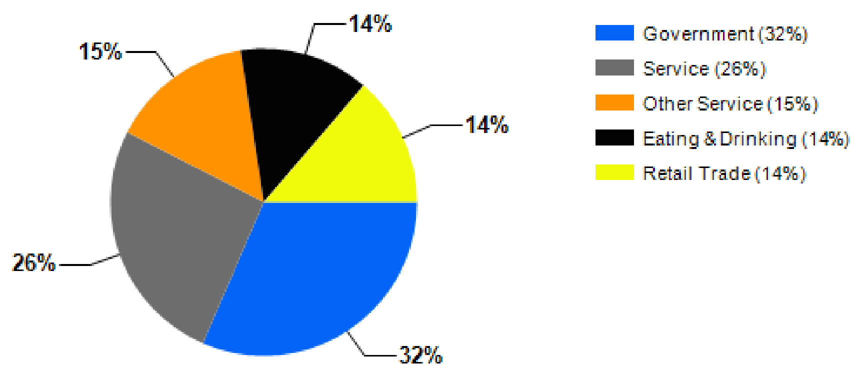
## Location Summary

- Located in Eastern Pennsylvania

## Transportation

- 1 Mile from Numidia Aiport
- 10 Miles from Interstate 81

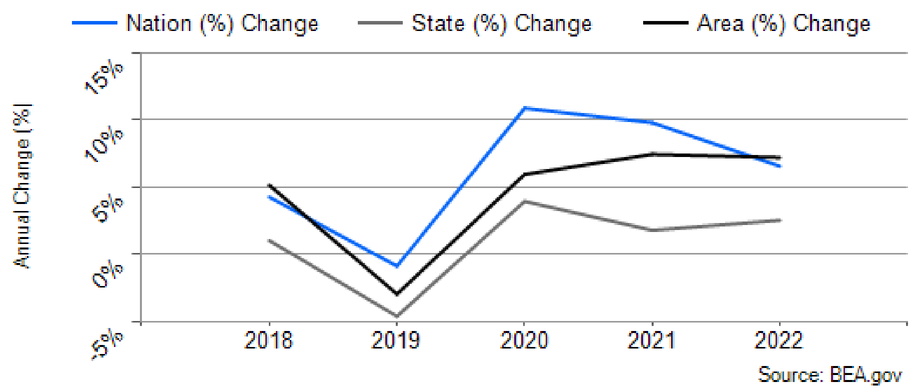
### Major Industries by Employee Count

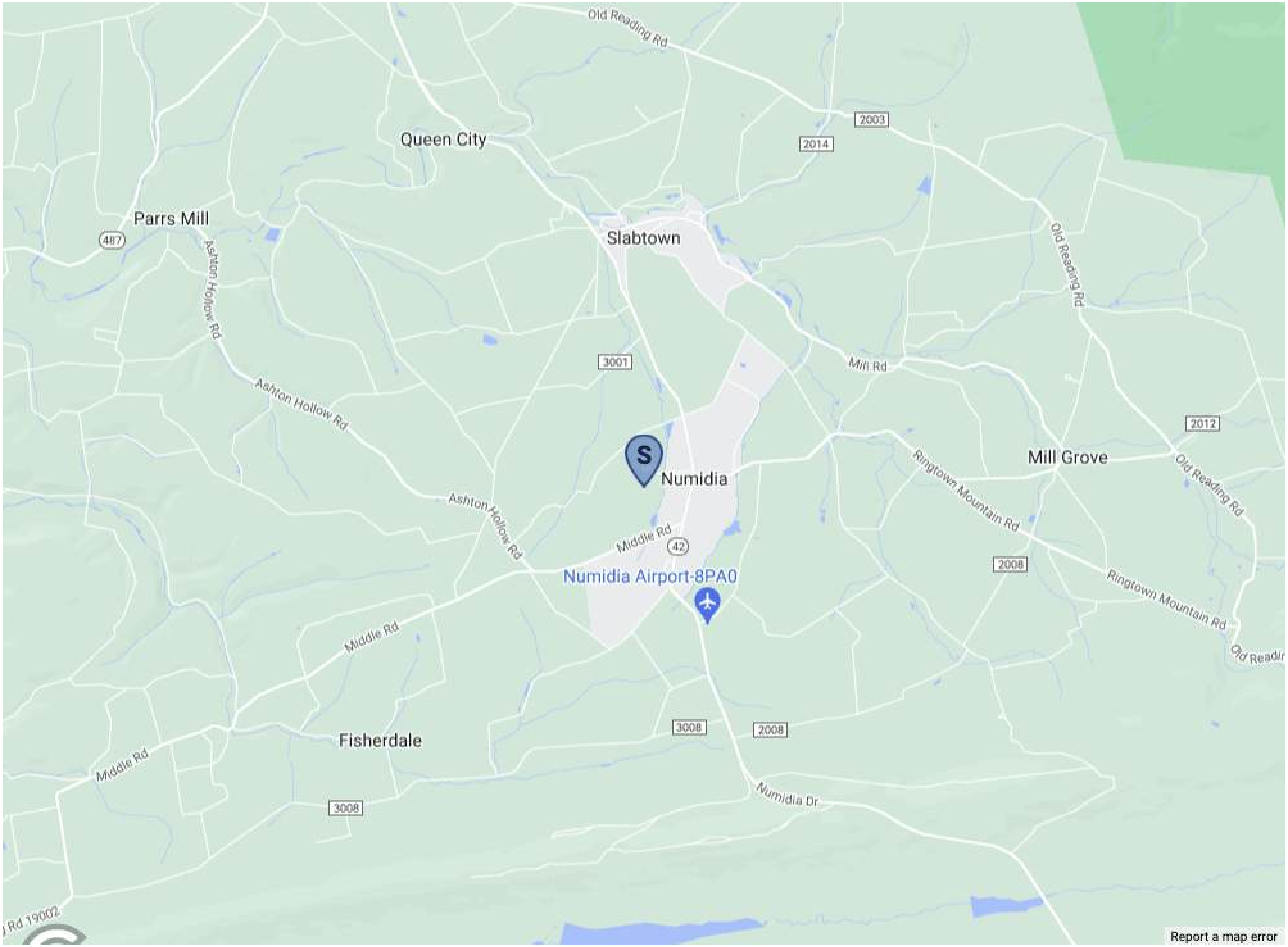



## Largest Employers

| | |
|---|---|
| Jingoli Power, LLC | Approximate number of employees: 100+ |
| Eci Inc | Approximate number of employees: 1 to 4 |
| Backwoods Lawn Care | Approximate number of employees: 1 |
| ABRACZINSKAS NURSERIES INC | Approximate number of employees: 1 |
| Country Acres Mobile Village | Approximate number of employees: Not specified |
| Numidia Lunas Pizzeria | Approximate number of employees: Not specified |
| Roaring Creek Saloon | Approximate number of employees: Not specified |
| Richard's Scattered Acres Farm | Approximate number of employees: Not specified |

### Columbia County GDP Trend




Old Reading Rd
Queen City
2003
2014
Parrs Mill
487
Slabtown
Ashton Hollow Rd
Old Reading Rd
3001
Mill Rd
Ashton Hollow Rd
2012
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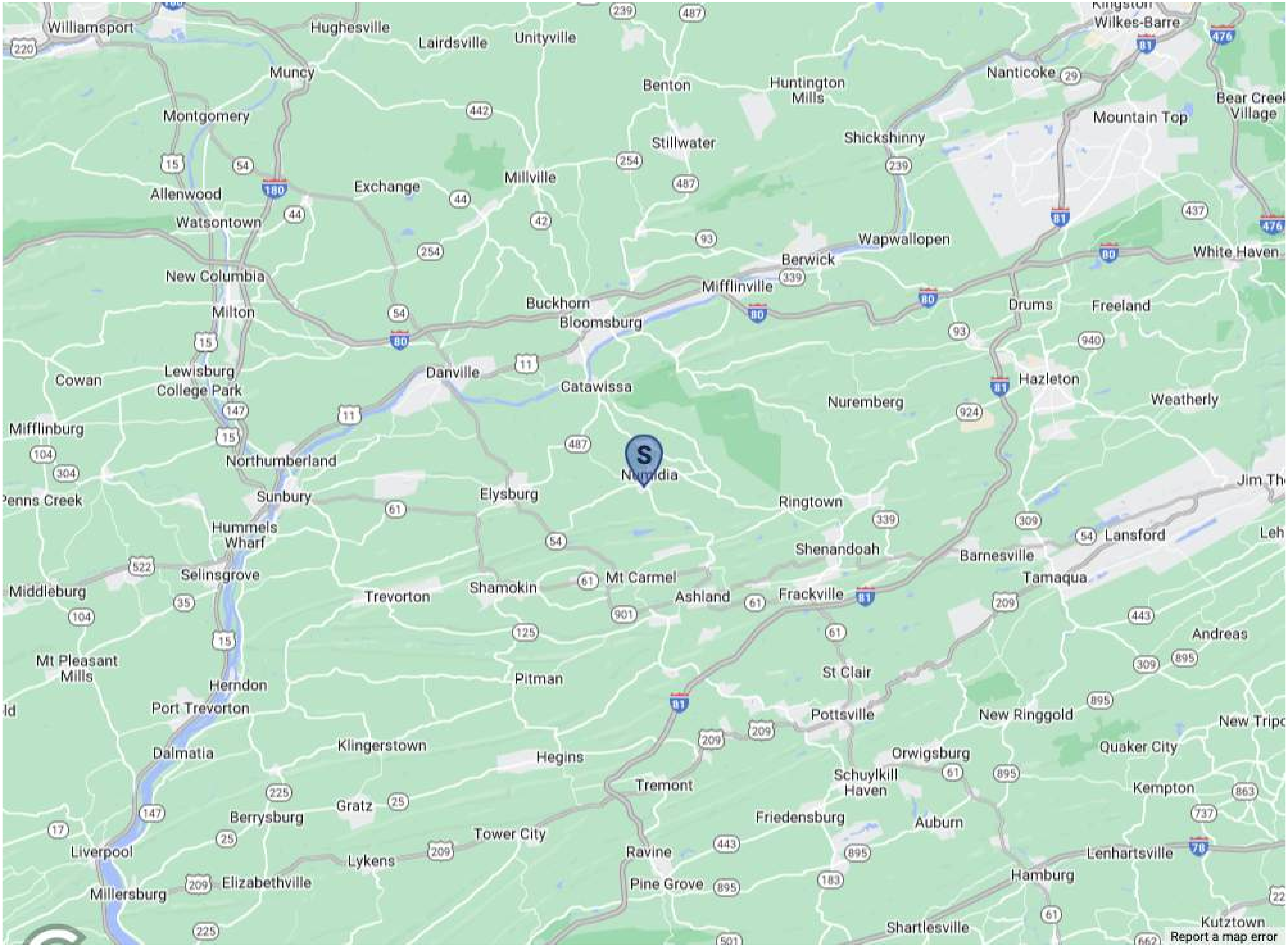
Numidia
Mill Grove
Ringtown Mountain Rd
Old Reading Rd
Ashton Hollow Rd
Middle Rd
42
Numidia Airport-8PA0
2008
Ringtown Mountain Rd
Old Readir
Middle Rd
Fisherdale
3008
2008
Middle Rd
3008
Numidia Dr
Rd 19002
Report a map error


Williamsport
Hughesville
Lairdsville
Unityville
Wilkes-Barre
Muncy
Benton
Huntington Mills
Nanticoke
Montgomery
Stillwater
Shickshinny
Mountain Top
Bear Creek Village
Allenwood
Exchange
Millville
Watsontown
Wapwallopen
Berwick
White Haven
New Columbia
Mifflinville
Buckhorn
Bloomsburg
Drums
Freeland
Milton
Danville
Catawissa
Hazleton
Cowan
Lewisburg
College Park
Nuremberg
Weatherly
Mifflinburg
Northumberland
Numidia
Penns Creek
Sunbury
Elysburg
Ringtown
Hummels Wharf
Shenandoah
Lansford
Barnesville
Selinsgrove
Mt Carmel
Tamaqua
Middleburg
Trevorton
Shamokin
Ashland
Frackville
Andreas
Mt Pleasant Mills
Herndon
Pitman
St Clair
Port Trevorton
Pottsville
New Ringgold
New Tripoli
Dalmatia
Klingerstown
Hegins
Orwigsburg
Quaker City
Tremont
Schuylkill Haven
Kempton
Berrysburg
Gratz
Friedensburg
Auburn
Tower City
Liverpool
Ravine
Lenhartsville
Lykens
Hamburg
Millersburg
Elizabethville
Pine Grove
Shartlesville
Kutztown
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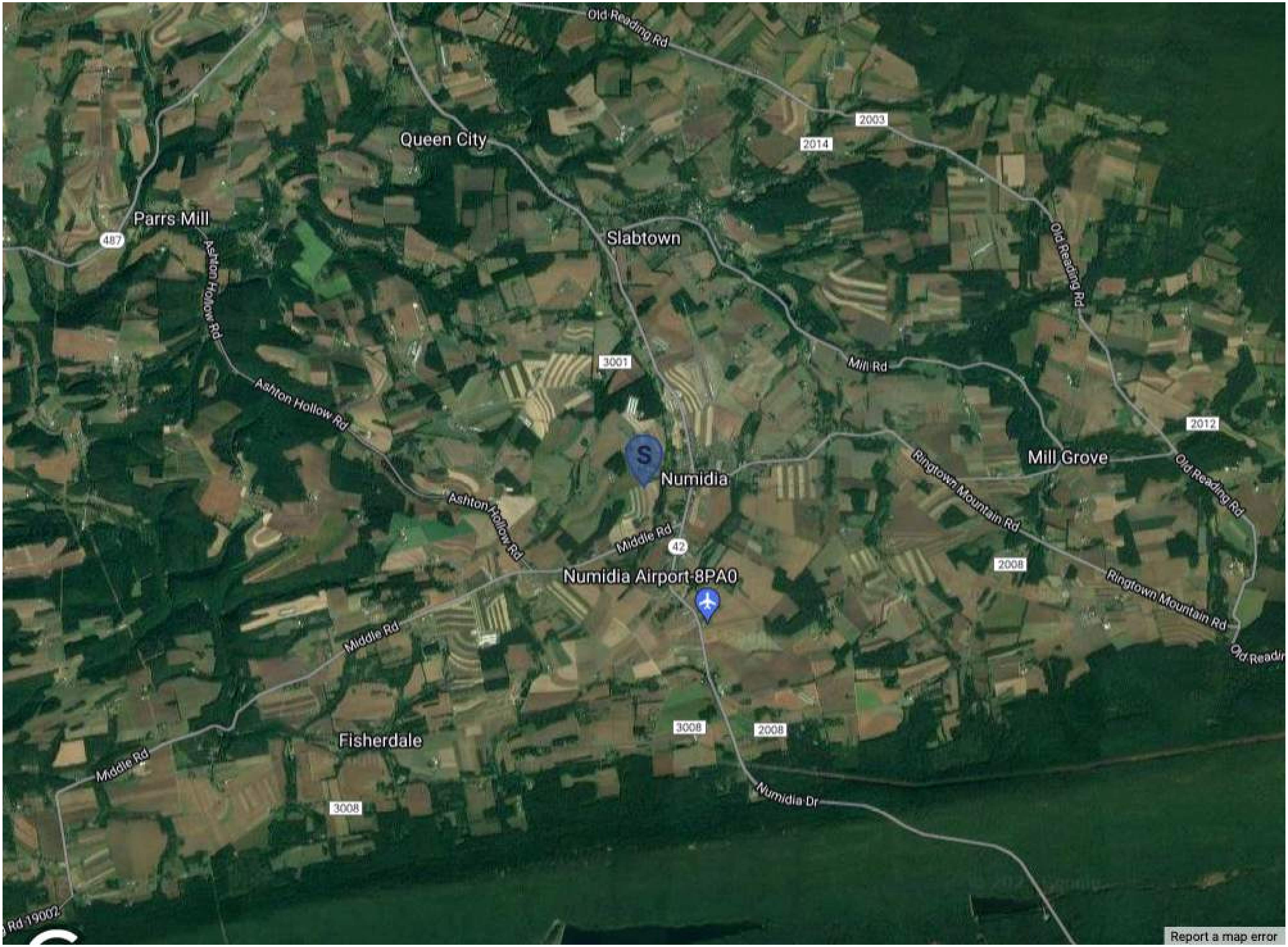
Old Reading Rd
2003
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Queen City
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Mill Rd
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Numidia
Mill Grove
Ringtown Mountain Rd
Old Reading Rd
Middle Rd
42
2008
Numidia Airport-8PA0
Ringtown Mountain Rd
Middle Rd
Old Readir
3008
2008
Fisherdale
Middle Rd
3008
Numidia Dr
Rd 19002
Report a map error

COUNTRY ACRES MOBILE HOME PARK

03 **Property Description**

Property Features

# PROPERTY FEATURES

| | |
|---|---|
| NUMBER OF UNITS | 30 |
| LAND ACRES | 12.27 |
| # OF PARCELS | 1 |
| ROADS | Gravel |

# COUNTRY ACRES MOBILE HOME PARK

04 **Rent Roll**

Country Acres Rent Roll.xlsx - Sheet1 (1)

| Rent Roll | | | | |
|---|---|---|---|---|
| Lot | Rent Amount | Housing Type | Ownership | Notes |
| 1 | $ 460.00 | Mobile Home | Tenant | |
| 2 | $ 460.00 | Mobile Home | Tenant | |
| 3 | $ 460.00 | Mobile Home | Tenant | |
| 4 | $ 460.00 | Mobile Home | Tenant | |
| 5 | $ 460.00 | Mobile Home | Tenant | |
| 6 | $ - | Mobile Home | Park | |
| 7 | $ 460.00 | Mobile Home | Tenant | |
| 8 | $ 460.00 | Mobile Home | Tenant | |
| 9 | $ 460.00 | Mobile Home | Tenant | |
| 10 | $ - | Mobile Home | Park | |
| 11 | $ 460.00 | Mobile Home | Tenant | |
| 12 | $ 460.00 | Mobile Home | Tenant | |
| 13 | $ 460.00 | Mobile Home | Tenant | |
| 14 | $ 460.00 | Mobile Home | Tenant | |
| 15 | $ 460.00 | Mobile Home | Tenant | |
| 16 | $ 460.00 | Mobile Home | Tenant | |
| 17 | $ 460.00 | Mobile Home | Tenant | |
| 18 | $ 460.00 | Mobile Home | Tenant | |
| 19 | $ 460.00 | Mobile Home | Tenant | |
| 20 | $ 460.00 | Mobile Home | Tenant | |
| 21 | $ 460.00 | Mobile Home | Tenant | |
| 22 | $ 460.00 | Mobile Home | Tenant | |
| 23 | $ 460.00 | Mobile Home | Tenant | |
| 24 | $ 460.00 | Mobile Home | Tenant | |
| 25 | $ 460.00 | Mobile Home | Tenant | |
| 26 | $ 460.00 | Mobile Home | Tenant | |
| 27 | $ 460.00 | Mobile Home | Tenant | |
| 28 | $ 460.00 | Mobile Home | Tenant | |
| 29 | $ 460.00 | Mobile Home | Tenant | |
| 30 | $ 460.00 | Mobile Home | Tenant | |
| Month | $ 12,880.00 | | | |
| Year | $ 154,560.00 | | | |

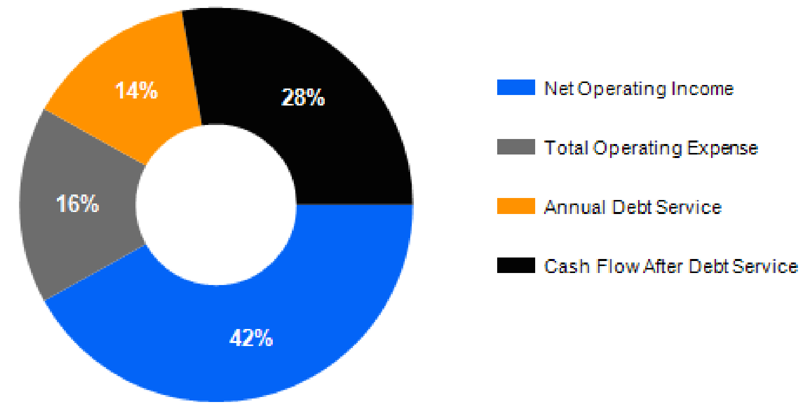
# COUNTRY ACRES MOBILE HOME PARK

## 05 Financial Analysis

| INCOME | CURRENT | | PRO FORMA | |
|---|---|---|---|---|
| Gross Potential Rent | $165,600 | | $170,568 | |
| **Gross Potential Income** | **$165,600** | | **$170,568** | |
| General Vacancy | -$11,040 | 6.66% | -$11,371 | 6.66% |
| **Effective Gross Income** | **$154,560** | | **$159,197** | |
| Less Expenses | $43,050 | 27.85% | $43,050 | 27.04% |
| **Net Operating Income** | **$111,510** | | **$116,147** | |
| Annual Debt Service | $37,500 | | $37,500 | |
| **Cash flow** | **$74,010** | | **$78,647** | |
| Debt Coverage Ratio | 2.97 | | 3.10 | |

## REVENUE ALLOCATION

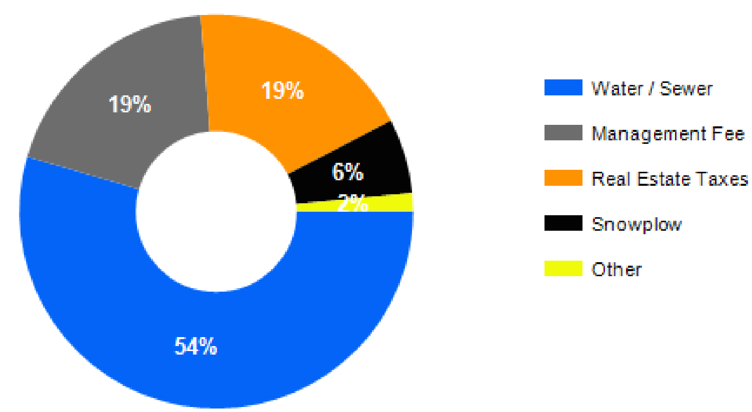
CURRENT




| EXPENSES | CURRENT | Per Unit | PRO FORMA | Per Unit |
|---|---|---|---|---|
| Real Estate Taxes | $8,021 | $267 | $8,021 | $267 |
| Insurance | $537 | $18 | $537 | $18 |
| Management Fee ($) | $8,280 | $276 | $8,280 | $276 |
| Water / Sewer | $23,460 | $782 | $23,460 | $782 |
| Utilities | $112 | $4 | $112 | $4 |
| Snowplow | $2,640 | $88 | $2,640 | $88 |
| **Total Operating Expense** | **$43,050** | **$1,435** | **$43,050** | **$1,435** |
| Annual Debt Service | $37,500 | | $37,500 | |
| % of EGI | 27.85% | | 27.04% | |

## DISTRIBUTION OF EXPENSES

CURRENT




Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

## GLOBAL

| | |
|---|---|
| Offering Price | $1,300,000 |

## INCOME - Growth Rates

| | |
|---|---|
| Gross Potential Rent | 3.00% |

## EXPENSES - Growth Rates

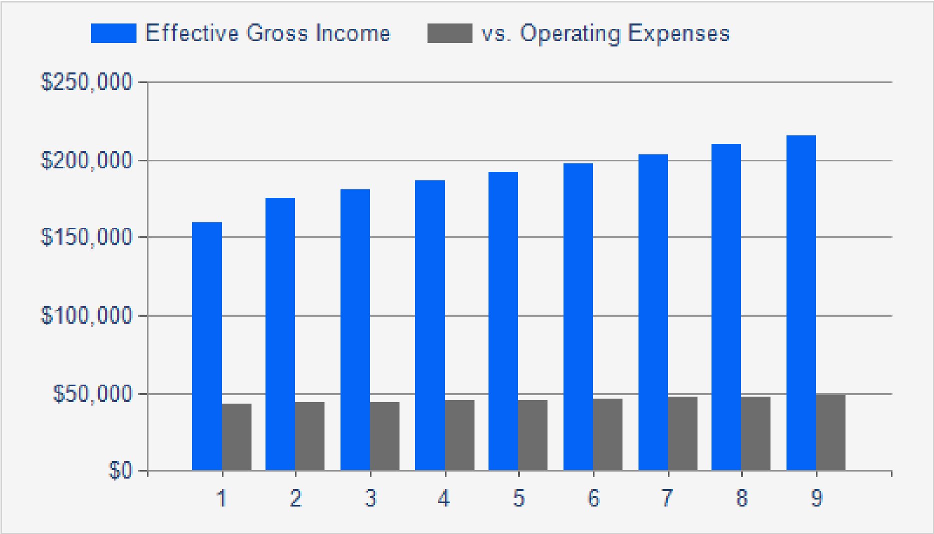
| | |
|---|---|
| Real Estate Taxes | 1.50% |
| Insurance | 1.50% |
| Management Fee | 1.50% |
| Water / Sewer | 1.50% |
| Utilities | 1.50% |
| Snowplow | 1.50% |

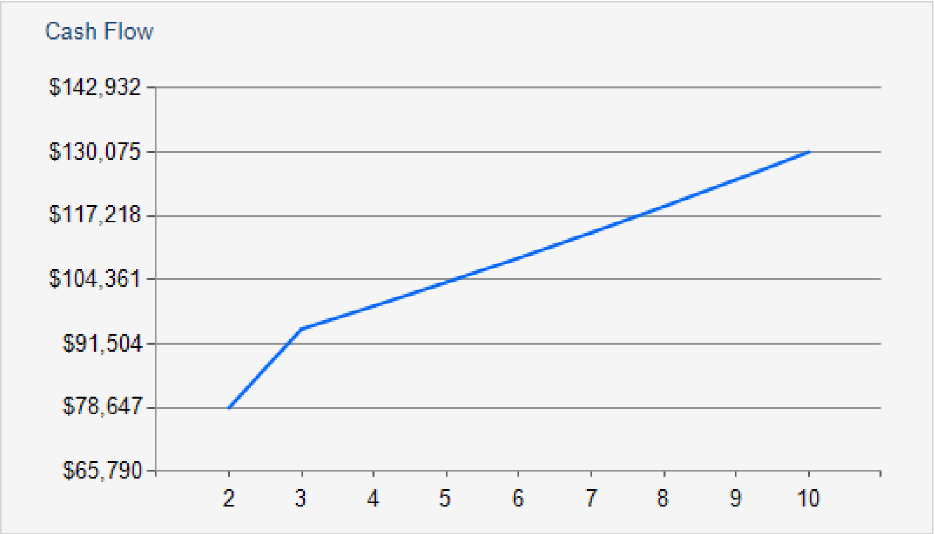
## PROPOSED FINANCING

| | |
|---|---|
| Loan Type | Interest Only |
| Down Payment | $550,000 |
| Loan Amount | $750,000 |
| Interest Rate | 5.00% |
| Loan Terms | 3 |
| Annual Debt Service | $37,500 |
| Loan to Value | 58% |

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

| Calendar Year | CURRENT | Pro Forma | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|---|---|---|---|---|---|---|---|---|---|---|
| **Gross Revenue** | | | | | | | | | | |
| Gross Rental Income | $165,600 | $170,568 | $175,685 | $180,956 | $186,384 | $191,976 | $197,735 | $203,667 | $209,777 | $216,070 |
| General Vacancy | -$11,040 | -$11,371 | -0.00% | -0.00% | -0.00% | -0.00% | -0.00% | -0.00% | -0.00% | -0.00% |
| **Effective Gross Income** | **$154,560** | **$159,197** | **$175,685** | **$180,956** | **$186,384** | **$191,976** | **$197,735** | **$203,667** | **$209,777** | **$216,070** |
| **Operating Expenses** | | | | | | | | | | |
| Real Estate Taxes | $8,021 | $8,021 | $8,141 | $8,263 | $8,387 | $8,513 | $8,641 | $8,771 | $8,902 | $9,036 |
| Insurance | $537 | $537 | $545 | $553 | $562 | $570 | $579 | $587 | $596 | $605 |
| Management Fee | $8,280 | $8,280 | $8,404 | $8,530 | $8,658 | $8,788 | $8,920 | $9,054 | $9,190 | $9,327 |
| Water / Sewer | $23,460 | $23,460 | $23,812 | $24,169 | $24,532 | $24,900 | $25,273 | $25,652 | $26,037 | $26,428 |
| Utilities | $112 | $112 | $114 | $115 | $117 | $119 | $121 | $122 | $124 | $126 |
| Snowplow | $2,640 | $2,640 | $2,680 | $2,720 | $2,761 | $2,802 | $2,844 | $2,887 | $2,930 | $2,974 |
| **Total Operating Expense** | **$43,050** | **$43,050** | **$43,696** | **$44,351** | **$45,016** | **$45,692** | **$46,377** | **$47,073** | **$47,779** | **$48,496** |
| **Net Operating Income** | **$111,510** | **$116,147** | **$131,989** | **$136,604** | **$141,368** | **$146,284** | **$151,358** | **$156,594** | **$161,998** | **$167,575** |
| Annual Debt Service | $37,500 | $37,500 | $37,500 | $37,500 | $37,500 | $37,500 | $37,500 | $37,500 | $37,500 | $37,500 |
| **Cash Flow** | **$74,010** | **$78,647** | **$94,489** | **$99,104** | **$103,868** | **$108,784** | **$113,858** | **$119,094** | **$124,498** | **$130,075** |

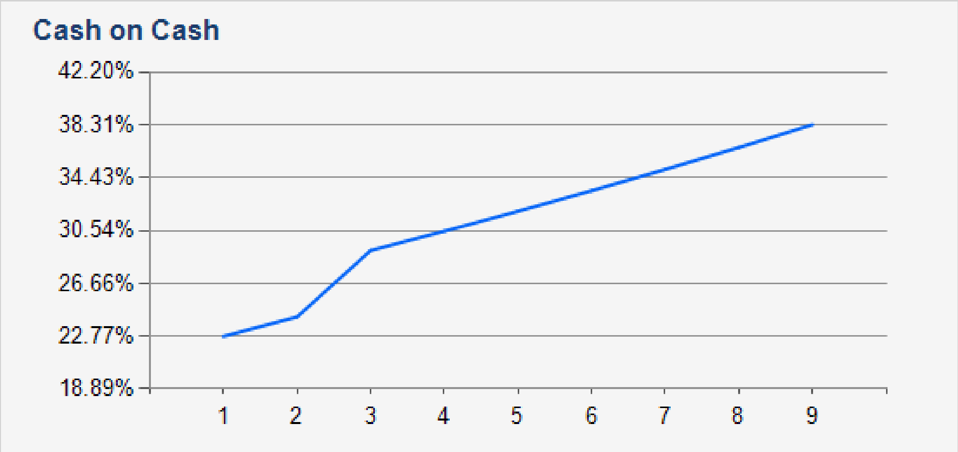


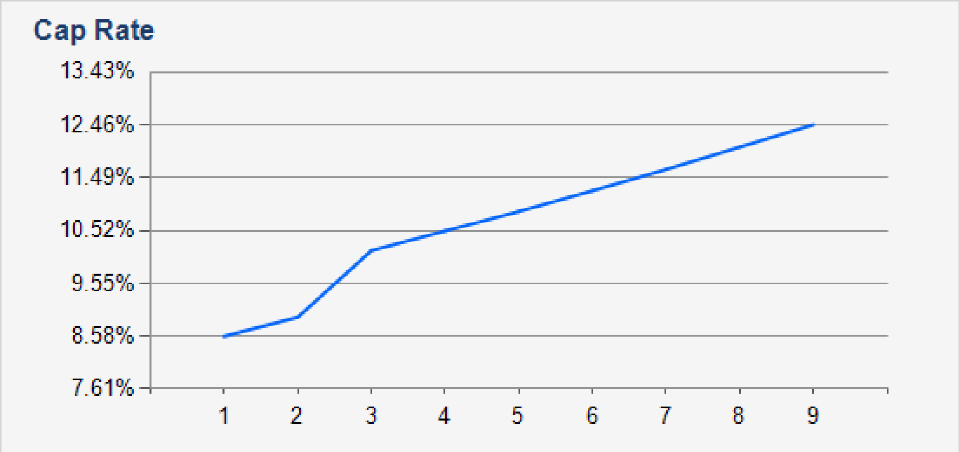



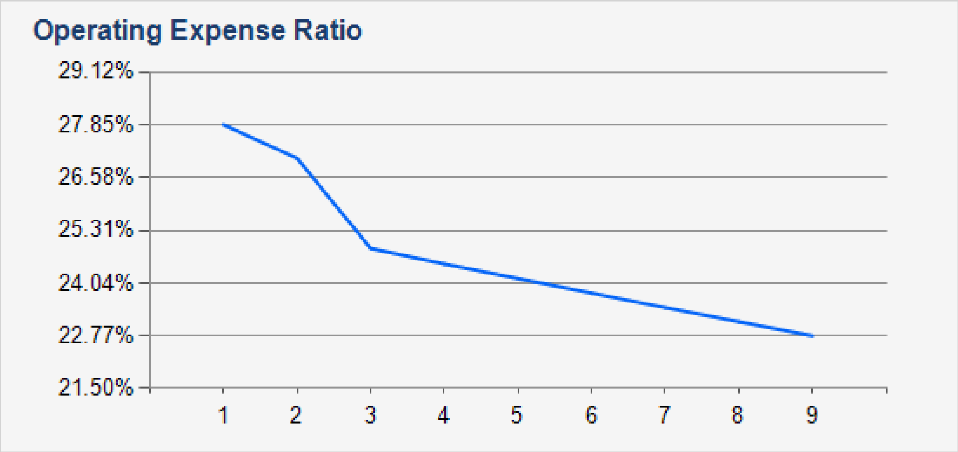

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

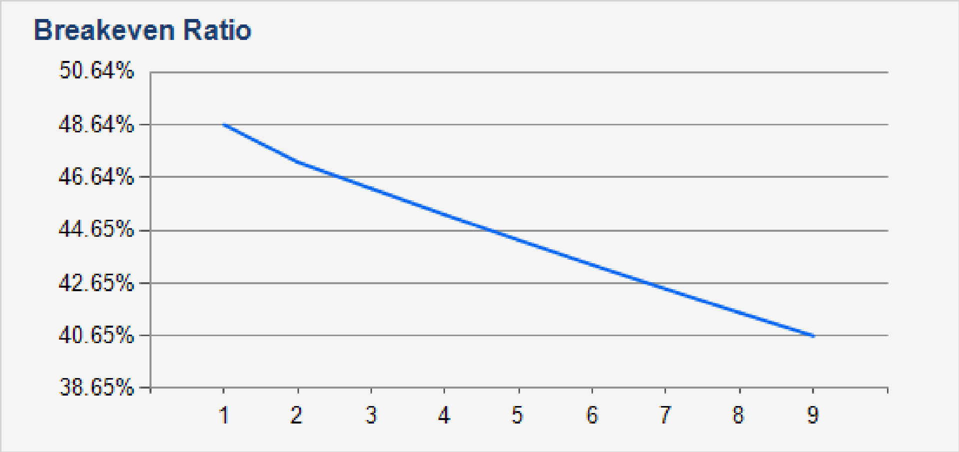
| Calendar Year | CURRENT | Pro Forma | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|---|---|---|---|---|---|---|---|---|---|---|
| Cash on Cash Return b/t | 22.77% | 24.20% | 29.07% | 30.49% | 31.96% | 33.47% | 35.03% | 36.64% | 38.31% | 40.02% |
| CAP Rate | 8.58% | 8.93% | 10.15% | 10.51% | 10.87% | 11.25% | 11.64% | 12.05% | 12.46% | 12.89% |
| Debt Coverage Ratio | 2.97 | 3.10 | 3.52 | 3.64 | 3.77 | 3.90 | 4.04 | 4.18 | 4.32 | 4.47 |
| Operating Expense Ratio | 27.85% | 27.04% | 24.87% | 24.50% | 24.15% | 23.80% | 23.45% | 23.11% | 22.77% | 22.44% |
| Gross Multiplier (GRM) | 7.85 | 7.62 | 7.40 | 7.18 | 6.97 | 6.77 | 6.57 | 6.38 | 6.20 | 6.02 |
| Loan to Value | 57.71% | 57.66% | 57.68% | 57.70% | 57.67% | 57.68% | 57.68% | 57.71% | 57.69% | 57.69% |
| Breakeven Ratio | 48.64% | 47.22% | 46.22% | 45.23% | 44.27% | 43.33% | 42.42% | 41.52% | 40.65% | 39.80% |
| Price / Unit | $43,333 | $43,333 | $43,333 | $43,333 | $43,333 | $43,333 | $43,333 | $43,333 | $43,333 | $43,333 |

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



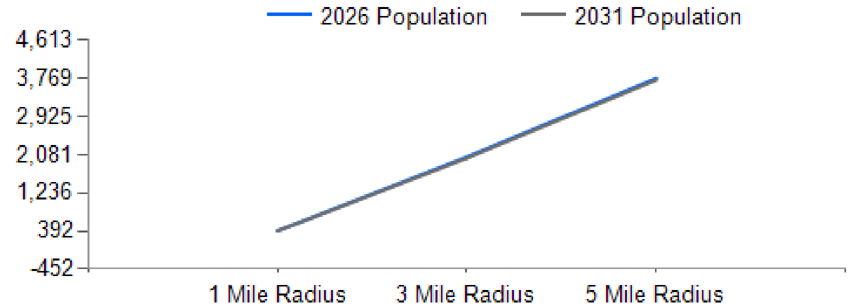



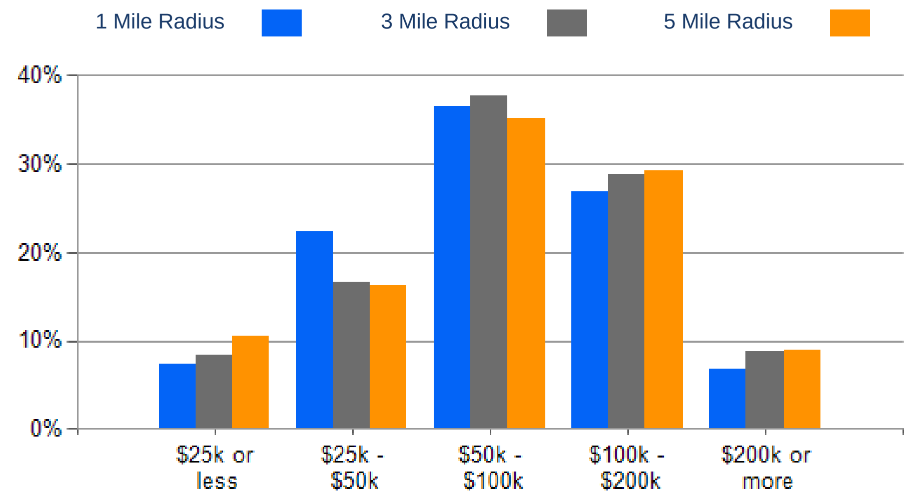
# COUNTRY ACRES MOBILE HOME PARK

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| 2000 Population | 414 | 1,990 | 3,813 |
| 2010 Population | 396 | 2,046 | 3,915 |
| 2026 Population | 398 | 2,030 | 3,769 |
| 2031 Population | 392 | 2,003 | 3,732 |
| 2026 African American | 0 | 0 | 2 |
| 2026 American Indian | 0 | 1 | 1 |
| 2026 Asian | 0 | 2 | 5 |
| 2026 Hispanic | 11 | 42 | 70 |
| 2026 Other Race | 1 | 5 | 9 |
| 2026 White | 379 | 1,961 | 3,637 |
| 2026 Multiracial | 18 | 61 | 115 |
| 2026-2031: Population: Growth Rate | -1.50% | -1.35% | -1.00% |

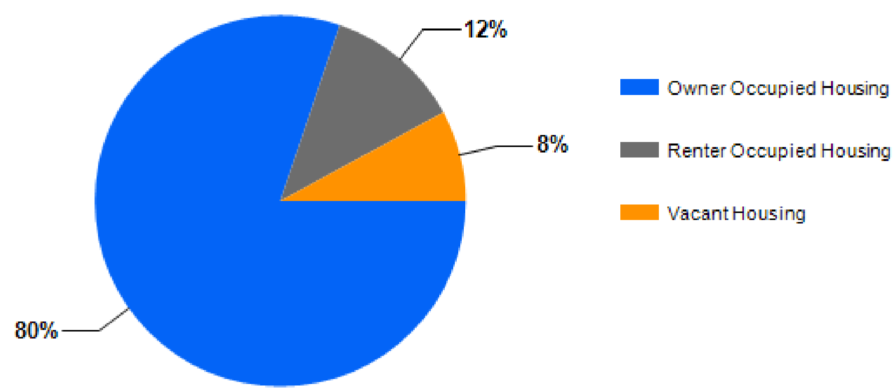
| 2026 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| less than $15,000 | 6 | 34 | 70 |
| $15,000-$24,999 | 7 | 39 | 99 |
| $25,000-$34,999 | 15 | 69 | 105 |
| $35,000-$49,999 | 24 | 78 | 155 |
| $50,000-$74,999 | 41 | 199 | 343 |
| $75,000-$99,999 | 23 | 133 | 222 |
| $100,000-$149,999 | 29 | 151 | 307 |
| $150,000-$199,999 | 18 | 103 | 164 |
| $200,000 or greater | 12 | 77 | 143 |
| Median HH Income | $70,565 | $78,093 | $77,734 |
| Average HH Income | $92,728 | $100,647 | $99,484 |




2026 Household Income



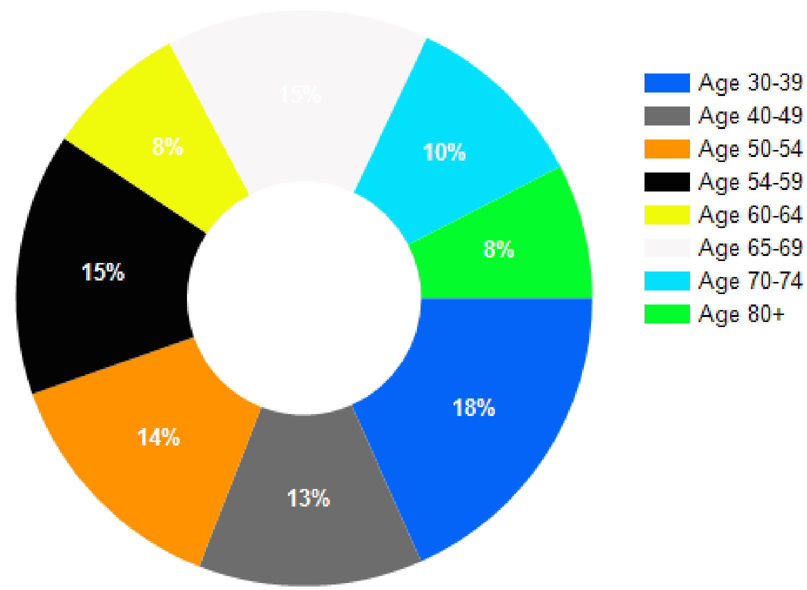

2026 Own vs. Rent - 1 Mile Radius



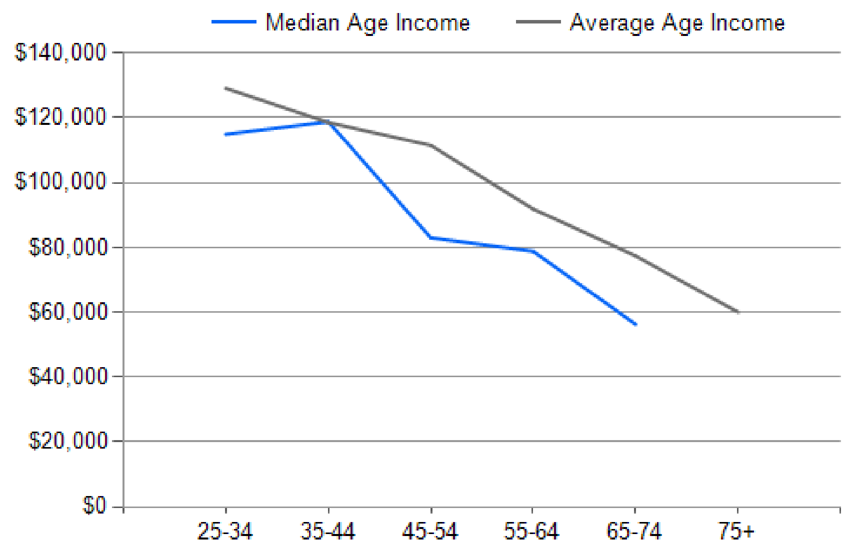

Source: esri

| 2026 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| 2026 Population Age 30-34 | 23 | 110 | 201 |
| 2026 Population Age 35-39 | 28 | 121 | 217 |
| 2026 Population Age 40-44 | 17 | 116 | 225 |
| 2026 Population Age 45-49 | 18 | 112 | 209 |
| 2026 Population Age 50-54 | 38 | 164 | 279 |
| 2026 Population Age 55-59 | 41 | 162 | 276 |
| 2026 Population Age 60-64 | 22 | 133 | 274 |
| 2026 Population Age 65-69 | 41 | 181 | 352 |
| 2026 Population Age 70-74 | 29 | 150 | 281 |
| 2026 Population Age 75-79 | 21 | 112 | 219 |
| 2026 Population Age 80-84 | 12 | 56 | 104 |
| 2026 Population Age 85+ | 8 | 45 | 89 |
| 2026 Population Age 18+ | 345 | 1,692 | 3,154 |
| 2026 Median Age | 52 | 50 | 50 |
| 2031 Median Age | 53 | 49 | 50 |

Population By Age

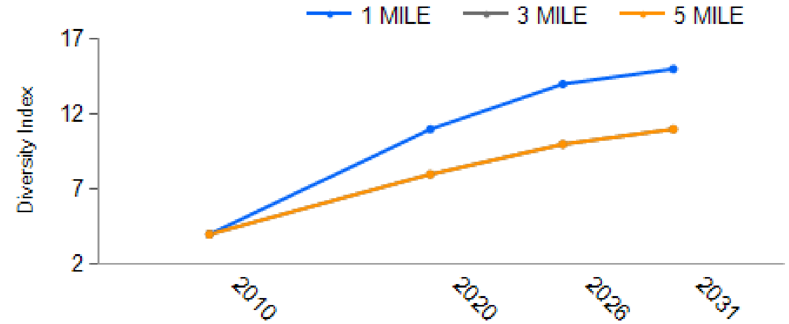



| 2026 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| Median Household Income 25-34 | $114,982 | $107,419 | $105,753 |
| Average Household Income 25-34 | $129,104 | $142,817 | $131,879 |
| Median Household Income 35-44 | $118,807 | $104,890 | $103,105 |
| Average Household Income 35-44 | $118,589 | $120,204 | $114,949 |
| Median Household Income 45-54 | $82,981 | $88,191 | $93,798 |
| Average Household Income 45-54 | $111,515 | $110,227 | $114,896 |
| Median Household Income 55-64 | $78,810 | $85,227 | $90,482 |
| Average Household Income 55-64 | $91,867 | $101,315 | $102,231 |
| Median Household Income 65-74 | $56,273 | $62,176 | $60,683 |
| Average Household Income 65-74 | $77,388 | $91,784 | $91,229 |
| Average Household Income 75+ | $60,020 | $65,175 | $65,090 |



| DIVERSITY INDEX | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| Diversity Index (+5 years) | 15 | 11 | 11 |
| Diversity Index (current year) | 14 | 10 | 10 |
| Diversity Index (2020) | 11 | 9 | 8 |
| Diversity Index (2010) | 4 | 4 | 4 |

POPULATION DIVERSITY

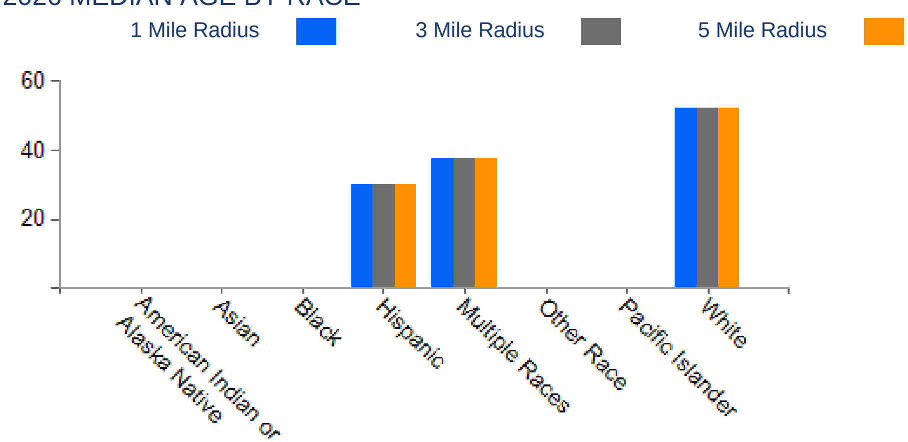



POPULATION BY RACE


| 2026 MEDIAN AGE BY RACE | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| Median American Indian/Alaska Native Age | 0 | 58 | 58 |
| Median Asian Age | 0 | 33 | 25 |
| Median Black Age | 0 | 0 | 8 |
| Median Hispanic Age | 30 | 40 | 40 |
| Median Multiple Races Age | 38 | 34 | 35 |
| Median Other Race Age | 0 | 16 | 16 |
| Median Pacific Islander Age | 0 | 0 | 0 |
| Median White Age | 52 | 50 | 50 |

| 2026 POPULATION BY RACE | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| African American | 0% | 0% | 0% |
| American Indian | 0% | 0% | 0% |
| Asian | 0% | 0% | 0% |
| Hispanic | 3% | 2% | 2% |
| Multiracial | 4% | 3% | 3% |
| Other Race | 0% | 0% | 0% |
| White | 93% | 95% | 95% |

2026 MEDIAN AGE BY RACE



# Country Acres Mobile Home Park

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*Exclusively Marketed by:*


**Steven Tomaso**
IRE Investment
(518) 379-0652
inquiries@ireinvestment.com


IRE INVESTMENT