

Country Courts Enterprises

15 Decasper Dr, Lewis Run PA 16738



OFFERING MEMORANDUM

Country Courts Enterprises

CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

Aerial View Map

03 Property Description

Property Features

Site Plan

Floor Plan

04 Rent Roll

Rent Rolls - Country Courts Enterprise

05 Financial Analysis

Income & Expense Analysis

Multi-Year Cash Flow Assumptions

Cash Flow Analysis

Financial Metrics

06 Demographics

General Demographics

Exclusively Marketed by:

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	15 Decasper Dr Lewis Run PA 16738
LAND ACRES	5.72 AC
YEAR RENOVATED	2018

FINANCIAL SUMMARY

PRICE	\$1,180,000
OCCUPANCY	100%
NOI (CURRENT)	\$89,589
NOI (Pro Forma)	\$94,544
CAP RATE (CURRENT)	7.59%
CAP RATE (PRO FORMA)	8.01%
CASH ON CASH (CURRENT)	10.22%
CASH ON CASH (PRO FORMA)	11.41%
GRM (CURRENT)	9.51
GRM (PRO FORMA)	9.06

PROPOSED FINANCING

LOAN TYPE	Amortized
DOWN PAYMENT	\$595,000
LOAN AMOUNT	\$585,000
INTEREST RATE	6.50%
LOAN TERMS	25
ANNUAL DEBT SERVICE	\$47,401
LOAN TO VALUE	50%
AMORTIZATION PERIOD	25 Years

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	180	1,065	4,084
2025 Median HH Income	\$73,322	\$75,108	\$73,872
2025 Average HH Income	\$83,269	\$86,800	\$89,375



Investment Summary

- Presenting a unique and well-maintained income-producing property ideally situated at the entrance to Allegheny State Park. This versatile asset includes two single-family residences, twenty-eight (28) storage units, and seven (7) mobile homes, offering multiple established revenue streams with strong potential for expansion.

The property features a well maintained sewage treatment facility and ample acreage to accommodate additional storage units or mobile homes, supporting future growth and increased income potential. The current owners have maintained the property to high standards for the past 22 years, ensuring stable operations and a clean, functional infrastructure.

Given its prime location, consistent occupancy, and long-term operational history, this property represents an attractive investment opportunity for those seeking diversified income and scalability in a recreationally active region.

- The sellers are motivated as they prepare for retirement, providing a rare chance to acquire a proven, well-performing property with immediate cash flow and development upside. Submit an offer or request a showing today!

Highlights:

Two (2) single-family homes

Twenty-eight (28) storage units

Seven (7) mobile homes

Existing sewage treatment facility

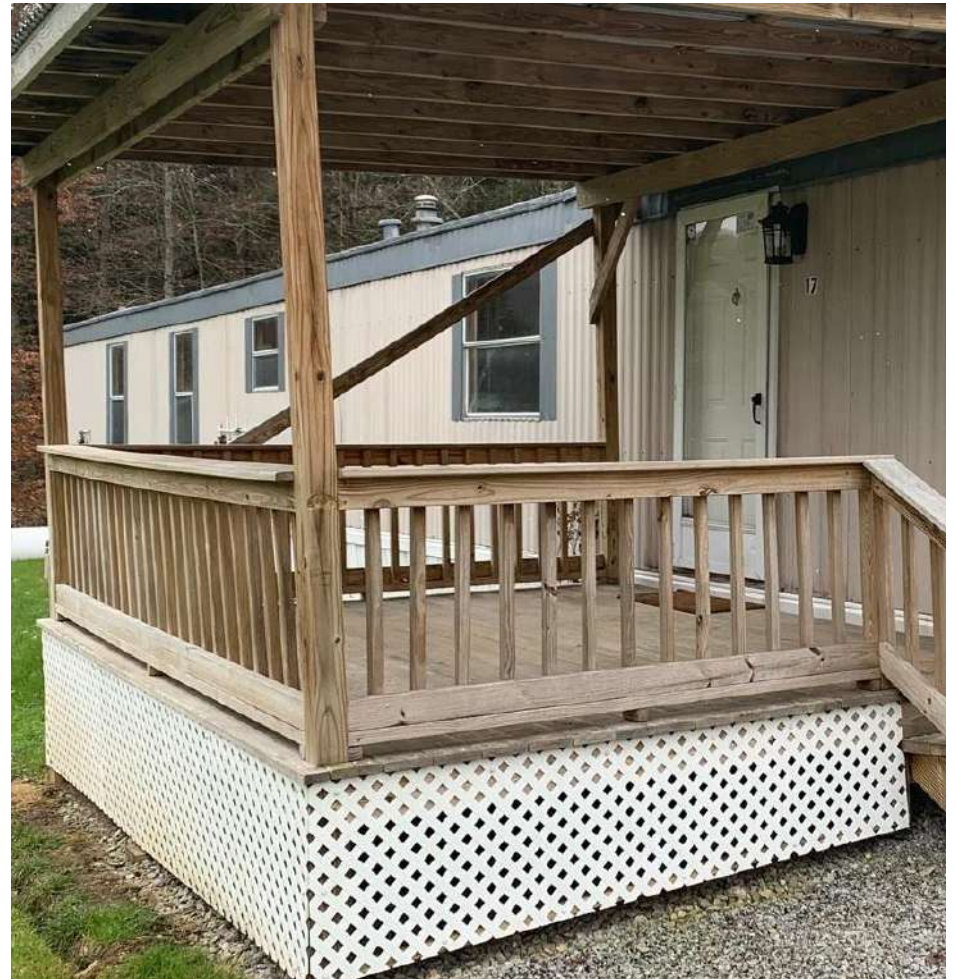
Expansion potential for additional units or homes

Meticulously maintained by the same owners for 22 years

Located at the gateway to Allegheny State Park

Location Summary

- Lewis Run, PA is home to picturesque views, excellent restaurants and nightlife options. Stroll along Main Street or take a day trip to Allegheny National Forest, where visitors can find ample opportunities for fishing and camping. Small metro area set in the woodlands and highlands of the Mideast region. Primary industries include manufacturing and oil. Also known as a college town. - Located in north-central Pennsylvania, 35 miles south of Olean, New York, and 70 miles north of DuBois..





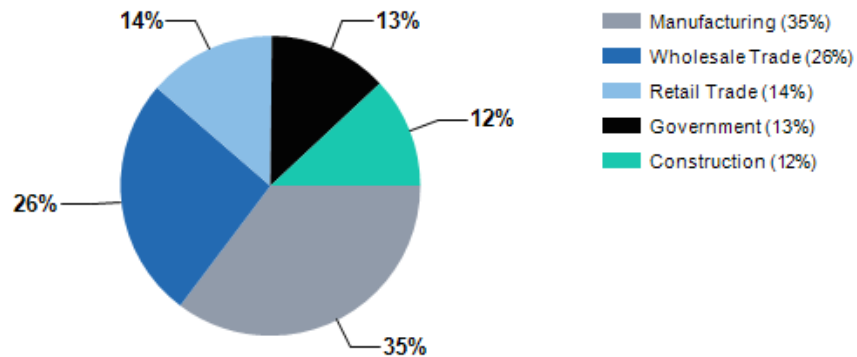
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Location

Location Summary

Aerial View Map

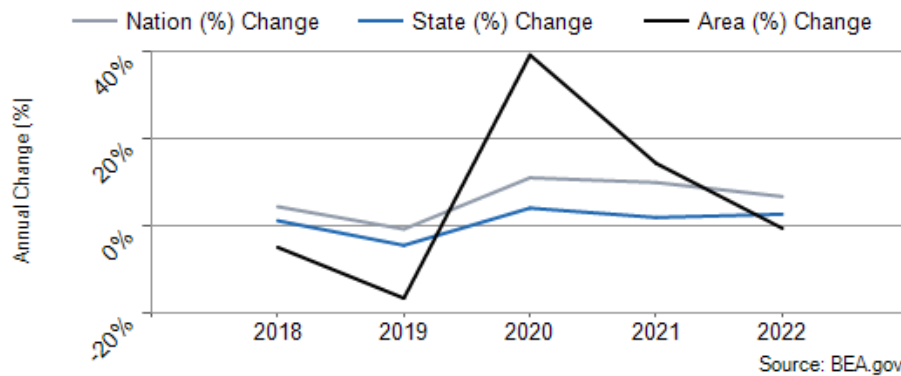
Major Industries by Employee Count

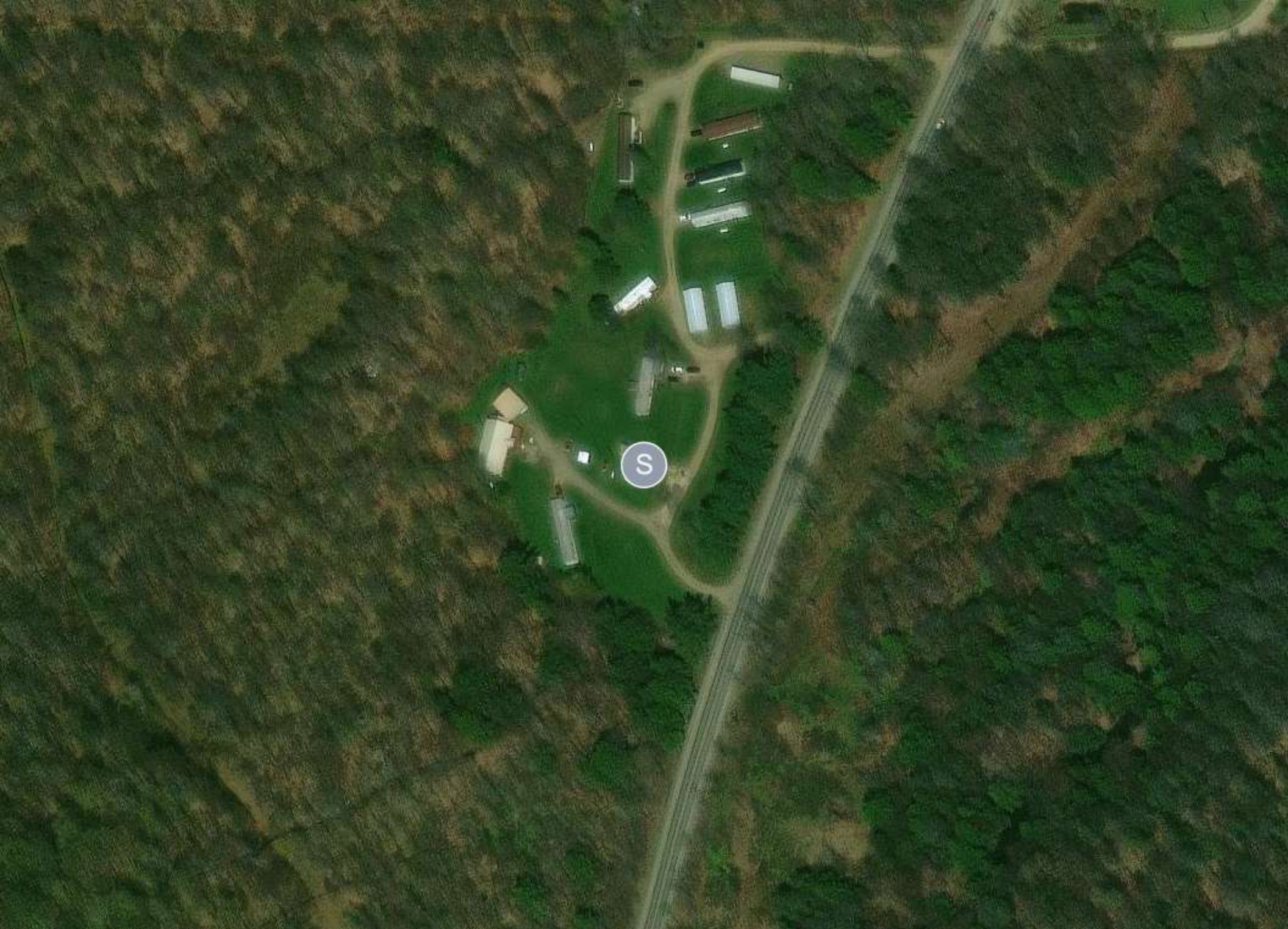


Largest Employers

Allegheny Bradford Corporation	200
McKean Federal Correctional Institution	200
Keystone Powdered Metal Company	150
McCourt Label Company	100
Minard Run Oil Company	50
Marcellx	50
Runway Bar & Grill	30
Roadhouse	30

McKean County GDP Trend







03

Property Description

Property Features

Site Plan

Floor Plan

GLOBAL

NUMBER OF TOTAL UNITS	37
LAND ACRES	5.72 AC
# OF PARCELS	1
YEAR RENOVATED	2018
ZONING TYPE	Commercial
STORAGE UNITS	28
TOTAL MOBILE HOMES	7
NUMBER OF BUILDINGS	12
STICK BUILT HOMES	2









04

Rent Roll

Rent Rolls - Country Courts Enterprise

Country Courts Enterprises Rent Roll

Unit #	Type	Type	Rent	Notes
MH1	Mobile Home	2 bed 2 bath	\$895.00	
MH2	Mobile Home	2 bed 1 bath	\$745.00	
MH3	Mobile Home	2 bed 1 bath	\$795.00	
MH4	Mobile Home	3 bed 2 bath	\$995.00	
MH5	Mobile Home	2 bed 1 bath	\$795.00	
MH6	Mobile Home	3 bed 2 bath	\$1,045.00	
MH7	Mobile Home	2 bed 1 bath	\$795.00	
SB1	Stick Built Home	Studio	\$675.00	
SB2	Stick Built Home	2 bed 2 bath	\$1,700.00	Current Owner Residence
1	Storage Unit	10 x 10	\$70.00	
2	Storage Unit	10 x 10	\$70.00	
3	Storage Unit	10 x 10	\$70.00	
4	Storage Unit	10 x 10	\$70.00	
5	Storage Unit	10 x 10	\$70.00	
6	Storage Unit	10 x 10	\$70.00	
7	Storage Unit	10 x 10	\$70.00	
8	Storage Unit	10 x 10	\$70.00	
9	Storage Unit	10 x 10	\$70.00	
10	Storage Unit	10 x 10	\$70.00	
11	Storage Unit	10 x 10	\$70.00	
12	Storage Unit	10 x 10	\$70.00	
13	Storage Unit	10 x 10	\$70.00	
14	Storage Unit	10 x 10	\$70.00	
15	Storage Unit	10 x 10	\$70.00	
16	Storage Unit	10 x 10	\$70.00	
17	Storage Unit	10 x 10	\$70.00	
18	Storage Unit	10 x 10	\$70.00	
19	Storage Unit	10 x 10	\$70.00	
20	Storage Unit	10 x 10	\$70.00	
21	Storage Unit	8 x 12	\$70.00	
22	Storage Unit	8 x 12	\$70.00	
23	Storage Unit	8 x 12	\$70.00	
24	Storage Unit	8 x 12	\$70.00	
25	Storage Unit	8 x 12	\$70.00	
26	Storage Unit	4 x 6.25	\$35.00	
27	Storage Unit	4 x 6.25	\$35.00	
28	Storage Unit	9 x 12	\$80.00	

37 Units



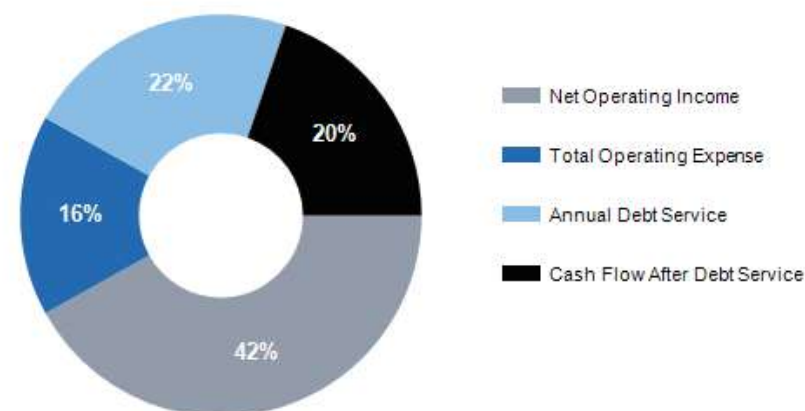
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Financial Analysis

Income & Expense Analysis
Multi-Year Cash Flow Assumptions
Cash Flow Analysis
Financial Metrics

REVENUE ALLOCATION CURRENT

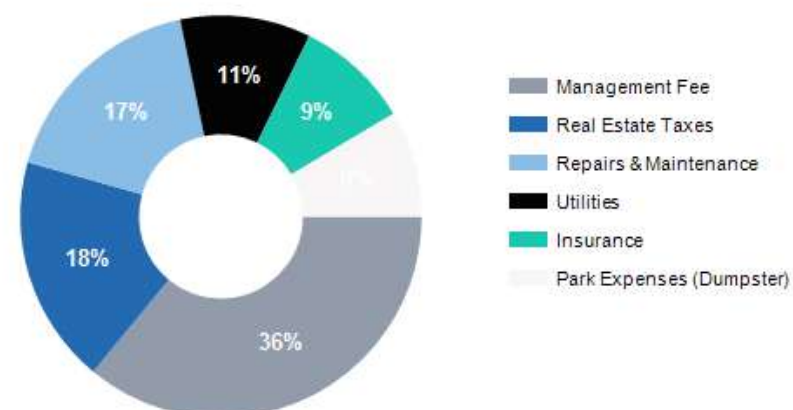
INCOME	CURRENT		PRO FORMA	
Storage Income	\$22,800	18.4%	\$23,940	18.4%
Stick Built Income	\$8,100	6.5%	\$8,505	6.5%
Stick Built Projections	\$20,400	16.4%	\$21,420	16.4%
MHP Revenue	\$72,780	58.7%	\$76,419	58.7%
Effective Gross Income	\$124,080		\$130,284	
Less Expenses	\$34,491	27.79%	\$35,740	27.43%
Net Operating Income	\$89,589		\$94,544	
Annual Debt Service	\$47,401		\$47,401	
Cash flow	\$42,188		\$47,143	
Debt Coverage Ratio	1.89		1.99	



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$6,340	\$6,550
Insurance	\$3,173	\$3,300
Management Fee	\$12,408	\$13,028
Repairs & Maintenance	\$5,996	\$6,032
Utilities	\$3,630	\$3,630
Park Expenses (Dumpster)	\$2,944	\$3,200
Total Operating Expense	\$34,491	\$35,740
Annual Debt Service	\$47,401	\$47,401
% of EGI	27.79%	27.43%

Expense Notes: The owners have tax returns for the past 2-3 years reiterating these expenses Management fee is a pro forma.

DISTRIBUTION OF EXPENSES CURRENT



GLOBAL

Price	\$1,180,000
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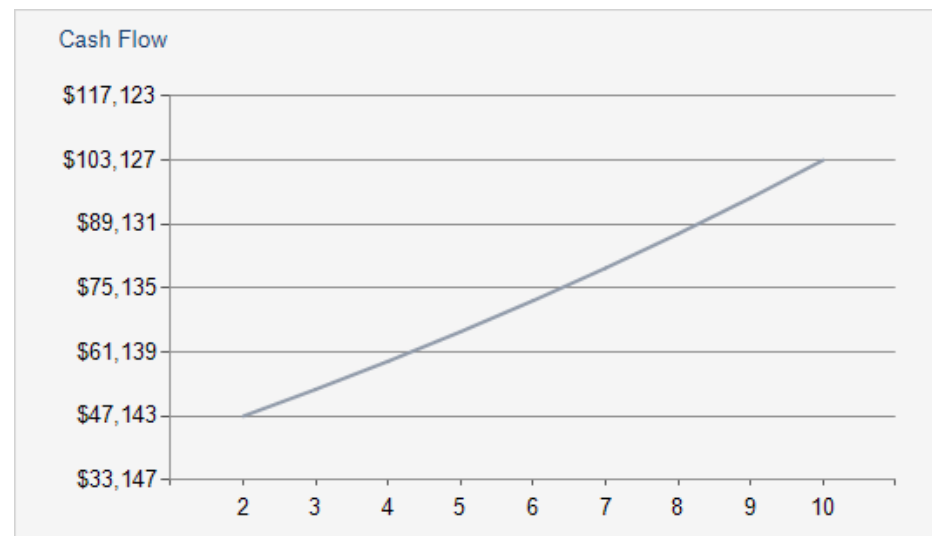
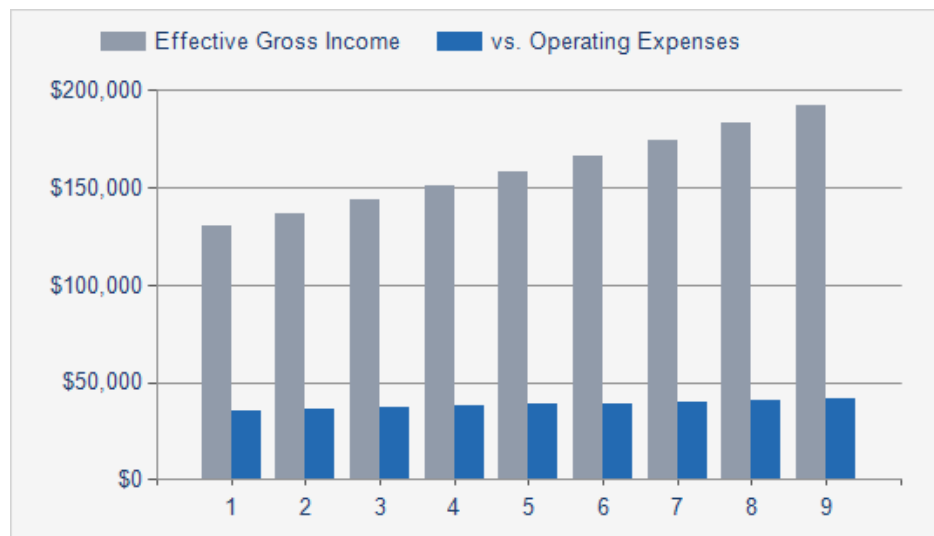
INCOME - Growth Rates

Storage Income	5.00%
Stick Built Income	5.00%
Stick Built Projections	5.00%
MHP Revenue	5.00%

PROPOSED FINANCING

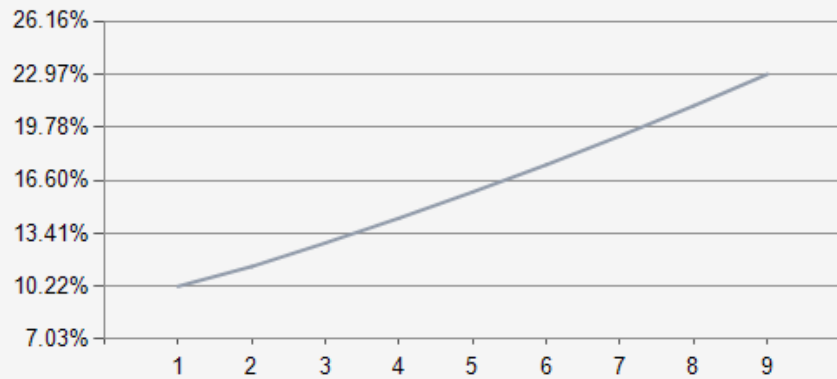
Loan Type	Amortized
Down Payment	\$595,000
Loan Amount	\$585,000
Interest Rate	6.50%
Loan Terms	25
Annual Debt Service	\$47,401
Loan to Value	50%
Amortization Period	25 Years

Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Storage Income	\$22,800	\$23,940	\$25,137	\$26,394	\$27,714	\$29,099	\$30,554	\$32,082	\$33,686	\$35,370
Stick Built Income	\$8,100	\$8,505	\$8,930	\$9,377	\$9,846	\$10,338	\$10,855	\$11,398	\$11,967	\$12,566
Stick Built Projections	\$20,400	\$21,420	\$22,491	\$23,616	\$24,796	\$26,036	\$27,338	\$28,705	\$30,140	\$31,647
MHP Revenue	\$72,780	\$76,419	\$80,240	\$84,252	\$88,465	\$92,888	\$97,532	\$102,409	\$107,529	\$112,906
Effective Gross Income	\$124,080	\$130,284	\$136,798	\$143,638	\$150,820	\$158,361	\$166,279	\$174,593	\$183,323	\$192,489
Operating Expenses										
Real Estate Taxes	\$6,340	\$6,550	\$6,550	\$6,550	\$6,550	\$6,550	\$6,550	\$6,550	\$6,550	\$6,550
Insurance	\$3,173	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300
Management Fee	\$12,408	\$13,028	\$13,680	\$14,364	\$15,082	\$15,836	\$16,628	\$17,459	\$18,332	\$19,249
Repairs & Maintenance	\$5,996	\$6,032	\$6,032	\$6,032	\$6,032	\$6,032	\$6,032	\$6,032	\$6,032	\$6,032
Utilities	\$3,630	\$3,630	\$3,630	\$3,630	\$3,630	\$3,630	\$3,630	\$3,630	\$3,630	\$3,630
Park Expenses (Dumpster)	\$2,944	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200
Total Operating Expense	\$34,491	\$35,740	\$36,392	\$37,076	\$37,794	\$38,548	\$39,340	\$40,171	\$41,044	\$41,961
Net Operating Income	\$89,589	\$94,544	\$100,406	\$106,562	\$113,026	\$119,813	\$126,939	\$134,422	\$142,278	\$150,528
Annual Debt Service	\$47,401	\$47,401	\$47,401	\$47,401	\$47,401	\$47,401	\$47,401	\$47,401	\$47,401	\$47,401
Cash Flow	\$42,188	\$47,143	\$53,005	\$59,161	\$65,625	\$72,412	\$79,538	\$87,021	\$94,878	\$103,127

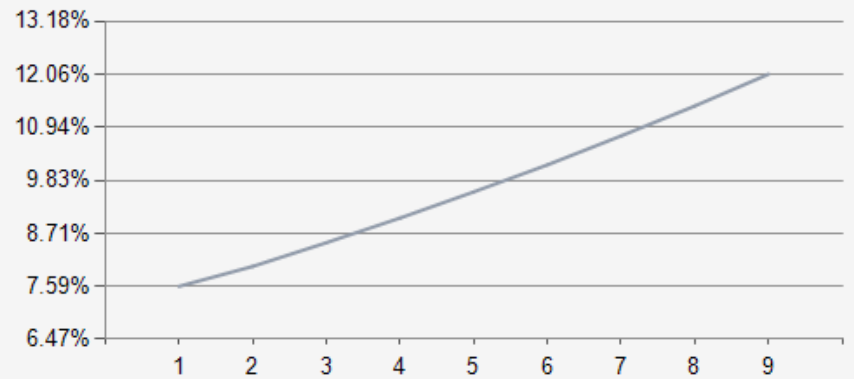


Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash on Cash Return b/t	10.22%	11.41%	12.83%	14.32%	15.89%	17.53%	19.26%	21.07%	22.97%	24.97%
CAP Rate	7.59%	8.01%	8.51%	9.03%	9.58%	10.15%	10.76%	11.39%	12.06%	12.76%
Debt Coverage Ratio	1.89	1.99	2.12	2.25	2.38	2.53	2.68	2.84	3.00	3.18
Operating Expense Ratio	27.79%	27.43%	26.60%	25.81%	25.05%	24.34%	23.65%	23.00%	22.38%	21.79%
Gross Multiplier (GRM)	9.51	9.06	8.63	8.22	7.82	7.45	7.10	6.76	6.44	6.13
Loan to Value	49.56%	48.74%	47.88%	46.94%	45.96%	44.87%	43.76%	42.53%	41.26%	39.88%
Breakeven Ratio	66.00%	63.82%	61.25%	58.81%	56.49%	54.27%	52.17%	50.16%	48.25%	46.42%
Price / Unit	\$31,892	\$31,892	\$31,892	\$31,892	\$31,892	\$31,892	\$31,892	\$31,892	\$31,892	\$31,892

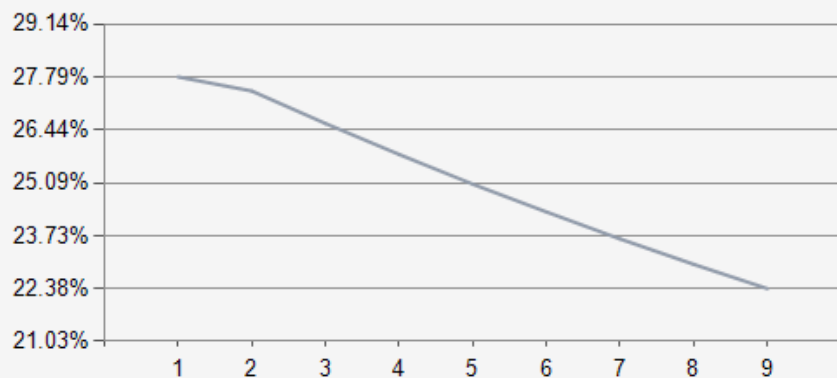
Cash on Cash



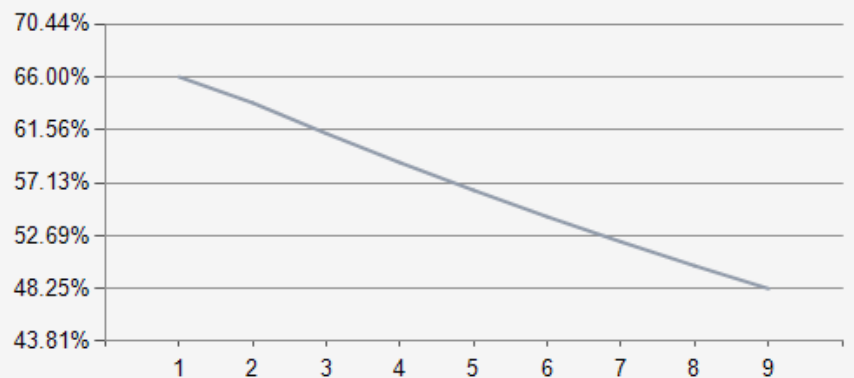
Cap Rate



Operating Expense Ratio



Breakeven Ratio





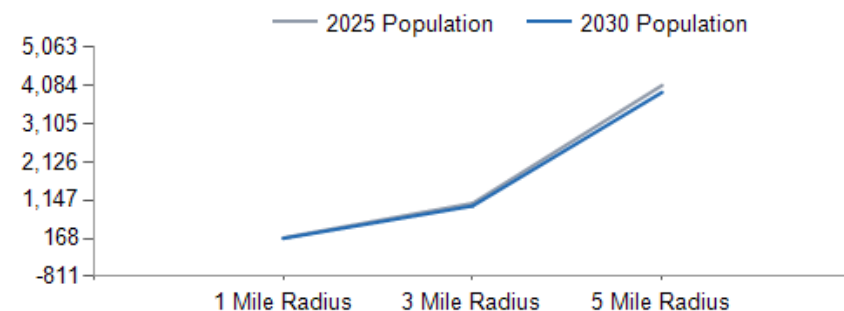
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Demographics

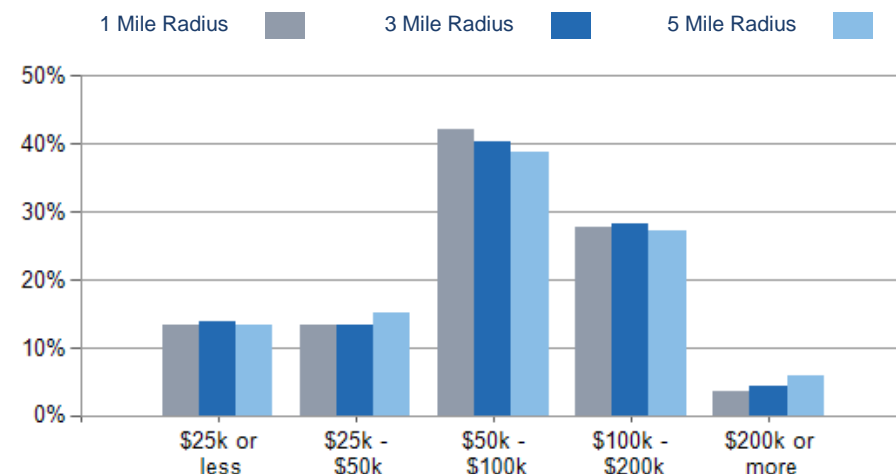
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	125	821	4,403
2010 Population	111	770	4,510
2025 Population	180	1,065	4,084
2030 Population	168	999	3,906
2025 African American	33	169	730
2025 American Indian	0	2	12
2025 Asian	2	15	49
2025 Hispanic	11	57	278
2025 Other Race	1	4	62
2025 White	137	835	3,088
2025 Multiracial	6	40	143
2025-2030: Population: Growth Rate	-6.85%	-6.35%	-4.45%

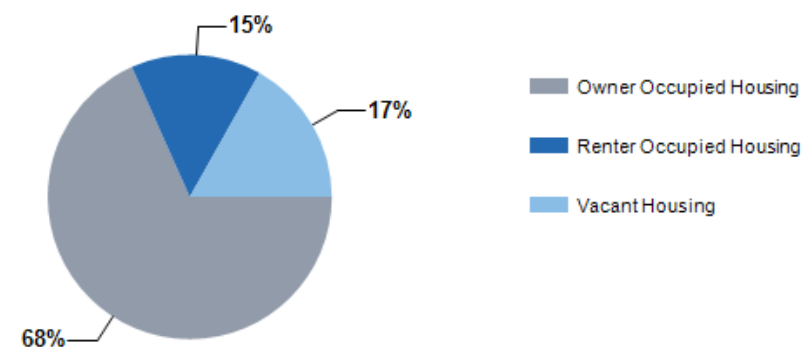
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	8	43	100
\$15,000-\$24,999	3	20	70
\$25,000-\$34,999	5	27	77
\$35,000-\$49,999	6	34	115
\$50,000-\$74,999	19	103	285
\$75,000-\$99,999	16	81	206
\$100,000-\$149,999	19	103	267
\$150,000-\$199,999	4	26	77
\$200,000 or greater	3	20	73
Median HH Income	\$73,322	\$75,108	\$73,872
Average HH Income	\$83,269	\$86,800	\$89,375



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

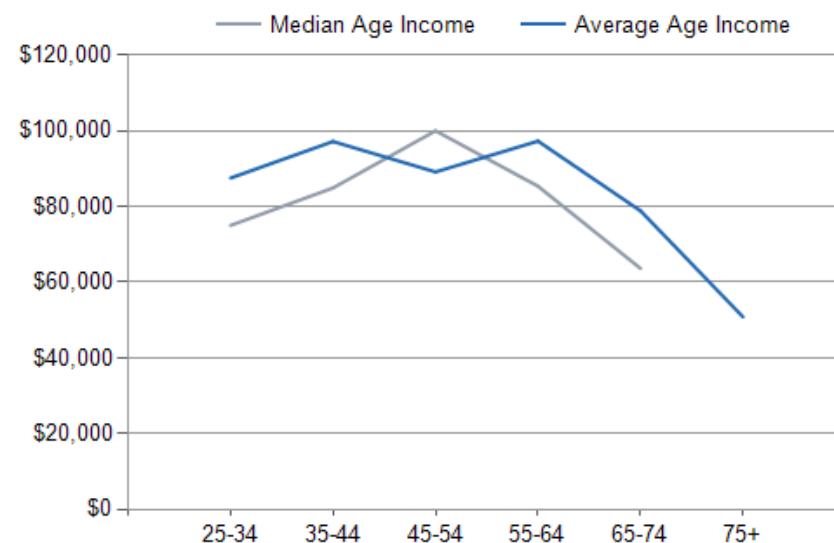
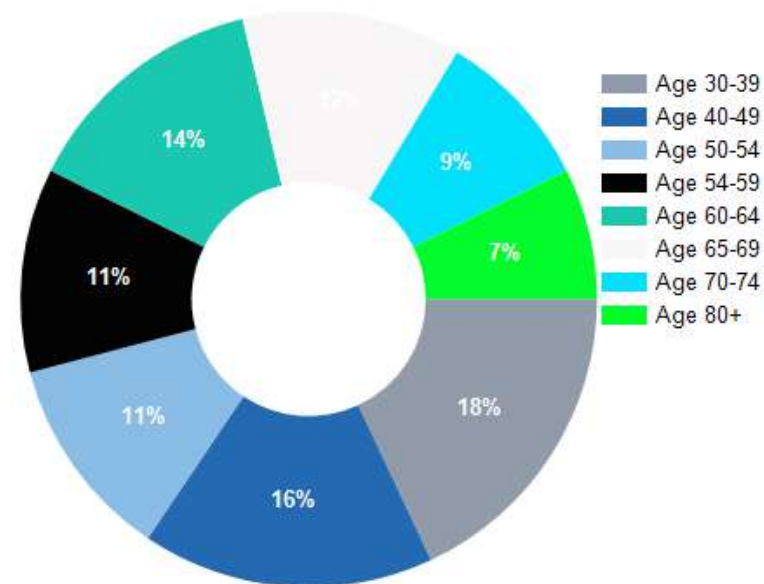


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	11	59	344
2025 Population Age 35-39	11	60	336
2025 Population Age 40-44	10	54	285
2025 Population Age 45-49	10	54	244
2025 Population Age 50-54	14	75	286
2025 Population Age 55-59	14	74	267
2025 Population Age 60-64	17	91	271
2025 Population Age 65-69	15	80	243
2025 Population Age 70-74	11	64	178
2025 Population Age 75-79	9	54	143
2025 Population Age 80-84	5	30	85
2025 Population Age 85+	5	28	80
2025 Population Age 18+	150	900	3,634
2025 Median Age	50	47	41
2030 Median Age	51	47	41

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,000	\$77,606	\$79,277
Average Household Income 25-34	\$87,516	\$91,525	\$95,791
Median Household Income 35-44	\$84,899	\$90,365	\$93,548
Average Household Income 35-44	\$97,174	\$103,307	\$108,911
Median Household Income 45-54	\$100,000	\$95,297	\$96,611
Average Household Income 45-54	\$89,124	\$94,100	\$99,990
Median Household Income 55-64	\$85,357	\$83,541	\$82,150
Average Household Income 55-64	\$97,290	\$98,270	\$99,987
Median Household Income 65-74	\$63,617	\$66,002	\$65,249
Average Household Income 65-74	\$78,841	\$79,879	\$80,508
Average Household Income 75+	\$50,801	\$54,888	\$57,445

Population By Age



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Exclusively Marketed by:

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