



COGAN STATION MHP

334 WEST CREEK ROAD, COGAN STATION PA 17728

Cogan Station MHP

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Exclusively Marketed by:

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01

Executive Summary

Investment Summary

COGAN STATION MHP

OFFERING SUMMARY

ADDRESS	334 West Creek Road Cogan Station PA 17728
COUNTY	Lycoming
LAND ACRES	1+-
NUMBER OF UNITS	4
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$250,000
PRICE PER UNIT	\$62,500
OCCUPANCY	66.67%
NOI (CURRENT)	\$21,088
NOI (Pro Forma)	\$21,952
CAP RATE (CURRENT)	8.44%
CAP RATE (Pro Forma)	8.78%
CASH ON CASH (CURRENT)	42.31%
CASH ON CASH (Pro Forma)	48.59%
GRM (CURRENT)	5.79
GRM (Pro Forma)	5.62

PROPOSED FINANCING

LOAN TYPE	Amortized
DOWN PAYMENT	\$52,495
LOAN AMOUNT	\$197,505
INTEREST RATE	6.00%
ANNUAL DEBT SERVICE	\$15,271
LOAN TO VALUE	79%
AMORTIZATION PERIOD	25 Years

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	902	4,716	25,053
2025 Median HH Income	\$74,364	\$65,945	\$62,089
2025 Average HH Income	\$100,035	\$94,822	\$86,128

Water System

- Private Well System

Sewer System

- Private Septic System

Occupancy

- 6 Sites
 - 3 Park-Owned Homes
 - 1 Tenant-Owned Home
 - 2 Empty Lots



02

Location

Location Summary

Local Business Map

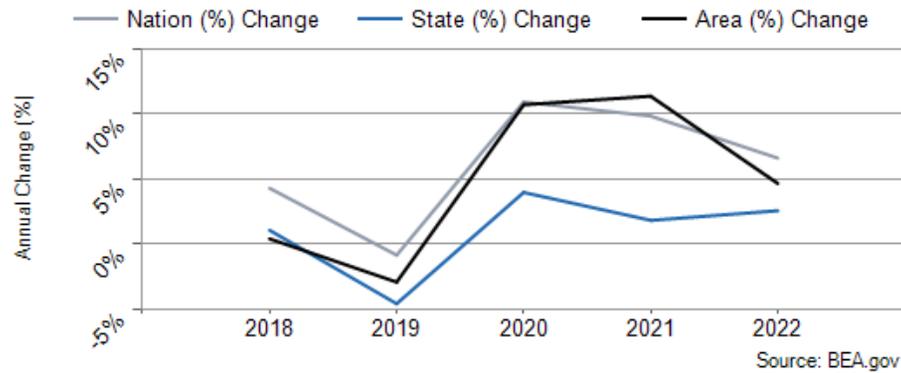
Location Summary

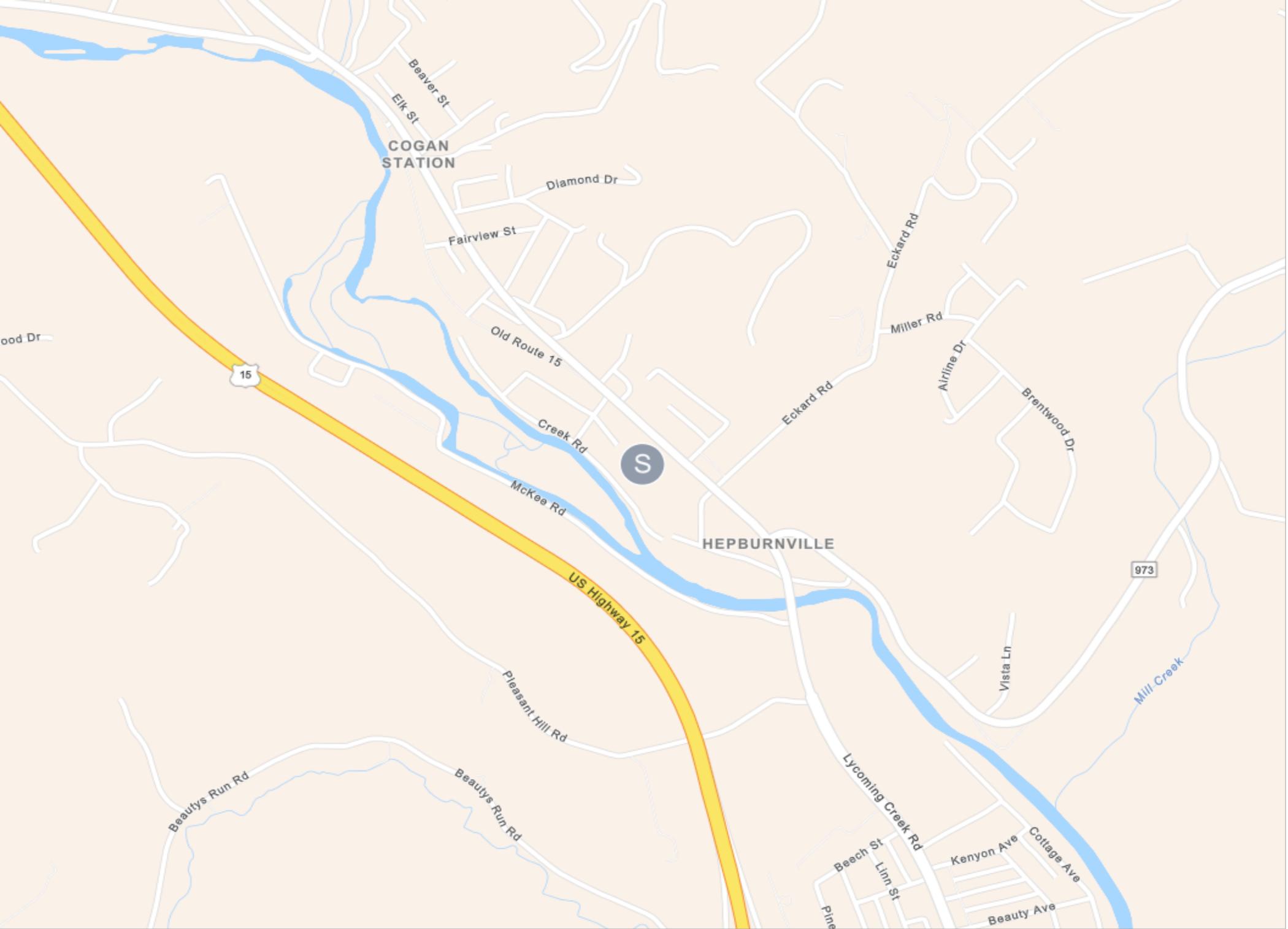
- Located in North-Central, Pa

Largest Employers

Sechrist Construction and Remodeling, Inc	50
Winter Lumber Co	40
C S Landscape Contractors Inc	30
Shultz Lawn & Landscape Solutions	25
MicBee Transportation, LLC	20
Magna-Solutions, LLC	15
Bill's Tire Shop	10
Rhone's Travel Trailers	5

Lycoming County GDP Trend







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Property Description

Property Features

PROPERTY FEATURES

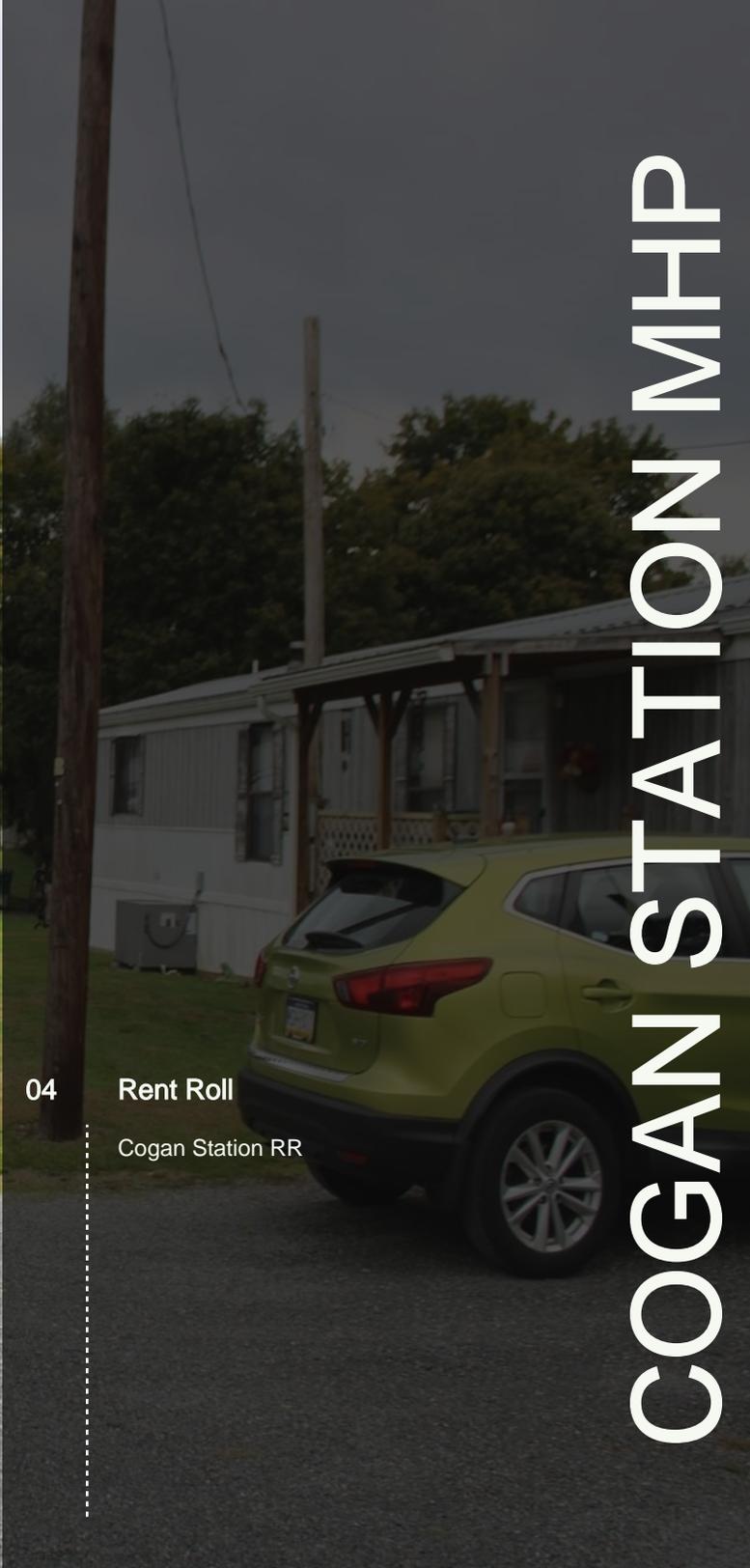
NUMBER OF UNITS	4
LAND ACRES	1+-
# OF PARCELS	1
ROADS	Gravel



04

Rent Roll

Cogan Station RR



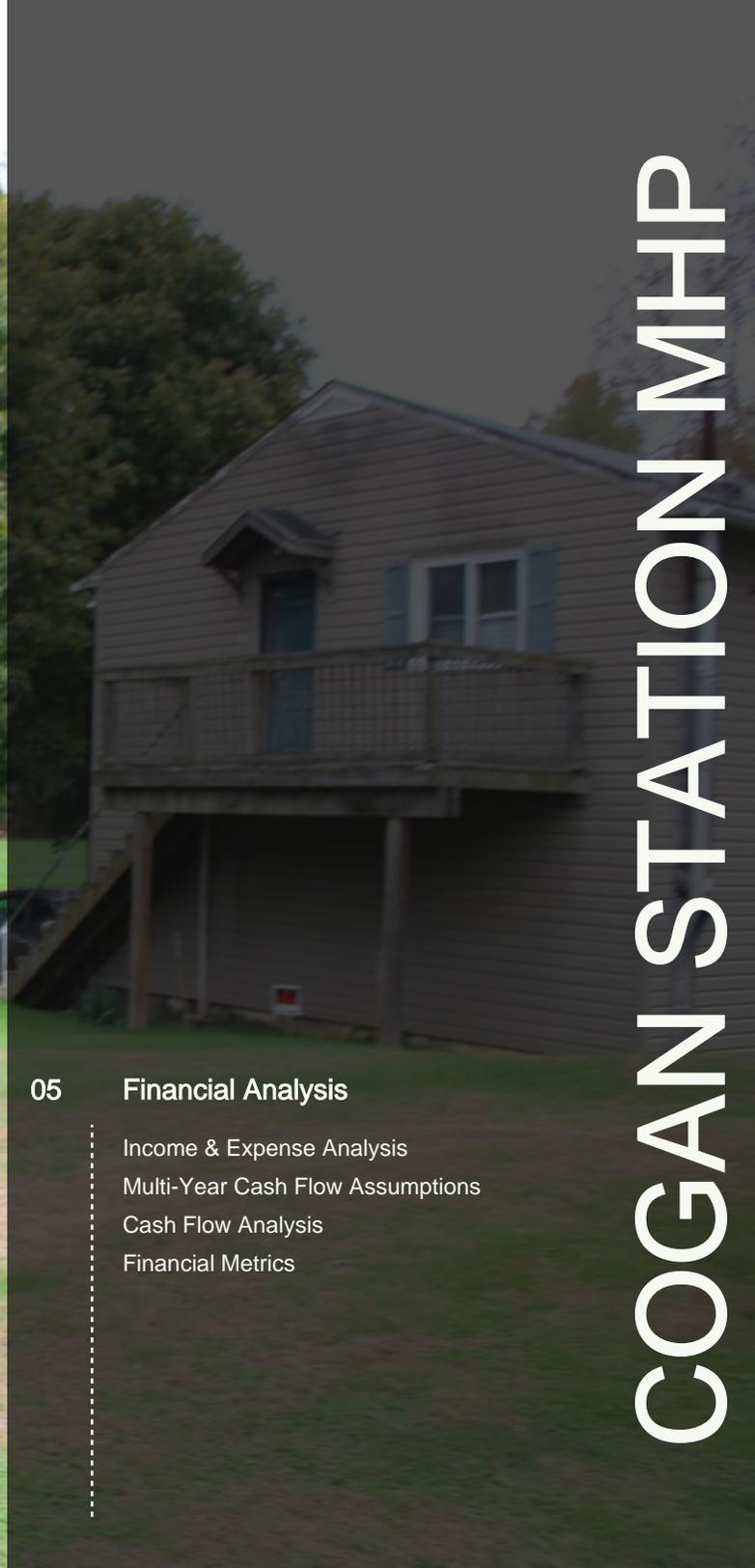
Rent Roll				
Lot	Rent Amount	Housing Type	Ownership	Notes
1	\$ 300.00	Mobile Home	Tenant	
2	\$ 700.00	Mobile Home	Park	
3	\$ 700.00	Mobile Home	Park	
4	\$ 700.00	Mobile Home	Park	Pro-Forma
5	\$ -			
6	\$ -			
Month	\$ 2,400.00			
Year	\$ 28,800.00			



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Financial Analysis

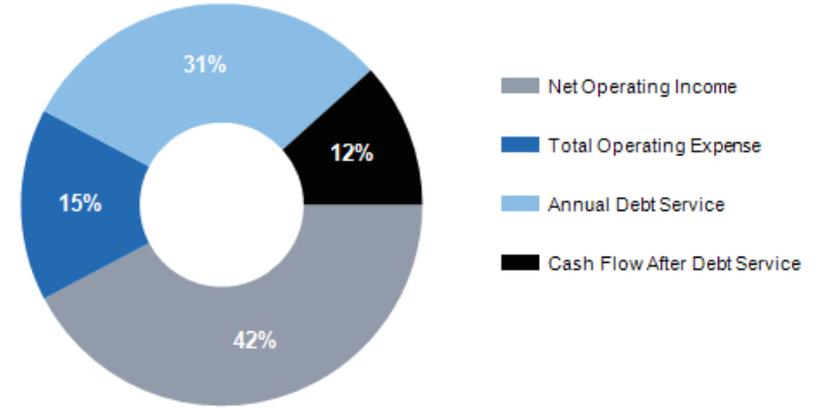
- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics



REVENUE ALLOCATION

CURRENT

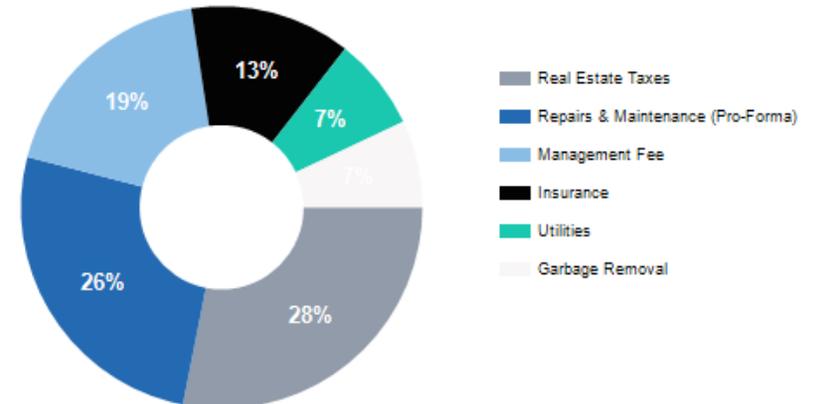
INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$43,200		\$44,496	
Gross Potential Income	\$43,200		\$44,496	
General Vacancy	-\$14,400	33.33%	-\$14,832	33.33%
Effective Gross Income	\$28,800		\$29,664	
Less Expenses	\$7,712	26.77%	\$7,712	25.99%
Net Operating Income	\$21,088		\$21,952	
Annual Debt Service	\$15,271		\$15,271	
Cash flow	\$5,817		\$6,681	
Debt Coverage Ratio	1.38		1.44	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$2,167	\$542	\$2,167	\$542
Insurance	\$1,000	\$250	\$1,000	\$250
Management Fee	\$1,430	\$358	\$1,430	\$358
Repairs & Maintenance (Pro-Forma)	\$2,000	\$500	\$2,000	\$500
Garbage Removal	\$540	\$135	\$540	\$135
Utilities	\$575	\$144	\$575	\$144
Total Operating Expense	\$7,712	\$1,928	\$7,712	\$1,928
Annual Debt Service	\$15,271		\$15,271	
% of EGI	26.77%		25.99%	

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

Price	\$250,000
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INCOME - Growth Rates

Gross Scheduled Rent	3.00%
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EXPENSES - Growth Rates

Real Estate Taxes	1.50%
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Insurance	1.50%
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Management Fee	1.50%
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Repairs & Maintenance (Pro-Forma)	1.50%
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Garbage Removal	1.50%
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Utilities	1.50%
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PROPOSED FINANCING

Loan Type	Amortized
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Down Payment	\$52,495
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Loan Amount	\$197,505
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Interest Rate	6.00%
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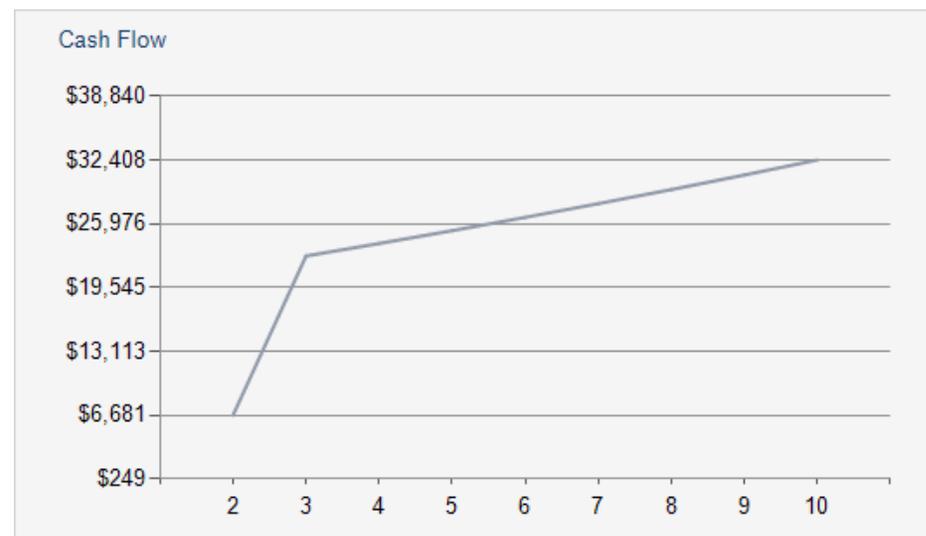
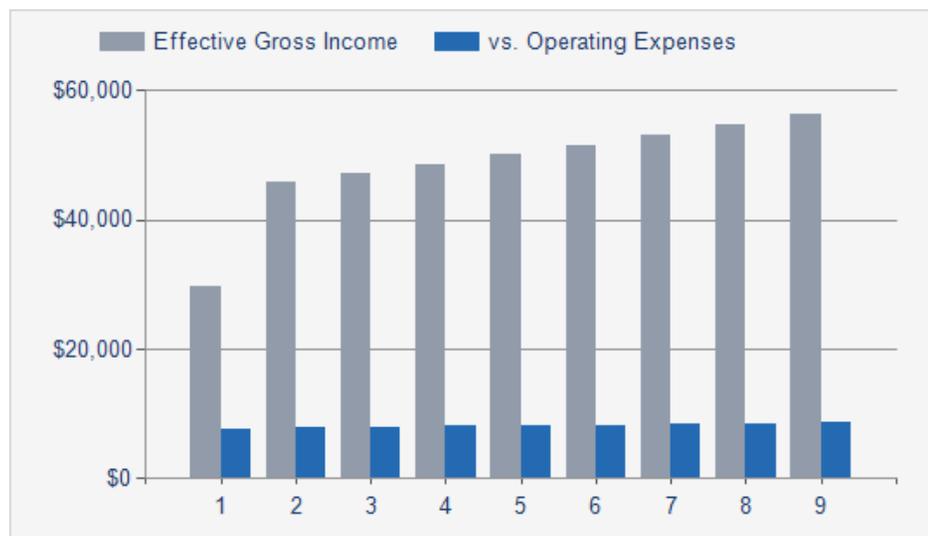
Annual Debt Service	\$15,271
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Loan to Value	79%
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Amortization Period	25 Years
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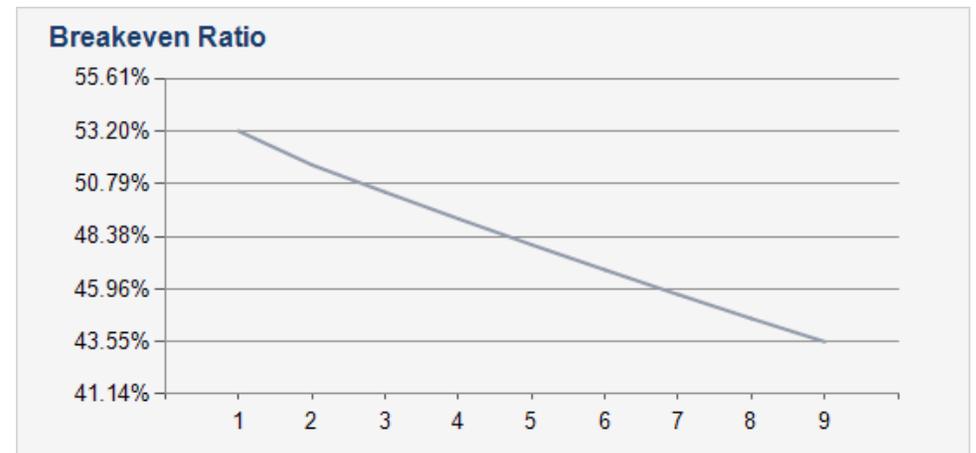
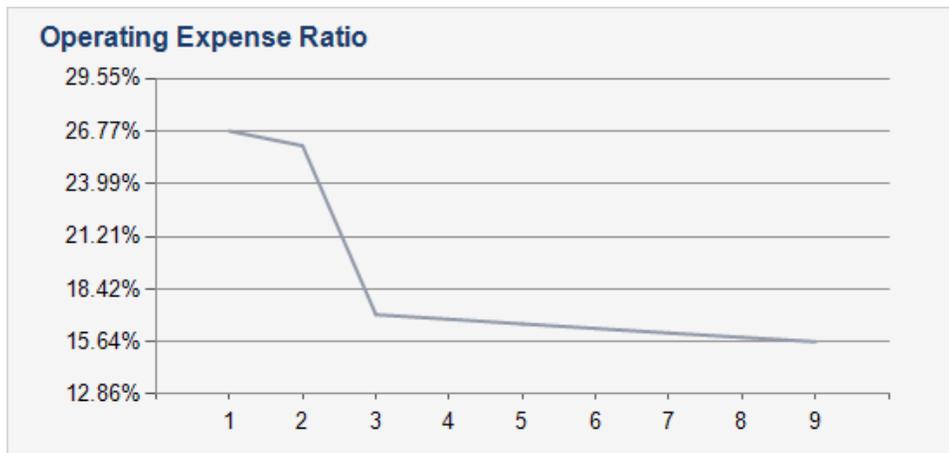
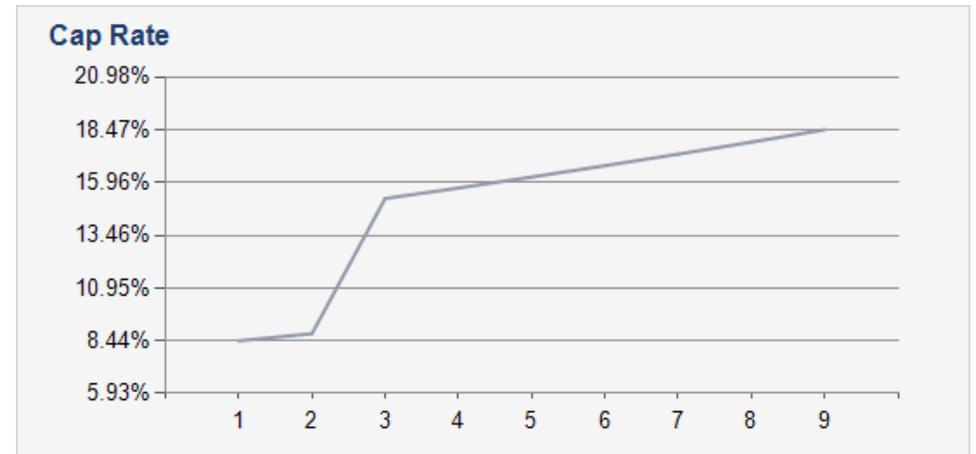
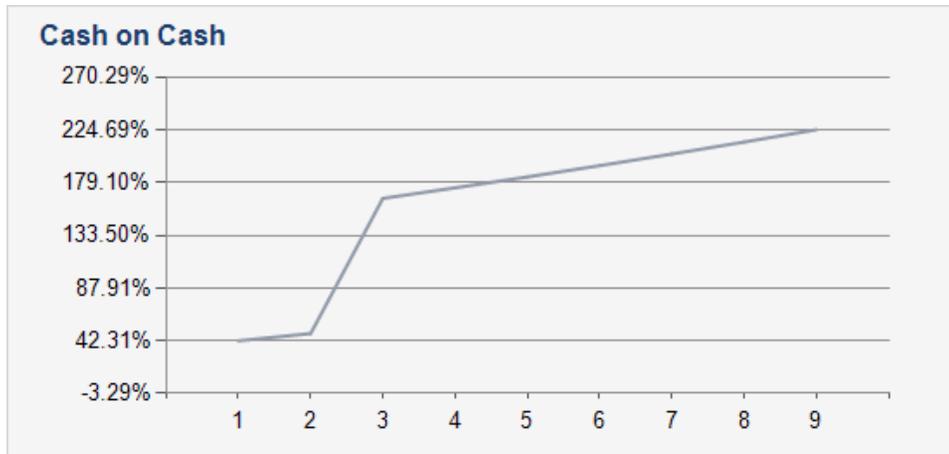
Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Scheduled Rent	\$43,200	\$44,496	\$45,831	\$47,206	\$48,622	\$50,081	\$51,583	\$53,131	\$54,724	\$56,366
General Vacancy	-\$14,400	-\$14,832	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%
Effective Gross Income	\$28,800	\$29,664	\$45,831	\$47,206	\$48,622	\$50,081	\$51,583	\$53,131	\$54,724	\$56,366
Operating Expenses										
Real Estate Taxes	\$2,167	\$2,167	\$2,200	\$2,232	\$2,266	\$2,300	\$2,334	\$2,369	\$2,405	\$2,441
Insurance	\$1,000	\$1,000	\$1,015	\$1,030	\$1,046	\$1,061	\$1,077	\$1,093	\$1,110	\$1,126
Management Fee	\$1,430	\$1,430	\$1,451	\$1,473	\$1,495	\$1,518	\$1,541	\$1,564	\$1,587	\$1,611
Repairs & Maintenance (Pro-Forma)	\$2,000	\$2,000	\$2,030	\$2,060	\$2,091	\$2,123	\$2,155	\$2,187	\$2,220	\$2,253
Garbage Removal	\$540	\$540	\$548	\$556	\$565	\$573	\$582	\$590	\$599	\$608
Utilities	\$575	\$575	\$584	\$592	\$601	\$610	\$619	\$629	\$638	\$648
Total Operating Expense	\$7,712	\$7,712	\$7,828	\$7,945	\$8,064	\$8,185	\$8,308	\$8,433	\$8,559	\$8,688
Net Operating Income	\$21,088	\$21,952	\$38,003	\$39,261	\$40,558	\$41,895	\$43,275	\$44,698	\$46,165	\$47,679
Annual Debt Service	\$15,271	\$15,271	\$15,271	\$15,271	\$15,271	\$15,271	\$15,271	\$15,271	\$15,271	\$15,271
Cash Flow	\$5,817	\$6,681	\$22,732	\$23,990	\$25,287	\$26,624	\$28,004	\$29,427	\$30,894	\$32,408



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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	42.31%	48.59%	165.33%	174.47%	183.90%	193.63%	203.67%	214.01%	224.69%	235.69%
CAP Rate	8.44%	8.78%	15.20%	15.70%	16.22%	16.76%	17.31%	17.88%	18.47%	19.07%
Debt Coverage Ratio	1.38	1.44	2.49	2.57	2.66	2.74	2.83	2.93	3.02	3.12
Operating Expense Ratio	26.77%	25.99%	17.07%	16.83%	16.58%	16.34%	16.10%	15.87%	15.64%	15.41%
Gross Multiplier (GRM)	5.79	5.62	5.45	5.30	5.14	4.99	4.85	4.71	4.57	4.44
Loan to Value	79.05%	77.59%	76.10%	74.50%	72.82%	71.06%	69.15%	67.14%	65.01%	62.72%
Breakeven Ratio	53.20%	51.65%	50.40%	49.18%	47.99%	46.84%	45.71%	44.61%	43.55%	42.51%
Price / Unit	\$62,500	\$62,500	\$62,500	\$62,500	\$62,500	\$62,500	\$62,500	\$62,500	\$62,500	\$62,500

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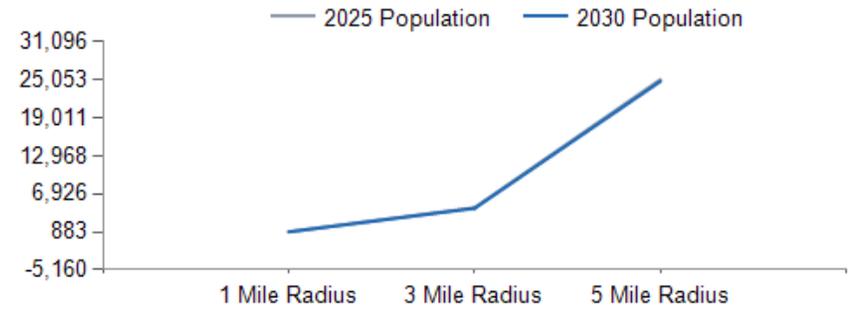
Demographics

General Demographics

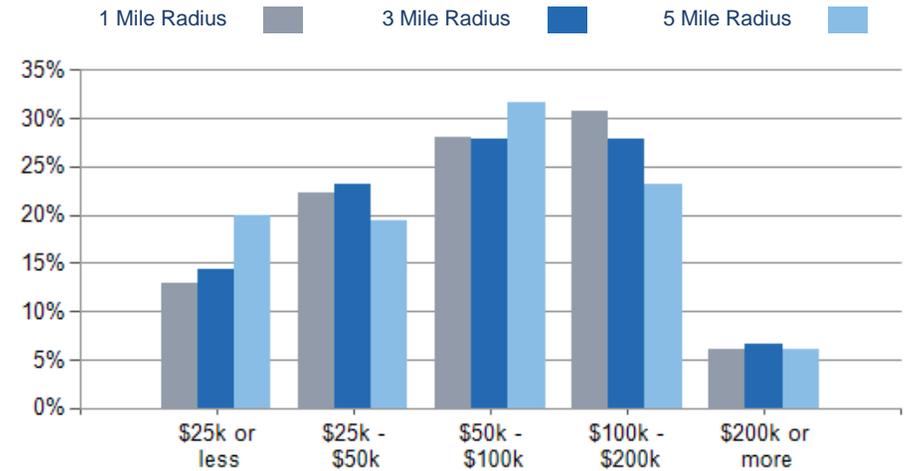
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,013	5,505	27,735
2010 Population	977	5,112	26,160
2025 Population	902	4,716	25,053
2030 Population	883	4,634	24,796
2025 African American	9	47	1,901
2025 American Indian	1	10	80
2025 Asian	12	44	267
2025 Hispanic	10	72	653
2025 Other Race	4	23	254
2025 White	839	4,392	20,876
2025 Multiracial	38	199	1,666
2025-2030: Population: Growth Rate	-2.10%	-1.75%	-1.05%

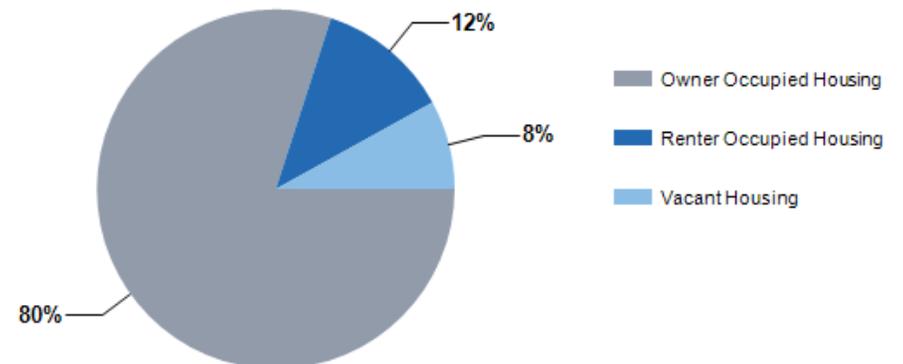
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	23	115	868
\$15,000-\$24,999	27	179	1,285
\$25,000-\$34,999	35	134	776
\$35,000-\$49,999	52	343	1,319
\$50,000-\$74,999	60	358	1,956
\$75,000-\$99,999	49	214	1,462
\$100,000-\$149,999	67	350	1,487
\$150,000-\$199,999	53	223	1,005
\$200,000 or greater	24	137	649
Median HH Income	\$74,364	\$65,945	\$62,089
Average HH Income	\$100,035	\$94,822	\$86,128



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

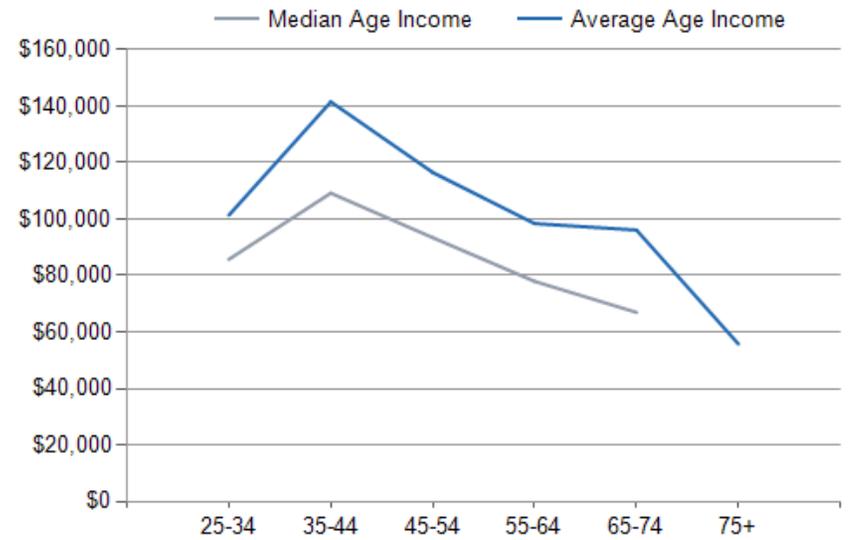
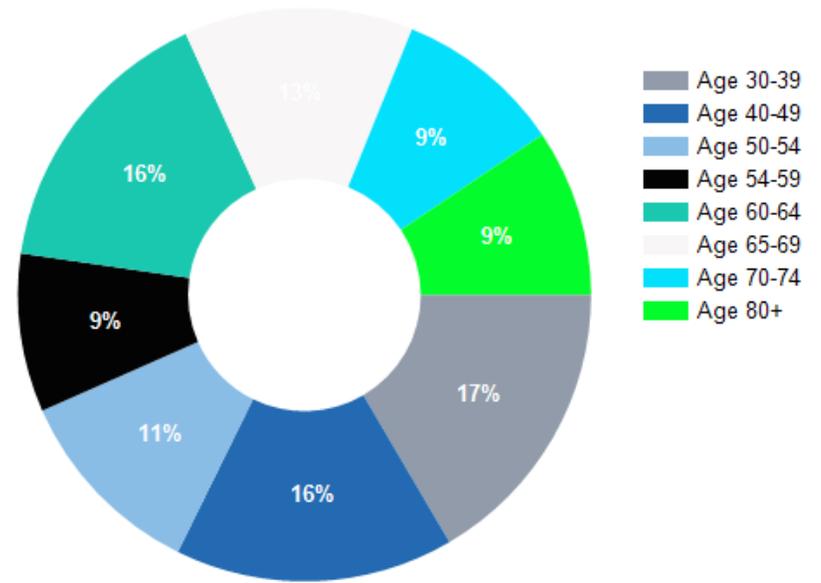


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	50	257	1,566
2025 Population Age 35-39	50	259	1,587
2025 Population Age 40-44	48	269	1,582
2025 Population Age 45-49	47	235	1,308
2025 Population Age 50-54	67	290	1,418
2025 Population Age 55-59	54	335	1,496
2025 Population Age 60-64	96	419	1,769
2025 Population Age 65-69	78	401	1,810
2025 Population Age 70-74	57	344	1,571
2025 Population Age 75-79	57	254	1,143
2025 Population Age 80-84	22	161	707
2025 Population Age 85+	22	210	822
2025 Population Age 18+	744	3,911	20,094
2025 Median Age	50	51	44
2030 Median Age	51	52	45

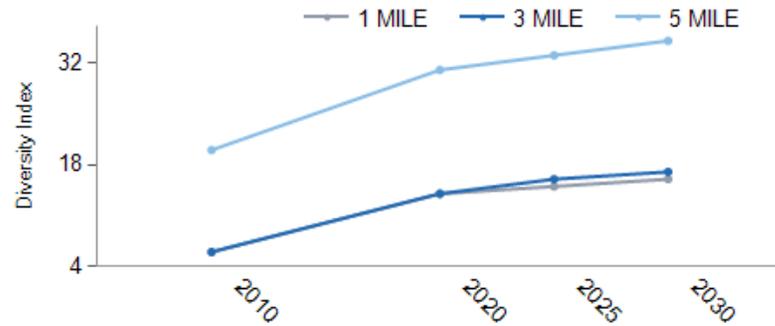
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$85,670	\$78,539	\$70,774
Average Household Income 25-34	\$101,339	\$108,103	\$88,709
Median Household Income 35-44	\$109,165	\$105,515	\$80,101
Average Household Income 35-44	\$141,476	\$130,932	\$102,443
Median Household Income 45-54	\$93,408	\$97,492	\$83,926
Average Household Income 45-54	\$116,507	\$115,644	\$108,695
Median Household Income 55-64	\$77,911	\$82,104	\$69,345
Average Household Income 55-64	\$98,389	\$109,814	\$94,009
Median Household Income 65-74	\$66,919	\$57,528	\$55,392
Average Household Income 65-74	\$96,088	\$82,798	\$78,374
Average Household Income 75+	\$55,747	\$48,123	\$55,327

Population By Age

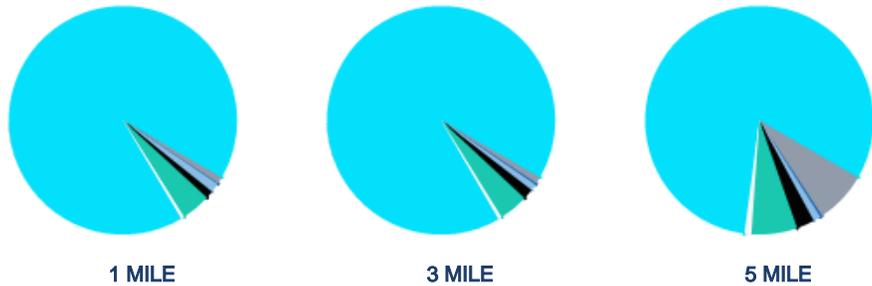


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	16	17	35
Diversity Index (current year)	15	16	33
Diversity Index (2020)	14	14	31
Diversity Index (2010)	6	6	20

POPULATION DIVERSITY



POPULATION BY RACE

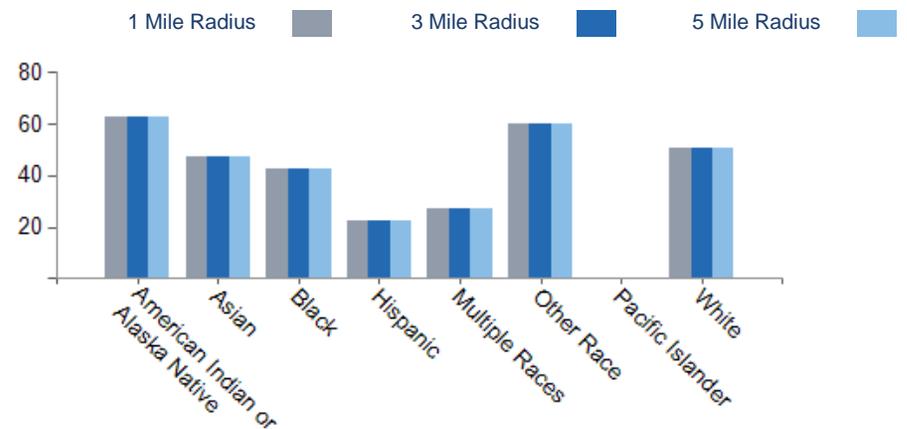


2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	1%	7%
American Indian	0%	0%	0%
Asian	1%	1%	1%
Hispanic	1%	2%	3%
Multiracial	4%	4%	6%
Other Race	0%	0%	1%
White	92%	92%	81%

2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	63	40	30
Median Asian Age	48	48	44
Median Black Age	43	39	32
Median Hispanic Age	23	21	23
Median Multiple Races Age	27	27	21
Median Other Race Age	60	45	29
Median Pacific Islander Age	0	0	45
Median White Age	51	52	47

2025 MEDIAN AGE BY RACE



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