

Keeseville Portfolio

Keeseville, NY



OFFERING MEMORANDUM

KEESEVILLE PORTFOLIO

01 Investment Summary

Investment Highlights
Portfolio Map

INVESTMENT OVERVIEW

Portfolio Overview	
Location	Keeseville, NY
Sale Price	\$1,000,000
Number of Units	20
Number of Properties	2
Cap Rate	12.09%
NOI	\$120,985

Lamplighter Mobile Home Park

OFFERING MEMORANDUM

12 Lamplighter Way
Keeseville, NY 12944



Lamplighter Mobile Home Park

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Exclusively Marketed by:

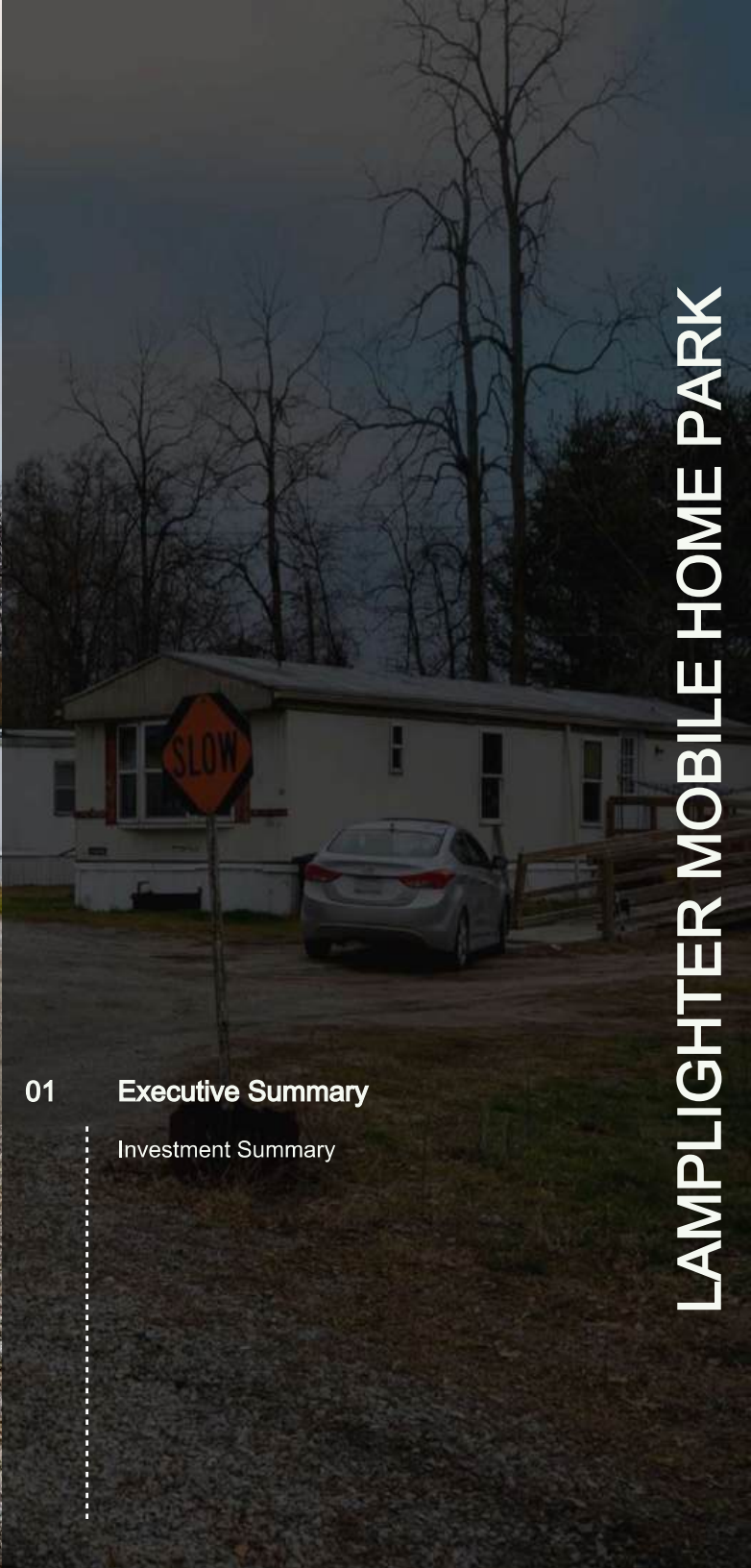
Steven Tomaso

IRE Investment

(518) 379-0652

inquiries@ireinvestment.com





01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	12 Lamplighter Way Keeseville NY 12944
COUNTY	Essex
NUMBER OF UNITS	14
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$750,000
PRICE PER UNIT	\$53,571
OCCUPANCY	92.37%
NOI (CURRENT)	\$90,619
CAP RATE (CURRENT)	12.08%
CASH ON CASH (CURRENT)	17.21%
GRM (CURRENT)	5.65

PROPOSED FINANCING

LOAN TYPE	Amortized
DOWN PAYMENT	\$133,150
LOAN AMOUNT	\$616,850
INTEREST RATE	5.50%
ANNUAL DEBT SERVICE	\$45,454
LOAN TO VALUE	82%
AMORTIZATION PERIOD	25 Years

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	2,090	3,647	5,495
2025 Median HH Income	\$70,707	\$75,953	\$78,175
2025 Average HH Income	\$89,863	\$89,913	\$90,842

Water System

- Public Water System

Sewer System

- Public Sewer System

Occupancy

- 14 Total Sites
 - 11 Park-Owned Homes
 - 3 Tenant-Owned Homes



02

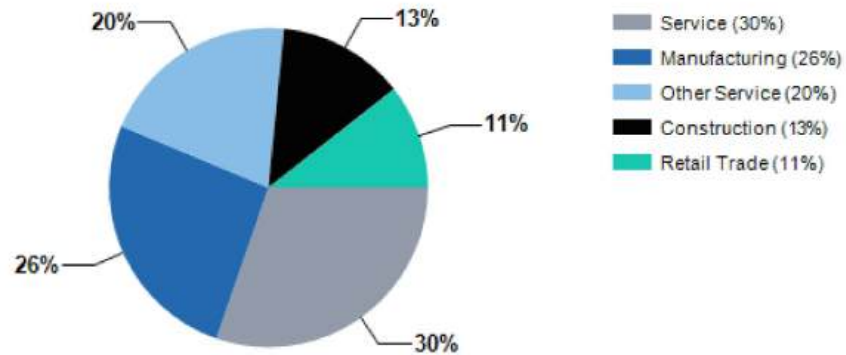
Location

- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map

Location Summary

- Located in Northern, New York

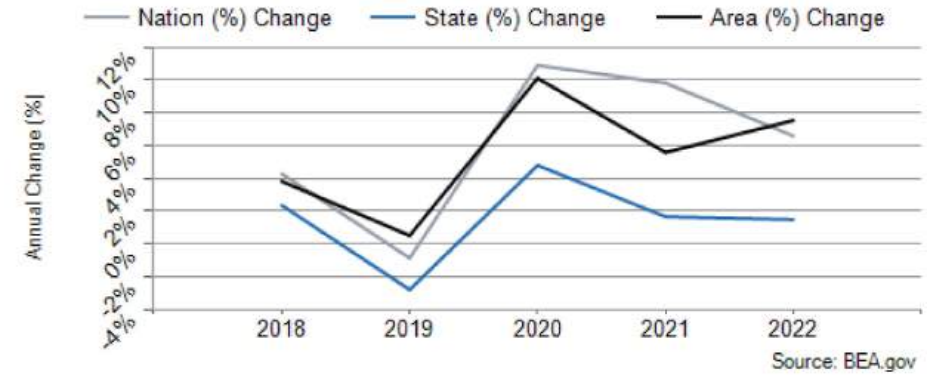
Major Industries by Employee Count

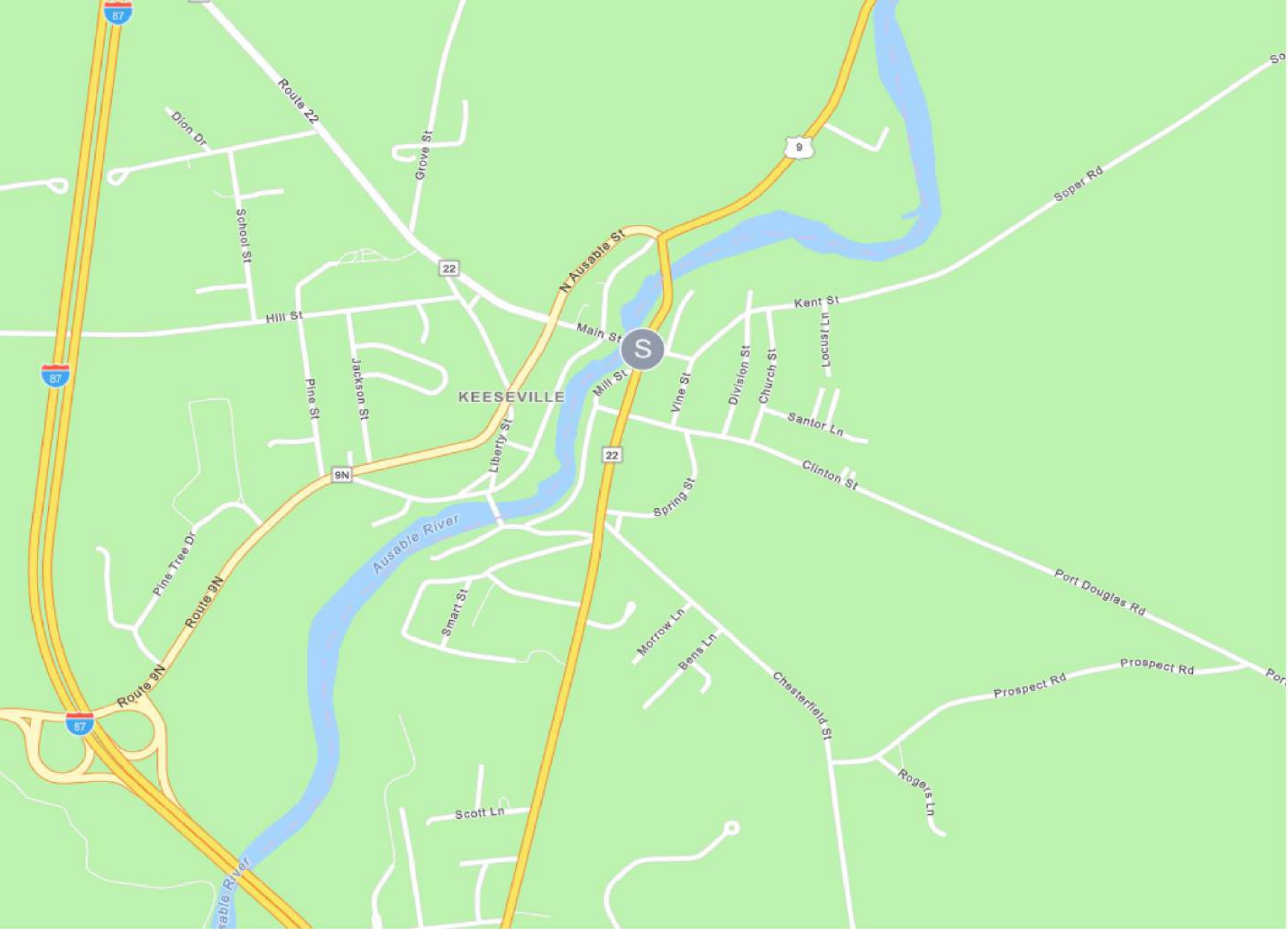


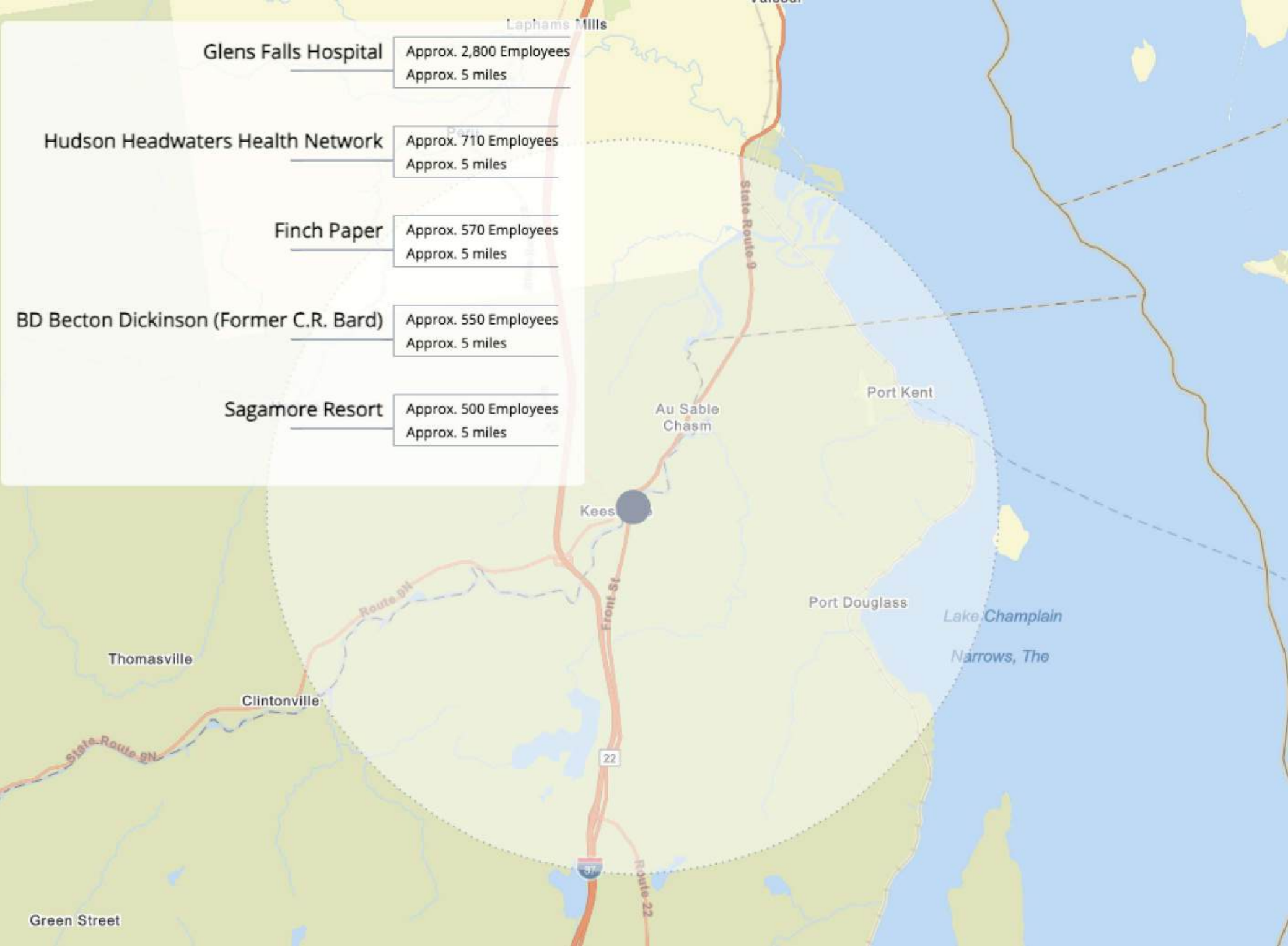
Largest Employers

Stewart's Shops	1,000
PepsiCo Beverages North America	500
Keesville Country Gardens Inc.	210
Adirondack Hardware & Rental	50
Moore Recycling	20
Lowther Enterprises Inc.	20
Dollar General	10
Chesterfield Fish & Game Club, Inc.	10

Essex County GDP Trend











03

Property Description

Property Features

PROPERTY FEATURES

NUMBER OF UNITS

14





04

Rent Roll

Lamplighter Rent Roll

Rent Roll				
Lot	Rent Amount	Housing Type	Ownership	Notes
1	\$995.00	Mobile Home	Park	
2	\$275.00	Mobile Home	Tenant	
3	\$275.00	Mobile Home	Tenant	
4	\$275.00	Mobile Home	Tenant	
5	\$745.00	Mobile Home	Park	
6	\$775.00	Mobile Home	Park	
7	\$789.00	Mobile Home	Park	
8	\$795.00	Mobile Home	Park	
9	\$795.00	Mobile Home	Park	
10	\$865.00	Mobile Home	Park	
11	\$895.00	Mobile Home	Park	
12	\$865.00	Mobile Home	Park	
13	\$825.00	Mobile Home	Park	
14	\$975.00	Mobile Home	Park	
Montly	\$10,144.00			
Yearly	\$121,728.00			



05

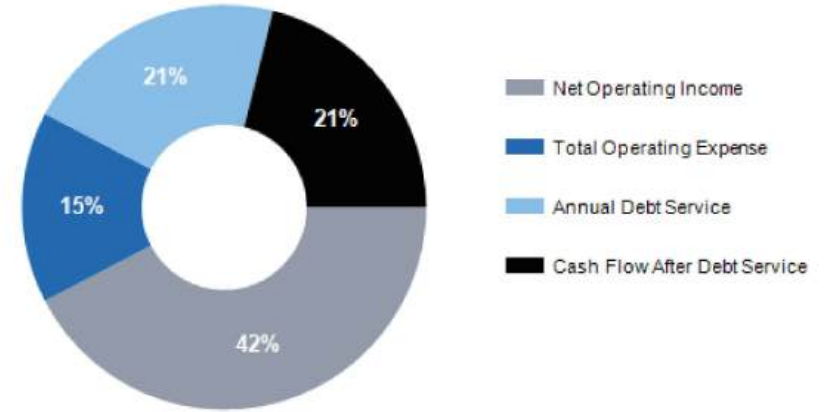
Financial Analysis

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

REVENUE ALLOCATION

CURRENT

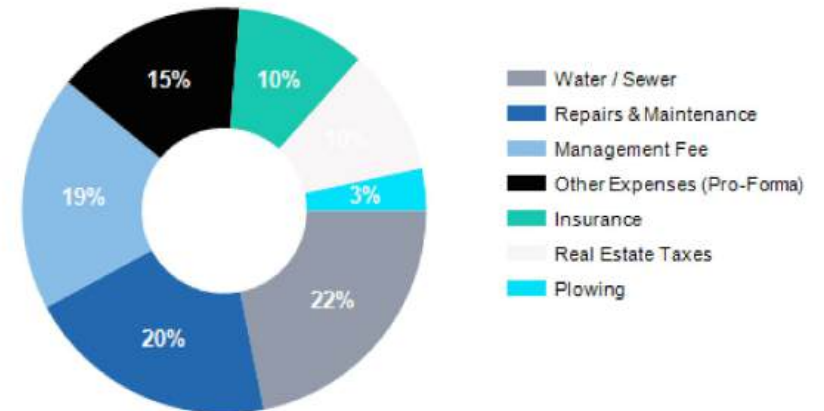
INCOME	CURRENT
Gross Scheduled Rent	\$121,728
Water & Sewer Billback	\$10,920
Gross Potential Income	\$132,648
General Vacancy	-\$9,285
Effective Gross Income	\$123,363
Less Expenses	\$32,744
Net Operating Income	\$90,619
Annual Debt Service	\$45,454
Cash flow	\$45,165
Debt Coverage Ratio	1.99



EXPENSES	CURRENT	Per Unit
Real Estate Taxes	\$3,285	\$235
Insurance	\$3,403	\$243
Management Fee	\$6,168	\$441
Repairs & Maintenance	\$6,632	\$474
Water / Sewer	\$7,156	\$511
Plowing	\$1,100	\$79
Other Expenses (Pro-Forma)	\$5,000	\$357
Total Operating Expense	\$32,744	\$2,339
Annual Debt Service	\$45,454	
% of EGI	26.54%	

DISTRIBUTION OF EXPENSES

CURRENT



GLOBAL

Price	\$750,000
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INCOME - Growth Rates

Gross Scheduled Rent	3.00%
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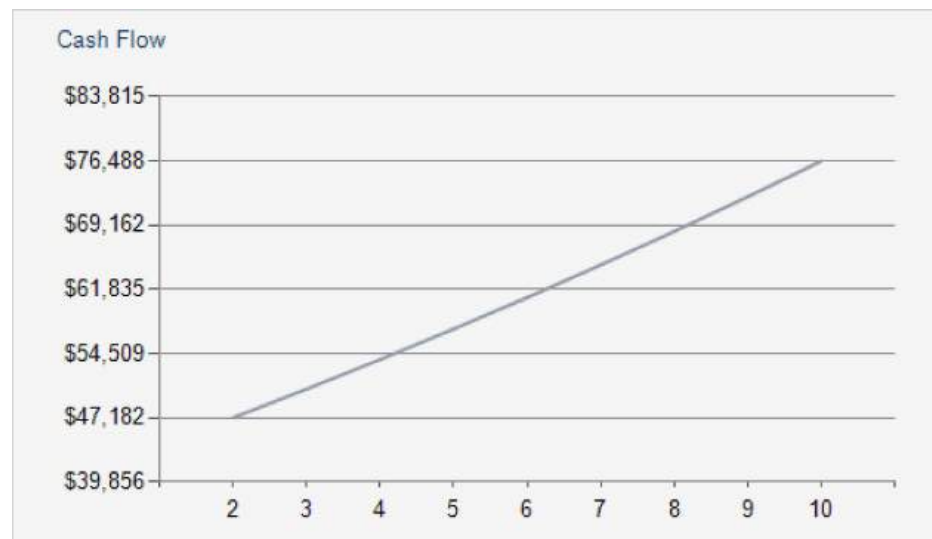
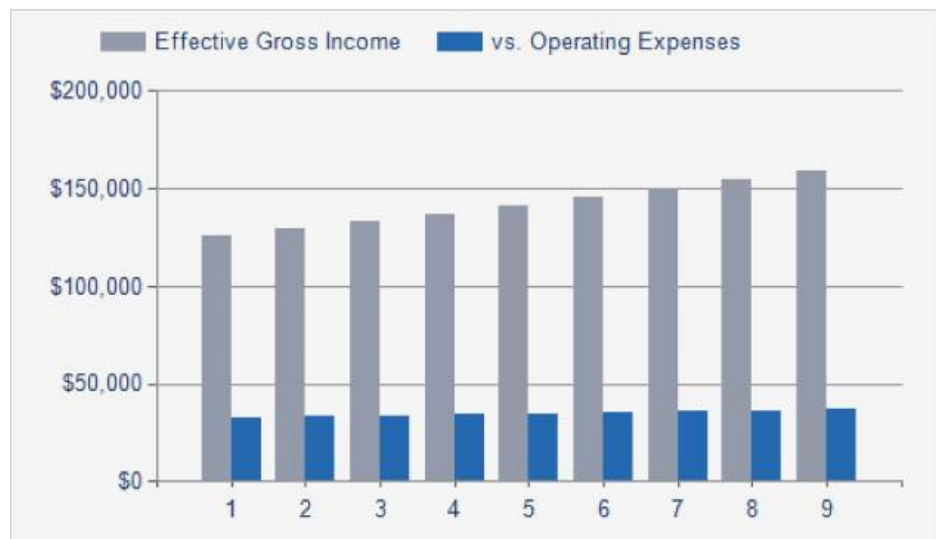
EXPENSES - Growth Rates

Real Estate Taxes	1.50%
Insurance	1.50%
Management Fee	1.50%
Repairs & Maintenance	1.50%
Water / Sewer	1.50%
Plowing	1.50%
Other Expenses (Pro-Forma)	1.50%

PROPOSED FINANCING

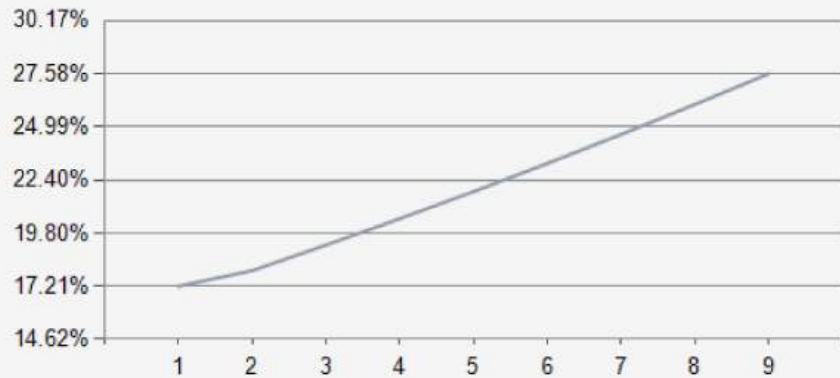
Loan Type	Amortized
Down Payment	\$133,150
Loan Amount	\$616,850
Interest Rate	5.50%
Annual Debt Service	\$45,454
Loan to Value	82%
Amortization Period	25 Years

Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Scheduled Rent	\$121,728	\$125,380	\$129,141	\$133,015	\$137,006	\$141,116	\$145,350	\$149,710	\$154,201	\$158,827
Water & Sewer Billback	\$10,920	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gross Potential Income	\$132,648	\$125,380	\$129,141	\$133,015	\$137,006	\$141,116	\$145,350	\$149,710	\$154,201	\$158,827
General Vacancy	-\$9,285	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%
Effective Gross Income	\$123,363	\$125,380	\$129,141	\$133,015	\$137,006	\$141,116	\$145,350	\$149,710	\$154,201	\$158,827
Operating Expenses										
Real Estate Taxes	\$3,285	\$3,285	\$3,334	\$3,384	\$3,435	\$3,487	\$3,539	\$3,592	\$3,646	\$3,701
Insurance	\$3,403	\$3,403	\$3,454	\$3,506	\$3,558	\$3,612	\$3,666	\$3,721	\$3,777	\$3,833
Management Fee	\$6,168	\$6,168	\$6,261	\$6,354	\$6,450	\$6,546	\$6,645	\$6,744	\$6,846	\$6,948
Repairs & Maintenance	\$6,632	\$6,632	\$6,731	\$6,832	\$6,935	\$7,039	\$7,145	\$7,252	\$7,360	\$7,471
Water / Sewer	\$7,156	\$7,156	\$7,263	\$7,372	\$7,483	\$7,595	\$7,709	\$7,825	\$7,942	\$8,061
Plowing	\$1,100	\$1,100	\$1,117	\$1,133	\$1,150	\$1,167	\$1,185	\$1,203	\$1,221	\$1,239
Other Expenses (Pro-Forma)	\$5,000	\$5,000	\$5,075	\$5,151	\$5,228	\$5,307	\$5,386	\$5,467	\$5,549	\$5,632
Total Operating Expense	\$32,744	\$32,744	\$33,235	\$33,734	\$34,240	\$34,753	\$35,275	\$35,804	\$36,341	\$36,886
Net Operating Income	\$90,619	\$92,636	\$95,906	\$99,282	\$102,766	\$106,363	\$110,075	\$113,906	\$117,861	\$121,942
Annual Debt Service	\$45,454	\$45,454	\$45,454	\$45,454	\$45,454	\$45,454	\$45,454	\$45,454	\$45,454	\$45,454
Cash Flow	\$45,165	\$47,182	\$50,452	\$53,828	\$57,312	\$60,909	\$64,621	\$68,453	\$72,407	\$76,488

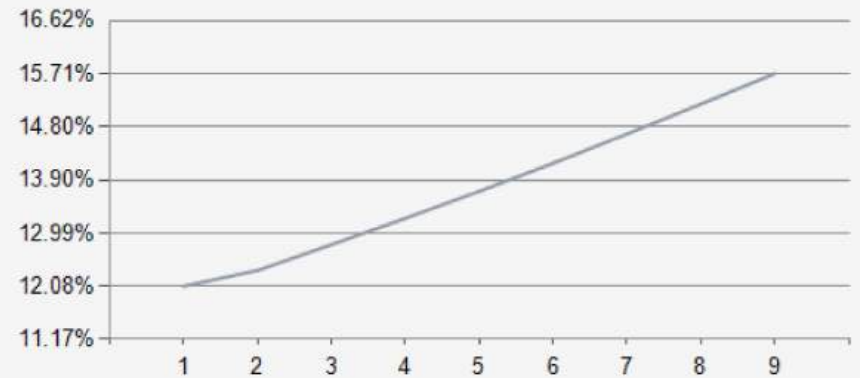


Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash on Cash Return b/t	17.21%	17.97%	19.22%	20.51%	21.83%	23.20%	24.62%	26.08%	27.58%	29.14%
CAP Rate	12.08%	12.35%	12.79%	13.24%	13.70%	14.18%	14.68%	15.19%	15.71%	16.26%
Debt Coverage Ratio	1.99	2.04	2.11	2.18	2.26	2.34	2.42	2.51	2.59	2.68
Operating Expense Ratio	26.54%	26.11%	25.73%	25.36%	24.99%	24.62%	24.26%	23.91%	23.56%	23.22%
Gross Multiplier (GRM)	5.65	5.98	5.81	5.64	5.47	5.31	5.16	5.01	4.86	4.72
Loan to Value	82.23%	80.67%	79.03%	77.27%	75.39%	73.44%	71.39%	69.20%	66.86%	64.44%
Breakeven Ratio	58.95%	62.37%	60.93%	59.53%	58.17%	56.84%	55.54%	54.28%	53.04%	51.84%
Price / Unit	\$53,571	\$53,571	\$53,571	\$53,571	\$53,571	\$53,571	\$53,571	\$53,571	\$53,571	\$53,571

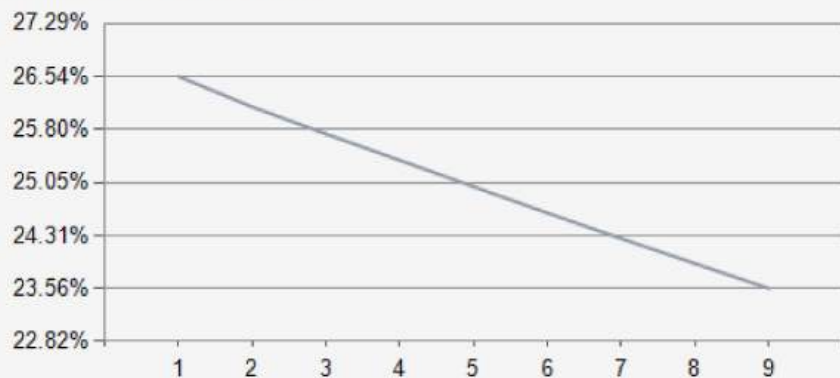
Cash on Cash



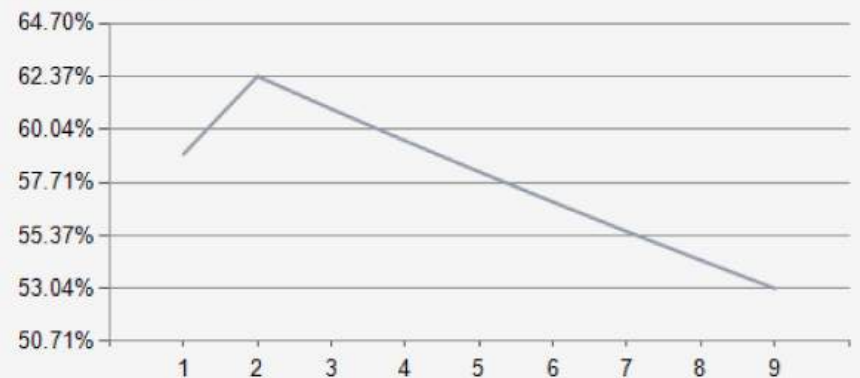
Cap Rate



Operating Expense Ratio



Breakeven Ratio





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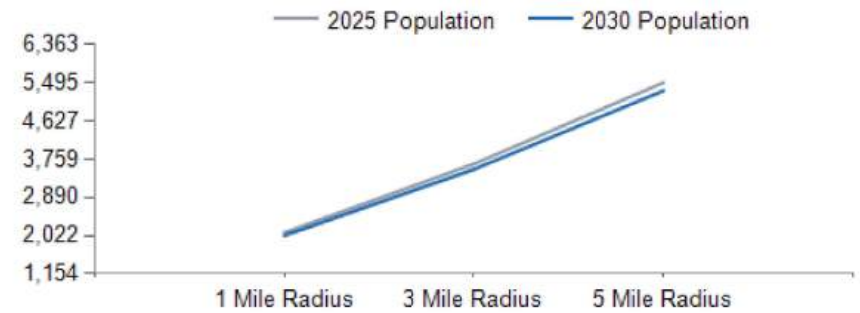
Demographics

General Demographics

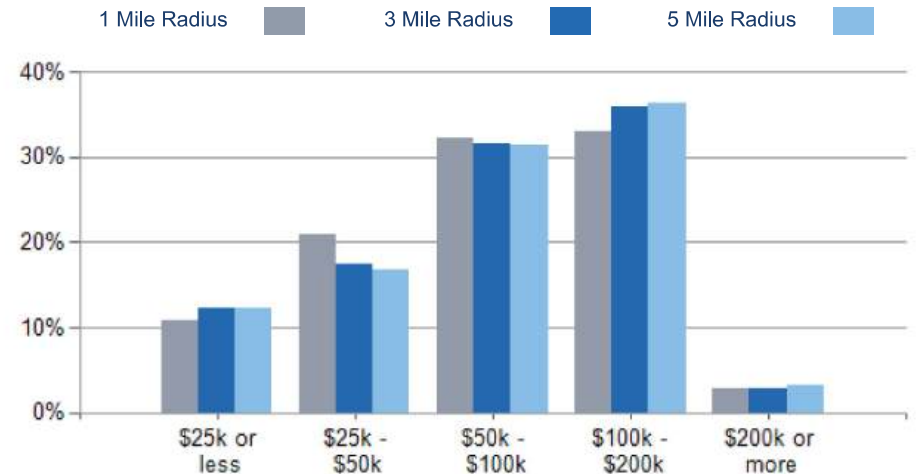
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,152	3,628	5,404
2010 Population	2,214	3,751	5,676
2025 Population	2,090	3,647	5,495
2030 Population	2,022	3,525	5,310
2025 African American	22	44	65
2025 American Indian	7	10	14
2025 Asian	24	30	37
2025 Hispanic	46	70	109
2025 Other Race	7	15	31
2025 White	1,891	3,317	4,994
2025 Multiracial	139	230	354
2025-2030: Population: Growth Rate	-3.30%	-3.40%	-3.40%

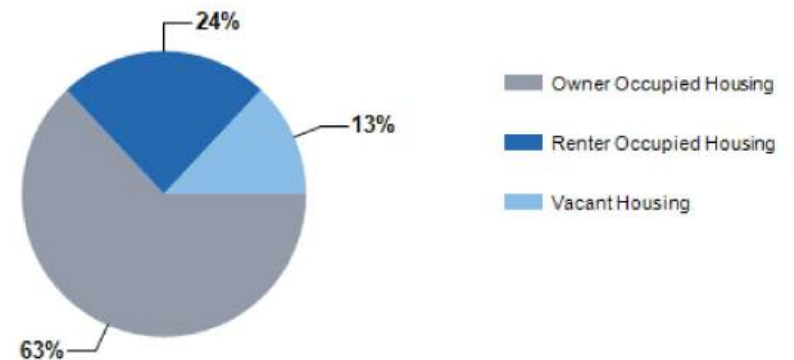
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	49	90	131
\$15,000-\$24,999	56	118	171
\$25,000-\$34,999	112	144	174
\$35,000-\$49,999	91	151	236
\$50,000-\$74,999	195	330	461
\$75,000-\$99,999	117	201	309
\$100,000-\$149,999	194	392	576
\$150,000-\$199,999	127	212	311
\$200,000 or greater	28	48	77
Median HH Income	\$70,707	\$75,953	\$78,175
Average HH Income	\$89,863	\$89,913	\$90,842



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

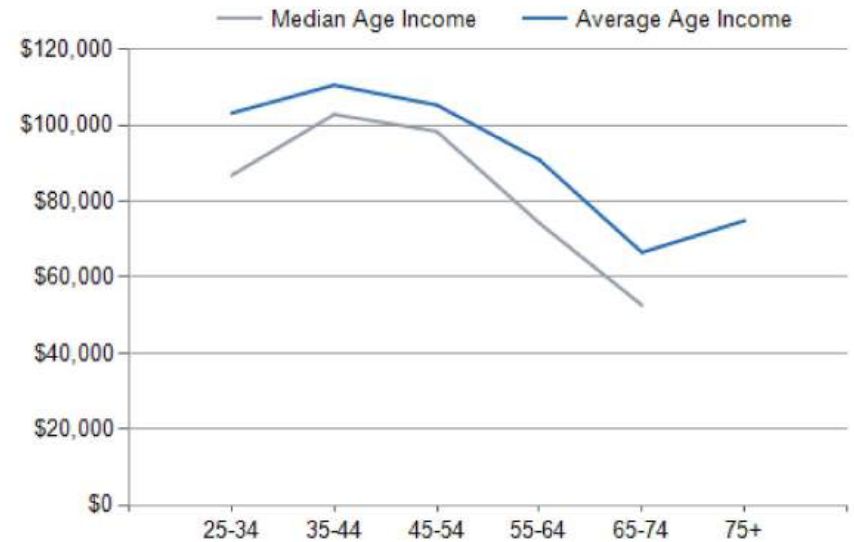
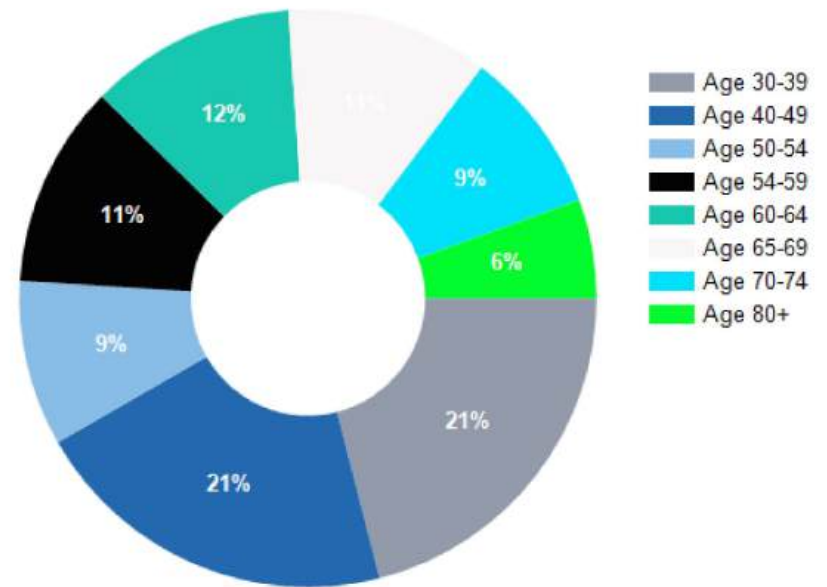


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	156	255	371
2025 Population Age 35-39	125	222	342
2025 Population Age 40-44	149	258	378
2025 Population Age 45-49	128	220	334
2025 Population Age 50-54	124	207	322
2025 Population Age 55-59	152	264	402
2025 Population Age 60-64	155	282	436
2025 Population Age 65-69	152	264	398
2025 Population Age 70-74	123	231	349
2025 Population Age 75-79	74	141	216
2025 Population Age 80-84	55	104	152
2025 Population Age 85+	32	63	98
2025 Population Age 18+	1,678	2,925	4,399
2025 Median Age	43	44	45
2030 Median Age	44	45	46

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$86,868	\$88,188	\$87,832
Average Household Income 25-34	\$103,258	\$101,349	\$100,901
Median Household Income 35-44	\$102,899	\$103,678	\$104,432
Average Household Income 35-44	\$110,625	\$107,207	\$108,862
Median Household Income 45-54	\$98,407	\$103,745	\$105,441
Average Household Income 45-54	\$105,370	\$107,883	\$110,127
Median Household Income 55-64	\$74,236	\$79,053	\$81,104
Average Household Income 55-64	\$90,912	\$91,913	\$93,210
Median Household Income 65-74	\$52,631	\$54,776	\$56,012
Average Household Income 65-74	\$66,537	\$69,636	\$70,853
Average Household Income 75+	\$74,917	\$72,058	\$71,049

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	23	21	22
Diversity Index (current year)	21	20	20
Diversity Index (2020)	20	19	19
Diversity Index (2010)	8	8	8

POPULATION BY RACE



1 MILE



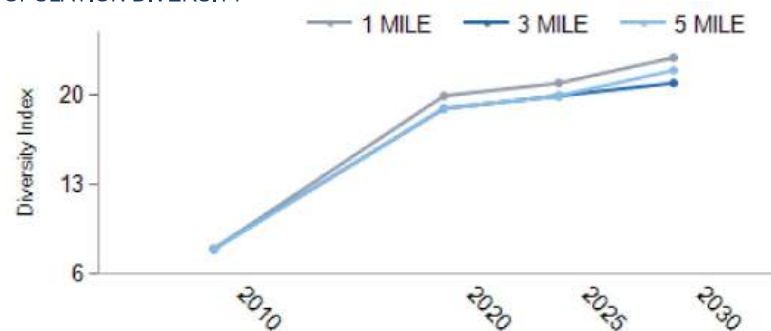
3 MILE



5 MILE

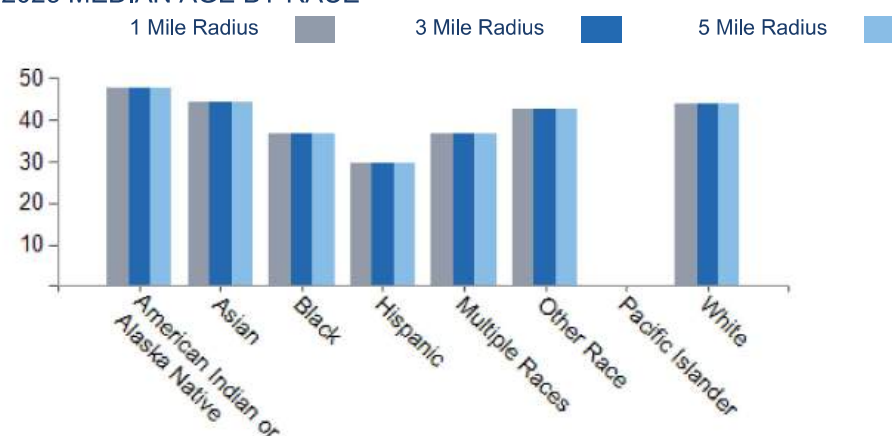
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	1%	1%
American Indian	0%	0%	0%
Asian	1%	1%	1%
Hispanic	2%	2%	2%
Multiracial	7%	6%	6%
Other Race	0%	0%	1%
White	89%	89%	89%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	48	53	59
Median Asian Age	44	44	45
Median Black Age	37	32	35
Median Hispanic Age	30	33	31
Median Multiple Races Age	37	38	38
Median Other Race Age	43	40	34
Median Pacific Islander Age	0	0	0
Median White Age	44	45	45

2025 MEDIAN AGE BY RACE



Lamplighter Mobile Home Park

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The information contained herein is not a substitute for a thorough due diligence investigation. IRE Investment 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:

Steven Tomaso

IRE Investment

(518) 379-0652

inquiries@ireinvestment.com



Breezy Acres

OFFERING MEMORANDUM

30 Clinton Street
Keeseville, NY 12944



Breezy Acres

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Breezy Acres RR

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General Demographics

Race Demographics

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01

Executive Summary

Investment Summary

BREEZY ACRES

OFFERING SUMMARY

ADDRESS	30 Clinton Street Keeseville NY 12944
COUNTY	Essex
NUMBER OF UNITS	6
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$250,000
PRICE PER UNIT	\$41,667
OCCUPANCY	78.39%
NOI (CURRENT)	\$30,366
NOI (Pro Forma)	\$31,789
CAP RATE (CURRENT)	12.15%
CAP RATE (Pro Forma)	12.72%
CASH ON CASH (CURRENT)	4.46%
CASH ON CASH (Pro Forma)	6.74%
GRM (CURRENT)	4.25
GRM (Pro Forma)	4.13

PROPOSED FINANCING

LOAN TYPE	Amortized
DOWN PAYMENT	(\$124,250)
LOAN AMOUNT	\$374,250
INTEREST RATE	5.50%
ANNUAL DEBT SERVICE	\$27,577
LOAN TO VALUE	150%
AMORTIZATION PERIOD	25 Years

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	1,654	3,571	5,448
2025 Median HH Income	\$71,581	\$76,053	\$78,117
2025 Average HH Income	\$87,340	\$89,996	\$90,762

Water System

- Public Water System

Sewer System

- Public Sewer System

Occupancy

- 6 Total Sites
-6 Park-Owned Homes



02

Location

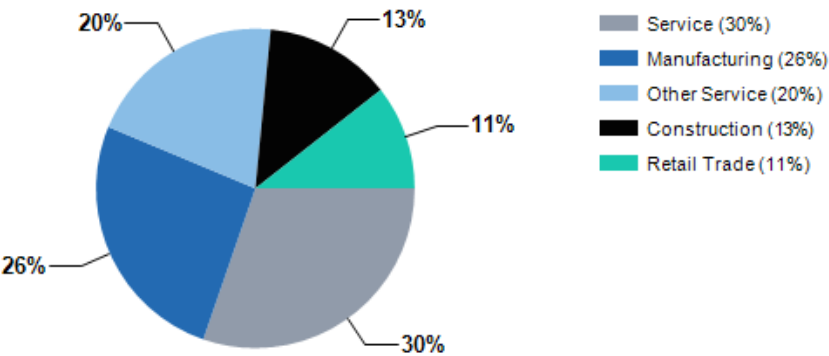
Location Summary
Local Business Map
Aerial View Map

BREEZYACRES

Location Summary

- Located in Northern New York

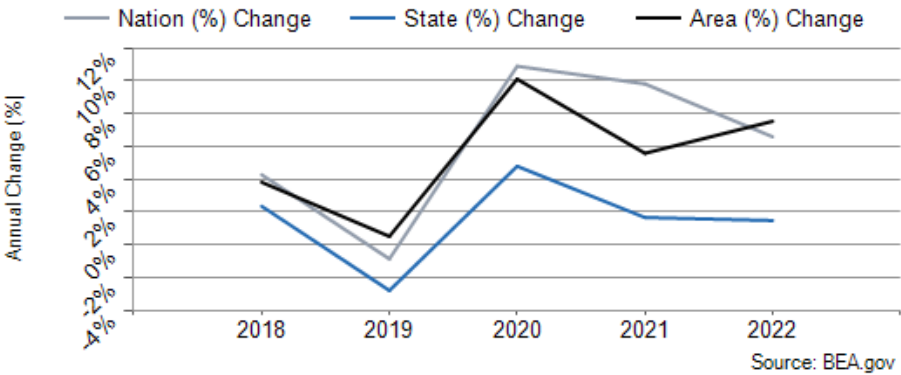
Major Industries by Employee Count

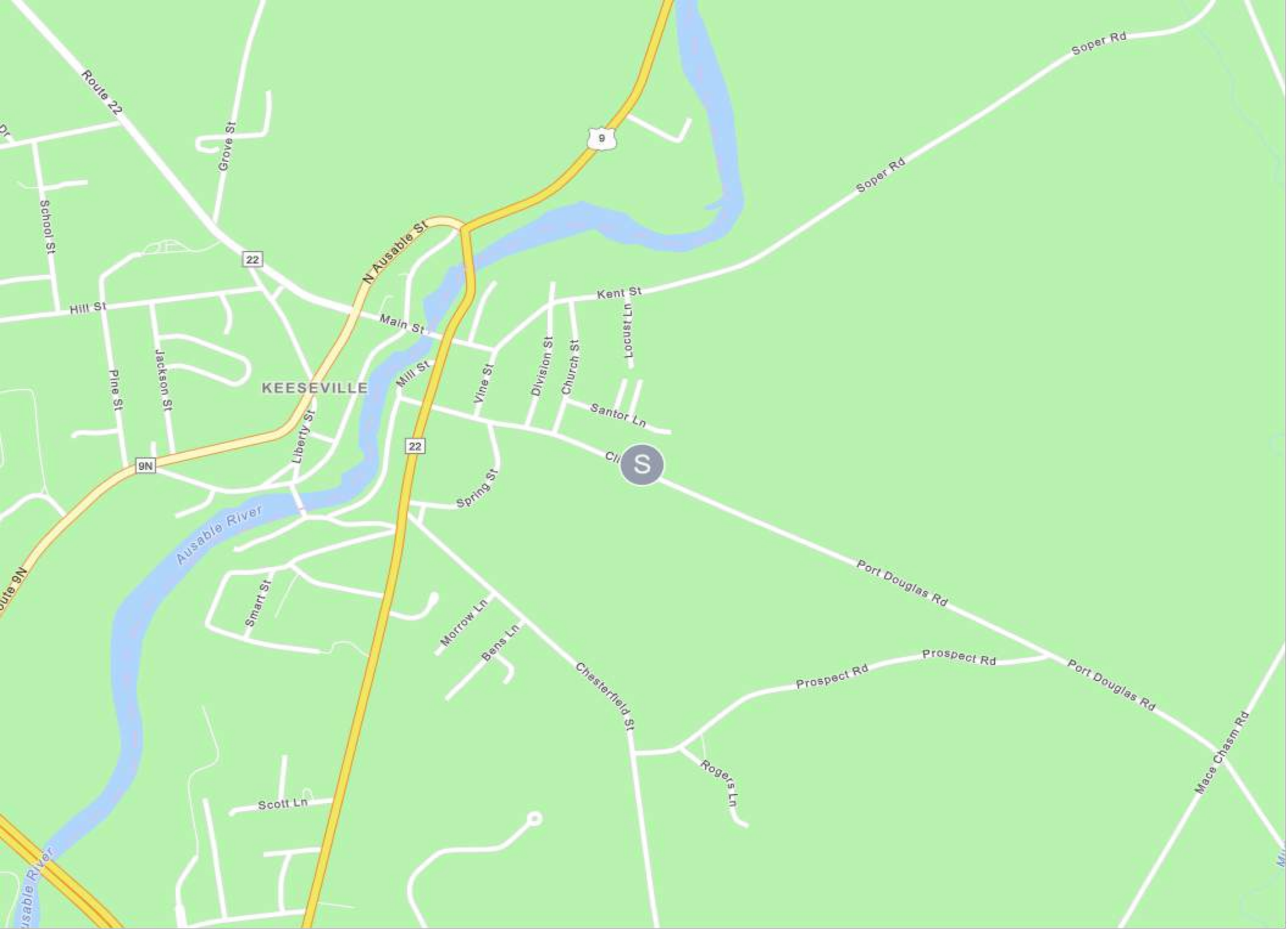


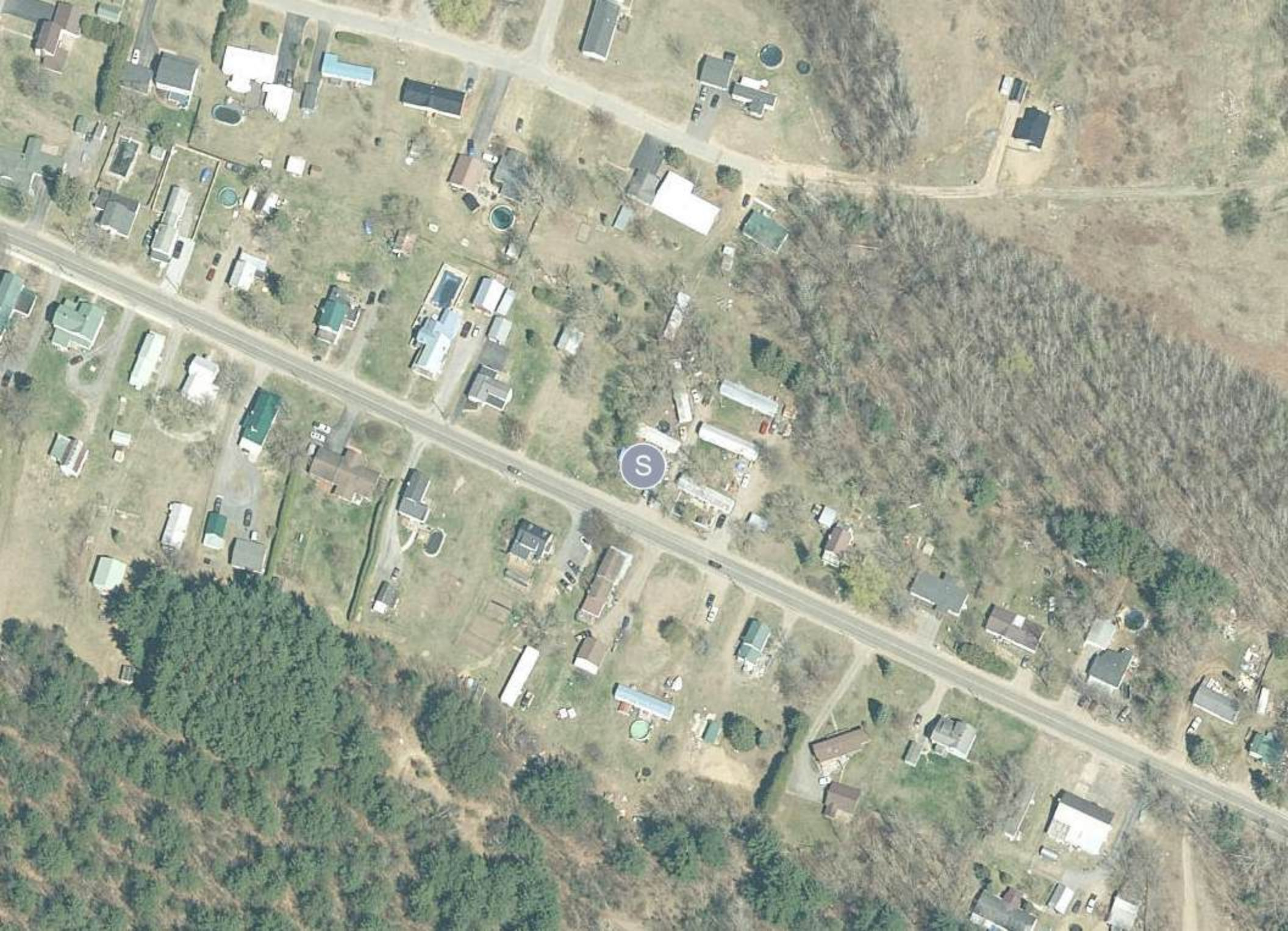
Largest Employers

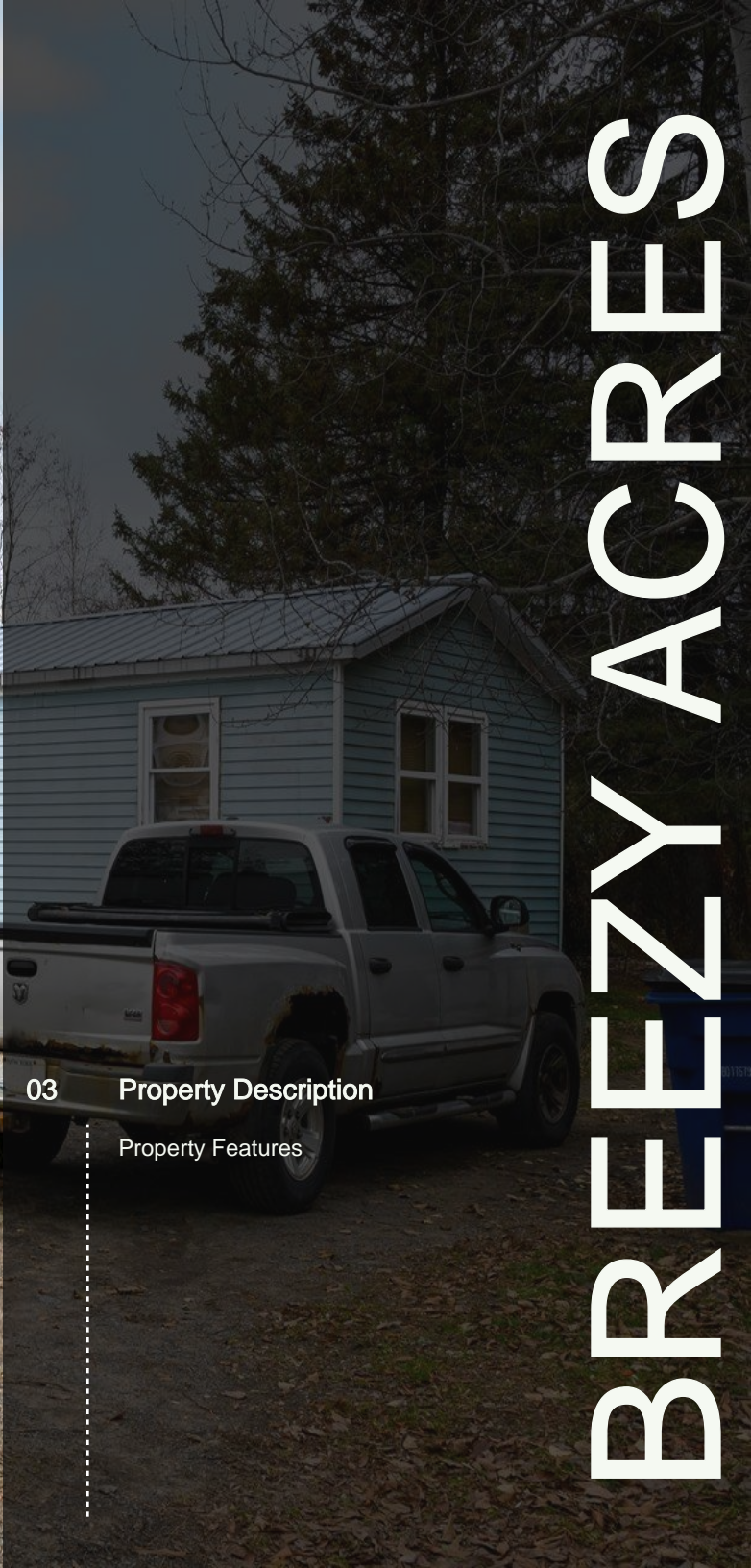
Stewart's Shops	1,783
PepsiCo Beverages North America	1,000
Dollar General	500
Adirondack Hardware	50
Friends of Keeseville	10
Keeseville Inc Village of	10
Moore Recycling	10
Chesterfield Fish & Game Club, Inc.	10

Essex County GDP Trend









03

Property Description

Property Features

BREEZY ACRES

PROPERTY FEATURES	
NUMBER OF UNITS	6
# OF PARCELS	1
ROADS	Gravel





04

Rent Roll

Breezy Acres RR

BREEZY ACRES

Rent Roll				
Lot	Rent Amount	Housing Type	Ownership	Notes
1	\$ 650.00	Mobile Home	Park	
2	\$ -	Mobile Home	Park	
3	\$ 560.00	Mobile Home	Park	
4	\$ 637.00	Mobile Home	Park	
5	\$ 895.00	Mobile Home	Park	
6	\$ 795.00	Mobile Home		
Month	\$ 3,537.00			
Year	\$ 42,444.00			



05

Financial Analysis

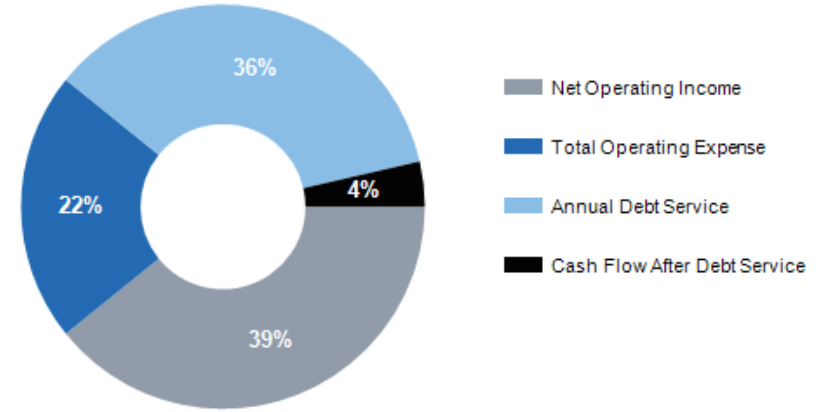
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BREEZY ACRES

REVENUE ALLOCATION

CURRENT

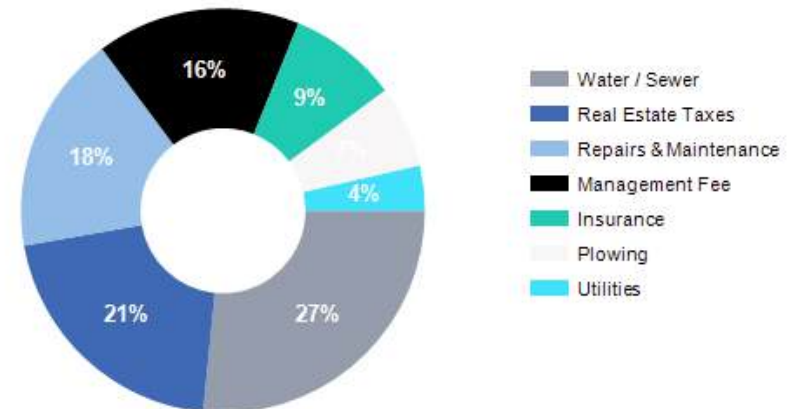
INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$54,144	92.0%	\$55,768	92.0%
Water & Sewer Billback	\$4,680	8.0%	\$4,820	8.0%
Gross Potential Income	\$58,824		\$60,588	
General Vacancy	-\$11,700	21.60%	-\$12,051	21.60%
Effective Gross Income	\$47,124		\$48,537	
Less Expenses	\$16,758	35.56%	\$16,748	34.50%
Net Operating Income	\$30,366		\$31,789	
Annual Debt Service	\$27,577		\$27,577	
Cash flow	\$2,789		\$4,212	
Debt Coverage Ratio	1.10		1.15	



DISTRIBUTION OF EXPENSES

CURRENT

EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$3,462	\$577	\$3,462	\$577
Insurance	\$1,467	\$245	\$1,457	\$243
Management Fee	\$2,735	\$456	\$2,735	\$456
Repairs & Maintenance	\$2,941	\$490	\$2,941	\$490
Water / Sewer	\$4,453	\$742	\$4,453	\$742
Plowing	\$1,100	\$183	\$1,100	\$183
Utilities	\$600	\$100	\$600	\$100
Total Operating Expense	\$16,758	\$2,793	\$16,748	\$2,791
Annual Debt Service	\$27,577		\$27,577	
% of EGI	35.56%		34.50%	

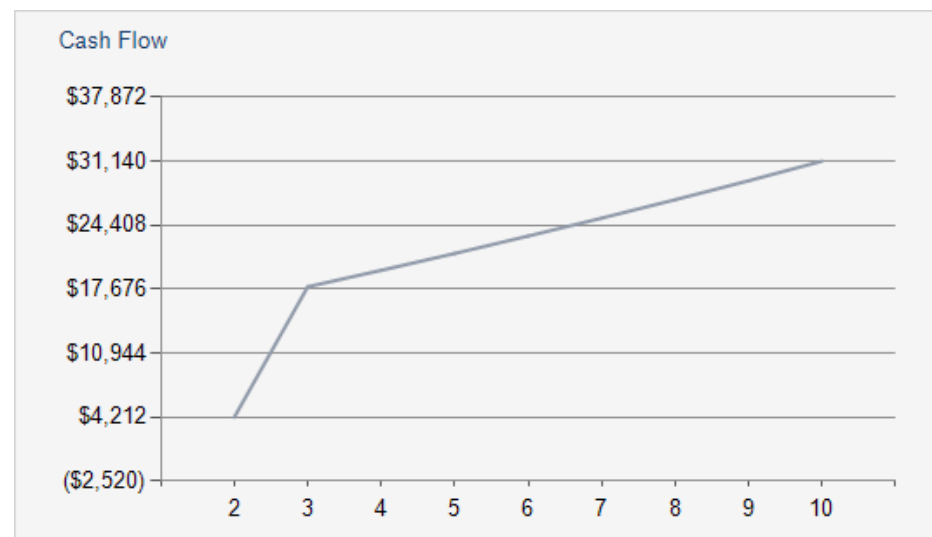
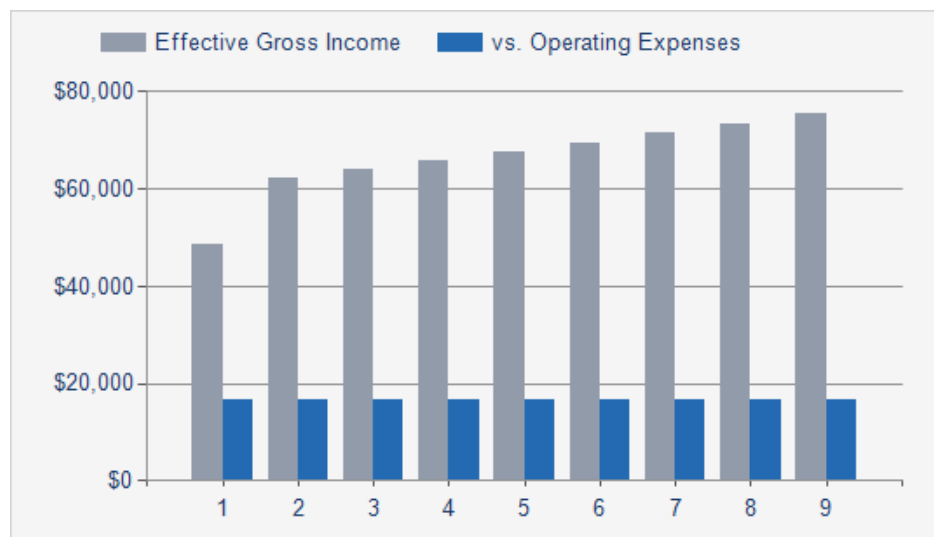


GLOBAL	
Price	\$250,000

INCOME - Growth Rates	
Gross Scheduled Rent	3.00%

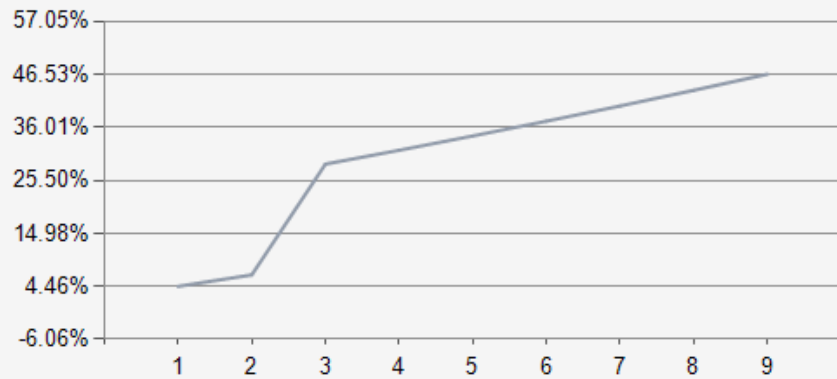
PROPOSED FINANCING	
Loan Type	Amortized
Down Payment	(\$124,250)
Loan Amount	\$374,250
Interest Rate	5.50%
Annual Debt Service	\$27,577
Loan to Value	150%
Amortization Period	25 Years

Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Scheduled Rent	\$54,144	\$55,768	\$57,441	\$59,164	\$60,939	\$62,767	\$64,650	\$66,590	\$68,588	\$70,645
Water & Sewer Billback	\$4,680	\$4,820	\$4,820	\$4,820	\$4,820	\$4,820	\$4,820	\$4,820	\$4,820	\$4,820
Gross Potential Income	\$58,824	\$60,588	\$62,261	\$63,984	\$65,759	\$67,587	\$69,470	\$71,410	\$73,408	\$75,465
General Vacancy	-\$11,700	-\$12,051	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%
Effective Gross Income	\$47,124	\$48,537	\$62,261	\$63,984	\$65,759	\$67,587	\$69,470	\$71,410	\$73,408	\$75,465
Operating Expenses										
Real Estate Taxes	\$3,462	\$3,462	\$3,462	\$3,462	\$3,462	\$3,462	\$3,462	\$3,462	\$3,462	\$3,462
Insurance	\$1,467	\$1,457	\$1,457	\$1,457	\$1,457	\$1,457	\$1,457	\$1,457	\$1,457	\$1,457
Management Fee	\$2,735	\$2,735	\$2,735	\$2,735	\$2,735	\$2,735	\$2,735	\$2,735	\$2,735	\$2,735
Repairs & Maintenance	\$2,941	\$2,941	\$2,941	\$2,941	\$2,941	\$2,941	\$2,941	\$2,941	\$2,941	\$2,941
Water / Sewer	\$4,453	\$4,453	\$4,453	\$4,453	\$4,453	\$4,453	\$4,453	\$4,453	\$4,453	\$4,453
Plowing	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100
Utilities	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600
Total Operating Expense	\$16,758	\$16,748	\$16,748	\$16,748	\$16,748	\$16,748	\$16,748	\$16,748	\$16,748	\$16,748
Net Operating Income	\$30,366	\$31,789	\$45,513	\$47,236	\$49,011	\$50,839	\$52,722	\$54,662	\$56,660	\$58,717
Annual Debt Service	\$27,577	\$27,577	\$27,577	\$27,577	\$27,577	\$27,577	\$27,577	\$27,577	\$27,577	\$27,577
Cash Flow	\$2,789	\$4,212	\$17,936	\$19,659	\$21,434	\$23,262	\$25,145	\$27,085	\$29,082	\$31,140

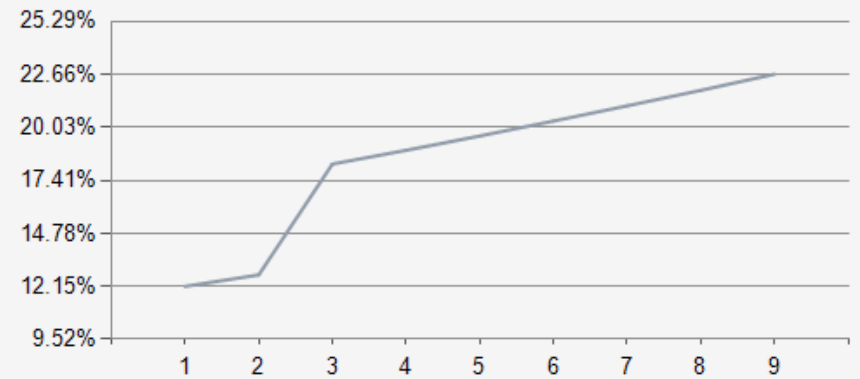


Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash on Cash Return b/t	4.46%	6.74%	28.70%	31.45%	34.29%	37.22%	40.23%	43.34%	46.53%	49.82%
CAP Rate	12.15%	12.72%	18.21%	18.89%	19.60%	20.34%	21.09%	21.86%	22.66%	23.49%
Debt Coverage Ratio	1.10	1.15	1.65	1.71	1.78	1.84	1.91	1.98	2.05	2.13
Operating Expense Ratio	35.56%	34.50%	26.89%	26.17%	25.46%	24.77%	24.10%	23.45%	22.81%	22.19%
Gross Multiplier (GRM)	4.25	4.13	4.02	3.91	3.80	3.70	3.60	3.50	3.41	3.31
Loan to Value	149.74%	146.89%	143.85%	140.59%	137.21%	133.71%	129.92%	125.90%	121.70%	117.29%
Breakeven Ratio	75.37%	73.16%	71.19%	69.28%	67.41%	65.58%	63.80%	62.07%	60.38%	58.74%
Price / Unit	\$41,667	\$41,667	\$41,667	\$41,667	\$41,667	\$41,667	\$41,667	\$41,667	\$41,667	\$41,667

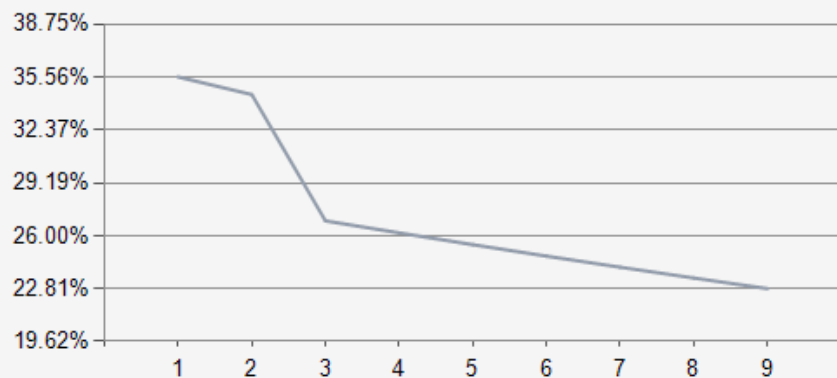
Cash on Cash



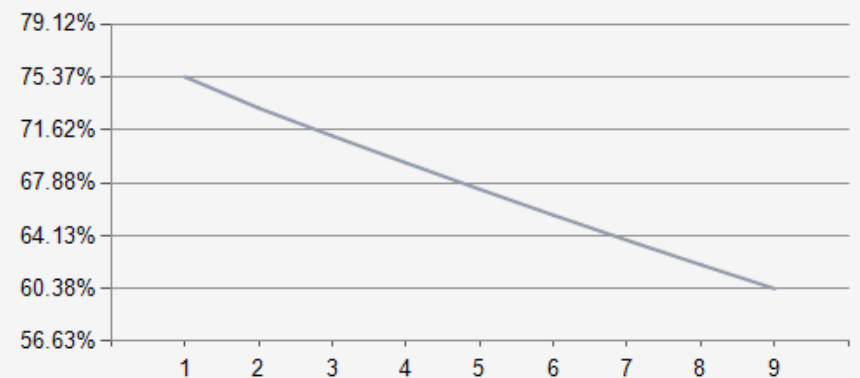
Cap Rate



Operating Expense Ratio



Breakeven Ratio





06

Demographics

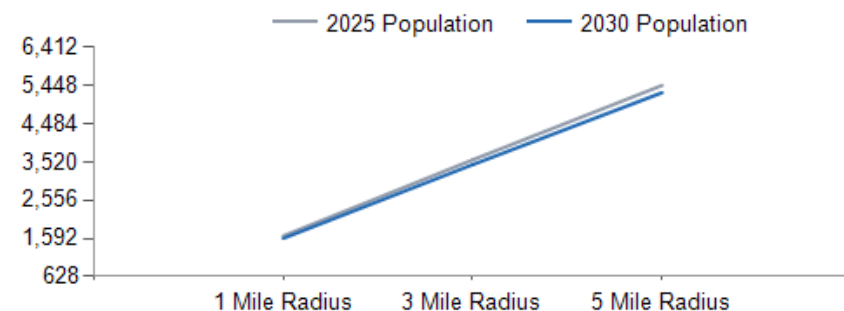
General Demographics

Race Demographics

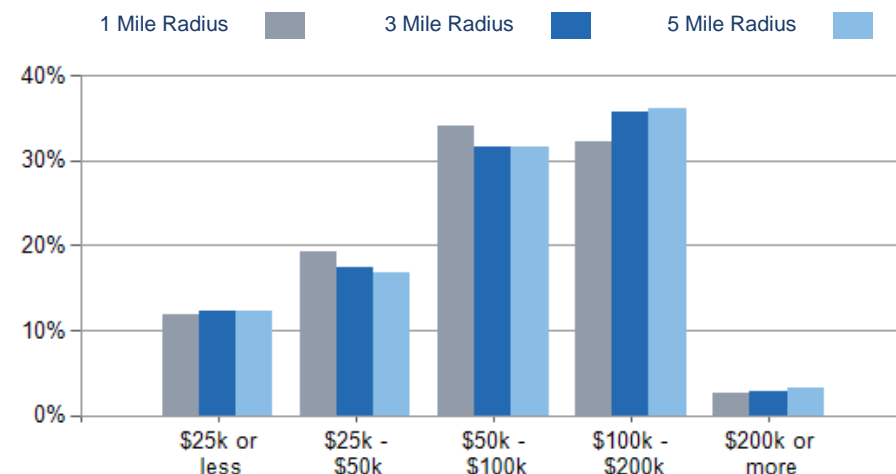
BREEZY ACRES

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,688	3,534	5,360
2010 Population	1,740	3,654	5,628
2025 Population	1,654	3,571	5,448
2030 Population	1,592	3,451	5,264
2025 African American	19	44	64
2025 American Indian	5	10	14
2025 Asian	14	29	37
2025 Hispanic	32	68	108
2025 Other Race	5	14	31
2025 White	1,504	3,248	4,952
2025 Multiracial	106	226	351
2025-2030: Population: Growth Rate	-3.80%	-3.40%	-3.40%

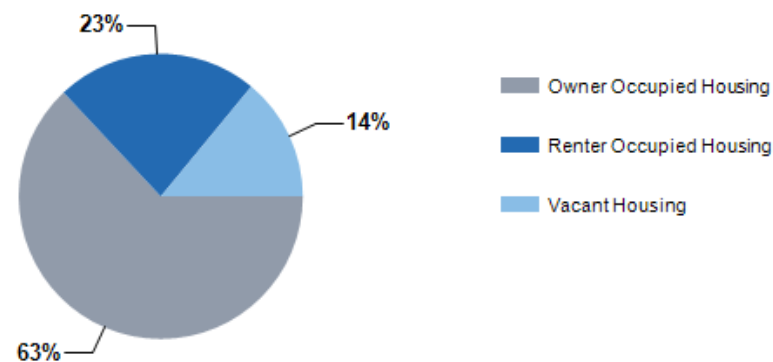
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	44	89	130
\$15,000-\$24,999	50	114	169
\$25,000-\$34,999	74	142	173
\$35,000-\$49,999	79	148	234
\$50,000-\$74,999	162	324	457
\$75,000-\$99,999	107	200	308
\$100,000-\$149,999	164	383	570
\$150,000-\$199,999	90	209	307
\$200,000 or greater	21	48	76
Median HH Income	\$71,581	\$76,053	\$78,117
Average HH Income	\$87,340	\$89,996	\$90,762



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

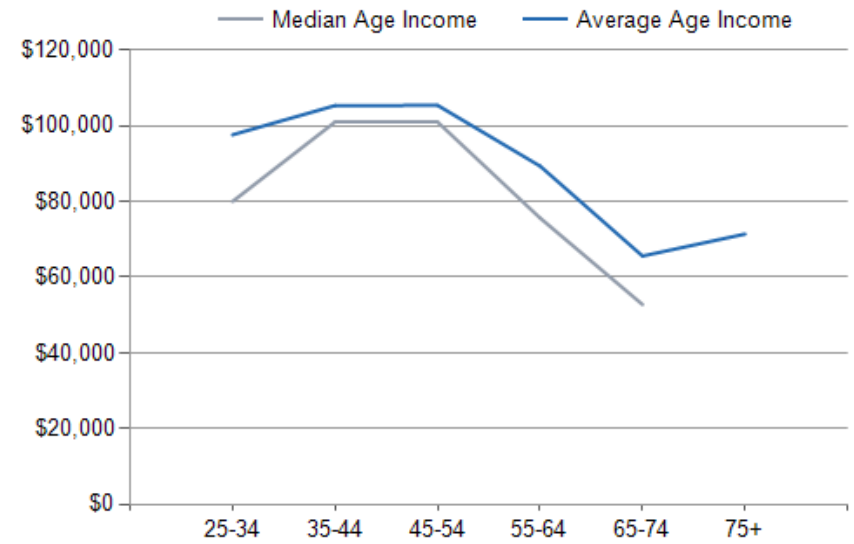
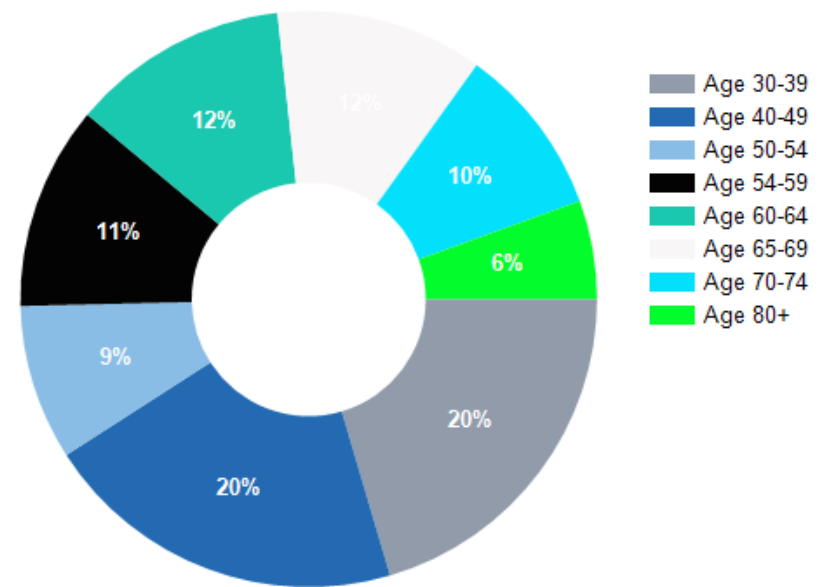


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	120	249	369
2025 Population Age 35-39	98	217	339
2025 Population Age 40-44	117	255	375
2025 Population Age 45-49	101	215	331
2025 Population Age 50-54	93	203	319
2025 Population Age 55-59	122	259	399
2025 Population Age 60-64	130	275	432
2025 Population Age 65-69	124	257	395
2025 Population Age 70-74	102	227	346
2025 Population Age 75-79	59	140	214
2025 Population Age 80-84	47	102	151
2025 Population Age 85+	28	62	97
2025 Population Age 18+	1,334	2,866	4,362
2025 Median Age	44	44	45
2030 Median Age	45	45	46

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$80,013	\$88,180	\$88,234
Average Household Income 25-34	\$97,627	\$101,616	\$100,964
Median Household Income 35-44	\$101,016	\$103,178	\$104,225
Average Household Income 35-44	\$105,347	\$107,273	\$108,750
Median Household Income 45-54	\$101,018	\$103,282	\$105,353
Average Household Income 45-54	\$105,427	\$107,691	\$109,951
Median Household Income 55-64	\$75,645	\$78,849	\$80,961
Average Household Income 55-64	\$89,362	\$91,851	\$93,065
Median Household Income 65-74	\$52,752	\$54,748	\$56,076
Average Household Income 65-74	\$65,587	\$69,827	\$70,734
Average Household Income 75+	\$71,396	\$72,642	\$71,103

Population By Age

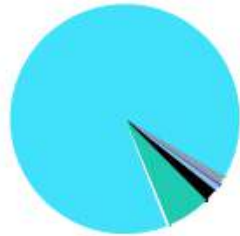


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	21	21	22
Diversity Index (current year)	20	20	20
Diversity Index (2020)	19	19	19
Diversity Index (2010)	7	8	8

POPULATION BY RACE



1 MILE



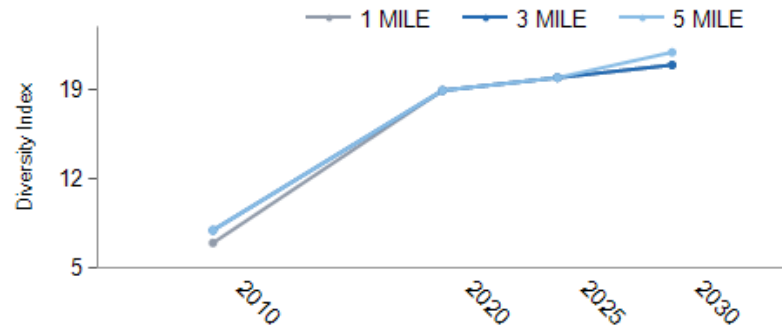
3 MILE



5 MILE

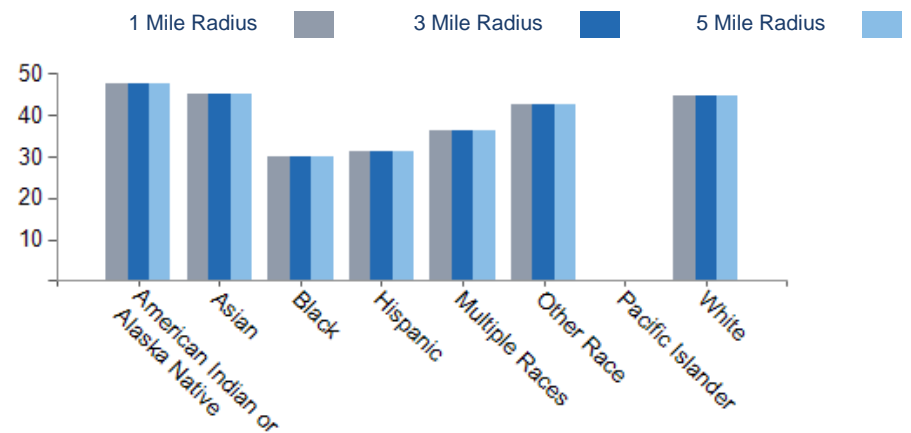
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	1%	1%
American Indian	0%	0%	0%
Asian	1%	1%	1%
Hispanic	2%	2%	2%
Multiracial	6%	6%	6%
Other Race	0%	0%	1%
White	89%	89%	89%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	48	53	59
Median Asian Age	45	44	45
Median Black Age	30	33	34
Median Hispanic Age	31	32	31
Median Multiple Races Age	36	39	38
Median Other Race Age	43	40	34
Median Pacific Islander Age	0	0	0
Median White Age	45	45	45

2025 MEDIAN AGE BY RACE



Breezy Acres

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Exclusively Marketed by:

Steven Tomaso

IRE Investment

(518) 379-0652

inquiries@ireinvestment.com

