

An aerial photograph of a large property. In the center and right, there are numerous small, rectangular buildings with green roofs, some with white siding. A wide dirt road runs vertically through the right side of the image. To the left of the road, there is a large, open grassy field. The property is surrounded by dense green trees. In the bottom left corner, the text "Cedar Pine" is overlaid. In the bottom right corner, the address "1132 Comins Rd Redfield NY 13437" is overlaid. In the top right corner, the text "OFFERING MEMORANDUM" is overlaid. In the bottom right corner, there is a logo for "IREINVESTMENT" with a stylized building icon above the text.

OFFERING MEMORANDUM

Cedar Pine

1132 Comins Rd
Redfield NY 13437

Cedar Pine

CONTENTS

01 Executive Summary

Investment Summary

02 Property Description

Property Features

Property Images

03 Financial Analysis

Income & Expense Analysis

Multi-Year Cash Flow Assumptions

Cash Flow Analysis

Financial Metrics

Exclusively Marketed by:

Steven Tomaso

IRE Investment

(518) 379-0652

inquiries@ireinvestment.com





01

Executive Summary

Investment Summary

CEDAR PINE

OFFERING SUMMARY

| | |
|-----------------|-------------------------------------|
| ADDRESS | 1132 Comins Rd Redfield NY 13437 |
| COUNTY | Oswego |
| LAND ACRES | 90 |
| NUMBER OF UNITS | 100 |

FINANCIAL SUMMARY

| | |
|--------------------------|-------------|
| PRICE | \$2,300,000 |
| PRICE PER UNIT | \$23,000 |
| OCCUPANCY | 100.00% |
| NOI (CURRENT) | \$143,587 |
| CAP RATE (CURRENT) | 6.24% |
| CASH ON CASH (CURRENT) | 0.57% |
| CASH ON CASH (PRO FORMA) | 17.89% |
| GRM (CURRENT) | 12.11 |

PROPOSED FINANCING

| | |
|---------------------|-------------|
| LOAN TYPE | Amortized |
| DOWN PAYMENT | \$690,000 |
| LOAN AMOUNT | \$1,610,000 |
| INTEREST RATE | 7.25% |
| ANNUAL DEBT SERVICE | \$139,640 |
| LOAN TO VALUE | 70% |
| AMORTIZATION PERIOD | 25 Years |



100+ site Campground

- Discover an exceptional investment opportunity at 1132 Comins Rd, where 100 fully utilized sites await savvy investors seeking a high return on investment. With many sites occupied year-round, this multi-family property promises a lucrative income stream that will captivate ROI-driven buyers. Currently only operating at 70 sites registered through DOH. Lots of room to expand
- Each site offers a unique revenue potential, with no structure sites commanding \$2,500 annually and those with structures fetching \$3,500 per year. Additionally, a charming motel on the property presents an attractive opportunity for guests, generating \$40 per night. The presence of shower and bathroom facilities further enhances the property's appeal and revenue-generating capabilities.
- Embrace the potential for consistent cash flow and substantial returns with this multi-purpose campground-restaurant property. The combination of year-round occupancy, varied rental rates, and on-site amenities positions this investment as a standout opportunity for those focused on maximizing ROI in the real estate market.
- Seize the chance to diversify your investment portfolio with a property that offers both stability and growth potential. The established rental rates and occupancy levels, coupled with the convenience of existing structures and amenities, make 1132 Comins Rd a compelling choice for investors seeking a reliable and profitable asset in the commercial real estate sector.
- Don't miss out on the chance to secure a promising investment at 1132 Comins Rd, where the perfect blend of location, income potential, and amenities awaits. Whether you're a seasoned investor or a newcomer to the real estate market, this multi-family property promises a rewarding opportunity to achieve your financial goals and build wealth through strategic and lucrative real estate investments.

Cedar Pine Restaurant

- ****Investment Highlight:**** Nestled within the picturesque landscape of 1132 Comins Rd, this property boasts a unique blend of amenities that cater to both leisure and business. The property features a versatile restaurant strategically positioned at the heart of a 100 plus site Campground, offering a prime location for hosting events and gatherings. Additionally, a spacious outbuilding provides the perfect setting for weddings and other special occasions, while a sprawling concrete patio overlooking a tranquil stream sets the stage for outdoor concerts and VIP experiences.
- ****ROI Potential:**** With a restaurant that can accommodate up to 100 guests year-round, complete with a full bar and kitchen, this property presents a lucrative opportunity to tap into a diverse customer base. From locals seeking a dining experience to campers and tourists exploring the area, there are multiple revenue streams waiting to be harnessed. The proximity to the stream adds a touch of natural ambiance, enhancing the overall appeal of the venue and creating a unique selling point for attracting patrons and event organizers alike.
- ****Income Generation:**** Beyond the restaurant and event spaces, the property offers ample room for expansion and income diversification. The event center, additional lots, and a spacious building capable of accommodating larger crowds provide numerous avenues for generating additional revenue. Whether it's hosting community events, expanding accommodation options, or capitalizing on the property's scenic backdrop for various functions, there are endless possibilities to maximize returns and enhance the overall investment value.

- ****Strategic Positioning:**** Situated in a prime location with easy access to the stream and surrounded by natural beauty, this property presents a compelling investment opportunity for those seeking a profitable venture in the hospitality and events industry. The combination of a well-equipped restaurant, versatile event spaces, and potential for expansion positions this property as a versatile asset with the capacity to attract a diverse range of clientele. By leveraging its unique features and income-generating potential, investors can capitalize on the property's strategic positioning to achieve long-term financial growth and success.





02

Property Description

Property Features

Property Images

CEDAR PINE

| PROPERTY FEATURES | |
|---------------------|-----|
| NUMBER OF UNITS | 100 |
| LAND ACRES | 90 |
| # OF PARCELS | 2 |
| NUMBER OF BUILDINGS | 5 |









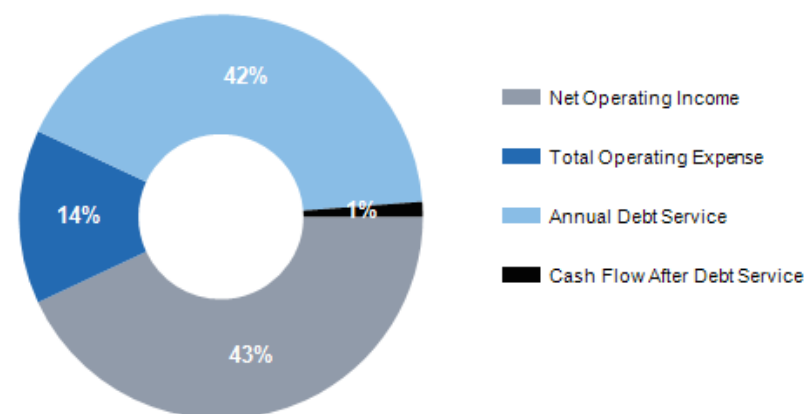
03

Financial Analysis

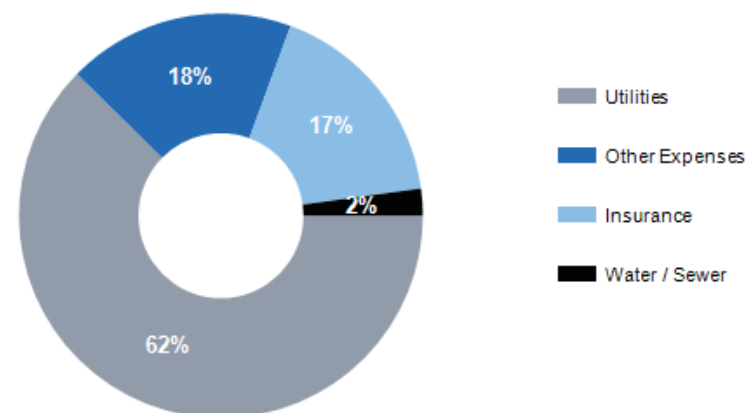
Income & Expense Analysis
Multi-Year Cash Flow Assumptions
Cash Flow Analysis
Financial Metrics

CEDAR PINE

REVENUE ALLOCATION CURRENT



DISTRIBUTION OF EXPENSES CURRENT



| INCOME | CURRENT | | PRO FORMA | |
|-------------------------------|------------------|--------|------------------|--------|
| Structure lots | \$175,000 | 92.1% | \$245,000 | 81.5% |
| Non-structure lots | \$15,000 | 7.9% | \$37,500 | 12.5% |
| Motel | | | \$18,000 | 6.0% |
| Effective Gross Income | \$190,000 | | \$300,500 | |
| Less Expenses | \$46,413 | 24.42% | \$37,413 | 12.45% |
| Net Operating Income | \$143,587 | | \$263,087 | |
| Annual Debt Service | \$139,640 | | \$139,640 | |
| Cash flow | \$3,947 | | \$123,447 | |
| Debt Coverage Ratio | 1.03 | | 1.88 | |

| EXPENSES | CURRENT | Per Unit | PRO FORMA | Per Unit |
|--------------------------------|-----------------|--------------|-----------------|--------------|
| Insurance | \$8,000 | \$80 | | |
| Water / Sewer | \$1,000 | \$10 | | |
| Utilities | \$28,945 | \$289 | \$28,945 | \$289 |
| Other Expenses | \$8,468 | \$85 | \$8,468 | \$85 |
| Total Operating Expense | \$46,413 | \$464 | \$37,413 | \$374 |
| Annual Debt Service | \$139,640 | | \$139,640 | |
| % of EGI | 24.42% | | 12.45% | |

GLOBAL

| | |
|-------|-------------|
| Price | \$2,300,000 |
|-------|-------------|

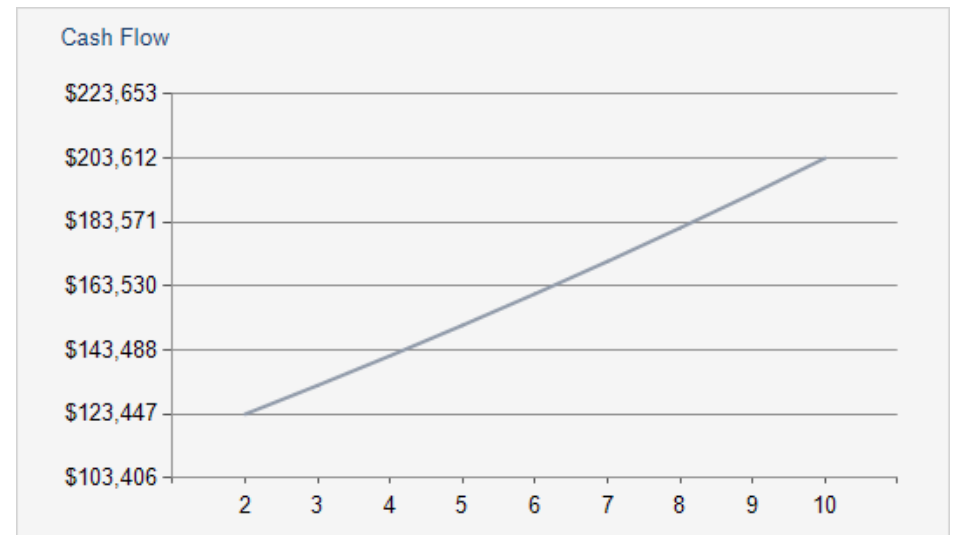
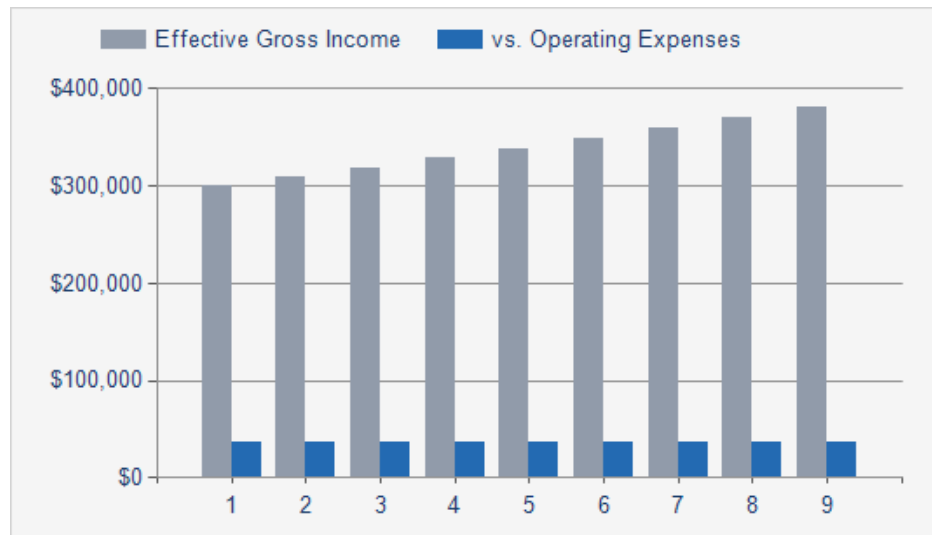
INCOME - Growth Rates

| | |
|--------------------|-------|
| Structure lots | 3.00% |
| Non-structure lots | 3.00% |
| Motel | 3.00% |

PROPOSED FINANCING

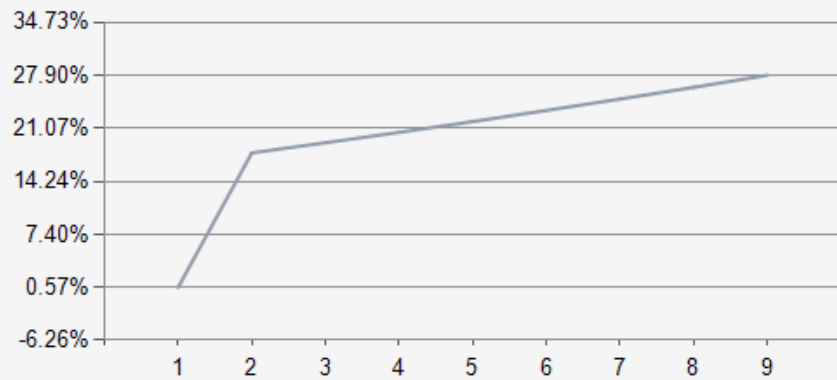
| | |
|---------------------|-------------|
| Loan Type | Amortized |
| Down Payment | \$690,000 |
| Loan Amount | \$1,610,000 |
| Interest Rate | 7.25% |
| Annual Debt Service | \$139,640 |
| Loan to Value | 70% |
| Amortization Period | 25 Years |

| Calendar Year | CURRENT | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|--------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Gross Revenue | | | | | | | | | | |
| Structure lots | \$175,000 | \$245,000 | \$252,350 | \$259,921 | \$267,718 | \$275,750 | \$284,022 | \$292,543 | \$301,319 | \$310,359 |
| Non-structure lots | \$15,000 | \$37,500 | \$38,625 | \$39,784 | \$40,977 | \$42,207 | \$43,473 | \$44,777 | \$46,120 | \$47,504 |
| Motel | | \$18,000 | \$18,540 | \$19,096 | \$19,669 | \$20,259 | \$20,867 | \$21,493 | \$22,138 | \$22,802 |
| Effective Gross Income | \$190,000 | \$300,500 | \$309,515 | \$318,800 | \$328,364 | \$338,215 | \$348,362 | \$358,813 | \$369,577 | \$380,664 |
| Operating Expenses | | | | | | | | | | |
| Insurance | \$8,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Water / Sewer | \$1,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Utilities | \$28,945 | \$28,945 | \$28,945 | \$28,945 | \$28,945 | \$28,945 | \$28,945 | \$28,945 | \$28,945 | \$28,945 |
| Other Expenses | \$8,468 | \$8,468 | \$8,468 | \$8,468 | \$8,468 | \$8,468 | \$8,468 | \$8,468 | \$8,468 | \$8,468 |
| Total Operating Expense | \$46,413 | \$37,413 | \$37,413 | \$37,413 | \$37,413 | \$37,413 | \$37,413 | \$37,413 | \$37,413 | \$37,413 |
| Net Operating Income | \$143,587 | \$263,087 | \$272,102 | \$281,387 | \$290,951 | \$300,802 | \$310,949 | \$321,400 | \$332,164 | \$343,251 |
| Annual Debt Service | \$139,640 | \$139,640 | \$139,640 | \$139,640 | \$139,640 | \$139,640 | \$139,640 | \$139,640 | \$139,640 | \$139,640 |
| Cash Flow | \$3,947 | \$123,447 | \$132,462 | \$141,748 | \$151,312 | \$161,162 | \$171,309 | \$181,760 | \$192,524 | \$203,612 |

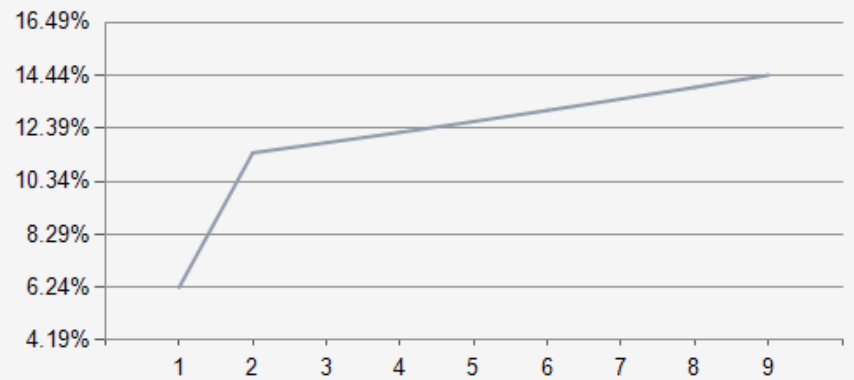


| Calendar Year | CURRENT | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|-------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Cash on Cash Return b/t | 0.57% | 17.89% | 19.20% | 20.54% | 21.93% | 23.36% | 24.83% | 26.34% | 27.90% | 29.51% |
| CAP Rate | 6.24% | 11.44% | 11.83% | 12.23% | 12.65% | 13.08% | 13.52% | 13.97% | 14.44% | 14.92% |
| Debt Coverage Ratio | 1.03 | 1.88 | 1.95 | 2.02 | 2.08 | 2.15 | 2.23 | 2.30 | 2.38 | 2.46 |
| Operating Expense Ratio | 24.42% | 12.45% | 12.08% | 11.73% | 11.39% | 11.06% | 10.73% | 10.42% | 10.12% | 9.82% |
| Gross Multiplier (GRM) | 12.11 | 7.65 | 7.43 | 7.21 | 7.00 | 6.80 | 6.60 | 6.41 | 6.22 | 6.04 |
| Loan to Value | 69.97% | 68.97% | 67.84% | 66.62% | 65.36% | 63.98% | 62.49% | 60.87% | 59.17% | 57.32% |
| Breakeven Ratio | 97.92% | 58.92% | 57.20% | 55.54% | 53.92% | 52.35% | 50.82% | 49.34% | 47.91% | 46.51% |
| Price / Unit | \$23,000 | \$23,000 | \$23,000 | \$23,000 | \$23,000 | \$23,000 | \$23,000 | \$23,000 | \$23,000 | \$23,000 |

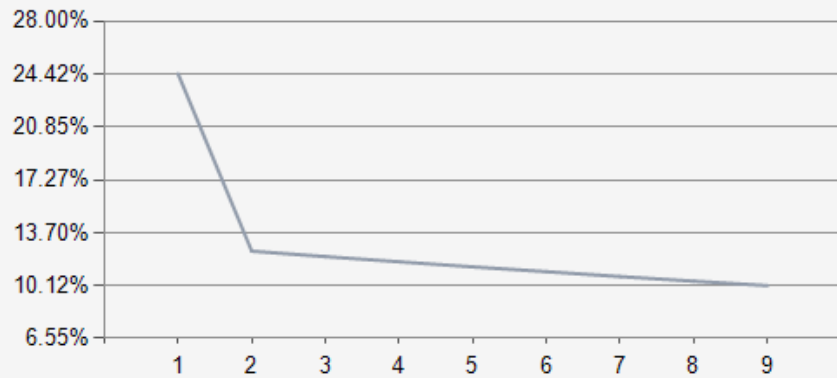
Cash on Cash



Cap Rate



Operating Expense Ratio



Breakeven Ratio

