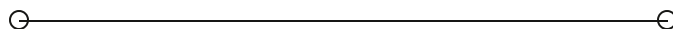


MILLERSBURG MOBILE HOME PARK SALE

800 S Washington St

800 S WASHINGTON ST

Millersburg, OH 44654



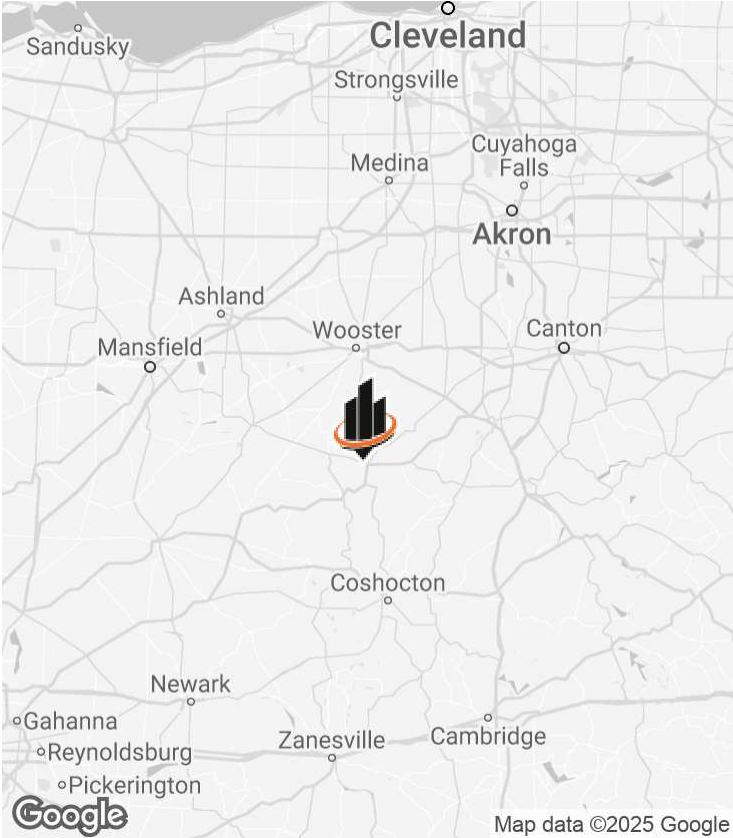
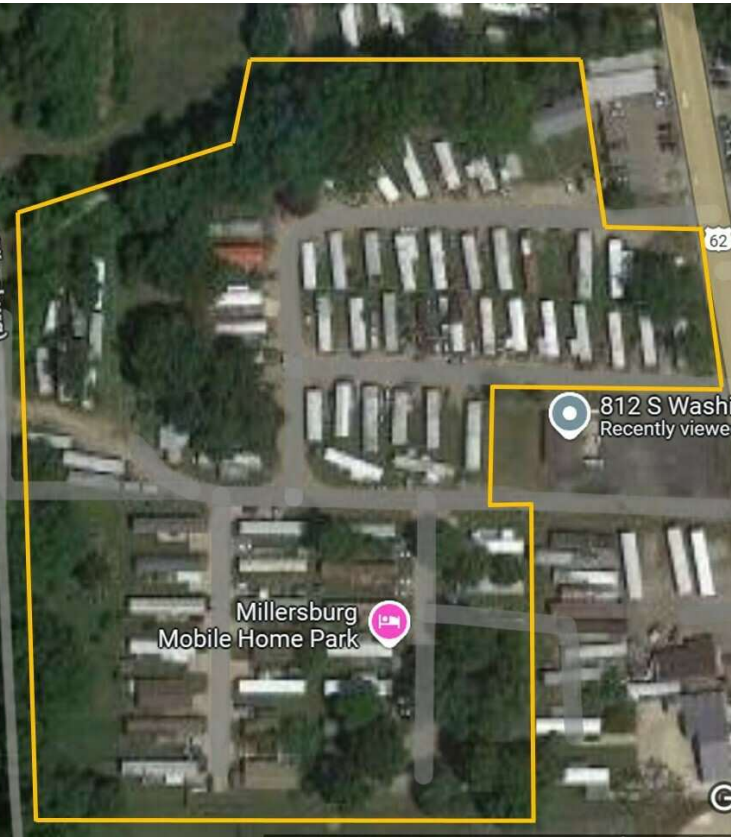
PRESENTED BY:

AARON DAVIS

O: 330.221.7297

aaron.davis@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,900,000
NUMBER OF LOTS:	84
OCCUPIED LOTS:	44
LOT SIZE:	8.6 Acres

Property Description

Presenting a compelling opportunity in the thriving Millersburg area, this 84-lot site mobile home park offers significant potential for the discerning investor. The property presents a unique chance to revitalize and transform a distressed asset into a lucrative investment. With strategic positioning in Millersburg, this property holds promise for sustained occupancy and rental growth. Take advantage of this rare chance to breathe new life into this promising investment in the heart of Millersburg.

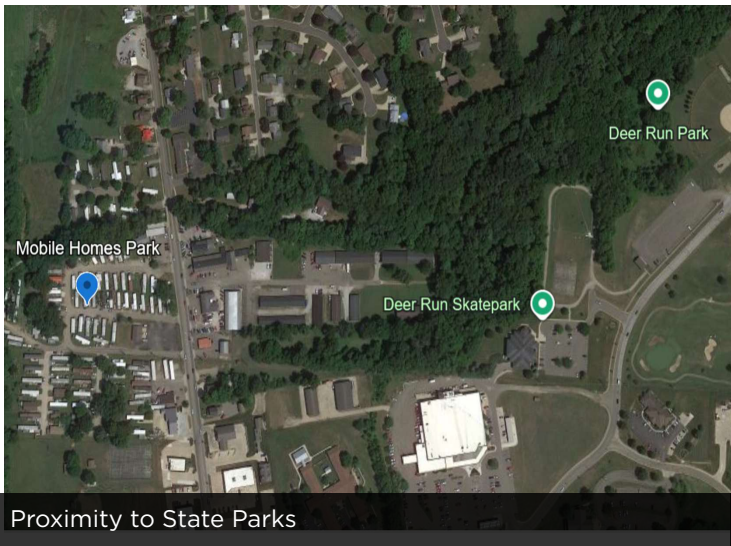
PROPERTY HIGHLIGHTS

- Possible 84 lots
- Attractive value-add investment opportunity
- Possible Village incentives for new development
- Walkability to city parks and downtown
- Multifamily / Mobile Home Park
- Public Utilities (Natural Gas, Electric, Water & Sewer)

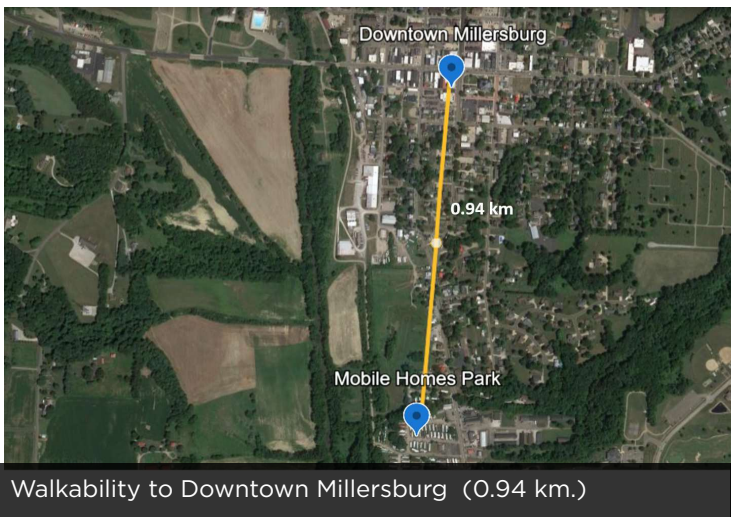
PROPERTY OVERVIEWS



Property street view



Proximity to State Parks



Walkability to Downtown Millersburg (0.94 km.)

SITE DESCRIPTION

Millersburg, Ohio, is a village in Holmes County, serving as the county seat and a hub for Amish Country tourism. The population is around 3,150. Millersburg benefits from a thriving local economy that includes agriculture, industry, and a growing tourism sector. The community is known for its historical preservation and commitment to civic activities.

LOCATION DESCRIPTION

Discover the enchanting town of Millersburg, OH, where rich history meets modern charm. Nestled in the heart of Amish Country, the area boasts quaint shops, delectable eateries, and scenic countryside views. Stroll through the historic downtown district, explore local craft breweries, or indulge in homemade baked goods at the nearby Amish farms. Outdoor enthusiasts can explore the beauty of Holmes County with hiking, biking, and horseback riding opportunities. For the discerning investor seeking an ideal Office Building location, the timeless appeal and vibrant community of this area present a compelling opportunity for growth and success.

SURROUNDING HIGHLIGHTS

The property is strategically located along South Washington Street (U.S. Route 62), a major thoroughfare that traverses the heart of Millersburg. This location offers excellent visibility and accessibility, making it ideal for various commercial or mixed-use developments. This primary north-south artery connects Millersburg to neighboring towns and serves as a significant route for both local and through traffic.

It is located near prime retail and dining, professional service businesses and commercial developments. Overall, it benefits from its prime location on a major route with access to a diverse range of businesses and services, making it a compelling choice for commercial ventures.

This aerial map displays property values for a residential neighborhood. Yellow dots are placed on individual lots, each accompanied by a number representing its value. The values range from 700 to 862. A blue polygon highlights a central portion of the map, while a red line runs vertically along the right edge. The map also shows street names such as Monroe Street Extension and various property owners and their details.

Property Value	Approximate Location (Relative to Map)
710	Top left and top center
740	Top right
741	Far right
759	Far right
800	Center and bottom left
812	Center right
836	Bottom right
850	Bottom right
862	Bottom right

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$1,900,000
OVERALL PRICE PER LOT	\$22,619.00
CITY WATER AND SEWER	Tenant/Resident expense
INDIVIDUALLY METERED GAS AND ELECTRIC UTILITIES	Tenant/Resident expense
TRASH SERVICES	Tenant/Resident expense
REAL ESTATE TAXES	Owner's expense
INSURANCE	Owner's expense
TOTAL LOTS AVAILABLE	84
CURRENT RESIDENT RENTED LOTS	44
CURRENT TOTAL MOBILE HOMES ON LOTS	64
CURRENT VACANT MOBILE HOMES	20

RENT ROLL

Rent Roll

Properties: Millersburg MHP - 800 South Washington Street Millersburg, OH 44654

Units: Active

As of: 05/01/2025

Include Non-Revenue Units: No

Unit	Tags	BD/ BA	Tenant	Status	Sqft	Market Rent	Rent	Deposit	Lease From	Lease To	Move-in	Move- out	Past Due	NSF Count	Late Count
Millersburg MHP - 800 South Washington Street Millersburg, OH 44654															
Unit 1 A		--/--		Current			699.10	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 4		--/--		Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 5		--/--		Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 6		--/--		Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 7		--/--		Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 9		--/--		Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 21		--/--		Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 27		--/--		Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 43		--/--		Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 44		--/--		Vacant-Unrented				0.00							
Unit 47		--/--		Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 48		--/--		Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 53		--/--		Current			400.00	0.00	04/01/ 2025	04/30/ 2026	04/01/ 2025			0	0
Unit 66		--/--		Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 67		--/--		Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 68		--/--		Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 69		--/--		Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 70		--/--		Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0

Created on 05/01/2025

Page 1

RENT ROLL

Rent Roll

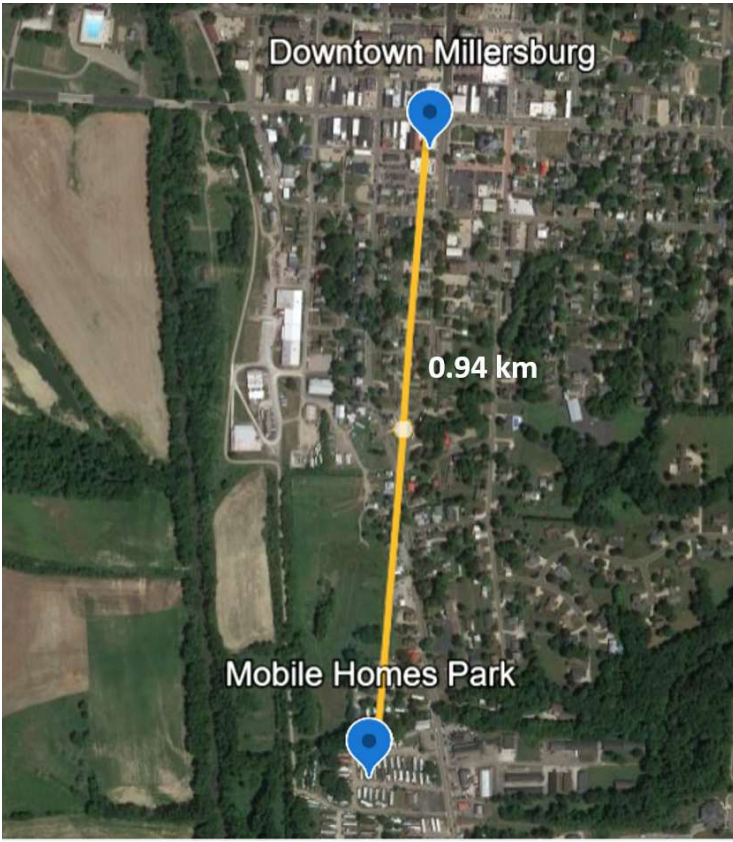
Unit	Tags	BD/ BA	Tenant	Status	Sqft	Market Rent	Rent	Deposit	Lease From	Lease To	Move-in	Move- out	Past Due	NSF Count	Late Count
									2025	2026	2025				
Unit 71		na/na		Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 80		na/na		Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 81		na/na		Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 83		na/na		Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 84		na/na		Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 101		na/na		Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 102		na/na		Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 104		na/na		Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 106		na/na		Current			400.00	0.00	04/01/ 2025	04/30/ 2026	04/01/ 2025			0	0
Unit 107		na/na		Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 108		na/na		Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 110		na/na		Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 111		na/na		Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 112		na/na		Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 113		na/na		Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 221		na/na		Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 222		na/na		Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 223		na/na		Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 224		na/na		Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 225		na/na		Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0

RENT ROLL

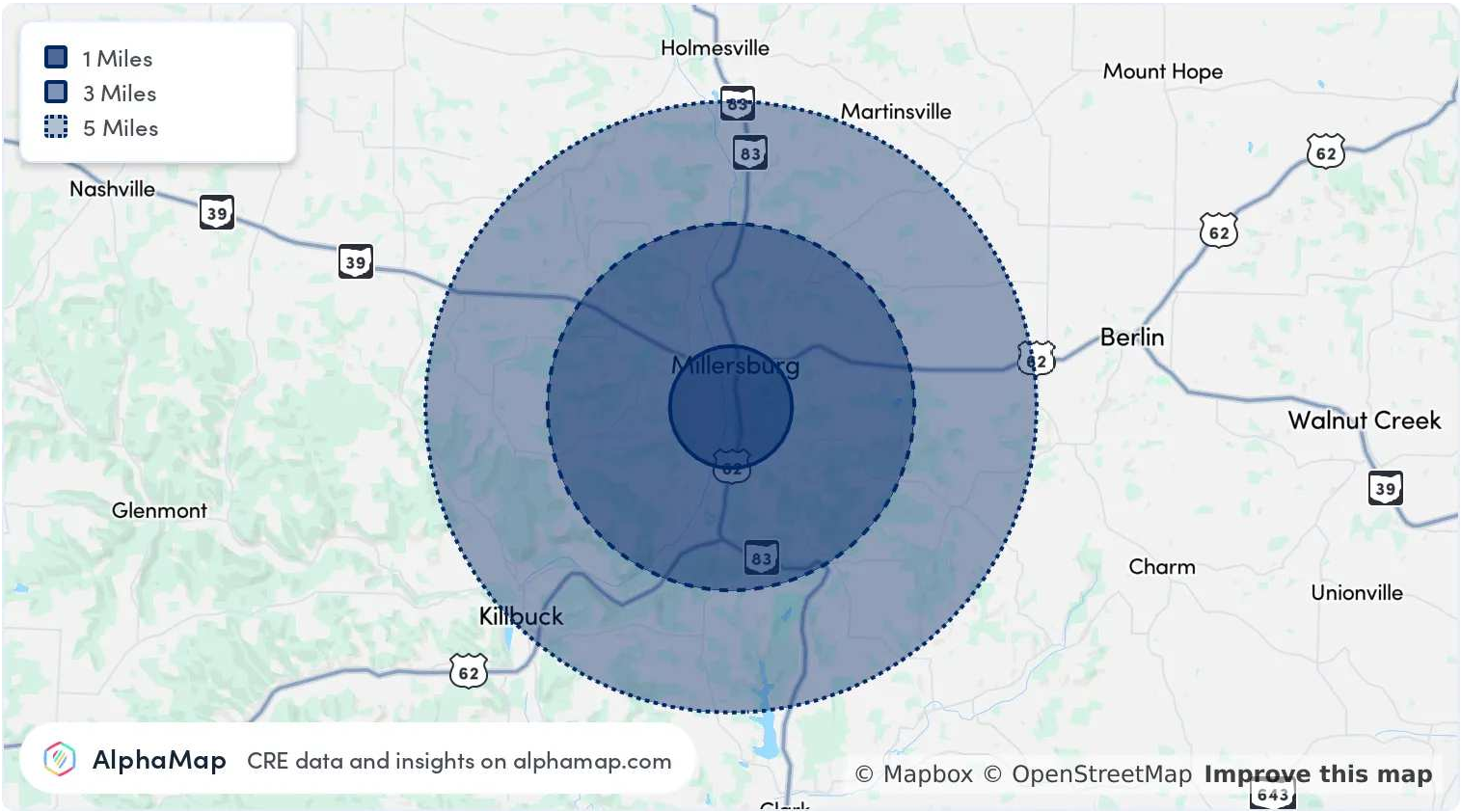
Rent Roll

Unit	Tags	BD/ BA	Tenant	Status	Sqft	Market Rent	Rent	Deposit	Lease From	Lease To	Move-in	Move- out	Past Due	NSF Count	Late Count
Unit 226		--/--	Kathy Immel	Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 331		--/--	Tim Rowe	Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 332		--/--	William Mackey	Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 333		--/--	Brenda Stokovich	Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 334		--/--	Sam Seeveers	Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 335		--/--	Rhonda White	Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
Unit 336		--/--	Vicki Powers	Current			400.00	0.00	04/01/ 2025	03/31/ 2026	04/01/ 2025			0	0
45 Units				97.8% Occupied	0	0.00	17,899.10	0.00						0	0
Total 45 Units				97.8% Occupied	0	0.00	17,899.10	0.00						0	0

ADDITIONAL PHOTOS



AREA ANALYTICS

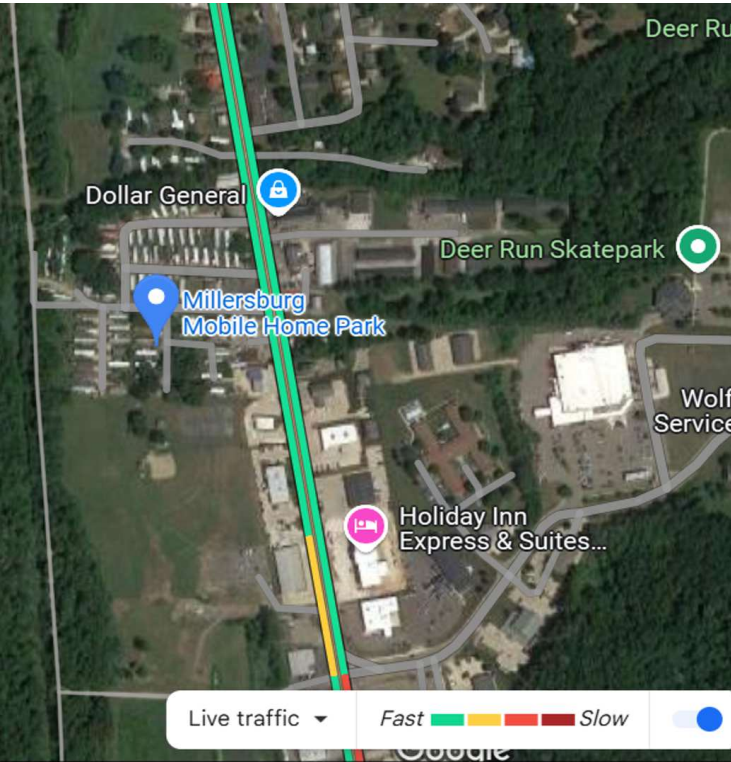


POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,901	5,292	10,778
AVERAGE AGE	42	41	40
AVERAGE AGE (MALE)	40	39	39
AVERAGE AGE (FEMALE)	44	42	41

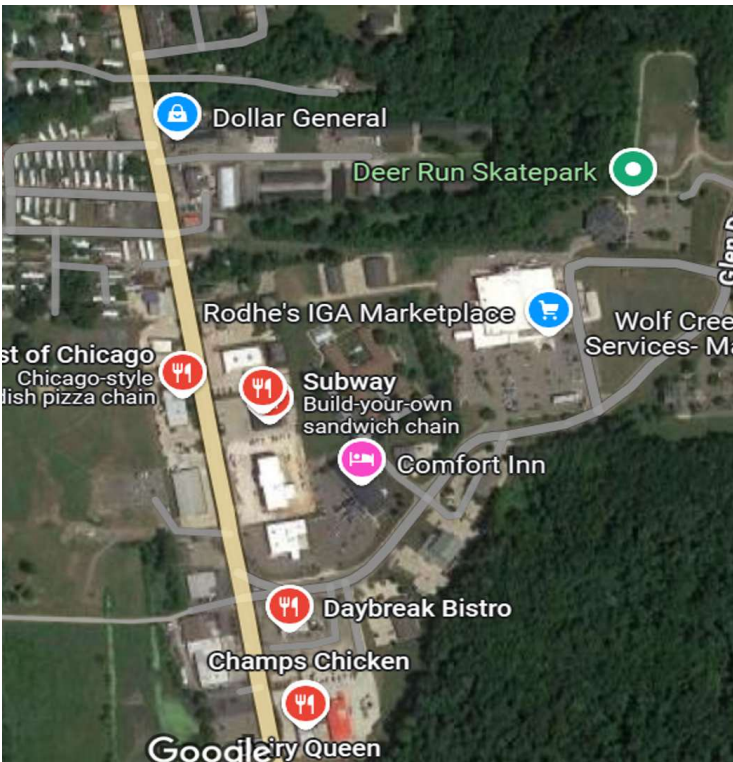
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	798	2,131	3,989
PERSONS PER HH	2.4	2.5	2.7
AVERAGE HH INCOME	\$87,314	\$87,293	\$94,844
AVERAGE HOUSE VALUE	\$349,951	\$342,751	\$337,300
PER CAPITA INCOME	\$36,380	\$34,917	\$35,127

Map and demographics data derived from AlphaMap

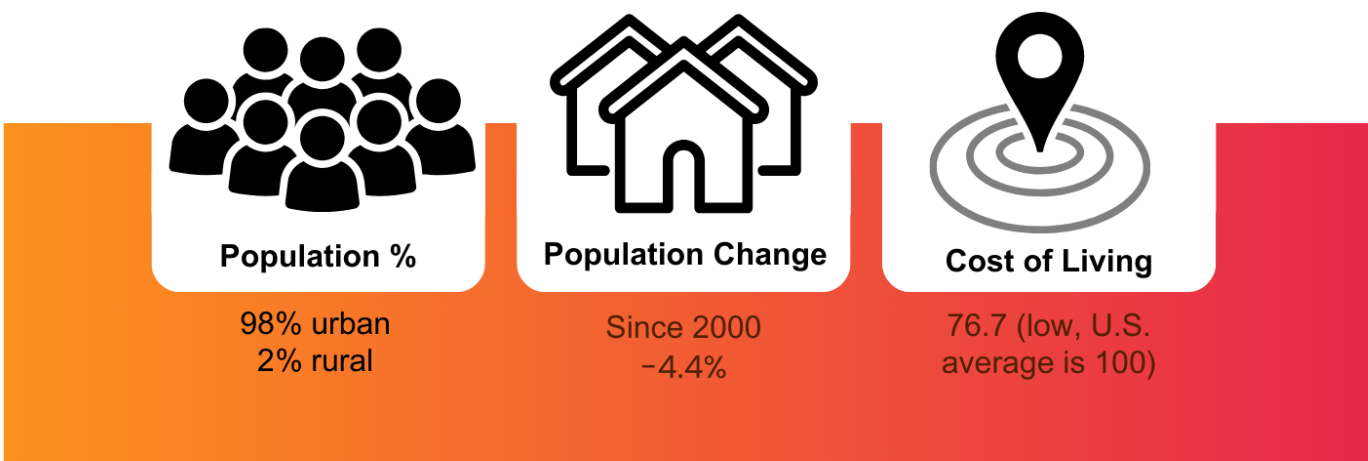
TRAFFIC MAP



RESTAURANTS



Quick Stats - Millersburg, OHIO





AARON DAVIS

Senior Advisor

aaron.davis@svn.com

Direct: **330.221.7297** | Cell: **330.221.7297**

PROFESSIONAL BACKGROUND

Aaron Davis

Senior Advisor | SVN Summit Commercial Real Estate Advisors

Aaron Davis is a highly skilled and results-driven Commercial Real Estate Advisor with a unique blend of expertise in land development, investment properties, and property management. With over 20 years of experience in construction and real estate, Aaron brings a deep understanding of development processes, asset optimization, and value creation for his clients.

Aaron's real estate journey began early, gaining hands-on experience in construction under the mentorship of his grandfather, who owned a "build-to-suit" land development company. His career evolved through roles in property management, heavy machinery operations, and project management—each phase adding valuable skills that now set him apart in the commercial real estate industry.

Since joining SVN Summit Commercial Real Estate Advisors in 2018, Aaron has experienced rapid success, swiftly building relationships with property owners, developers, and investors. His expertise spans multifamily acquisitions, large-scale land development, industrial leasing, and historic renovation projects. As a Senior Advisor, he has overseen high-value transactions, managed cash-flowing assets, and enhanced NOI through strategic financial and operational analysis.

Aaron also serves as a Senior Property Manager, overseeing a diverse portfolio of commercial properties across Northeast Ohio. His track record includes optimizing property performance, structuring investment strategies, and negotiating complex transactions. His leadership skills, honed from years of managing construction crews and commercial projects, enable him to guide clients toward smart, profitable real estate decisions.

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