

Streamside Estates

190 Cherrytown Rd, Kerhonkson NY 12446



OFFERING MEMORANDUM

Streamside Estates

CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

Regional Map

Aerial Map

03 Property Description

Property Features

04 Rent Roll

Steamside MHP Rent Roll (2026)

05 Financial Analysis

Income & Expense Analysis

Multi-Year Cash Flow Assumptions

Cash Flow Analysis

Financial Metrics

streamsides estates pic 14

06 Demographics

General Demographics

Exclusively Marketed by:

Steven Tomaso

IRE Investment

(518) 379-0652

inquiries@ireinvestment.com





01

Executive Summary

Investment Summary

STREAMSIDE ESTATES

OFFERING SUMMARY

ADDRESS	190 Cherrytown Rd Kerhonkson NY 12446
COUNTY	Ulster
LAND ACRES	20
NUMBER OF UNITS	18

FINANCIAL SUMMARY

OFFERING PRICE	\$750,000
PRICE PER UNIT	\$41,667
OCCUPANCY	100.00%
NOI (CURRENT)	\$56,215
NOI (2026)	\$59,343
CAP RATE (CURRENT)	7.50%
CAP RATE (2026)	7.91%
CASH ON CASH (CURRENT)	7.40%
CASH ON CASH (2026)	9.07%
GRM (CURRENT)	7.19
GRM (2026)	6.98

PROPOSED FINANCING

LOAN TYPE	Amortized
DOWN PAYMENT	\$202,500
LOAN AMOUNT	\$547,500
INTEREST RATE	6.00%
ANNUAL DEBT SERVICE	\$42,332
LOAN TO VALUE	73%
AMORTIZATION PERIOD	25 Years

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2019 Population	341	3,603	10,595
2019 Median HH Income	\$65,837	\$54,741	\$57,804
2019 Average HH Income	\$88,451	\$71,393	\$77,469



Investment Summary

- *Ulster County MHC
- *20 Acres
- *15 tenant owned home lot leases
- *1 expansion lot (has water & electric, needs septic)
- *1 Duplex (2 rented units) - see rent roll

Private Utilities

- *Private Septic
- *Private Well

Paved Roads

- *The park has paved roads

STREAMSIDE ESTATES

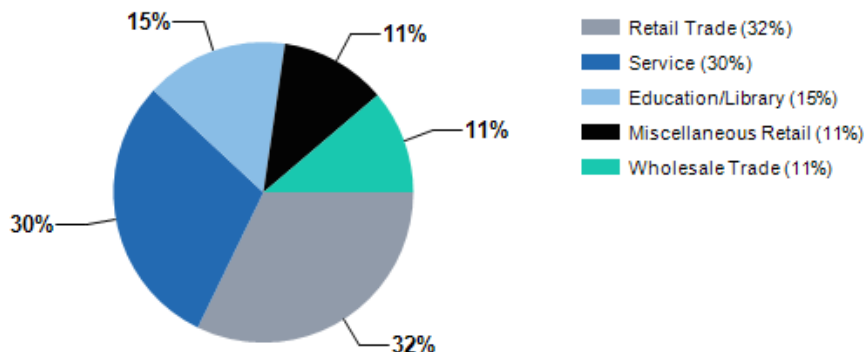
02 Location

Location Summary
Regional Map
Aerial Map

Location Summary

- Ulster County is one of the most desirable counties for manufactured housing communities. The market has strong rents and low occupancy. It's location in relation to NYC makes this very popular among many mobile home park investors.
- *Ulster County MHC
 - *20 +/- Acres
 - *15 land leases
 - *1 expansion lot (has water & electric, needs septic)
 - *1 Duplex
- Only two hours from NYC
- Located in Kingston Metro Area which has a population of 180,129 people and a median home price of \$226,100
- Located just 8 miles from the local Walmart Supercenter
- Located just 8.4 Miles from the Joseph Y. Resnick Airport
- Located just 5 Miles from the Minnewaska State Park Preserve

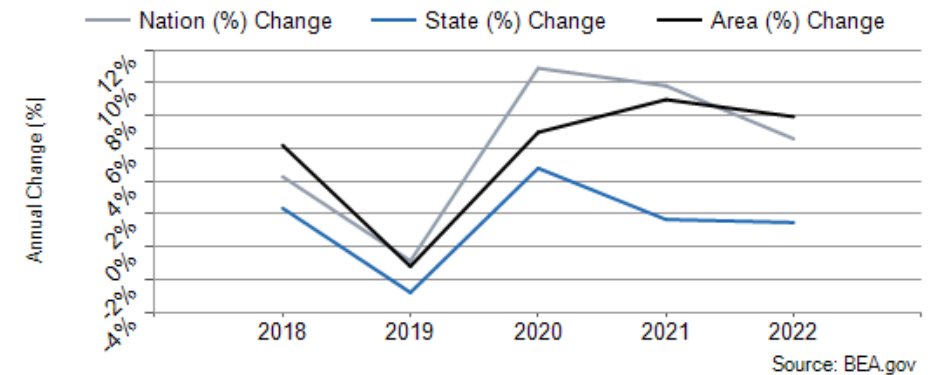
Major Industries by Employee Count

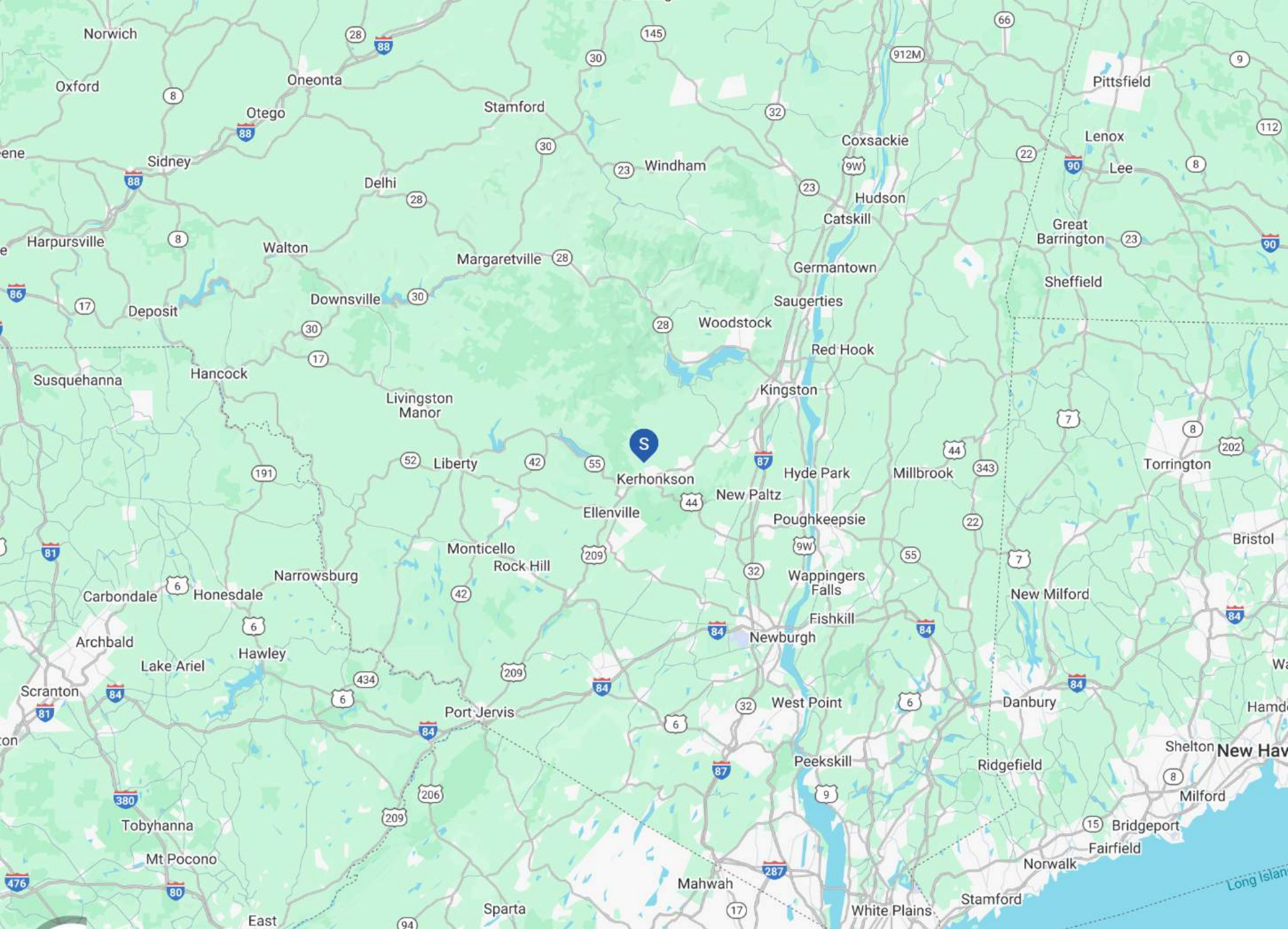


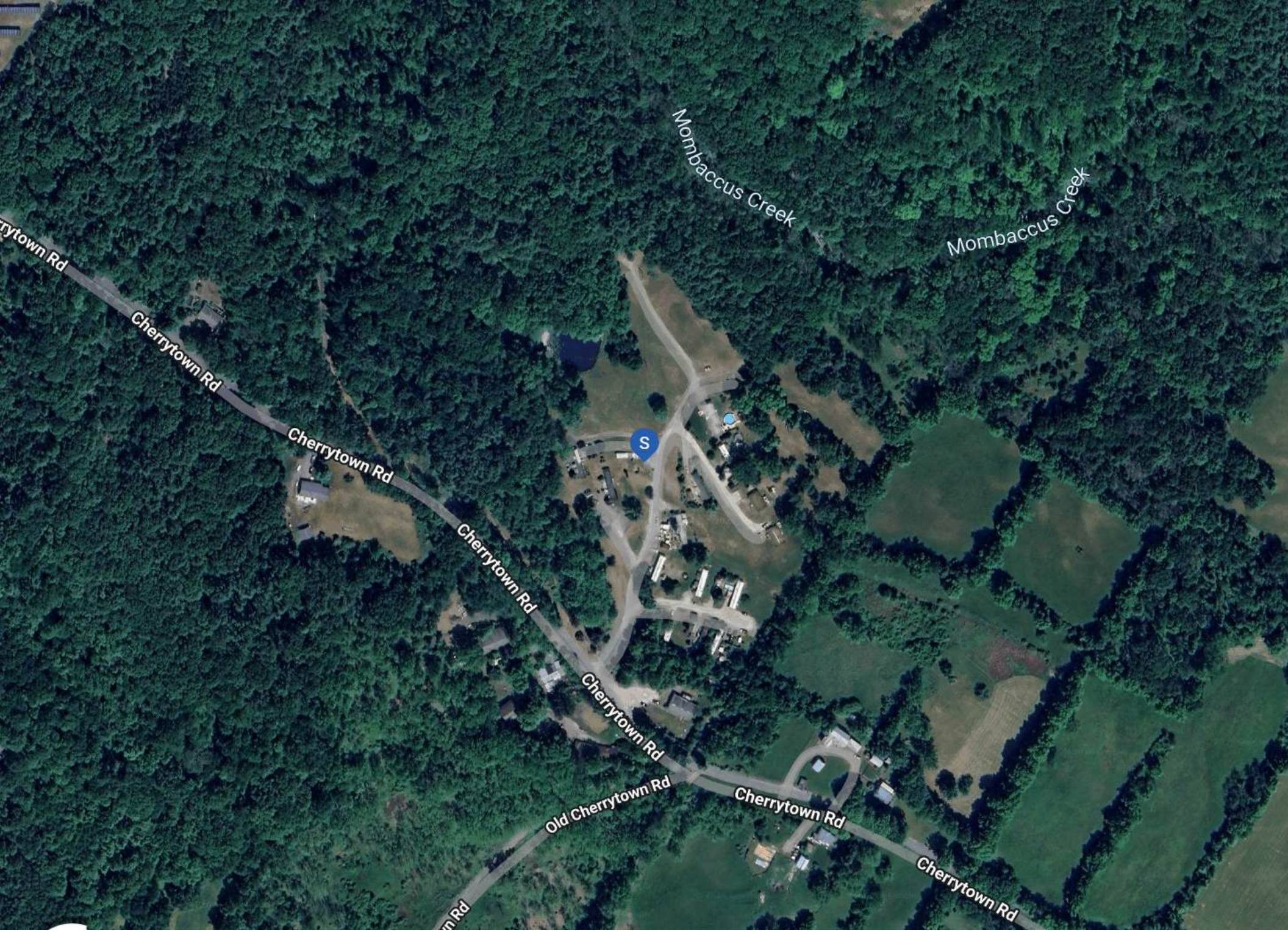
Largest Employers

Finger Lakes Health	1,864
Thompson Health	1,393
Pactiv Corp.	840
Wegmans Food Markets Inc.	
Central Hudson	
Stewart's Shops	
Cherrytown Digital	
Terwilliger-Smith Farm	

Ulster County GDP Trend









03

Property Description

Property Features

STREAMSIDE ESTATES

PROPERTY FEATURES	
NUMBER OF UNITS	18
LAND ACRES	20



04

Rent Roll

Streamside MHP Rent Roll (2026)

Steamside MHP Rent Roll				
Site #	Lot #	Site Type	Rental Amount	Notes:
1	1	Lot Rent	\$563.00	Tenant Owned Home
2	2	Lot Rent	\$637.00	Tenant Owned Home
3	4	Lot Rent	\$569.00	Tenant Owned Home
4	7	Lot Rent	\$575.00	Tenant Owned Home
5	9	Lot Rent	\$650.00	Tenant Owned Home
6	11	Lot Rent	\$577.00	Tenant Owned Home
7	12	Lot Rent	\$599.00	Tenant Owned Home
8	12B	Lot Rent	\$604.00	Tenant Owned Home
9	14	Lot Rent	\$578.00	Tenant Owned Home
10	14B	Lot Rent	\$645.00	Tenant Owned Home
11	15	Lot Rent	\$663.00	Tenant Owned Home
12	15A	Lot Rent	\$664.00	Tenant Owned Home
13	16	Lot Rent	\$598.00	Tenant Owned Home
14	17	Lot Rent	\$645.00	Tenant Owned Home
15	18	Lot Rent	\$586.00	Tenant Owned Home
16	19	Lot Rent	\$0.00	Vacant Lot
19	A	Apartment	\$1,308.00	Stick-built Duplex
20	B	Apartment	\$1,300.00	Stick-built Duplex

\$11,761



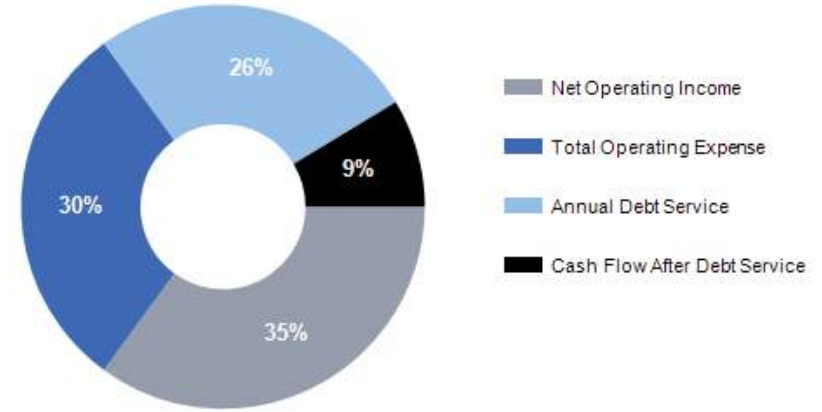
05

Financial Analysis

Income & Expense Analysis
Multi-Year Cash Flow Assumptions
Cash Flow Analysis
Financial Metrics
streamside estates pic 14

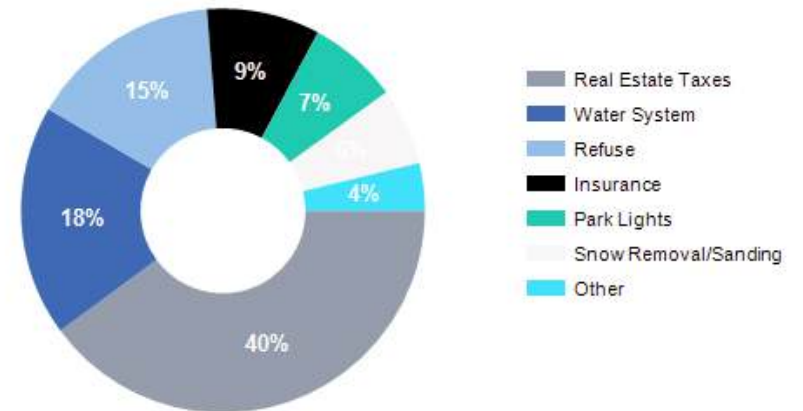
INCOME	CURRENT		2026	
Gross Potential Rent	\$104,288		\$107,416	
Effective Gross Income	\$104,288		\$107,416	
Less Expenses	\$48,073	46.09%	\$48,073	44.75%
Net Operating Income	\$56,215		\$59,343	
Annual Debt Service	\$42,332		\$42,332	
Cash flow	\$13,883		\$17,011	
Debt Coverage Ratio	1.33		1.40	

REVENUE ALLOCATION CURRENT



EXPENSES	CURRENT	Per Unit	2026	Per Unit
Real Estate Taxes	\$19,178	\$1,065	\$19,178	\$1,065
Insurance	\$4,361	\$242	\$4,361	\$242
Refuse	\$7,378	\$410	\$7,378	\$410
Permits and Filing Fees	\$740	\$41	\$740	\$41
Water System	\$8,889	\$494	\$8,889	\$494
Septic cleaning	\$1,080	\$60	\$1,080	\$60
Park Lights	\$3,477	\$193	\$3,477	\$193
Snow Removal/Sanding	\$2,970	\$165	\$2,970	\$165
Total Operating Expense	\$48,073	\$2,671	\$48,073	\$2,671
Annual Debt Service	\$42,332		\$42,332	
% of EGI	46.09%		44.75%	

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

Offering Price	\$750,000
----------------	------------------

INCOME - Growth Rates

Gross Potential Rent	3.00%
----------------------	--------------

EXPENSES - Growth Rates

Real Estate Taxes	1.50%
Insurance	1.50%
Refuse	1.50%
Permits and Filing Fees	1.50%
Water System	1.50%
Septic cleaning	1.50%
Park Lights	1.50%
Snow Removal/Sanding	1.50%

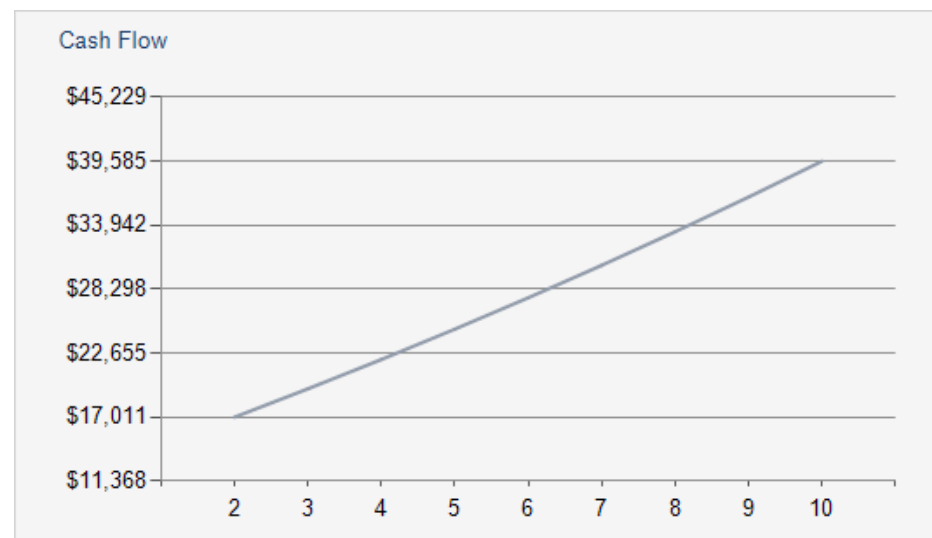
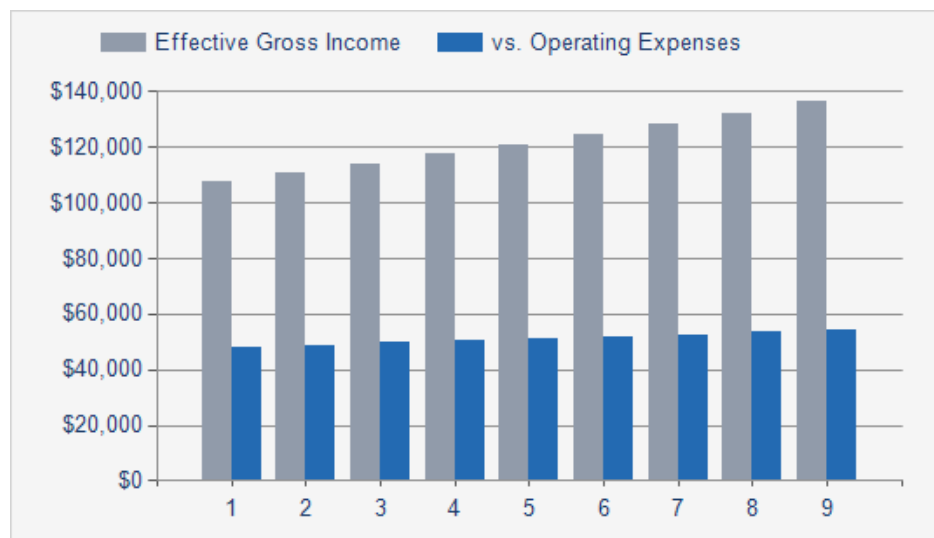
PROPOSED FINANCING

Loan Type	Amortized
Down Payment	\$202,500
Loan Amount	\$547,500
Interest Rate	6.00%
Annual Debt Service	\$42,332
Loan to Value	73%
Amortization Period	25 Years

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



Calendar Year	CURRENT	2026	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Rental Income	\$104,288	\$107,416	\$110,638	\$113,958	\$117,376	\$120,898	\$124,525	\$128,260	\$132,108	\$136,071
Effective Gross Income	\$104,288	\$107,416	\$110,638	\$113,958	\$117,376	\$120,898	\$124,525	\$128,260	\$132,108	\$136,071
Operating Expenses										
Real Estate Taxes	\$19,178	\$19,178	\$19,466	\$19,758	\$20,054	\$20,355	\$20,660	\$20,970	\$21,285	\$21,604
Insurance	\$4,361	\$4,361	\$4,426	\$4,493	\$4,560	\$4,629	\$4,698	\$4,769	\$4,840	\$4,913
Refuse	\$7,378	\$7,378	\$7,489	\$7,601	\$7,715	\$7,831	\$7,948	\$8,067	\$8,188	\$8,311
Permits and Filing Fees	\$740	\$740	\$751	\$762	\$774	\$785	\$797	\$809	\$821	\$834
Water System	\$8,889	\$8,889	\$9,022	\$9,158	\$9,295	\$9,434	\$9,576	\$9,720	\$9,865	\$10,013
Septic cleaning	\$1,080	\$1,080	\$1,096	\$1,113	\$1,129	\$1,146	\$1,163	\$1,181	\$1,199	\$1,217
Park Lights	\$3,477	\$3,477	\$3,529	\$3,582	\$3,636	\$3,690	\$3,746	\$3,802	\$3,859	\$3,917
Snow Removal/Sanding	\$2,970	\$2,970	\$3,015	\$3,060	\$3,106	\$3,152	\$3,200	\$3,248	\$3,296	\$3,346
Total Operating Expense	\$48,073	\$48,073	\$48,794	\$49,526	\$50,269	\$51,023	\$51,788	\$52,565	\$53,354	\$54,154
Net Operating Income	\$56,215	\$59,343	\$61,844	\$64,432	\$67,107	\$69,875	\$72,736	\$75,695	\$78,755	\$81,917
Annual Debt Service	\$42,332	\$42,332	\$42,332	\$42,332	\$42,332	\$42,332	\$42,332	\$42,332	\$42,332	\$42,332
Cash Flow	\$13,883	\$17,011	\$19,512	\$22,099	\$24,775	\$27,542	\$30,404	\$33,363	\$36,422	\$39,585

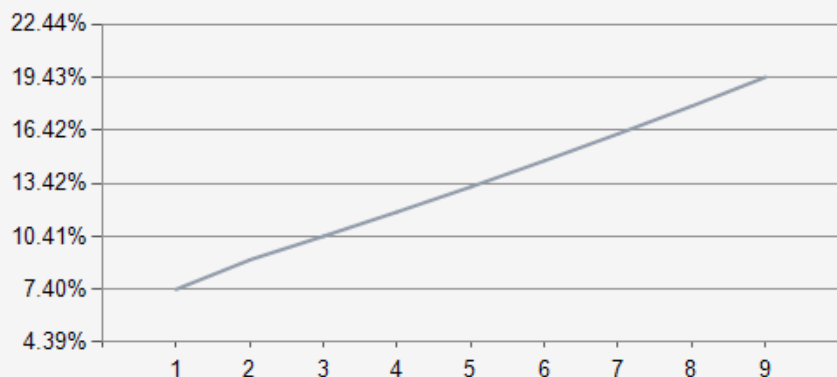


Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

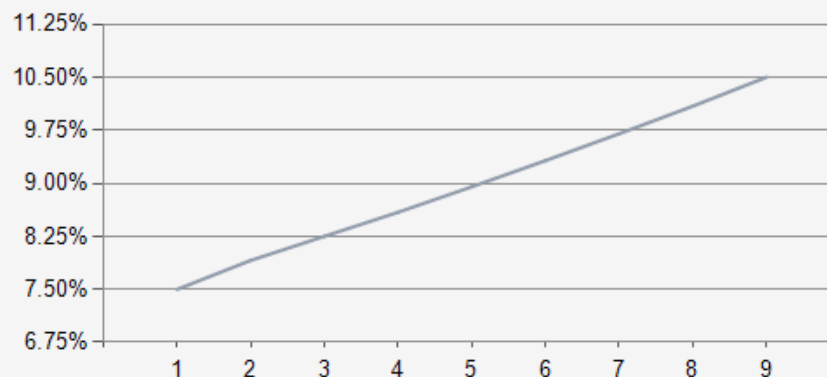
Calendar Year	CURRENT	2026	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash on Cash Return b/t	7.40%	9.07%	10.41%	11.79%	13.21%	14.69%	16.22%	17.79%	19.43%	21.11%
CAP Rate	7.50%	7.91%	8.25%	8.59%	8.95%	9.32%	9.70%	10.09%	10.50%	10.92%
Debt Coverage Ratio	1.33	1.40	1.46	1.52	1.59	1.65	1.72	1.79	1.86	1.94
Operating Expense Ratio	46.09%	44.75%	44.10%	43.46%	42.82%	42.20%	41.58%	40.98%	40.38%	39.79%
Gross Multiplier (GRM)	7.19	6.98	6.78	6.58	6.39	6.20	6.02	5.85	5.68	5.51
Loan to Value	73.05%	71.68%	70.36%	68.85%	67.32%	65.67%	63.91%	62.02%	60.06%	57.95%
Breakeven Ratio	86.69%	84.16%	82.36%	80.61%	78.89%	77.22%	75.58%	73.99%	72.43%	70.91%
Price / Unit	\$41,667	\$41,667	\$41,667	\$41,667	\$41,667	\$41,667	\$41,667	\$41,667	\$41,667	\$41,667

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

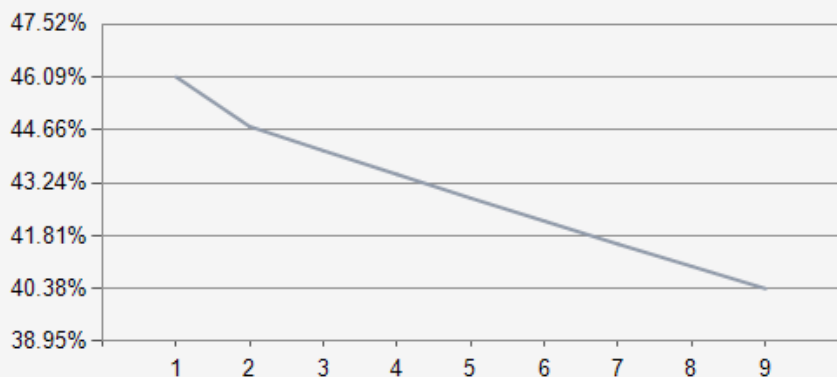
Cash on Cash



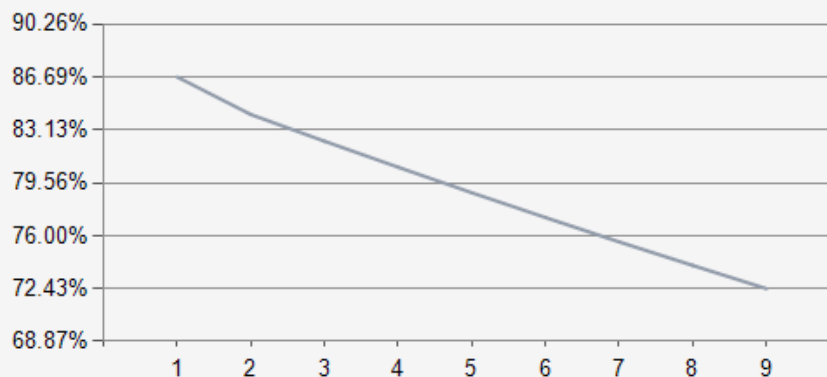
Cap Rate



Operating Expense Ratio



Breakeven Ratio





06

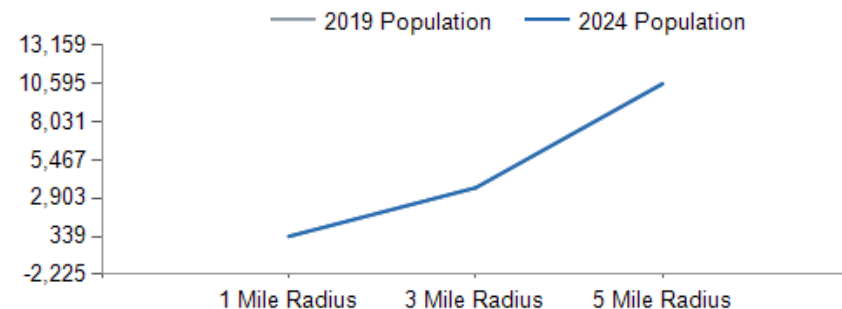
Demographics

General Demographics

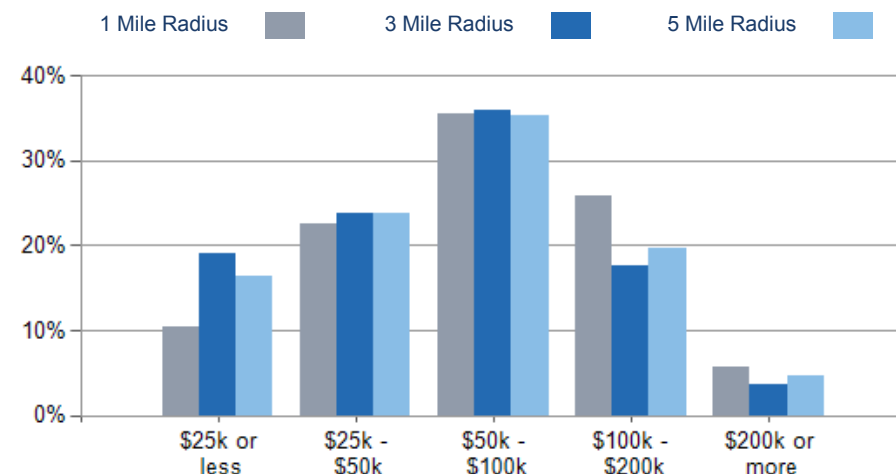
STREAMSIDE ESTATES

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	312	3,416	9,744
2010 Population	332	3,476	10,325
2019 Population	341	3,603	10,595
2024 Population	339	3,596	10,565
2019 African American	9	228	1,382
2019 American Indian	1	14	43
2019 Asian	4	45	124
2019 Hispanic	27	390	1,401
2019 Other Race	6	95	371
2019 White	309	3,110	8,375
2019 Multiracial	12	110	298
2019-2024: Population: Growth Rate	-0.60%	-0.20%	-0.30%

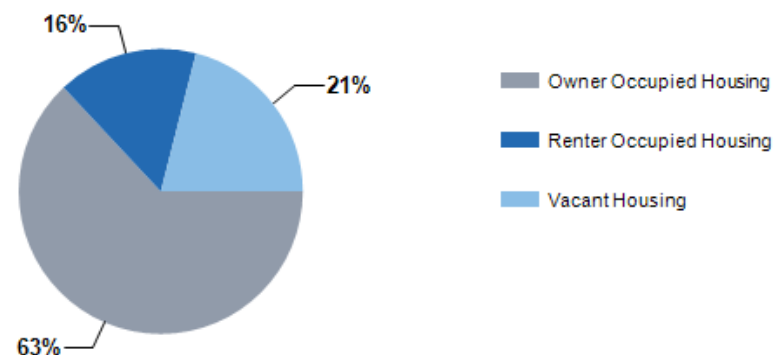
2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	8	164	339
\$15,000-\$24,999	5	107	236
\$25,000-\$34,999	7	116	288
\$35,000-\$49,999	21	224	553
\$50,000-\$74,999	29	367	831
\$75,000-\$99,999	15	145	414
\$100,000-\$149,999	27	219	605
\$150,000-\$199,999	5	32	90
\$200,000 or greater	7	52	168
Median HH Income	\$65,837	\$54,741	\$57,804
Average HH Income	\$88,451	\$71,393	\$77,469



2019 Household Income



2019 Own vs. Rent - 1 Mile Radius

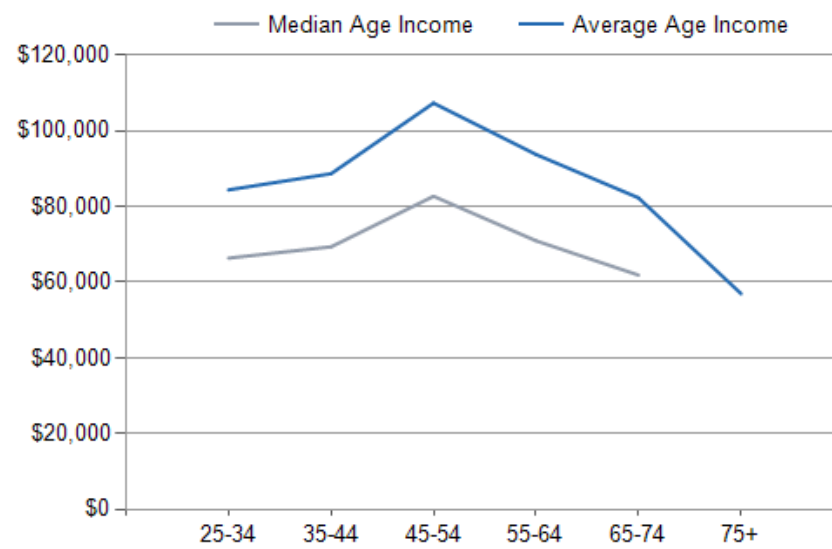
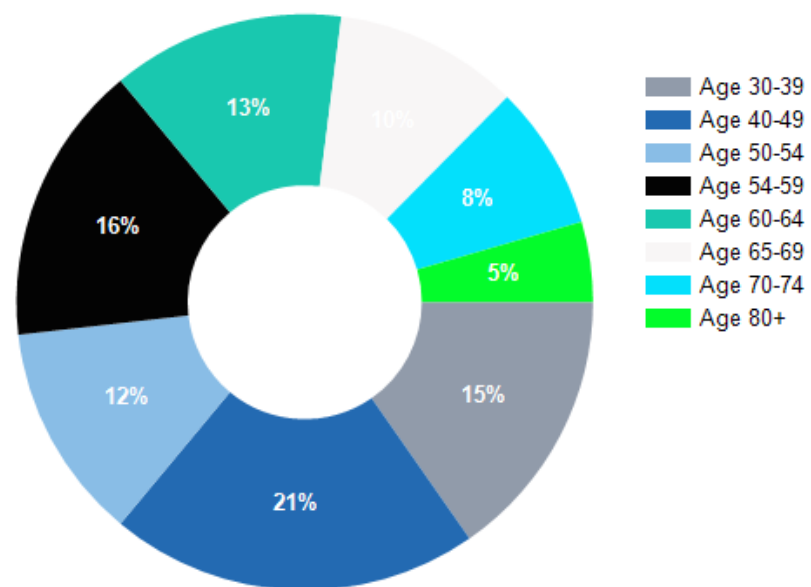


Source: esri

2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	18	217	767
2019 Population Age 35-39	16	215	711
2019 Population Age 40-44	19	243	841
2019 Population Age 45-49	27	280	902
2019 Population Age 50-54	27	263	788
2019 Population Age 55-59	35	317	836
2019 Population Age 60-64	29	256	706
2019 Population Age 65-69	23	206	586
2019 Population Age 70-74	18	165	460
2019 Population Age 75-79	10	103	279
2019 Population Age 80-84	6	61	163
2019 Population Age 85+	6	69	172
2019 Population Age 18+	275	2,916	8,811
2019 Median Age	47	43	43
2024 Median Age	49	44	43

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$66,362	\$56,338	\$59,909
Average Household Income 25-34	\$84,390	\$69,902	\$77,008
Median Household Income 35-44	\$69,342	\$61,937	\$68,318
Average Household Income 35-44	\$88,669	\$78,621	\$85,735
Median Household Income 45-54	\$82,700	\$63,504	\$68,424
Average Household Income 45-54	\$107,323	\$83,205	\$88,759
Median Household Income 55-64	\$70,938	\$59,517	\$63,969
Average Household Income 55-64	\$93,741	\$78,383	\$86,078
Median Household Income 65-74	\$61,867	\$50,607	\$51,963
Average Household Income 65-74	\$82,281	\$64,715	\$69,724
Average Household Income 75+	\$56,970	\$42,183	\$45,348

Population By Age



CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from IRE Investment and it should not be made available to any other person or entity without the written consent of IRE Investment.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to IRE Investment. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

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.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, IRE Investment has not verified, and will not verify, any of the information contained herein, nor has IRE Investment conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Steven Tomaso

IRE Investment

(518) 379-0652

inquiries@ireinvestment.com

