

842 Rattlebox Rd

OFFERING MEMORANDUM

842 Rattlebox Rd
Chipley , FL 32428



842 Rattlebox Rd

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Exclusively Marketed by:

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01

Executive Summary

Investment Summary

842 RATTLEBOX RD

OFFERING SUMMARY

ADDRESS	842 Rattlebox Rd Chipley FL 32428
COUNTY	Washington County
NUMBER OF UNITS	4
APN	00000000-00-2405-0030
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$367,500
PRICE PER UNIT	\$91,875
OCCUPANCY	100.00%
NOI (CURRENT)	\$32,950
NOI (Pro Forma)	\$32,339
CAP RATE (CURRENT)	8.97%
CAP RATE (Pro Forma)	8.80%
GRM (CURRENT)	8.28
GRM (Pro Forma)	7.88

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	307	2,045	7,727
2025 Median HH Income	\$64,907	\$62,227	\$55,475
2025 Average HH Income	\$81,363	\$82,643	\$72,441



Investment Summary

- Now presenting:

842 Rattlebox Rd in Chipley FL

Unit 842- 2 Bed 2 Bath- \$900

Unit 842A-2 Bed 2 Bath- \$850

Unit 842B-3 bed 2 bed \$1,100

Unit 842C-2 Bed 2 bath- \$850

Private well and septic tank.

Call today to discuss 842 Rattlebox Road!

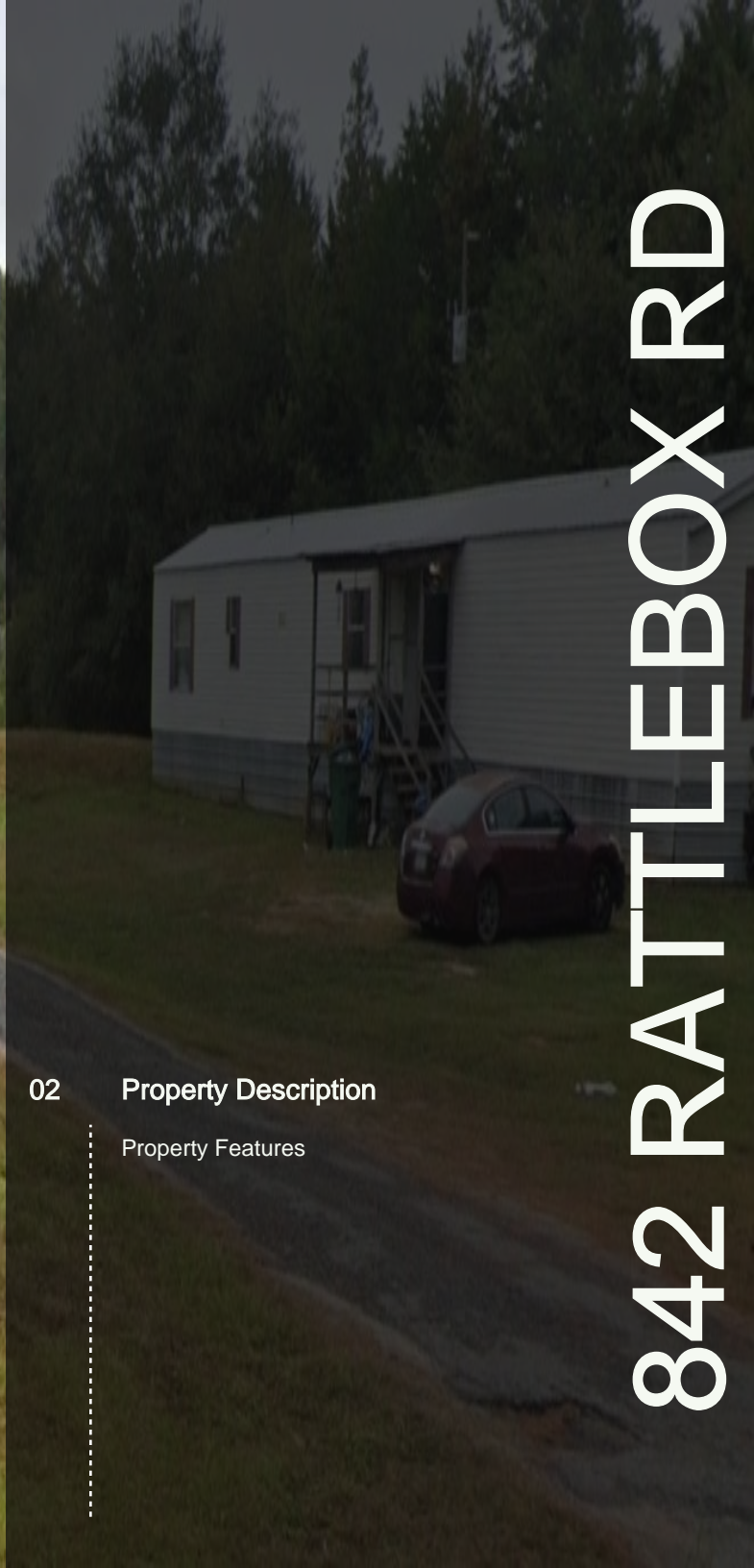


02

Property Description

Property Features

842 RATTLEBOX RD



PROPERTY FEATURES

NUMBER OF UNITS	4
# OF PARCELS	1
ZONING TYPE	RV/MH,PK LOT

UTILITIES

WATER	Private Well
SEWER	Septic Tank





03

Rent Roll

Rent Rolls Jess - Rattlebox Rd

842 RATTLEBOX RD

Rent Roll Rattlebox Rd				
Unit #	Description	Type	Rent	Pro Forma
Unit 842	2 Bed 2 Bath	Park Owned Home	\$900	\$945
Unit 842A	2 Bed 2 Bath	Park Owned Home	\$850	\$893
Unit 842B	3 Bed 2 Bath	Park Owned Home	\$1,100	\$1,155
Unit 842C	2 Bed 2 Bath	Park Owned Home	\$850	\$893



04

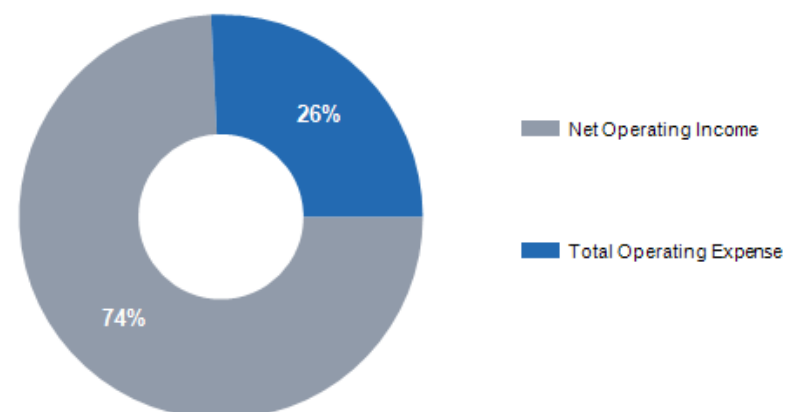
Financial Analysis

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

842 RATTLEBOX RD

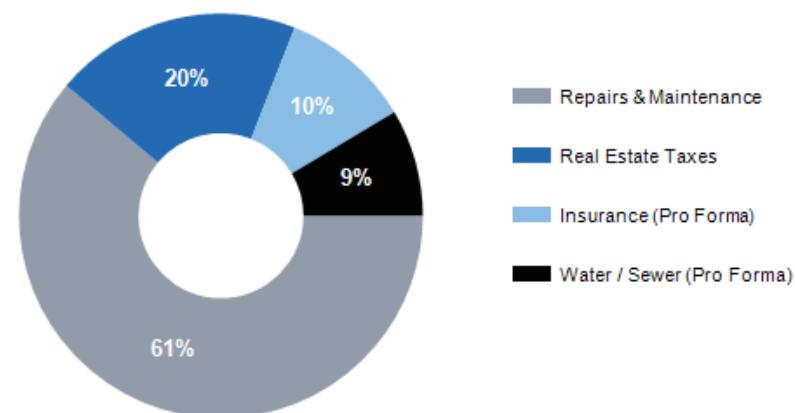
REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$44,400		\$46,620	
Effective Gross Income	\$44,400		\$46,620	
Less Expenses	\$11,450	25.78%	\$14,281	30.63%
Net Operating Income	\$32,950		\$32,339	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$2,270	\$568	\$2,270	\$568
Insurance (Pro Forma)	\$1,200	\$300	\$1,200	\$300
Management Fee			\$2,331	\$583
Repairs & Maintenance	\$7,000	\$1,750	\$7,500	\$1,875
Water / Sewer (Pro Forma)	\$980	\$245	\$980	\$245
Total Operating Expense	\$11,450	\$2,863	\$14,281	\$3,570
% of EGI	25.78%		30.63%	

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	\$367,500
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INCOME - Growth Rates

Gross Scheduled Rent	5.00%
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EXPENSES - Growth Rates

Real Estate Taxes	5.00%
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Insurance (Pro Forma)	5.00%
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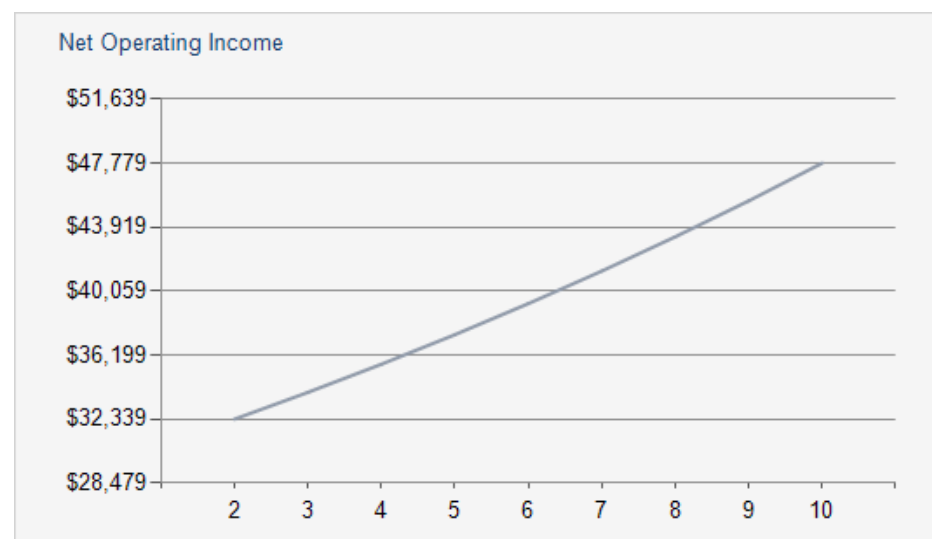
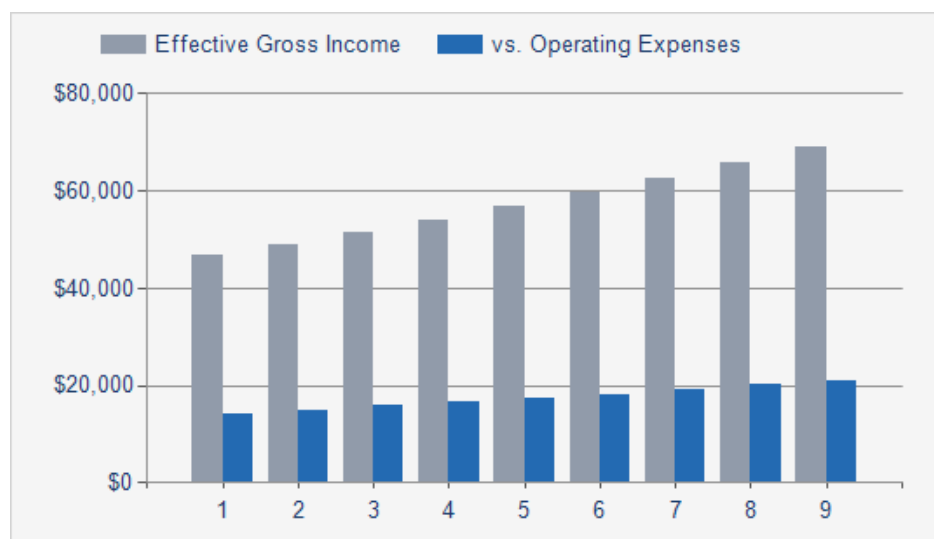
Repairs & Maintenance	5.00%
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Water / Sewer (Pro Forma)	5.00%
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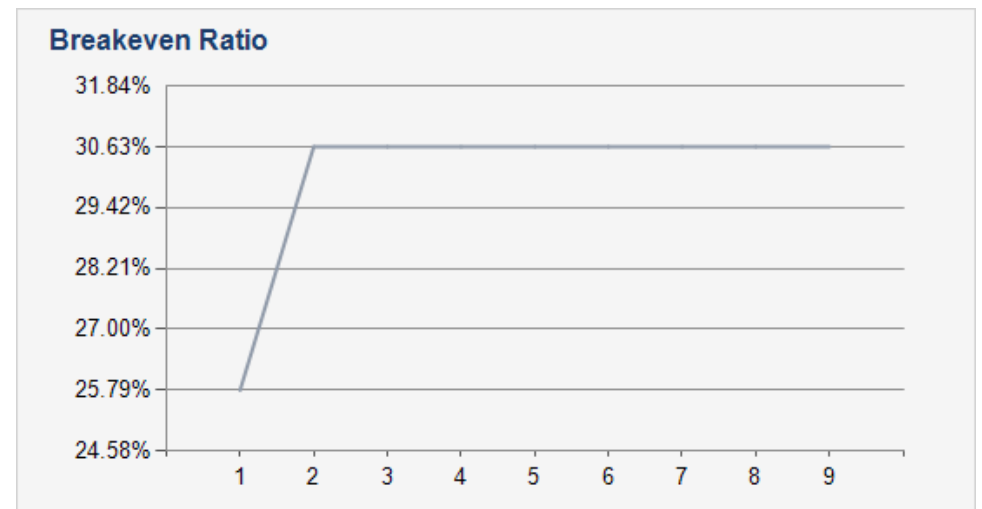
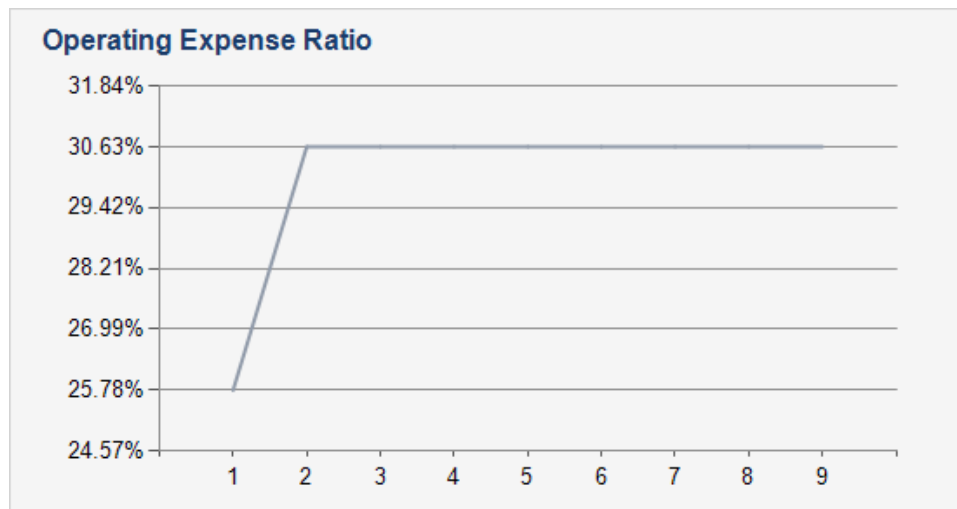
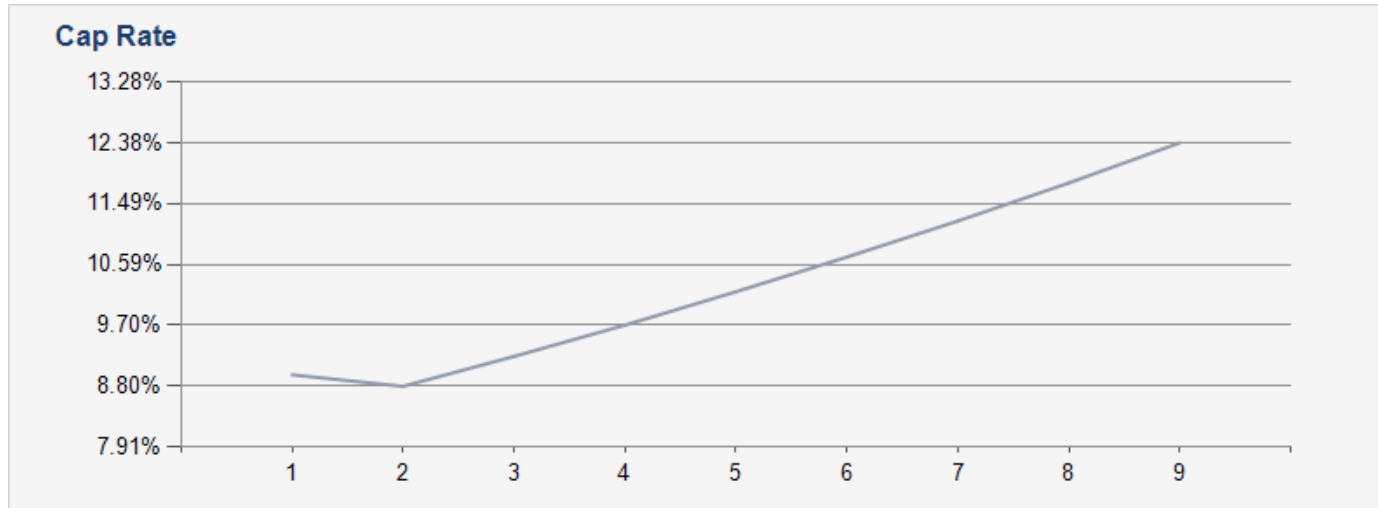
Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Scheduled Rent	\$44,400	\$46,620	\$48,951	\$51,399	\$53,968	\$56,667	\$59,500	\$62,475	\$65,599	\$68,879
Effective Gross Income	\$44,400	\$46,620	\$48,951	\$51,399	\$53,968	\$56,667	\$59,500	\$62,475	\$65,599	\$68,879
Operating Expenses										
Real Estate Taxes	\$2,270	\$2,270	\$2,384	\$2,503	\$2,628	\$2,759	\$2,897	\$3,042	\$3,194	\$3,354
Insurance (Pro Forma)	\$1,200	\$1,200	\$1,260	\$1,323	\$1,389	\$1,459	\$1,532	\$1,608	\$1,689	\$1,773
Management Fee		\$2,331	\$2,448	\$2,570	\$2,698	\$2,833	\$2,975	\$3,124	\$3,280	\$3,444
Repairs & Maintenance	\$7,000	\$7,500	\$7,875	\$8,269	\$8,682	\$9,116	\$9,572	\$10,051	\$10,553	\$11,081
Water / Sewer (Pro Forma)	\$980	\$980	\$1,029	\$1,080	\$1,134	\$1,191	\$1,251	\$1,313	\$1,379	\$1,448
Total Operating Expense	\$11,450	\$14,281	\$14,995	\$15,745	\$16,532	\$17,359	\$18,227	\$19,138	\$20,095	\$21,100
Net Operating Income	\$32,950	\$32,339	\$33,956	\$35,654	\$37,436	\$39,308	\$41,274	\$43,337	\$45,504	\$47,779



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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
CAP Rate	8.97%	8.80%	9.24%	9.70%	10.19%	10.70%	11.23%	11.79%	12.38%	13.00%
Operating Expense Ratio	25.78%	30.63%	30.63%	30.63%	30.63%	30.63%	30.63%	30.63%	30.63%	30.63%
Gross Multiplier (GRM)	8.28	7.88	7.51	7.15	6.81	6.49	6.18	5.88	5.60	5.34
Breakeven Ratio	25.79%	30.63%	30.63%	30.63%	30.63%	30.63%	30.63%	30.63%	30.63%	30.63%
Price / Unit	\$91,875	\$91,875	\$91,875	\$91,875	\$91,875	\$91,875	\$91,875	\$91,875	\$91,875	\$91,875

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05

Demographics

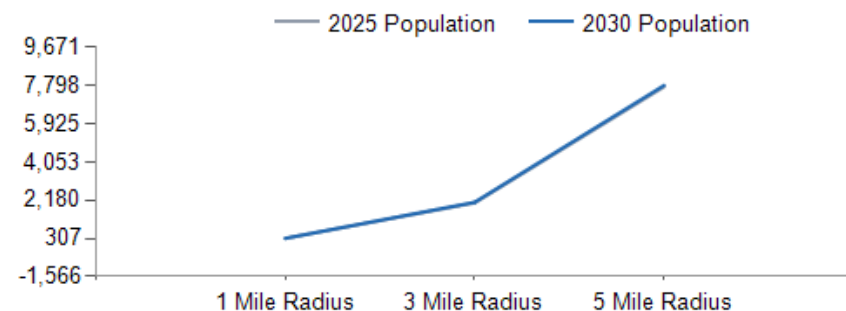
General Demographics

Race Demographics

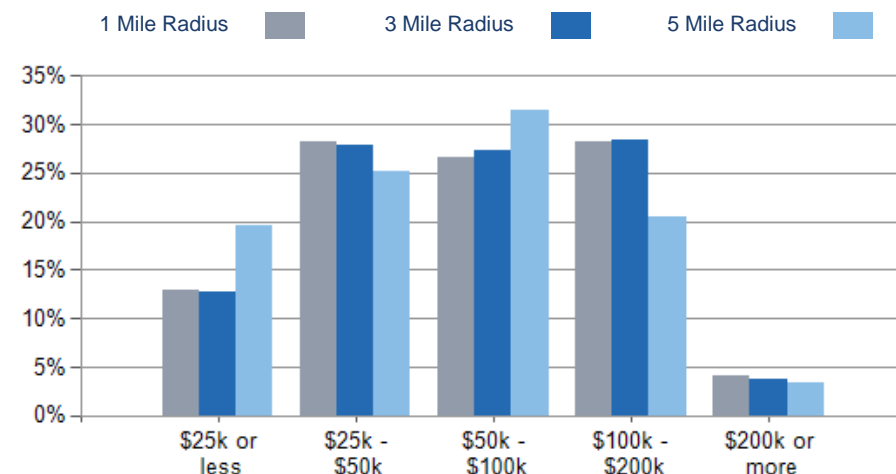
842 RATTLEBOX RD

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	238	1,612	6,874
2010 Population	290	2,038	7,632
2025 Population	307	2,045	7,727
2030 Population	310	2,076	7,798
2025 African American	11	173	1,019
2025 American Indian	2	14	64
2025 Asian	2	10	53
2025 Hispanic	10	63	300
2025 Other Race	4	20	76
2025 White	271	1,719	5,960
2025 Multiracial	17	108	542
2025-2030: Population: Growth Rate	0.95%	1.50%	0.90%

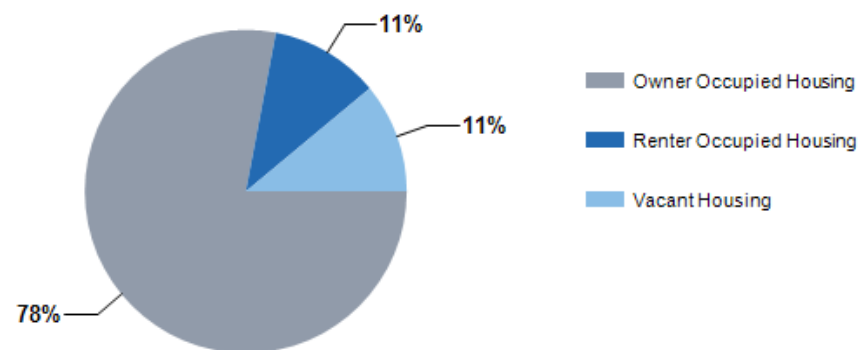
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	7	49	287
\$15,000-\$24,999	9	49	295
\$25,000-\$34,999	19	117	393
\$35,000-\$49,999	16	97	356
\$50,000-\$74,999	18	129	575
\$75,000-\$99,999	15	81	360
\$100,000-\$149,999	26	137	429
\$150,000-\$199,999	9	81	179
\$200,000 or greater	5	29	99
Median HH Income	\$64,907	\$62,227	\$55,475
Average HH Income	\$81,363	\$82,643	\$72,441



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

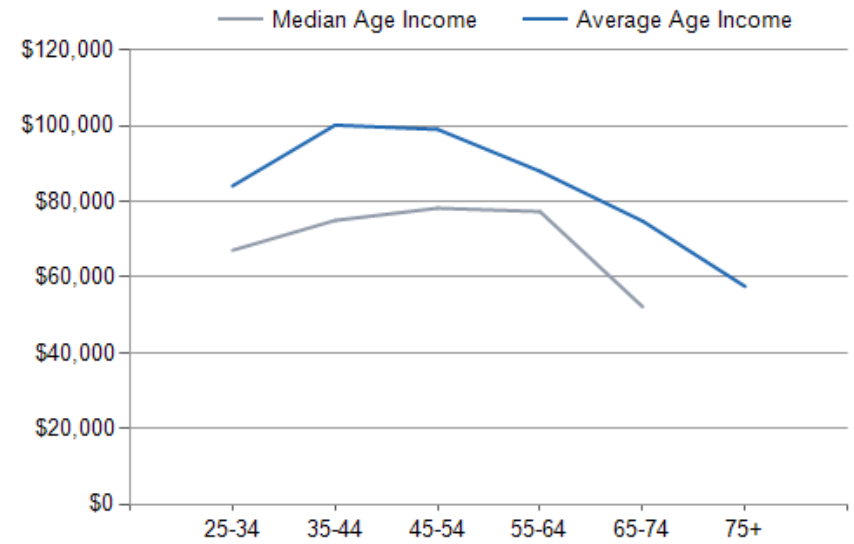
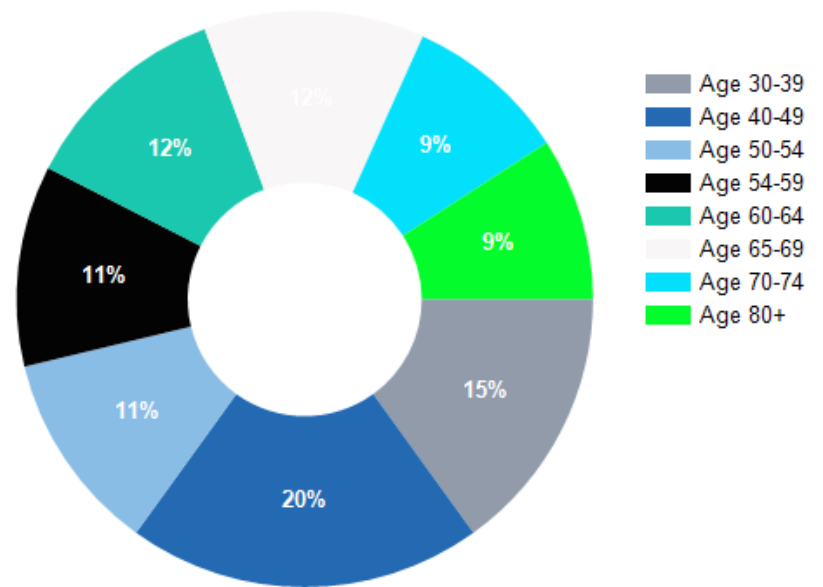


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	14	107	412
2025 Population Age 35-39	14	104	429
2025 Population Age 40-44	18	120	464
2025 Population Age 45-49	19	131	463
2025 Population Age 50-54	21	132	474
2025 Population Age 55-59	21	135	468
2025 Population Age 60-64	22	141	504
2025 Population Age 65-69	23	140	468
2025 Population Age 70-74	17	111	419
2025 Population Age 75-79	17	97	356
2025 Population Age 80-84	7	57	240
2025 Population Age 85+	6	43	191
2025 Population Age 18+	240	1,610	6,013
2025 Median Age	45	44	42
2030 Median Age	46	44	43

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,099	\$69,374	\$60,059
Average Household Income 25-34	\$84,114	\$84,029	\$72,547
Median Household Income 35-44	\$75,000	\$78,872	\$67,672
Average Household Income 35-44	\$100,171	\$99,279	\$91,804
Median Household Income 45-54	\$78,219	\$80,733	\$67,566
Average Household Income 45-54	\$99,067	\$98,533	\$84,493
Median Household Income 55-64	\$77,337	\$69,244	\$56,696
Average Household Income 55-64	\$87,982	\$87,674	\$75,612
Median Household Income 65-74	\$52,210	\$53,798	\$46,298
Average Household Income 65-74	\$74,826	\$75,988	\$64,791
Average Household Income 75+	\$57,544	\$59,115	\$54,719

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	28	35	45
Diversity Index (current year)	27	33	43
Diversity Index (2020)	25	31	41
Diversity Index (2010)	16	29	35

POPULATION BY RACE



1 MILE



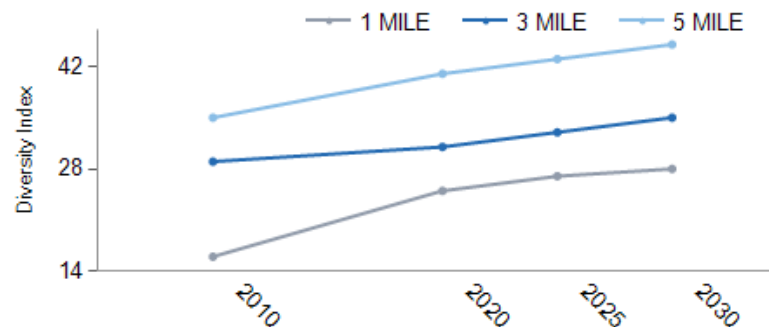
3 MILE



5 MILE

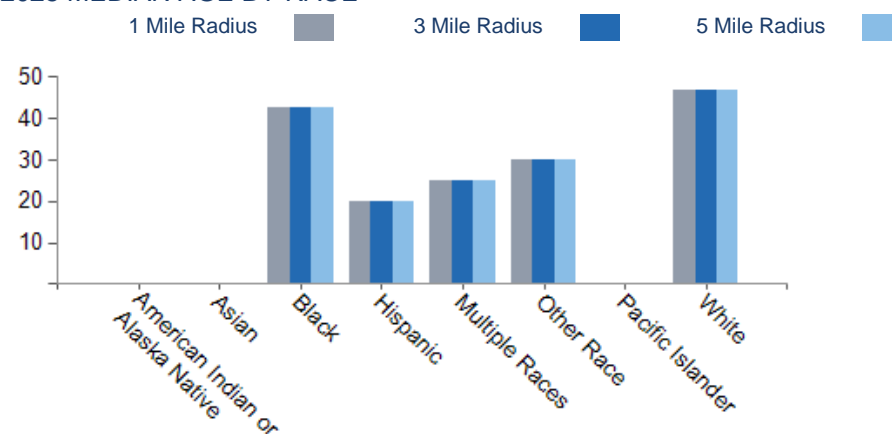
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	3%	8%	13%
American Indian	1%	1%	1%
Asian	1%	0%	1%
Hispanic	3%	3%	4%
Multiracial	5%	5%	7%
Other Race	1%	1%	1%
White	85%	82%	74%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	0	55	51
Median Asian Age	0	25	32
Median Black Age	43	39	38
Median Hispanic Age	20	23	21
Median Multiple Races Age	25	24	21
Median Other Race Age	30	28	25
Median Pacific Islander Age	0	8	21
Median White Age	47	45	45

2025 MEDIAN AGE BY RACE



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