

OFFERING MEMORANDUM

Shady Side

1 SHADYSIDE TRAILER COURT

New Brighton, PA 15066

PRESENTED BY:

JASON CAMPAGNA

Managing Director

C: 724.825.3137

jason.campagna@svn.com

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

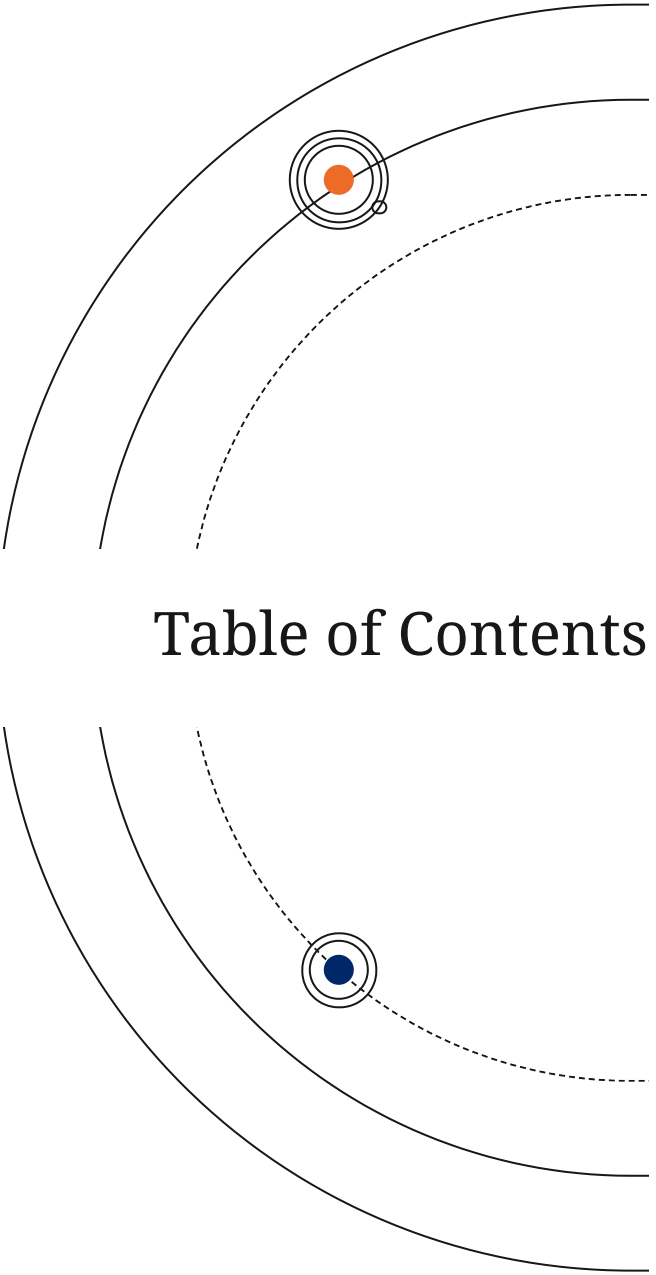


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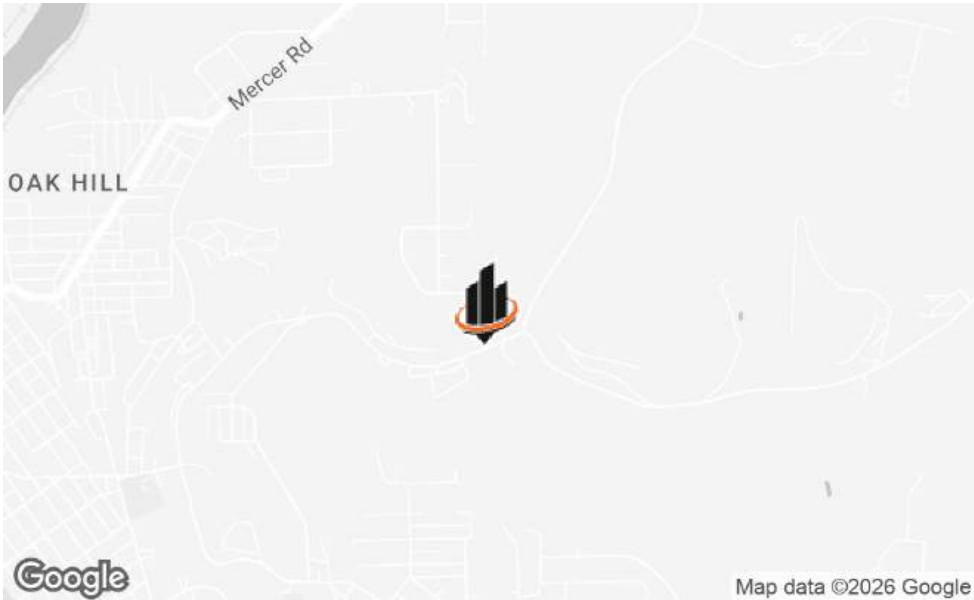
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SECTION 1

Property Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$900,000
LOT SIZE:	47.1 Acres
NUMBER OF UNITS:	66
ZONING:	R-1

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present for sale Shady Side Mobile Home Park, a 66 Pad community sitting on 47 acres located in Beaver County, Pennsylvania. Park has public utilities and paved roads. Located just off PA-65, the property offers an approximately 45-minute commute to downtown Pittsburgh and is positioned to benefit from the strong economic growth driven by the Marcellus Shale region and nearby industrial development. The current owner has substantial investment in infrastructure improvements, including new water, sewer, electric, grading, paving, and site utilities. All sites are ready to accommodate manufactured homes, providing a new owner with the opportunity to expand occupancy while capitalizing on strong housing demand generated by major employers and ongoing regional development.

PROPERTY HIGHLIGHTS

- Substantial investment in new infrastructure and utilities.
- 66 Pad-ready sites
- Just off PA-65, 45 minutes from downtown Pittsburgh.
- Tremendous Value-Add Opportunity

CAPITAL EXPENSE SUMMARY OF IMPROVEMENTS

\$60,000 to Ferguson and Associates to obtain variance to allow Rv as a permitted use.

Sewer

Install 2000' of schedule 40 6" pvc sewer taps and clean outs to 65 sites. 6 main cleanouts throughout park. Jackhammer through stone and shale limestone throughout park. Backfill 24"

\$15,000 per site.

Electric

200 amp services to 65 sites. Install 4x4 with flood lights, panel box with disconnect, 110 outlet, 50 amp Rv hookups to each site. Install meter sets as per electric company requirements.

\$20,000 per site

Water

Install 35 new pits as per water company specs. Install 1" pvc to each site in 5 sections to 5 meters. Install 24" pits, lids and heat tape each water line. Purpose to do so was to pay 5 water bills instead of 65 bills as water cost was included in monthly lot rent. All sites have main water lines in pits along street as municipality will invoice each home directly.

\$5,000 per site.

Grading to drain each site, stone parking pads, grass seed, straw and sprinkler for 4 weeks.

\$5000 per site

Dredge existing creek alongside rear section to flow to existing underground drain. Install 4x4' concrete box to 12" and 8" pipe. Custom top aluminum grate \$20,000.

Tear down 38 homes.

\$10,000 per home.

ADDITIONAL PHOTOS

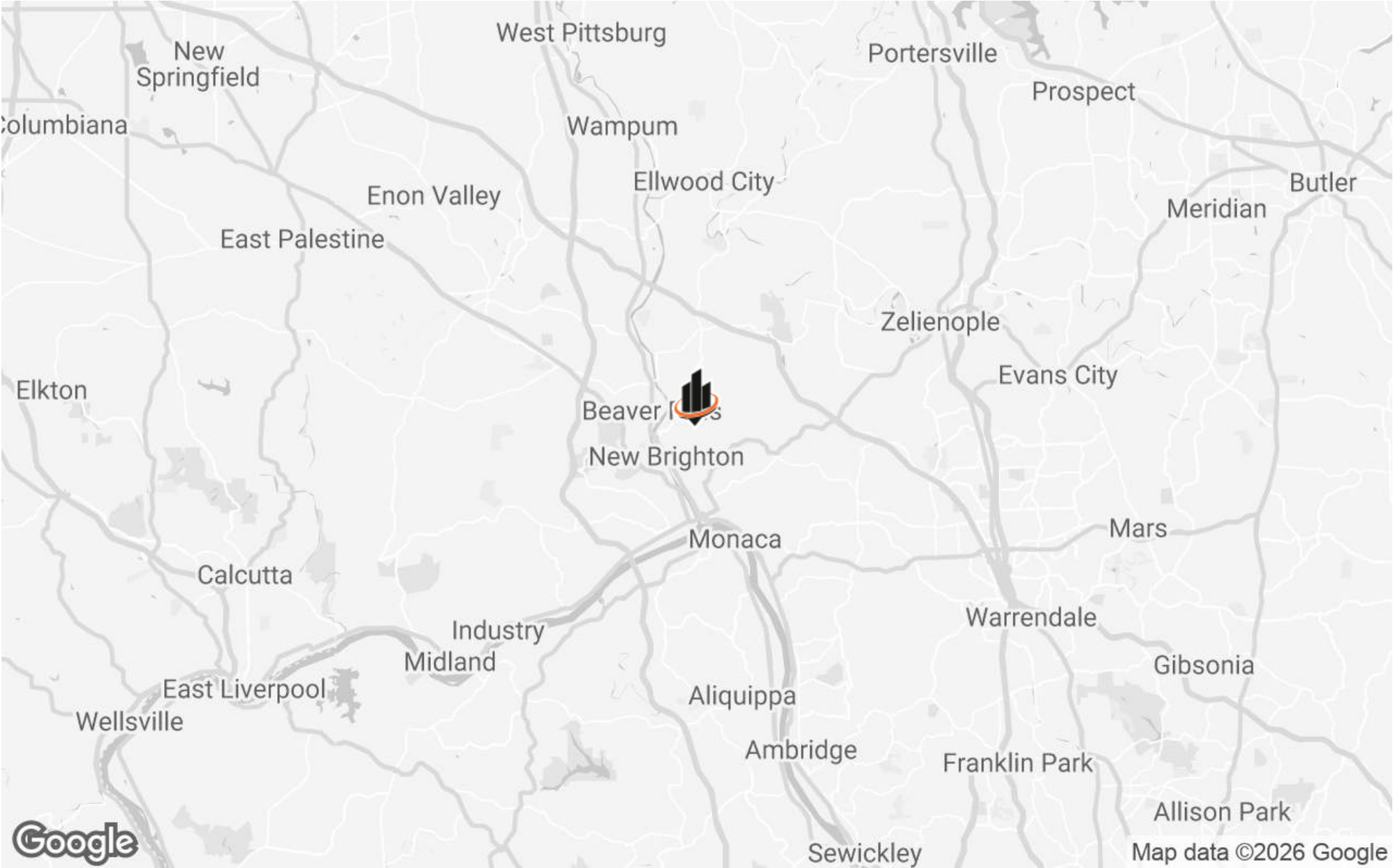


MAP

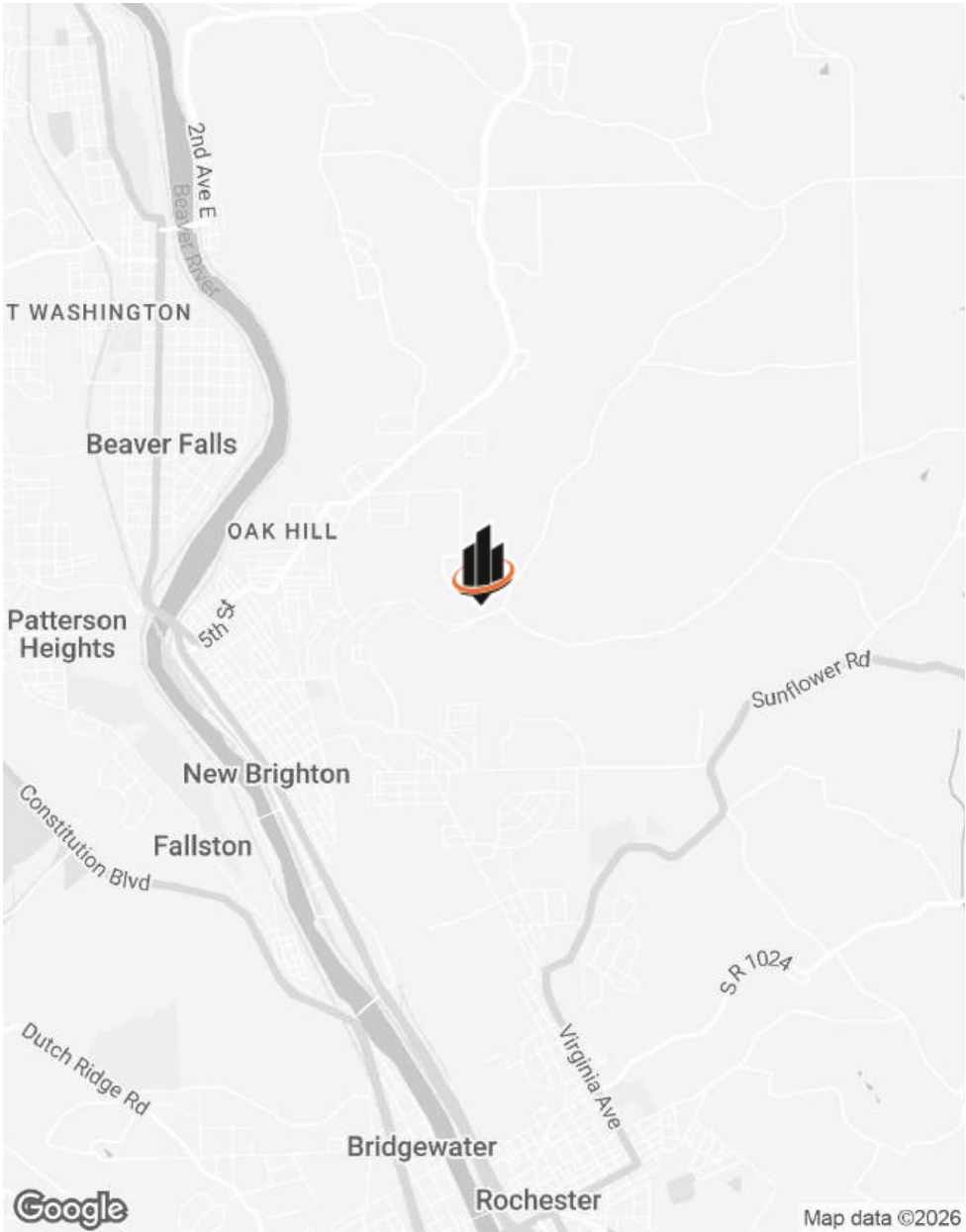
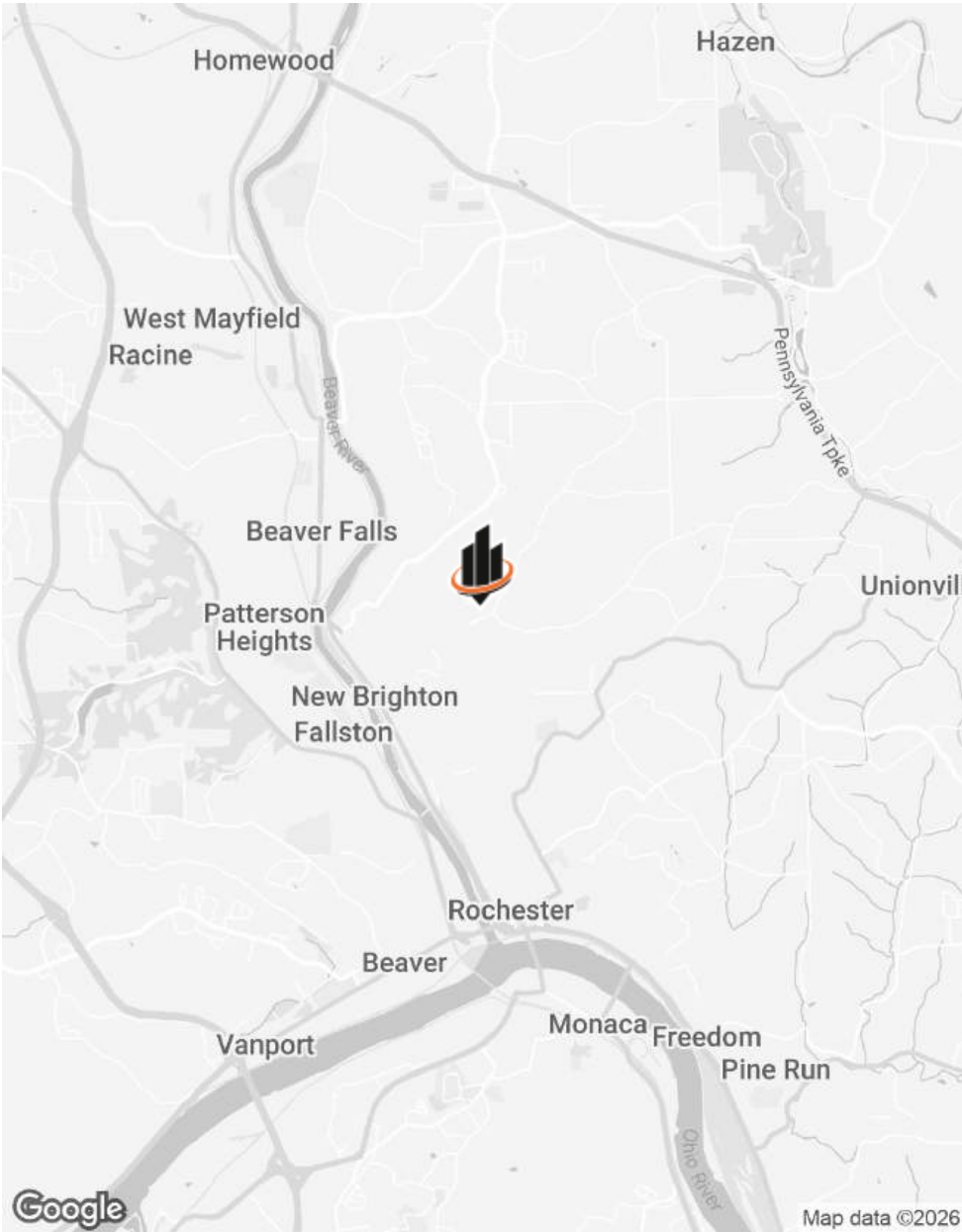


SECTION 2
Location
Information

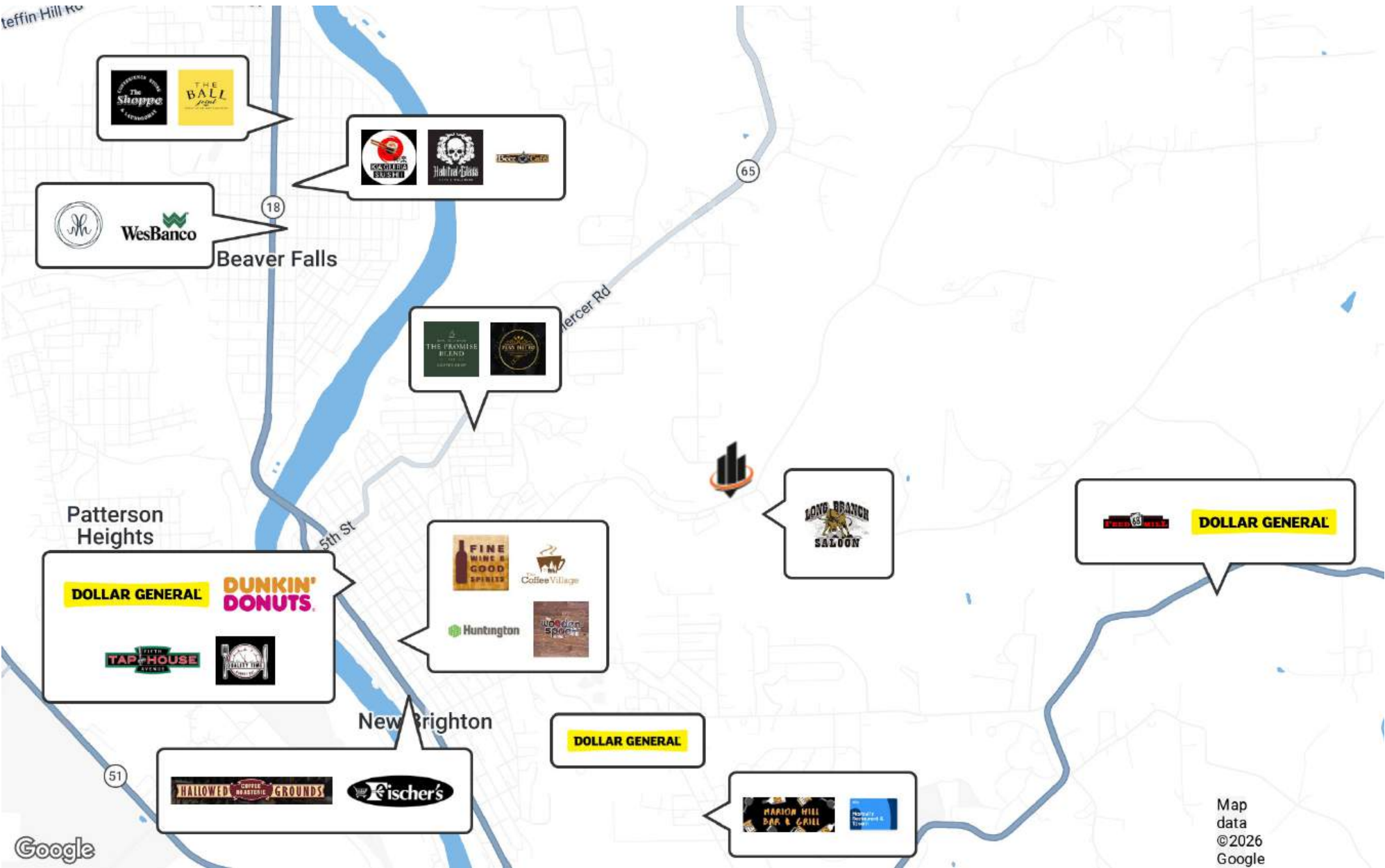
REGIONAL MAP



LOCATION MAPS



RETAILER MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

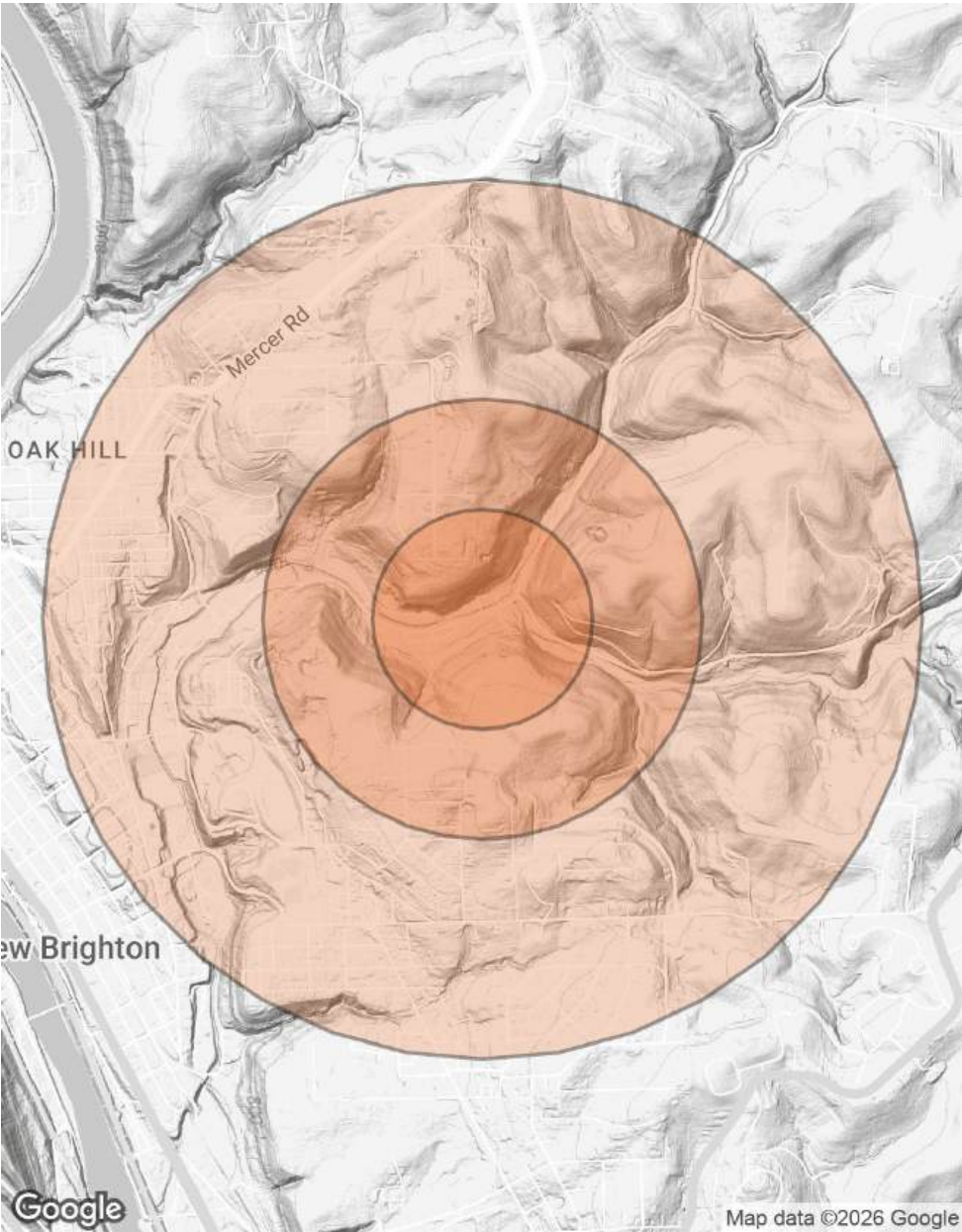
POPULATION0.25 MILES0.5 MILES1 MILE

TOTAL POPULATION	63	389	3,527
AVERAGE AGE	48.9	52.3	46.5
AVERAGE AGE (MALE)	49.6	50.2	44.3
AVERAGE AGE (FEMALE)	49.1	53.2	47.1

HOUSEHOLDS & INCOME0.25 MILES0.5 MILES1 MILE

TOTAL HOUSEHOLDS	26	184	1,647
# OF PERSONS PER HH	2.4	2.1	2.1
AVERAGE HH INCOME	\$102,457	\$87,216	\$73,500
AVERAGE HOUSE VALUE	\$192,677	\$143,684	\$144,350

2023 American Community Survey (ACS)



LOCATION DESCRIPTION



NEW BRIGHTON

New Brighton is a borough in Beaver County, PA located along the Beaver River, approximately 30 miles northwest of downtown Pittsburgh. The borough is bordered by Fallston to the north, Brighton Township to the east, Daugherty Township to the south, and Beaver to the southwest. Established in the early 1800s, New Brighton developed as a manufacturing and riverfront community and remains one of Beaver County's historic commercial centers. Today, the borough features a walkable downtown with locally owned businesses, parks, and riverfront recreation, while providing convenient access to major employment centers via PA Route 65 and nearby I-376. New Brighton is primarily a residential community and is served by the New Brighton Area School District.

BEAVER COUNTY

Beaver County is located in southwest Pennsylvania northwest of the city of Pittsburgh. The County is bordered on the west by the States of Ohio and the panhandle of West Virginia; the south by Washington County; the east by Allegheny and Butler counties; and the north by Lawrence County. The predominate feature of the County is the Ohio River which enters from the southeast and flows to the center of the county before turning southwest and exiting the state to form the boundary between Ohio and West Virginia. The remainder of the County is characterized by gently rolling foothills and valleys of the Appalachian Mountain Range. Beaver County is comprised of 2 incorporated, third class cities (Aliquippa and Beaver Falls), and 52 boroughs and townships.

SECTION 3
**Financial
Analysis**

RENT ROLL

UNIT	RENT
56	\$550.00
63	\$550.00
TOTALS	\$1,100.00

INCOME & EXPENSES

INCOME SUMMARY	ACTUAL	PROFORMA
PAD RENTAL INCOME	\$13,200	\$435,600
WATER / SEWER REIMBURSEMENT	\$960	\$31,680
VACANCY	-	(\$46,728)
GROSS INCOME	\$14,160	\$420,552
EXPENSES SUMMARY	ACTUAL	PROFORMA
TRASH	\$7,200	\$7,200
WATER / SEWER	\$1,216	\$79,992
INSURANCE	\$1,832	\$1,832
TAXES	\$9,056	\$9,056
LANDSCAPING / SNOW	-	\$4,800
OPERATING EXPENSES	\$19,304	\$102,880
NET OPERATING INCOME	(\$5,144)	\$317,672

SECTION 4
Advisor Bios

ADVISOR BIO 1



JASON CAMPAGNA

Managing Director

jason.campagna@svn.com
Cell: 724.825.3137

PA #RM424399

PROFESSIONAL BACKGROUND

Jason Campagna serves as a managing partner and senior advisor for SVN | Three Rivers Commercial Advisors. Jason started his commercial real estate brokerage career in 2002. He is experienced in all asset types of commercial real estate and is proficient in investment property sales.

Jason advises on commercial real estate property types such as multifamily, retail, shopping centers and office buildings. The bulk of his transactions are investment sales of multi-family, retail plazas, STNL Retail, Multi-tenant office and various other investment producing property types.

Proficiencies include: 1031 I.R.S. Tax Deferred Exchanges; cash flow analysis calculations, re-positioning analysis and renovation and forecasting.

Jason was born and raised in the South Hills area of Pittsburgh. Between 2002 and 2017 Jason resided in Phoenix, AZ and worked as a commercial real estate broker specializing in multi-family sales. He now resides in the South Hills with his wife and 4 children.

EDUCATION

Canon McMillian H.S. - 1993
Slippery Rock University B.S. Environmental Science - 1998

SVN | Three Rivers Commercial Advisors
20 Stanwix St, Suite 500
Pittsburgh, PA 15222
412.535.8050