

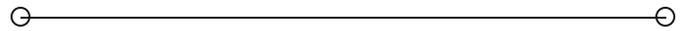


MILLERSBURG MOBILE HOME PARK SALE

800 S Washington St

800 S WASHINGTON ST

Millersburg, OH 44654



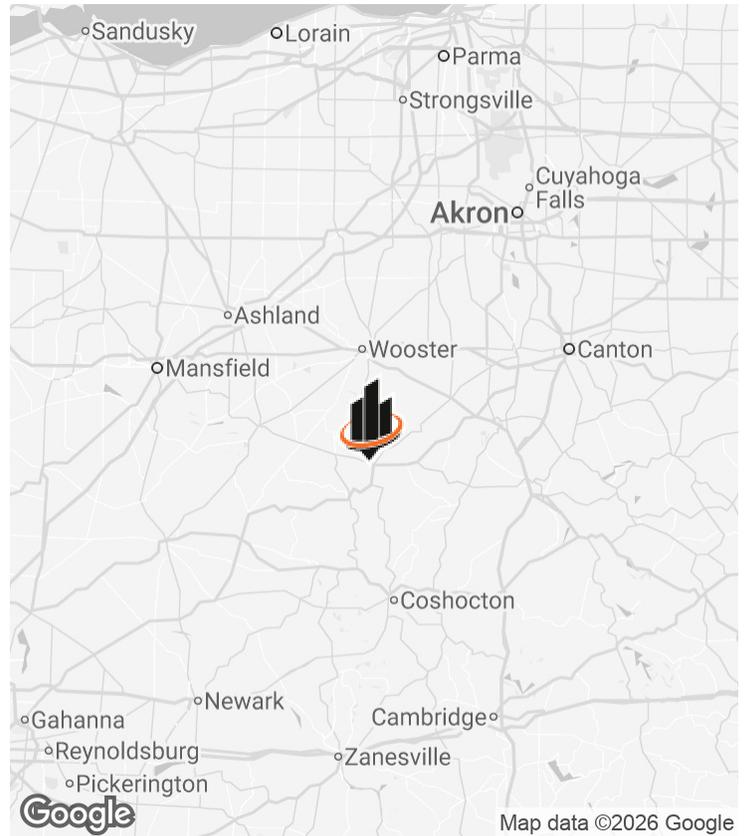
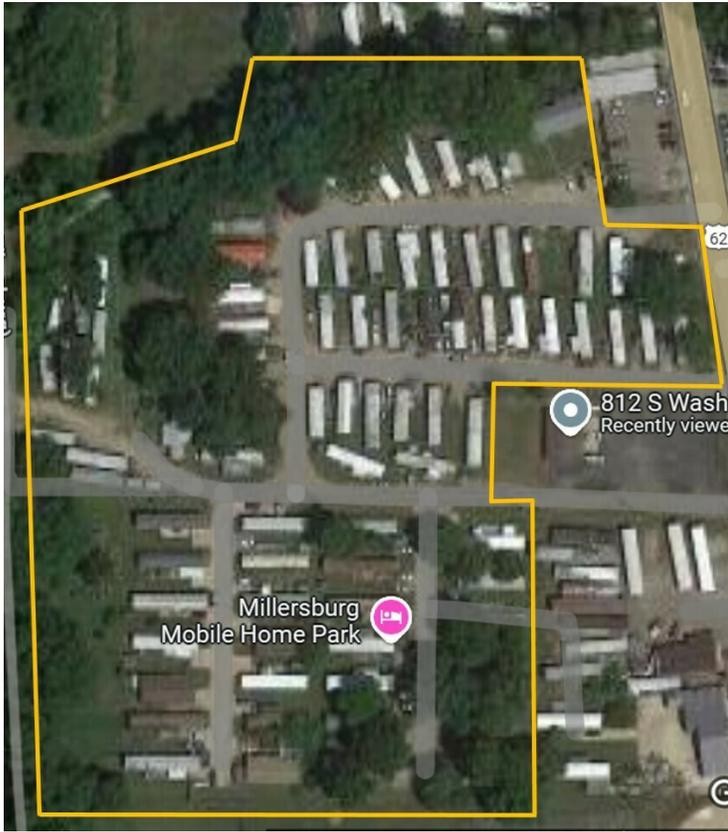
PRESENTED BY:

AARON DAVIS

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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.

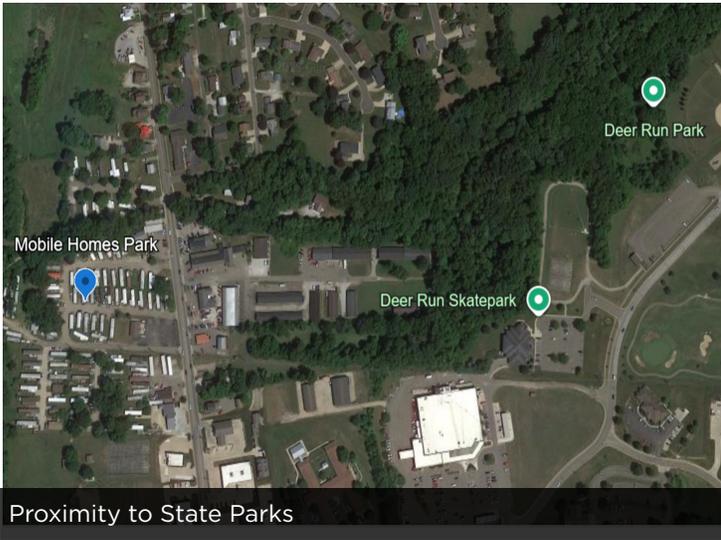
PROPERTY HIGHLIGHTS

- 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)

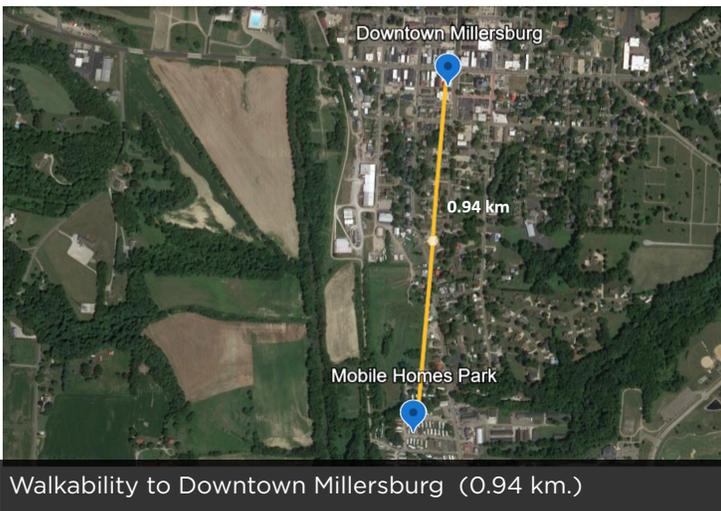
PROPERTY OVERVIEWS



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.

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
INDIVIDUALLY METERED GAS AND ELECTRIC UTILITIES	Resident expense
TRASH SERVICES	Resident expense
REAL ESTATE TAXES	Owner's expense
INSURANCE	Owner's expense

Rent Roll

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

Units: Active

As of: 03/06/2026

Include Non-Revenue Units: Yes

Unit	Tenant	Status	Rent	Move-in	Move-out	Past Due
Millersburg MHP - 800 South Washington Street Millersburg, OH 44654						
Unit 1 A	Goldie Stevens	Current	699.10	10/01/2025		0.00
Unit 3		Vacant-Unrented				
Unit 4	Travis Daugherty	Current	400.00	04/01/2025		2,488.20
Unit 5	Wanda Gooding	Current	400.00	04/01/2025		490.00
Unit 6	Charlie Miller	Current	400.00	04/01/2025		490.00
Unit 7	Karen Cole	Current	400.00	04/01/2025		0.00
Unit 9	Michael Johnston	Current	400.00	04/01/2025		490.00
Unit 18		Vacant-Unrented				
Unit 19		Vacant-Unrented				
Unit 21	Amy Wolfe	Current	400.00	04/01/2025		3,890.00
Unit 22		Vacant-Unrented				
Unit 23		Vacant-Unrented				
Unit 24		Vacant-Unrented				
Unit 25		Vacant-Unrented				
Unit 27	Betty Mullett	Current	400.00	04/01/2025		0.00
Unit 40		Vacant-Unrented				
Unit 43	Chris Rowe	Current	400.00	04/01/2025		1,511.10
Unit 44		Vacant-Unrented				
Unit 47	Ronald McLean	Current	400.00	04/01/2025		0.00
Unit 48	Georgie Belt	Current	400.00	04/01/2025		489.90
Unit 49		Vacant-Unrented				
Unit 50		Vacant-Unrented				
Unit 52		Vacant-Unrented				
Unit 53	Tyrone Dilly	Current	400.00	04/01/2025		0.00
Unit 66	Shelia Lute	Current	400.00	04/01/2025		0.00
Unit 67		Vacant-Unrented				
Unit 68	Cheyenne Schlabach	Current	400.00	04/01/2025		1,844.97
Unit 69	Jeremy Whitman	Current	400.00	04/01/2025		5,569.10
Unit 70	Jackie Turner	Current	400.00	04/01/2025		5,859.10
Unit 71	Jeremiah Wilson	Current	400.00	04/01/2025		0.00
Unit 80	Shannon Fillinger	Current	400.00	04/01/2025		3,098.10
Unit 81	Patty Rowe	Current	400.00	04/01/2025		490.00
Unit 82		Vacant-Unrented				
Unit 83	Mike Purvis	Current	400.00	04/01/2025		0.00
Unit 84	Kathy Russell	Current	400.00	04/01/2025		0.00
Unit 101	Brandon Foster	Current	400.00	04/01/2025		0.00
Unit 102	Cindy Purdy	Current	400.00	04/01/2025		0.00
Unit 103		Vacant-Unrented				
Unit 104	Beverly Ward	Current	400.00	01/01/2026		1,470.00
Unit 105		Vacant-Unrented				
Unit 106	Tyler Snyder	Current	400.00	04/01/2025		5,859.10

Rent Roll

Unit	Tenant	Status	Rent	Move-in	Move-out	Past Due
Unit 107	Gene Rockwell	Current	400.00	04/01/2025		0.00
Unit 108		Vacant-Unrented				
Unit 109		Vacant-Unrented				
Unit 110	Billy Miller	Current	400.00	04/01/2025		0.00
Unit 111	James Rowland	Current	400.00	04/01/2025		0.00
Unit 112	Bud Conner	Current	400.00	04/01/2025		0.00
Unit 113	Stacy Stump	Current	400.00	04/01/2025		0.00
Unit 114		Vacant-Unrented				
Unit 221	Haley Becker	Current	400.00	04/01/2025		0.00
Unit 222	Cindy Hess	Current	400.00	04/01/2025		0.00
Unit 223	Dana Moorehead	Current	400.00	04/01/2025		0.00
Unit 224	Kim Young	Current	400.00	04/01/2025		411.10
Unit 225	Bruce Collin	Current	400.00	04/01/2025		0.00
Unit 226	Zachary Immel	Current	400.00	04/01/2025		0.00
Unit 227		Vacant-Unrented				
Unit 331	Tim Rowe	Current	400.00	04/01/2025		1,960.00
Unit 332	William Mackey	Current	400.00	04/01/2025		490.00
Unit 333	Brenda Stokovich	Current	400.00	04/01/2025		490.00
Unit 334	Sam Seeveers	Current	400.00	04/01/2025		490.00
Unit 335	Rhonda White	Current	400.00	04/01/2025		390.00
Unit 336	Vicki Powers	Current	400.00	04/01/2025		3,769.10
Unit 337		Vacant-Unrented				
63 Units		66.7% Occupied	17,099.10			42,039.77
Total 63 Units		66.7% Occupied	17,099.10			42,039.77

Income Statement (Date Range)

Summit Commercial Real Estate Advisors

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

Date Range: 01/01/2025 to 12/31/2025

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period
Operating Income & Expense	
Income	
Income	361.76
Rent Income	134,093.10
Income - Water, Sewer & Trash	27,124.22
NSF Fees Collected	120.00
Total Operating Income	161,699.08
Expense	
MHP water & sewer	29,015.75
MHP trash service	6,655.24
MHP Management Fees	17,759.99
MHP Stabilization Expense	17,811.25
MHP Emergency Expenses	4,586.28
Bad Debt Expense	2,680.00
Total Operating Expense	78,508.51
NOI - Net Operating Income	83,190.57
Other Income & Expense	
Other Expense	
Bank Fees	12.00
Total Other Expense	12.00
Net Other Income	-12.00
Total Income	161,699.08
Total Expense	78,520.51
Net Income	83,178.57

Income Statement (Date Range)

Summit Commercial Real Estate Advisors

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

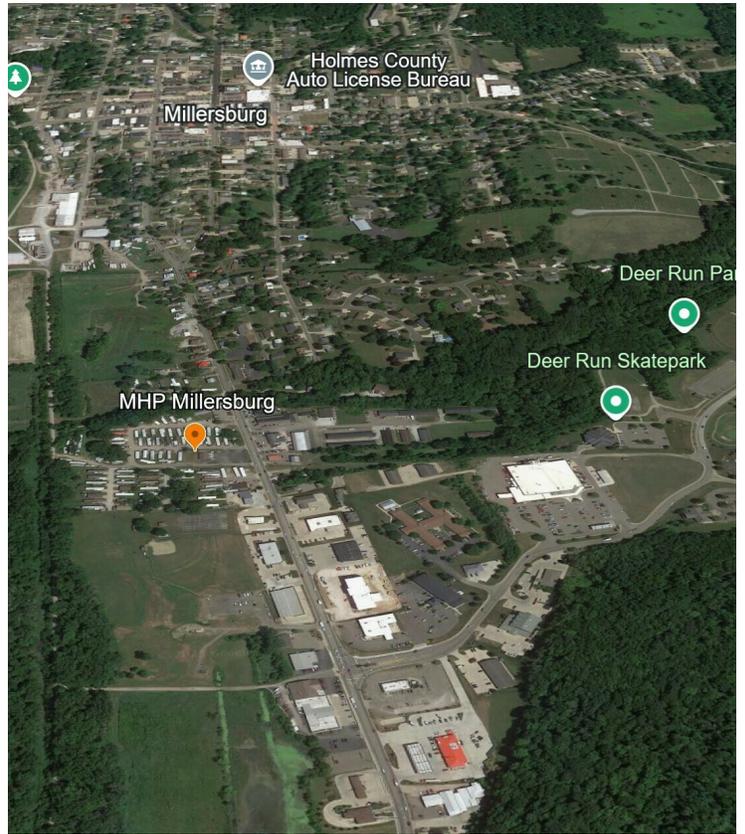
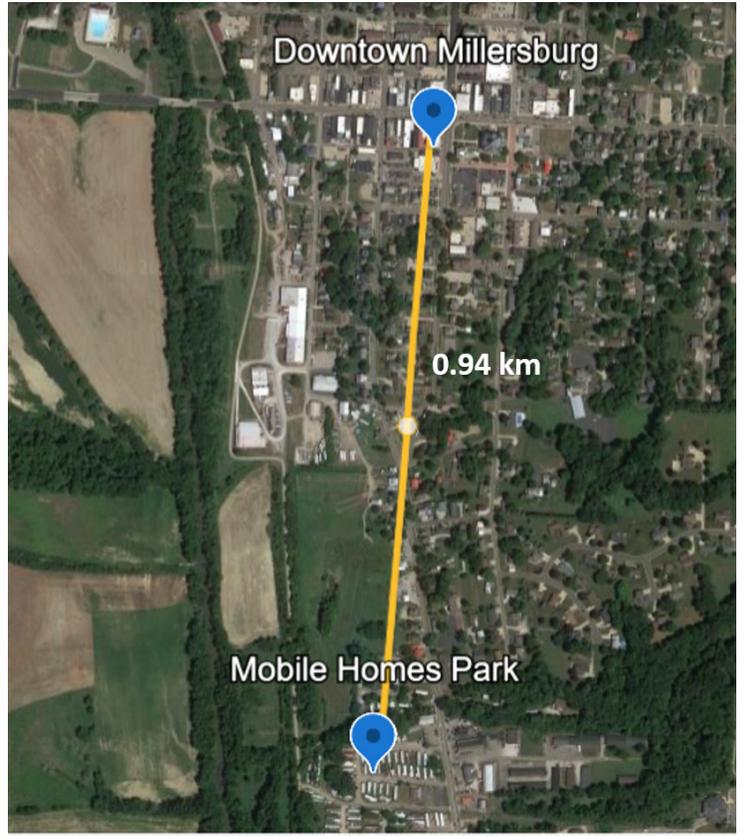
Date Range: 01/01/2026 to 03/06/2026 (This Year-to-date)

Level of Detail: Detail View

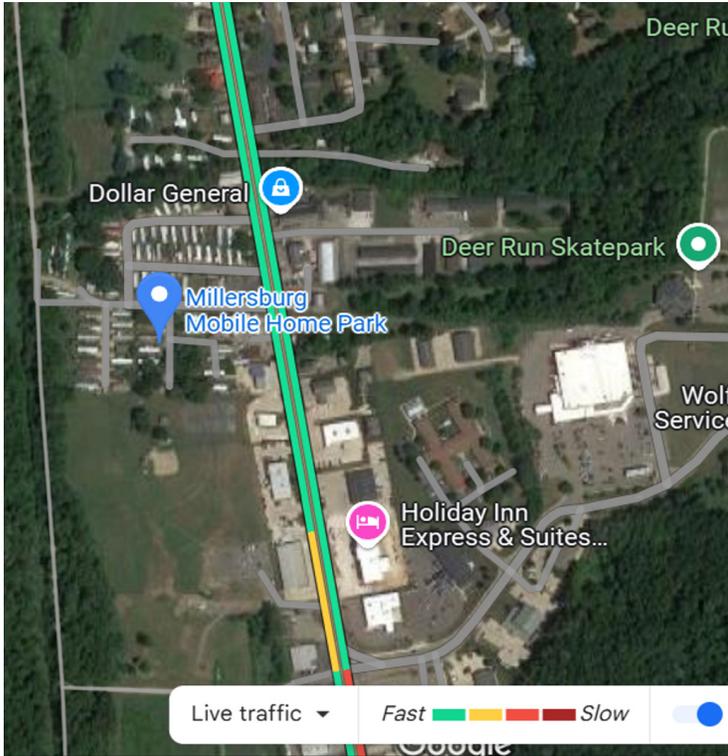
Include Zero Balance GL Accounts: No

Account Name	Selected Period
Operating Income & Expense	
Income	
Rent Income	36,040.53
Income - Water, Sewer & Trash	7,566.88
Total Operating Income	43,607.41
Expense	
MHP water & sewer	10,075.59
MHP trash service	969.97
MHP Management Fees	4,000.00
MHP Emergency Expenses	11,046.64
Total Operating Expense	26,092.20
NOI - Net Operating Income	17,515.21
Total Income	43,607.41
Total Expense	26,092.20
Net Income	17,515.21

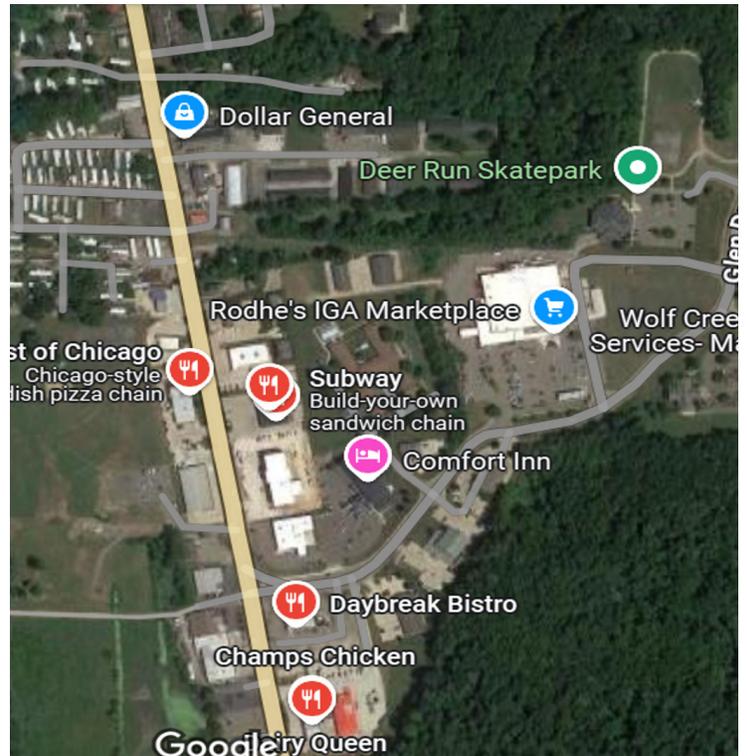
ADDITIONAL PHOTOS



TRAFFIC MAP



RESTAURANTS



Quick Stats - Millersburg, OHIO



Population %

98% urban
2% rural



Population Change

Since 2000
-4.4%



Cost of Living

76.7 (low, U.S.
average is 100)

ADVISOR BIO 1



AARON DAVIS

Senior Advisor

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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.

SVN | Summit Commercial Real Estate Advisors

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