



HUGE VALUE-ADD POTENTIAL THROUGH DEVELOPMENT ON VACANT LOTS
LONG-TERM FLEXIBILITY ON OVER 20 ACRES WITH C-4 ZONING
VALUE-ADD OPPORTUNITIES THROUGH ACTIVE MANAGEMENT AND REVENUE GROWTH

BRACKET OPINION OF VALUE
CONFIDENTIAL BRACKET REAL ESTATE, INC. 2024

OVERVIEW

ONLINE AUCTION EXPERTS

Our goal to simplify and expedite the sale of property through the utilization of technology, facilitated by our dedicated online marketplace experts.

We are a national brokerage firm that connects the physical and digital worlds to help make selling commercial real estate simple, fast, and transparent. Owners of commercial real estate deal with the lengthy and complicated process of selling their assets because there are few alternatives to the traditional methods – until now. We bring speed and simplicity to the commercial real estate transaction, ensuring ownerships of all sizes are exposed to a fair and transparent process to sell their properties with higher certainty.

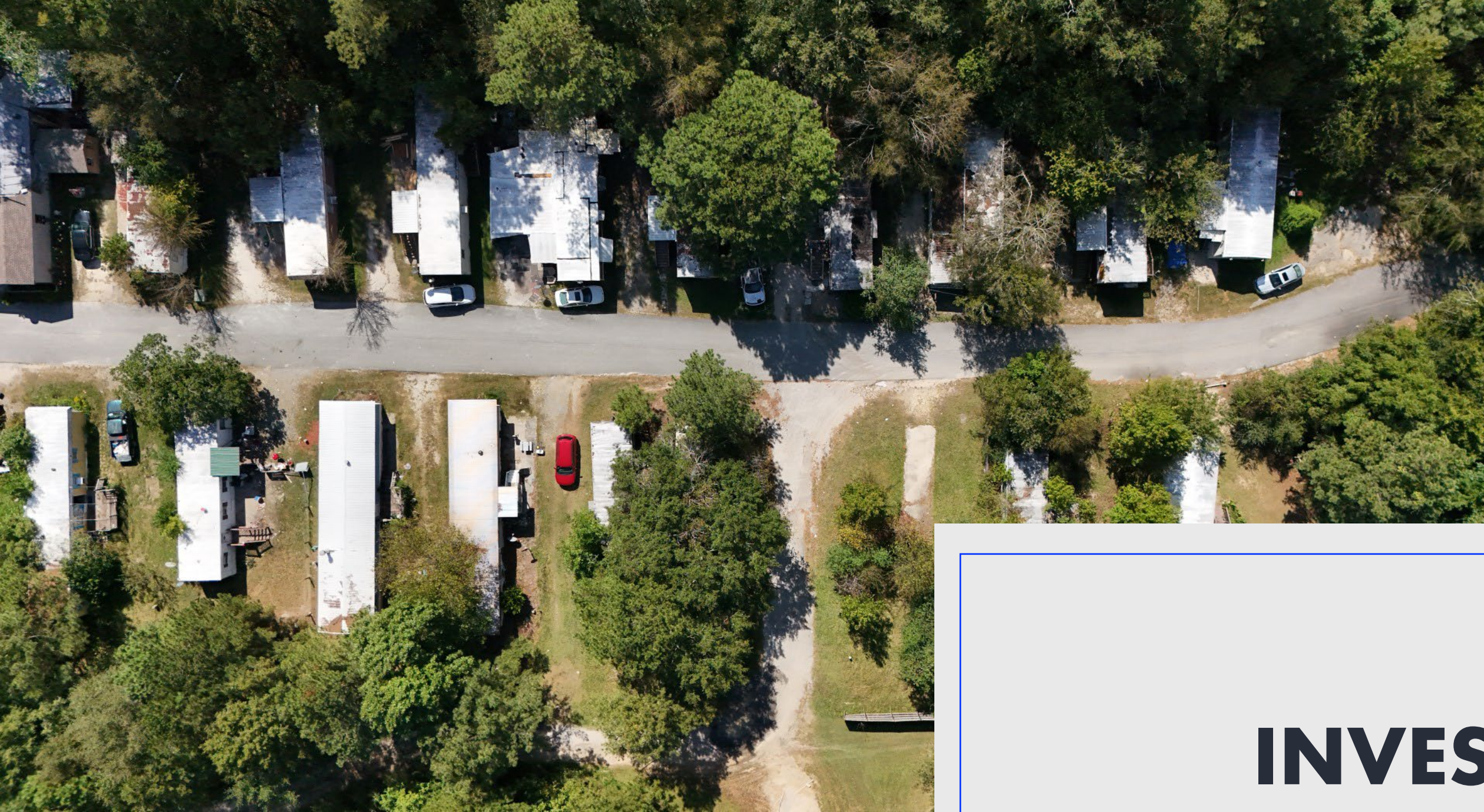
DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Jennifer Stein Real Estate or out of state cooperating broker Bracket Real Estate, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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INVESTMENT OVERVIEW



INVESTMENT OVERVIEW

- › Spanning 20 acres, the park features 130 units with ample room for expansion or new development projects. This expansive land allows investors to explore various growth opportunities as Macon continues to evolve.
- › Currently operating under absentee ownership, the park maintains exceptional in-place cash flow. YTD through October NOI of \$254,373, Proforma for 2025 of \$349,090 in NOI.
- › Nestled directly off I-75, The park benefits from excellent visibility and accessibility. Just 3 minutes from downtown Macon, Georgia, the property attracts a steady stream of traffic and potential residents.
- › Established in 1911, this storied local landmark has a rich history that adds unique value to the property. Its longstanding presence in the community enhances its appeal to both investors and potential tenants.
- › Conveniently located just 14 minutes from Georgia Middle Airport, ensuring easy access for travelers and enhancing the park's appeal to transient visitors and permanent residents alike.
- › Macon is on the rise, positioning itself as a burgeoning hub for business and tourism. With major corporations relocating to the area and ongoing infrastructure improvements, investors can capitalize on this upward trajectory.

The Safe Haven RV and Mobile Home Park, a storied local landmark established in 1911, presents a rare investment opportunity situated directly off I-75 in an Opportunity Zone. With its prime location just three minutes from downtown Macon, Georgia, this property benefits from excellent visibility and accessibility. The park comprises 130 units and sits on an expansive 20 acres, providing ample space for future development. As Macon evolves into a major hub for business and tourism, the area is experiencing a resurgence, making it an attractive site for potential investors and developers.

With the ongoing expansion of the I-75 freeway, the city is positioning itself as a mini-Atlanta, promising significant growth and increased traffic flow. Major corporations are beginning to establish a presence in the area, further enhancing the economic landscape. The property's C-4 Commercial zoning classification allows for a wide range of mixed-use development possibilities, making it an appealing option for those looking to capitalize on the city's transformation. The inclusion in an Opportunity Zone presents potential tax benefits, adding to the overall attractiveness of this investment.

Currently operating with absentee ownership, the Safe Haven RV and Mobile Home Park boasts exceptional in-place cash flow, making it a stable income-generating asset. For new ownership with RV and mobile home community experience, there exists significant upside potential through improved management and development strategies.

The property features individual metered hookups with 30/50-amp service, ensuring that residents have the necessary amenities for comfortable living. Additionally, the park includes a fishable retaining pond, enhancing its appeal for families and outdoor enthusiasts. The park offers direct access to I-75 and is conveniently located just 14 minutes from Georgia Middle Airport, making it easily reachable for travelers and residents alike. With its unique blend of historical significance, strategic location, and potential for growth, this property stands out as a promising investment opportunity in a rapidly evolving region.



PROPERTY OVERVIEW



PROPERTY OVERVIEW

Property Type	Mobile Home and RV Park
Units	CGE Mobile Home Park – 69 Safe Haven RV Park – 61
Acreage	20.09
Units Per Area	6.5 / acre
Metering	Individually Metered
Year Open	1911
Opportunity Zone	Yes
Zoning	C-4
Location	Suburban
Amenities	Fishing Pond
APN	O102-0223
Current Assessment	\$464,703



PROPERTY OVERVIEW



PROPERTY OVERVIEW

Safe Haven RV Park

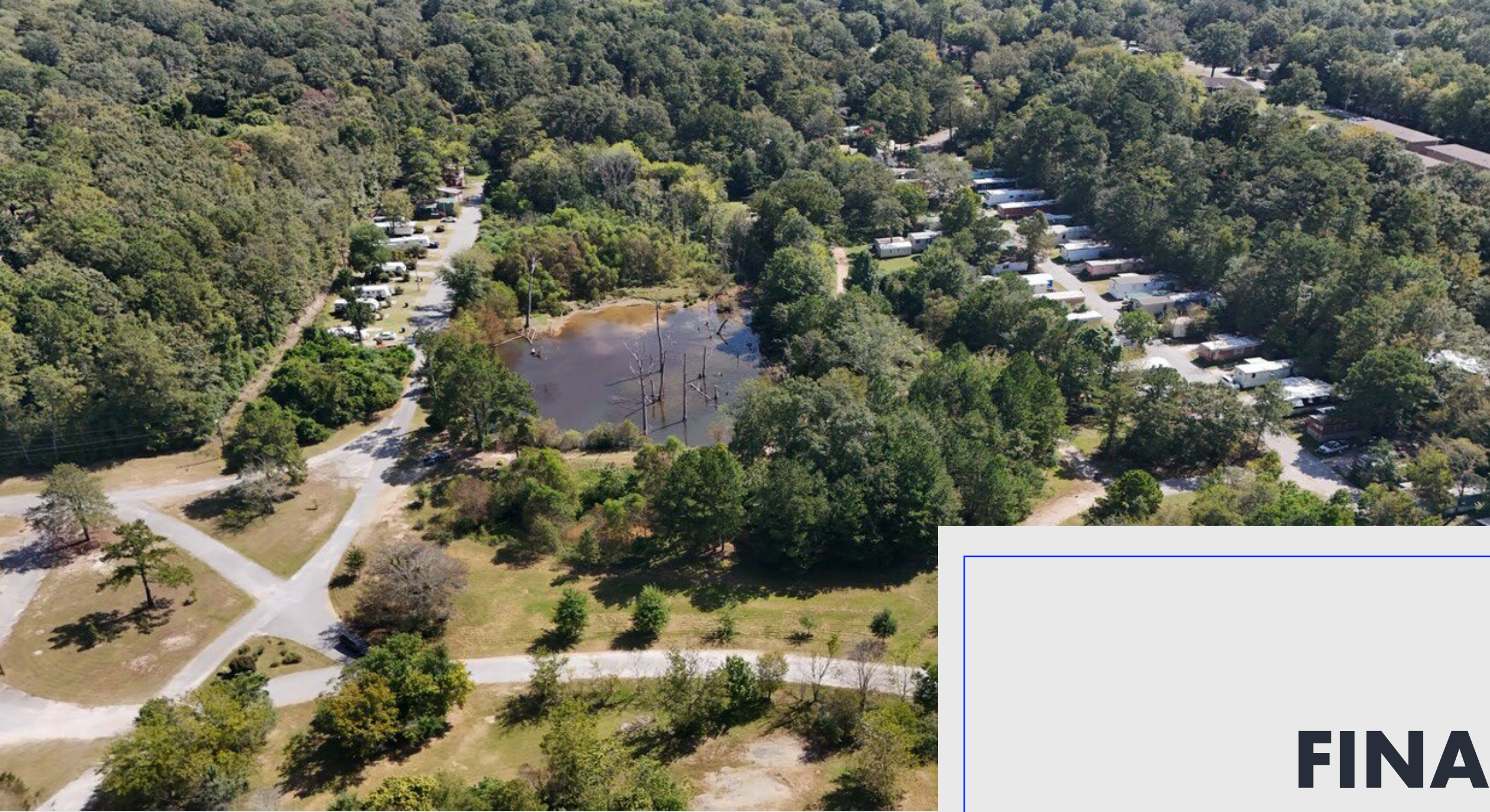
Park Owned Mobile Homes	3
Park Owned RVs	7
Tenant Owned RVs	34
Vacant Lots	17
Total	61

CGE Mobile Home Park

Park Owned MH*	34
Tenant Owned MH	14
Park Owned Vacant Lots	21
Total	69

* 4 currently under Lease to Own plan

Total Park/Tenant Owned RV's/MHU:
130 [Including To Be Developed Lots]



FINANCIAL OVERVIEW



PRO-FORMA ASSUMPTIONS

Unit Mix				
Type	# of Units	Monthly Rent / Unit	Monthly Rent	Annual Rent
SH - Park Owned MH	3	\$800	\$2,400	\$28,800
SH - Park Owned RV	7	\$600	\$4,200	\$50,400
SH - Tenant Owned RV	34	\$400	\$13,600	\$163,200
SH - Vacant Lots	17	\$400	\$6,800	\$81,600
CGE - Park Owned	30	\$800	\$24,000	\$288,000
CGE - Tenant Owned	14	\$400	\$5,600	\$67,200
CGE - LTO	4	\$800	\$3,200	\$38,400
CGE - Vacant Lots	21	\$0	\$0	\$0
Total / Average	130	\$443	\$59,800	\$717,600

Gross Rent Deductions and Non-Revenue Units					
	Year 1	Year 2	Year 3	Year 4	Year 5+
Loss to Lease	0.00%	0.00%	0.00%	0.00%	0.00%
Vacancy Loss	25.00%	20.00%	20.00%	20.00%	20.00%
Rent Concessions	0.00%	0.00%	0.00%	0.00%	0.00%
Write Off	0.00%	0.00%	0.00%	0.00%	0.00%
Total	25.00%	20.00%	20.00%	20.00%	20.00%
<i>Non-Revenue Unit(s)</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>

Expense / Inflation Assumptions					
	Year 1	Year 2	Year 3	Year 4	Year 5+
Market Rents	2.50%	2.50%	2.50%	2.50%	2.50%
Real Estate Taxes	2.50%	2.50%	2.50%	2.50%	2.50%
Other Income	2.50%	2.50%	2.50%	2.50%	2.50%
Operating Expenses	2.50%	2.50%	2.50%	2.50%	2.50%
Management Fee	5.00%	5.00%	5.00%	5.00%	5.00%

Other Income Assumptions			
	T-12 Actuals	Pro-Forma Year 1	Year 1 / Unit
Application Fees	-	-	-
Pet Rent	-	-	-
Laundry Fees	-	-	-
Late Fees	-	-	-
Utility Reimbursement	-	-	-
Other	-	-	-
Total	-	-	-

PRO-FORMA ASSUMPTIONS

Operating Expense Assumptions			
	T-12 Oct 2023	Pro-Forma Year 1	Year 1 / Unit
Utilities	\$85,224	\$110,500	\$850
Payroll	\$30,000	\$0	\$0
General & Admin.	\$15,346	\$26,000	\$200
Marketing & Advertising	\$550	\$3,600	\$28
Contract Maintenance	\$0	\$0	\$0
Repairs & Maintenance	\$2,251	\$6,500	\$50
Turnover Costs	\$0	\$0	\$0
Insurance*	\$833	\$5,200	\$40
Real Estate Taxes*	\$10,244	\$10,400	\$80
Total	\$144,448	\$162,200	\$1,248

**Do not appear on sellers most recent T-12, taken from most recent reporting period*

PRO-FORMA CASH FLOWS

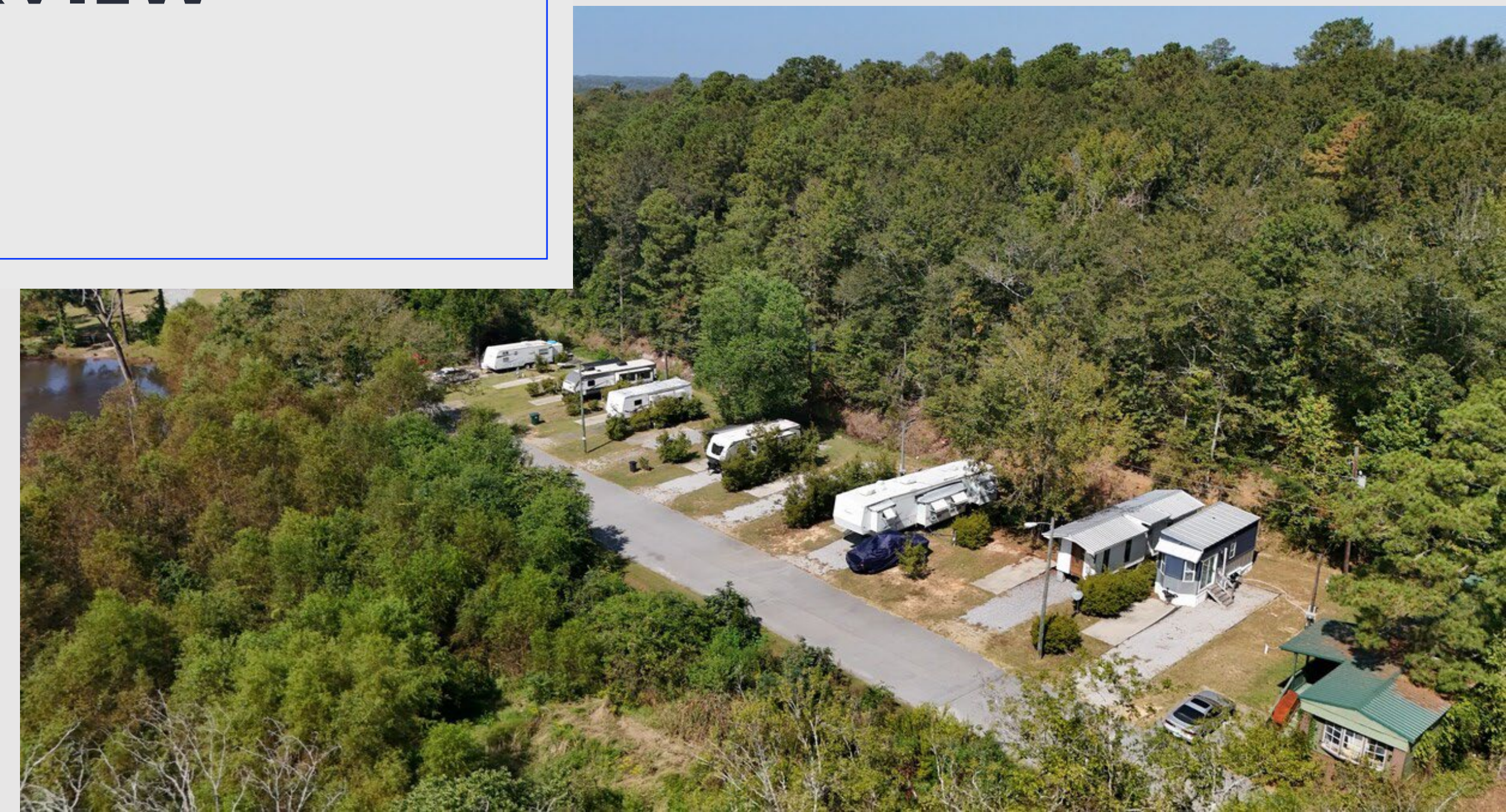
	Year 1 12/31/2025		Year 2 12/31/2026		Year 3 12/31/2027		Year 4 12/31/2028		Year 5 12/31/2029		Year 6 12/31/2030		Year 7 12/31/2031		Year 8 12/31/2032		Year 9 12/31/2033		Year 10 12/31/2034	
Occupancy	95.0%		95.0%		95.0%		95.0%		95.0%		95.0%		95.0%		95.0%		95.0%		95.0%	
Market Rate	\$465		\$475		\$484		\$494		\$504		\$514		\$524		\$535		\$545		\$556	
	\$	\$ / Unit	\$	\$ / Unit	\$	\$ / Unit	\$	\$ / Unit	\$	\$ / Unit	\$	\$ / Unit	\$	\$ / Unit	\$	\$ / Unit	\$	\$ / Unit	\$	\$ / Unit
Income																				
Gross Potential Rent	717,600	5,520	735,540	5,658	753,929	5,799	772,777	5,944	792,096	6,093	811,899	6,245	832,196	6,402	853,001	6,562	874,326	6,726	896,184	6,894
Loss to Lease	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Minimum Rent	717,600	5,520	735,540	5,658	753,929	5,799	772,777	5,944	792,096	6,093	811,899	6,245	832,196	6,402	853,001	6,562	874,326	6,726	896,184	6,894
Vacancy Loss	(179,400)	(1,380)	(147,108)	(1,132)	(150,786)	(1,160)	(154,555)	(1,189)	(158,419)	(1,219)	(162,380)	(1,249)	(166,439)	(1,280)	(170,600)	(1,312)	(174,865)	(1,345)	(179,237)	(1,379)
Non-Revenue Unit(s)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rental Concessions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Effective Rental Income	538,200	4,140	588,432	4,526	603,143	4,640	618,221	4,756	633,677	4,874	649,519	4,996	665,757	5,121	682,401	5,249	699,461	5,380	716,947	5,515
Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Write Off	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Utility Reimbursements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Effective Gross Income	538,200	4,140	588,432	4,526	603,143	4,640	618,221	4,756	633,677	4,874	649,519	4,996	665,757	5,121	682,401	5,249	699,461	5,380	716,947	5,515
Operating Expenses																				
Utilities	110,500	850	113,263	871	116,094	893	118,996	915	121,971	938	125,021	962	128,146	986	131,350	1,010	134,634	1,036	137,999	1,062
Payroll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
General & Admin.	26,000	200	26,650	205	27,316	210	27,999	215	28,699	221	29,417	226	30,152	232	30,906	238	31,678	244	32,470	250
Marketing & Advertising	3,600	28	3,690	28	3,782	29	3,877	30	3,974	31	4,073	31	4,175	32	4,279	33	4,386	34	4,496	35
Contract Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	6,500	50	6,663	51	6,829	53	7,000	54	7,175	55	7,354	57	7,538	58	7,726	59	7,920	61	8,118	62
Turnover Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	5,200	40	5,330	41	5,463	42	5,600	43	5,740	44	5,883	45	6,030	46	6,181	48	6,336	49	6,494	50
Real Estate Taxes	10,400	80	10,660	82	10,927	84	11,200	86	11,480	88	11,767	91	12,061	93	12,362	95	12,671	97	12,988	100
Management Fee	26,910	207	29,422	226	30,157	232	30,911	238	31,684	244	32,476	250	33,288	256	34,120	262	34,973	269	35,847	276
Total Operating Expenses	189,110	1,455	195,677	1,505	200,569	1,543	205,583	1,581	210,722	1,621	215,990	1,661	221,390	1,703	226,925	1,746	232,598	1,789	238,413	1,834
Net Operating Income	349,090	2,685	392,755	3,021	402,574	3,097	412,639	3,174	422,955	3,253	433,528	3,335	444,367	3,418	455,476	3,504	466,863	3,591	478,534	3,681

SALES COMPS

Address	City	State	Zip Code	Number Of Units	Sale Price	Price / Unit	Sale Date	Land Area (acres)
2255 Old Atlanta Hwy	Griffin	GA	30223	24	\$550,000	\$22,917	5/3/2024	2.64
340 Towler St	Monroe	GA	30655	25	\$900,000	\$36,000	12/7/2023	6.22
935 Homer Rd	Commerce	GA	30529	72	\$1,700,000	\$23,611	11/16/2023	20.21
6266 Dorsett Shoals Rd	Douglasville	GA	30135	50	\$1,820,000	\$36,400	6/28/2023	52.87
2 Ronnie St	Hazlehurst	GA	31539	37	\$1,150,000	\$31,081	2/3/2023	12.24
1209 Moultrie Rd	Albany	GA	31705	118	\$3,650,000	\$30,932	1/19/2023	26.37
3060 Old Macon Rd	Orchard Hill	GA	30266	32	\$1,000,000	\$31,250	12/16/2022	11.89
Total/Avg.				358	\$10,770,000	\$30,084		



MARKET OVERVIEW



MACON, GEORGIA

Macon, Georgia, is a dynamic city that blends rich historical roots with modern growth opportunities. Located in the heart of Georgia, Macon is celebrated for its vibrant culture, robust economy, and picturesque landscapes, making it an attractive destination for both residents and visitors.

Demographics and Population Growth: As of 2024, Macon boasts a population of approximately 153,000 residents, with a median age of around 36 years, indicating a youthful and diverse community. The city has experienced a modest population growth of about 2% over the past five years, spurred by affordable living, a welcoming atmosphere, and ongoing revitalization projects. Macon's strategic location along the Ocmulgee River adds to its charm, offering residents access to both urban amenities and natural beauty. Community development efforts are focused on enhancing infrastructure, public spaces, and recreational opportunities, further bolstering the city's appeal.

Economic Landscape: Macon's economy is characterized by diversity, with key sectors including manufacturing, healthcare, education, and tourism. The city has a rich industrial history, and recent initiatives have led to a 4% increase in job growth over the past year. The region's GDP stands at approximately \$8 billion, with an annual growth rate of about 3%. Major employers include Mercer University, Navicent Health, and various manufacturing firms, providing a stable job market. The city's downtown area has seen a resurgence, with local businesses and restaurants contributing to a thriving economy driven by community support and innovation.

Real Estate and Market Trends: The real estate market in Macon offers a range of affordable housing options, with median home prices around \$200,000, making it an attractive choice for families and young professionals. The cost of living is about 10% lower than the national average, enhancing Macon's appeal for those seeking a balance between city life and a more relaxed lifestyle. Recent trends indicate a 6% increase in residential property sales, fueled by revitalization efforts and a growing interest in the area. As Macon continues to develop and attract new residents, property values are expected to rise steadily, reflecting the increasing demand for homes in this vibrant Southern city.



TOP EMPLOYERS & INDUSTRIES

Employer	Industry	# of Employees
Mercer University	Education	~10,000
Navicent Health	Healthcare	~7,000
Bibb County Schools	Education	~5,000
GEORGIA POWER (Southern Co.)	Energy	~1,500
Macon-Bibb County Government	Government	~1,200
Robins Air Force Base	Defense/Aerospace	~5,000
YKK (USA)	Manufacturing	~1,000
Frito-Lay	Food Production	~900
Coca-Cola Bottling Co.	Beverage Distribution	~500
Kroger	Retail	~600

Industry	Contribution to GDP
Healthcare	\$1.5 billion
Education	\$1.2 billion
Manufacturing	\$1.8 billion
Retail	\$1.0 billion
Transportation and Logistics	\$600 million
Construction	\$400 million
Professional Services	\$500 million
Finance and Insurance	\$300 million
Tourism	\$200 million
Agriculture	\$250 million

DEMAND DRIVERS

Contributing significantly to Macon's economy, top tourism attractions include:

Ocmulgee National Monument: This historic site features ancient earthworks, burial mounds, and a museum that showcases the rich Native American history of the area. Visitors can explore walking trails, attend educational programs, and enjoy stunning views along the Ocmulgee River, making it a must-visit for history enthusiasts.

Hay House: Known as the "Palace of the South," this magnificent antebellum mansion is a prime example of Italian Renaissance architecture. Guided tours provide insights into the home's history, architecture, and the lives of its former residents, offering a glimpse into Macon's rich heritage.

The Allman Brothers Band Museum at the Big House: Celebrating the legendary band's history, this museum is located in the home where the Allman Brothers lived and recorded music. Fans can explore memorabilia, enjoy live music events, and learn about the band's impact on rock and southern music.

Macon Museum of Arts and Sciences: This cultural institution features a diverse collection of art, science exhibits, and a planetarium. The museum offers educational programs and community events, making it a popular destination for families and art lovers alike.

Riverside Cemetery: Known for its beautiful landscapes and historic significance, this serene cemetery is the final resting place of several notable figures, including musicians and civil rights leaders. Visitors can take self-guided tours to learn about the history and architecture of the monuments.



DEMAND DRIVERS

Macon City Auditorium: A historic venue for concerts, performances, and events, the Macon City Auditorium showcases local and national talent. Its stunning architecture and vibrant cultural scene make it a focal point for entertainment in the city.

The Tubman Museum: As the largest museum in the U.S. dedicated to African American art, history, and culture, the Tubman Museum offers exhibits that celebrate the achievements and contributions of African Americans in the region. It serves as an educational resource and cultural hub for the community.

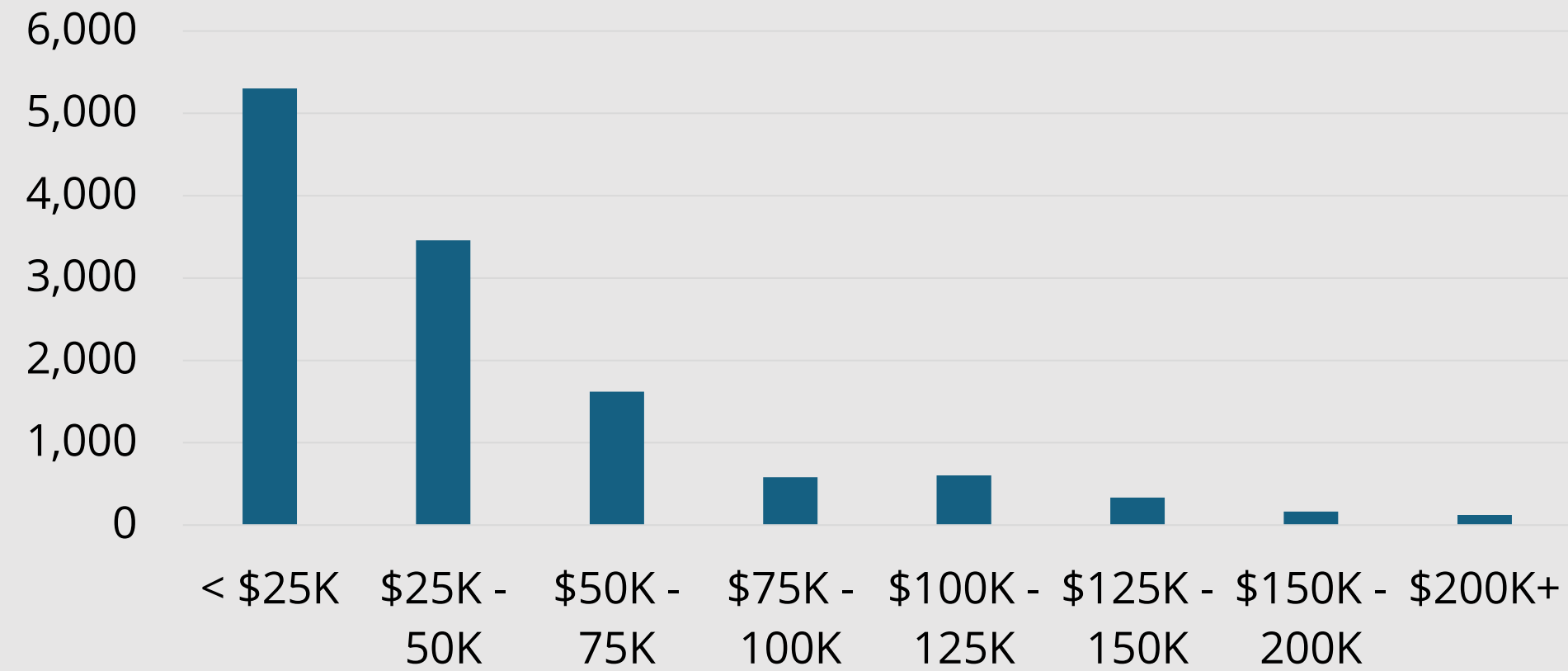
Amerson River Park: This expansive park along the Ocmulgee River offers recreational activities such as hiking, biking, and picnicking. With its scenic trails and beautiful natural surroundings, it's an ideal spot for outdoor enthusiasts and families seeking leisure and relaxation.

The Georgia Sports Hall of Fame: Showcasing the achievements of Georgia's sports legends, this hall of fame features interactive exhibits and memorabilia. Sports fans can learn about the history of athletics in Georgia and the contributions of local athletes.

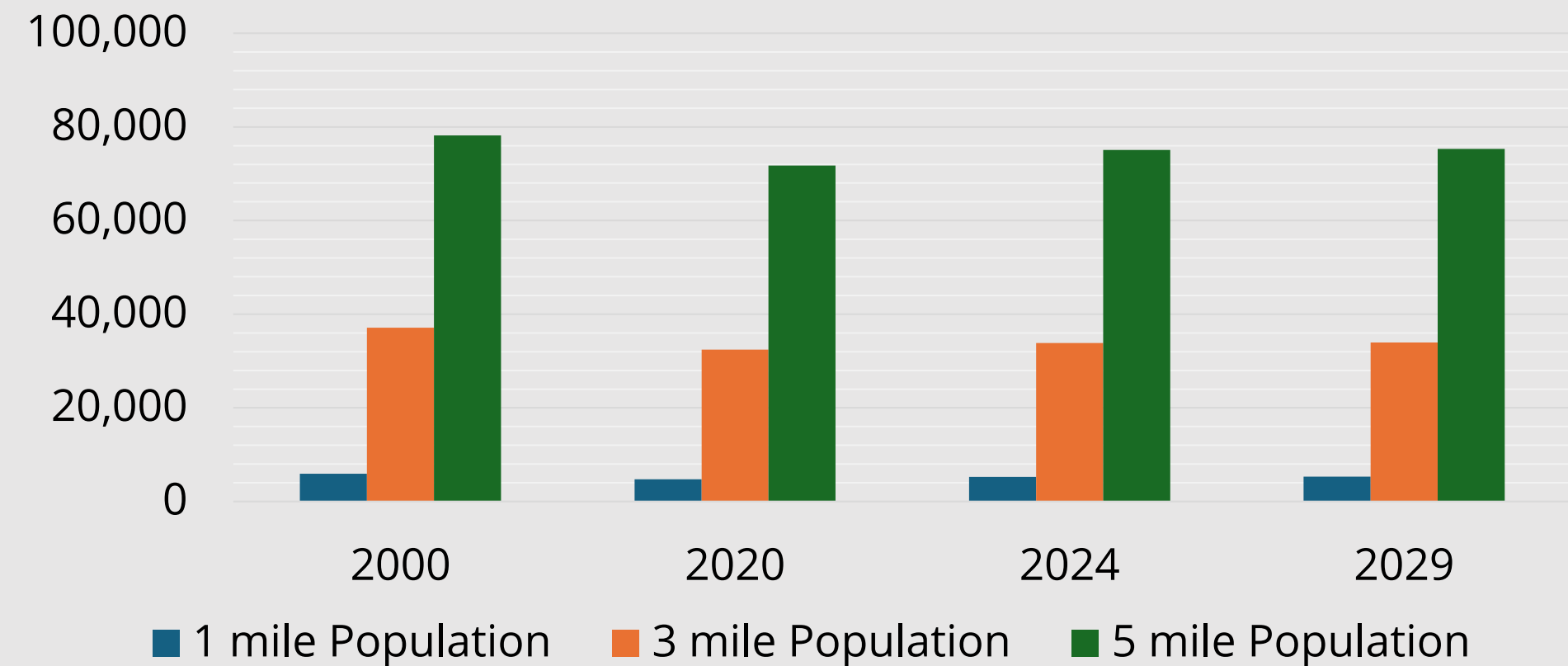


DEMOGRAPHICS

Household Income - 3 Mile Radius



Population



Population	1 mile	3 mile	5 mile
2020 Population	4,751	32,441	71,742
2024 Population	5,256	33,838	75,059
2029 Population Projection	5,326	33,934	75,310
Annual Growth 2020-2024	2.7%	1.1%	1.2%
Annual Growth 2024-2029	0.3%	0.1%	0.1%
Households	1 mile	3 mile	5 mile
2020 Households	1,739	11,436	27,920
2024 Households	1,943	12,190	29,500
2029 Household Projection	1,970	12,259	29,619
Annual Growth 2020-2024	1.4%	0.7%	0.7%
Annual Growth 2024-2029	0.3%	0.1%	0.1%
Avg Household Size	2.5	2.5	2.4
Avg Household Vehicles	1	1	1
Household Income	1 mile	3 mile	5 mile
< \$25,000	860	5,302	11,258
\$25,000 - 50,000	617	3,458	8,213
\$50,000 - 75,000	246	1,620	3,913
\$75,000 - 100,000	109	582	2,114
\$100,000 - 125,000	75	604	1,574
\$125,000 - 150,000	28	335	1,048
\$150,000 - 200,000	0	163	731
\$200,000+	6	123	650
Avg Household Income	\$36,602	\$42,863	\$51,444
Median Household Income	\$27,606	\$29,885	\$34,252



AUCTION DETAILS

The sale of this property will be conducted via a secure online bidding portal on the RealINSIGHT Marketplace platform ("The Auction"). The property is being sold by the owner ("Seller") through RealINSIGHT Marketplace on an "As Is/Where Is" basis, with no representations or warranties from the Seller. The Seller reserves the right to accept or reject any offer at any time.

For more details about the auction event, visit www.rimarketplace.com. RealINSIGHT Marketplace will also provide a digital vault containing property information, including but not limited to survey data, environmental reports, property condition reports, financials, title information, and the purchase and sale agreement.

PLEASE NOTE THAT THIS SCHEDULE IS SUBJECT TO CHANGE AT THE DISCRETION OF THE SELLER AND/OR RIMARKETPLACE.COM. ALL POTENTIAL BIDDERS SHOULD REGULARLY CHECK THE SPECIFIC PROPERTY PAGE ON THE RIMARKETPLACE.COM WEBSITE FOR UPDATES.

For all Details and Auction Terms of Use, visit <https://rimarketplace.com/terms-of-use>.

ACCESSING DUE DILIGENCE MATERIALS

STEP 1 On the asset webpage, scroll to the "Due Diligence" tab.

STEP 2 If you "Agree" with the terms of the digital Confidentiality Agreement, simply click accept to be granted access to the Due Diligence.

STEP 3 Review Due Diligence items for the property. Contact listing brokers with any questions.

STEP 4 There will be no due diligence contingency period allowed for the winning bidder.

GETTING STARTED

STEP 1 Create a free account at www.rimarketplace.com

STEP 2 Once you have confirmed your email, return to www.rimarketplace.com homepage to login and use the search bar to find properties you are interested in.

STEP 3 Find a specific asset webpage by selecting the photo or asset address within the search list, where you will be able to view the property details, photos, and due.

BECOME AN APPROVED BIDDER

STEP 1 Click on "Register To Bid"

STEP 2 Answer qualification form

STEP 3 Submit the following to the www.rimarketplace.com registration team via fax or email:

- Proof of Funds
- Bidding / Purchasing entity documentation that provides legal authority to sign a contract on behalf of the entity. (Including a Certificate of Good Standing along with a copy of the Corporate Resolution).

STEP 4 Submit fully refundable participation deposit.

CONTACT INFORMATION

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For **Auction** related questions, please contact:
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New to RealINSIGHT Marketplace or would like additional information on the platform and process? Start here to learn more about account creation, submitting a bid, closing, and more. [FAQ - Marketplace \(rimarketplace.com\)](http://FAQ - Marketplace (rimarketplace.com))

CONTACTS

For any questions, please contact our team.

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