

# Pine Circle MHP

OFFERING MEMORANDUM

120 Pine Circle  
Ellaville, GA 31806



# Pine Circle MHP

## CONTENTS

### 01 Executive Summary

Investment Summary

### 02 Location

Location Summary

Aerial View Map

### 03 Property Description

Property Features

Site Map

Property Images

### 04 Rent Roll

Pine Circle Rent Roll

Pine Circle Proforma Rent Roll

### 05 Financial Analysis

Income & Expense Analysis

Multi-Year Cash Flow Assumptions

Cash Flow Analysis

Financial Metrics

### 06 Demographics

General Demographics

*Exclusively Marketed by:*

**Steven Tomaso**

IRE Investment

(518) 379-0652

[inquiries@ireinvestment.com](mailto:inquiries@ireinvestment.com)







01

Executive Summary

Investment Summary

# PINE CIRCLE MHP



## OFFERING SUMMARY

ADDRESS	120 Pine Circle Ellaville GA 31806
LAND ACRES	5
NUMBER OF UNITS	18

## FINANCIAL SUMMARY

PRICE	\$875,000
PRICE PER UNIT	\$48,611
OCCUPANCY	93.34%
NOI (CURRENT)	\$74,413
NOI (Pro Forma)	\$95,163
CAP RATE (CURRENT)	8.50%
CAP RATE (Pro Forma)	10.88%
CASH ON CASH (CURRENT)	9.71%
CASH ON CASH (Pro Forma)	19.19%
GRM (CURRENT)	8.84
GRM (Pro Forma)	7.58

## PROPOSED FINANCING

LOAN TYPE	Amortized
DOWN PAYMENT	\$218,750
LOAN AMOUNT	\$656,250
INTEREST RATE	6.50%
ANNUAL DEBT SERVICE	\$53,174
LOAN TO VALUE	75%
AMORTIZATION PERIOD	25 Years

## DEMOGRAPHICS

	1 MILE	5 MILE	10 MILE
2025 Population	1,231	3,125	7,254
2025 Median HH Income	\$62,685	\$60,382	\$54,512
2025 Average HH Income	\$78,117	\$74,968	\$73,637





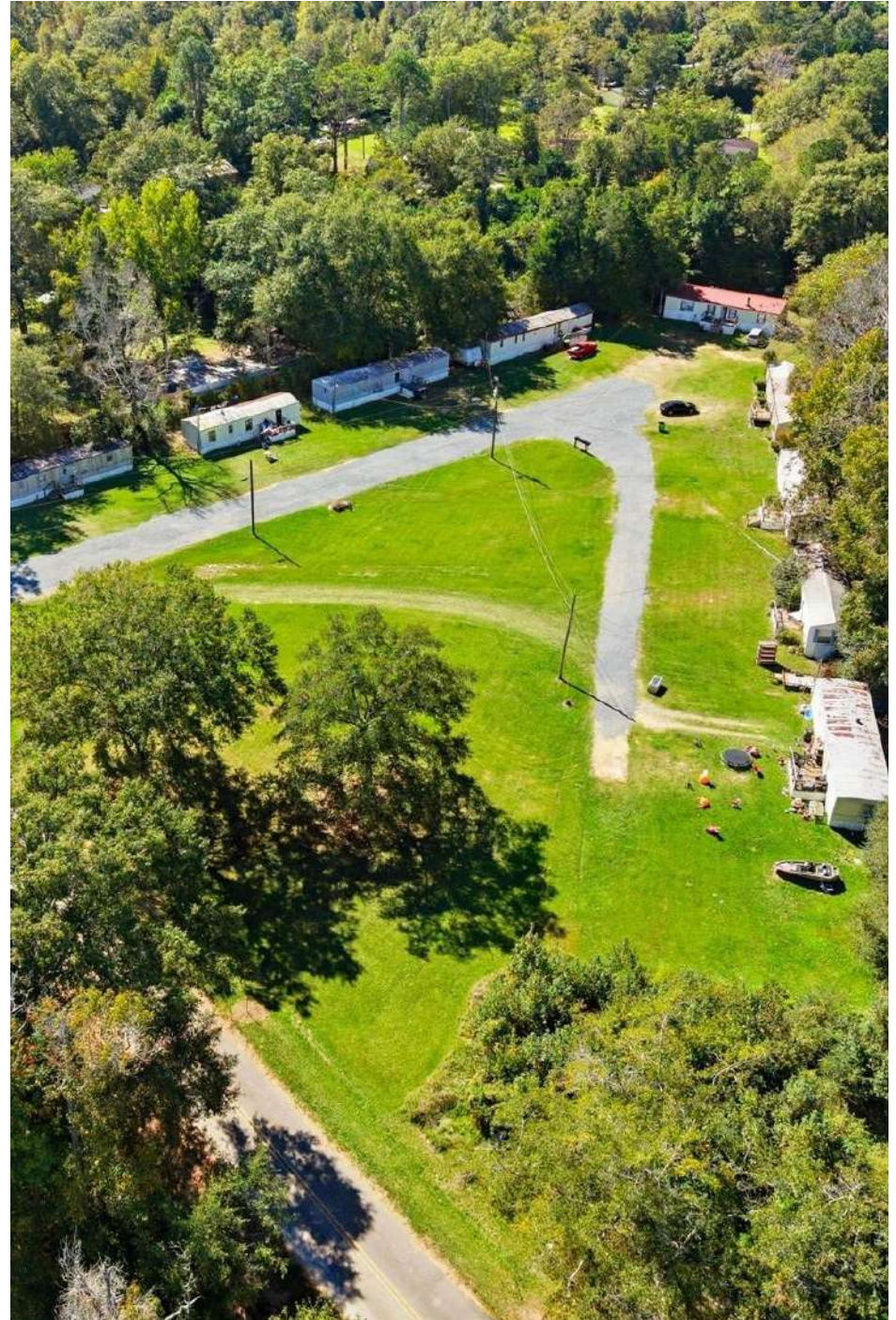
## Pine Circle, Ellaville

- Discover a stable, income-producing mobile home park in Ellaville, GA. Situated on two parcels, this 18-space community features 14 occupied units, one park-owned home in need of renovation, and three vacant lots ready for additional income potential.

This property offers strong in-place cash flow with immediate upside through increasing below-market lot rents and filling vacancies. Of the 14 occupied units, 11 are park-owned homes and 3 are newly renovated rent-to-own units under long-term leases, ensuring consistent revenue.

Public water and sewer are direct-billed, keeping operating expenses low and efficiency high. Whether you're looking for a reliable cash-flowing asset or a value-add opportunity, this mobile home park offers both stability and scalability in one package.

- Summary:
  - 120 and 355 Pine Circle, Ellaville, GA
  - 18 units
  - 5 Acres total (4.29 and 0.72)
  - 12 POH - 11 rented, 1 vacant
  - 3 RTO with long term leases and balances remaining
  - 3 vacant
  - Direct billed public water and sewer (3 lots in 120 pine have septic tanks, recently pumped and serviced)
  - Recent CapEx: 3 units renovated and both roads re-graveled







02

Location

Location Summary

Aerial View Map

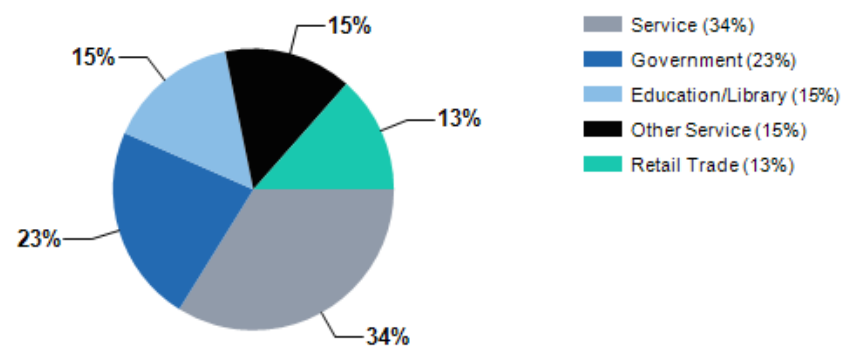
PINE CIRCLE MHP



# Ellaville, GA

- Ellaville, Georgia, is a centrally located community in Schley County, positioned along U.S. Route 19 and Georgia Highway 26—offering convenient access to Americus, Albany, and Columbus. The area benefits from a stable local economy, affordable operating costs, and proximity to regional employment centers. With steady population growth in the surrounding counties and available infrastructure to support future development, Ellaville presents strong potential for investors seeking reliable cash flow and long-term appreciation in a business-friendly environment.

## Major Industries by Employee Count



## Largest Employers

Blue Bird Bus Company	2,400
Fort Valley State University	674
Peach County Schools	471
Lane Southern Orchards	325
Unified Defense	242
CR Meyer	198
Pure Flavor	198
Pratt Industries	149







03

## Property Description

Property Features  
Site Map  
Property Images

PINE CIRCLE MHP



---

## PROPERTY FEATURES

---

NUMBER OF UNITS	18
LAND ACRES	5
# OF PARCELS	4

---

## UTILITIES

---

WATER	Public
SEWER	Public
ROADS	Gravel

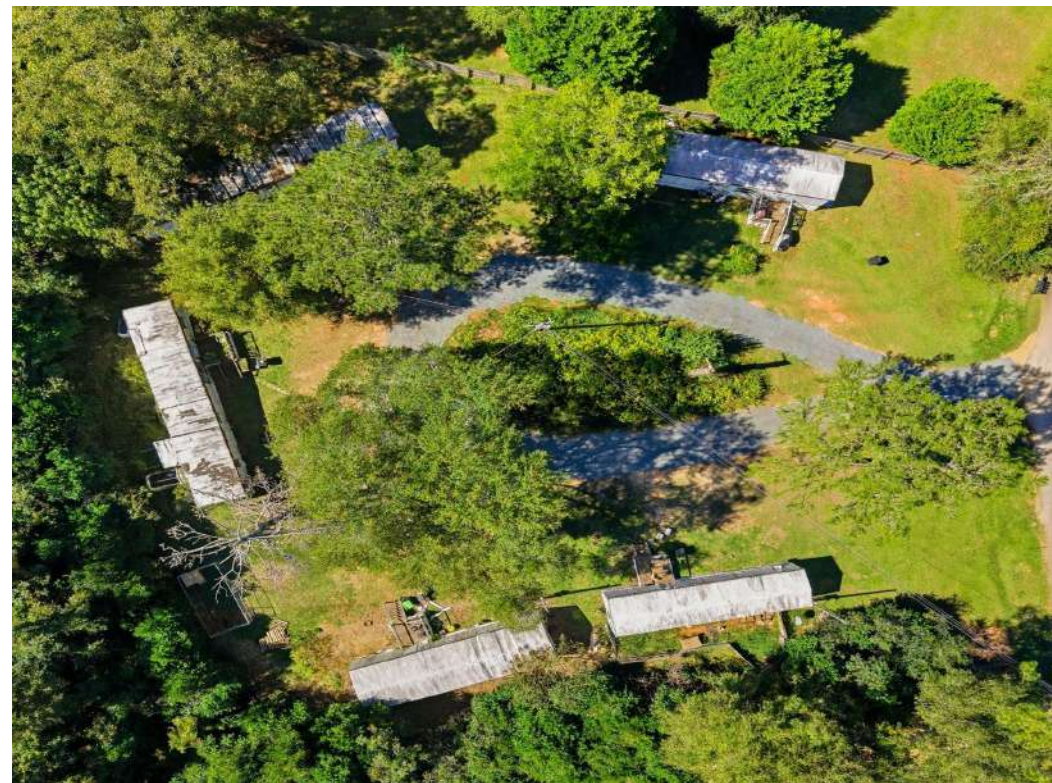
---















04

## Rent Roll

Pine Circle Rent Roll

Pine Circle Proforma Rent Roll



Pine Circle, Ellaville, GA						
Current Rent Roll - 120 Pine Circle						
Unit	Type	Lot Rent	Home Rent	Total Rent	Utilities	Notes
1	POH	\$225	\$250	\$475	Public	Direct Billed W/S
2	POH	\$450	\$175	\$625	Public	Direct Billed W/S
3	POH	\$450	\$225	\$675	Public	Direct Billed W/S
4	POH	\$350	\$200	\$550	Public	Direct Billed W/S
5	RTO	\$500	\$200	\$700	Public	Direct Billed W/S 7yr RTO
6	POH	\$350	\$250	\$600	Public	Direct Billed W/S
7	RTO	\$350	\$150	\$500	Public	Direct Billed W/S 5 yr RTO
8	POH				Public	Vacant, Rehab Needed
9	POH	\$350	\$150	\$500	City Water	Septic Tank
10	POH	\$300	\$200	\$500	City Water	Septic Tank
11	Vacant				City Water	Septic Tank
12	Vacant				Public	Vacant
13	Vacant				Public	Vacant
<b>Total</b>				\$5,125		
Current Rent Roll - 355 Pine Circle						
Unit	Type	Lot Rent	Home Rent	Total Rent	Utilities	Notes
1	POH	\$375	\$100	\$475	Public	Direct Billed W/S
2	RTO	\$300	\$150	\$450	Public	Direct Billed W/S 8yr RTO
3	POH	\$350	\$100	\$450	Public	Direct Billed W/S
4	POH	\$450	\$200	\$650	Public	Direct Billed W/S
5	POH	\$350	\$200	\$550	Public	Direct Billed W/S
<b>Total</b>				\$2,575		
		<b>Combined Monthly</b>		<b>\$7,700</b>		
		<b>Combined Annual</b>		<b>\$92,400</b>		



Pine Circle, Ellaville, GA						
Proforma Rent Roll - 120 Pine Circle						
Unit	Type	Lot Rent	Home Rent	Total Rent	Utilities	Notes
1	POH	\$350	\$250	\$600	Public	Direct Billed W/S
2	POH	\$450	\$175	\$625	Public	Direct Billed W/S
3	POH	\$450	\$225	\$675	Public	Direct Billed W/S
4	POH	\$350	\$200	\$550	Public	Direct Billed W/S
5	RTO	\$500	\$200	\$700	Public	Direct Billed W/S 7yr RTO
6	POH	\$350	\$250	\$600	Public	Direct Billed W/S
7	RTO	\$350	\$150	\$500	Public	Direct Billed W/S 5 yr RTO
8	POH				Public	Vacant, Rehab Needed
9	POH	\$350	\$150	\$500	City Water	Septic Tank
10	POH	\$300	\$200	\$500	City Water	Septic Tank
11	RTO	\$350	\$250	\$600	City Water	Septic Tank
12	RTO	\$350	\$250	\$600	Public	Direct Billed W/S
13	RTO	\$350	\$250	\$600	Public	Direct Billed W/S
<b>Total</b>				\$7,050		
Proforma Rent Roll - 355 Pine Circle						
Unit	Type	Lot Rent	Home Rent	Total Rent	Utilities	Notes
1	POH	\$375	\$100	\$475	Public	Direct Billed W/S
2	RTO	\$300	\$150	\$450	Public	Direct Billed W/S 8yr RTO
3	POH	\$350	\$100	\$450	Public	Direct Billed W/S
4	POH	\$450	\$200	\$650	Public	Direct Billed W/S
5	POH	\$350	\$200	\$550	Public	Direct Billed W/S
<b>Total</b>				\$2,575		
		<b>Combined Monthly</b>		<b>\$9,625</b>		
		<b>Combined Annual</b>		<b>\$115,500</b>		



# PINE CIRCLE MHP

## 05 Financial Analysis

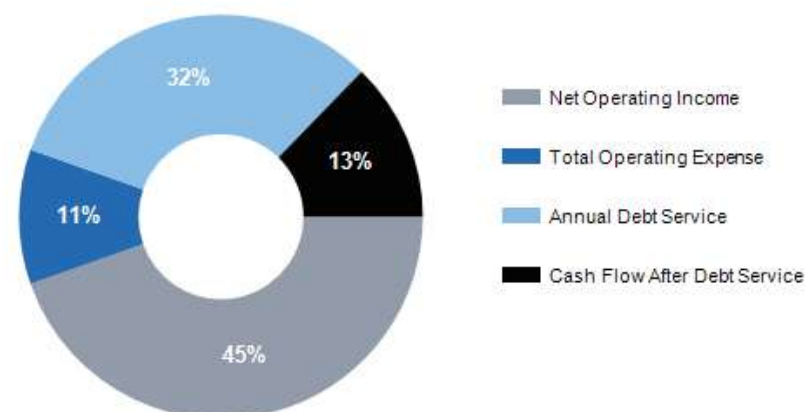
Income & Expense Analysis  
Multi-Year Cash Flow Assumptions  
Cash Flow Analysis  
Financial Metrics



## REVENUE ALLOCATION

CURRENT

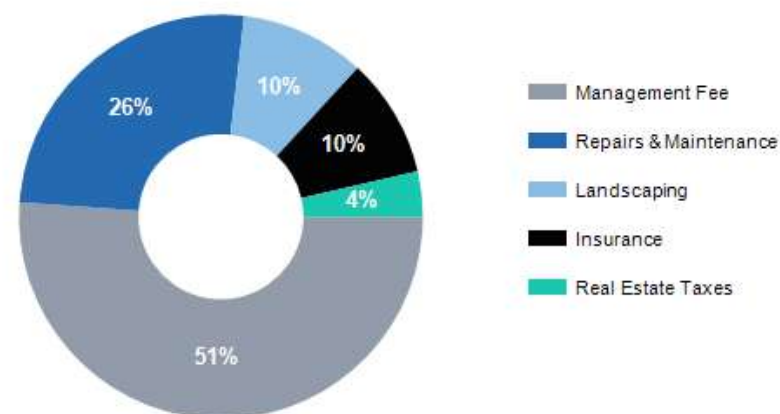
INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	\$98,993	\$115,500
<b>Gross Potential Income</b>	<b>\$98,993</b>	<b>\$115,500</b>
General Vacancy	-6.66%	
<b>Effective Gross Income</b>	<b>\$92,400</b>	<b>\$115,500</b>
Less Expenses	\$17,987 19.46%	\$20,337 17.60%
<b>Net Operating Income</b>	<b>\$74,413</b>	<b>\$95,163</b>
Annual Debt Service	\$53,174	\$53,174
<b>Cash flow</b>	<b>\$21,239</b>	<b>\$41,989</b>
Debt Coverage Ratio	1.40	1.79



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$651	\$36	\$651	\$36
Insurance	\$1,716	\$95	\$1,716	\$95
Management Fee	\$9,200	\$511	\$11,550	\$642
Repairs & Maintenance	\$4,620	\$257	\$4,620	\$257
Landscaping	\$1,800	\$100	\$1,800	\$100
<b>Total Operating Expense</b>	<b>\$17,987</b>	<b>\$999</b>	<b>\$20,337</b>	<b>\$1,130</b>
Annual Debt Service	\$53,174		\$53,174	
% of EGI	19.46%		17.60%	

## DISTRIBUTION OF EXPENSES

CURRENT





## GLOBAL

Price	\$875,000
Analysis Period	10 year(s)

## INCOME - Growth Rates

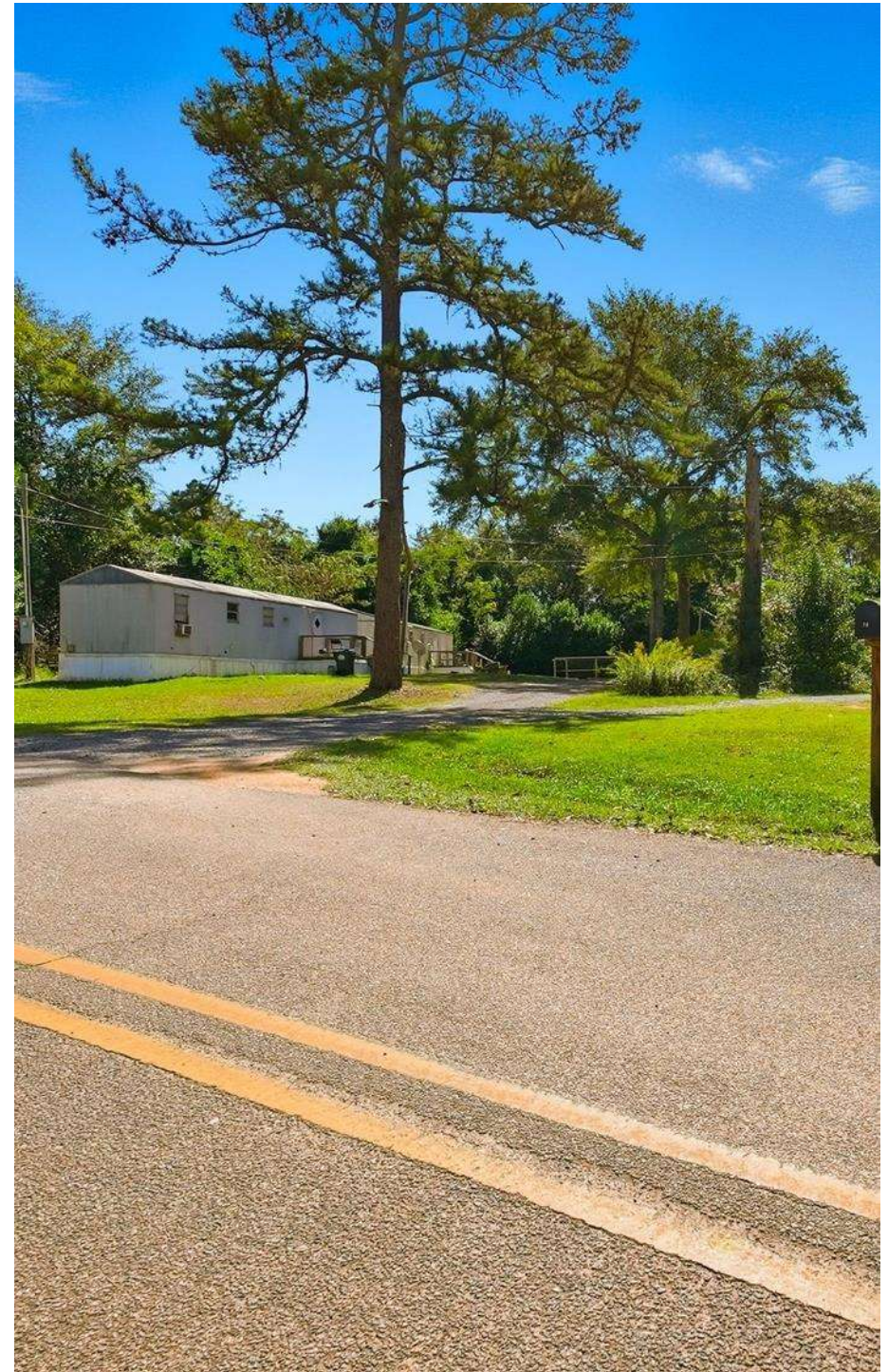
Gross Scheduled Rent	5.00%
----------------------	-------

## EXPENSES - Growth Rates

Real Estate Taxes	3.00%
Insurance	3.00%
Repairs & Maintenance	3.00%
Landscaping	3.00%

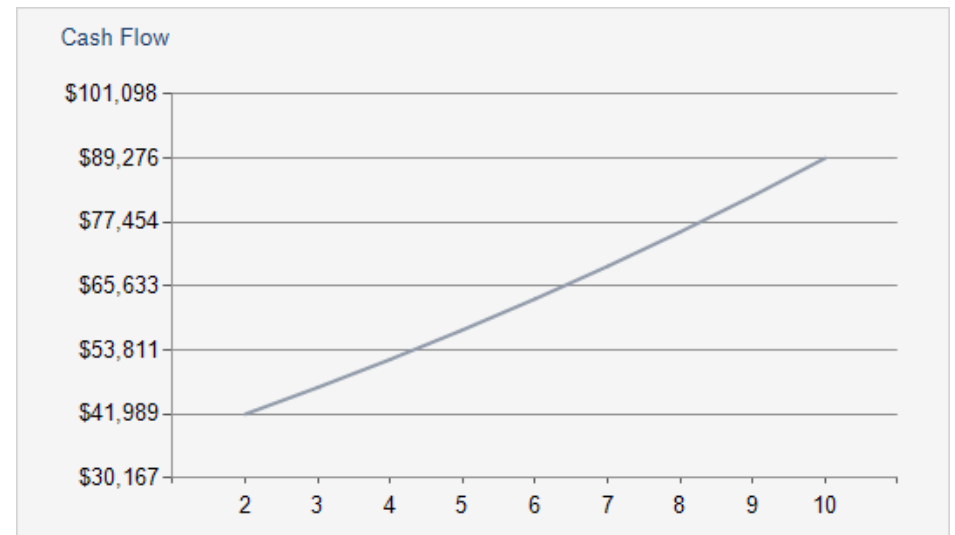
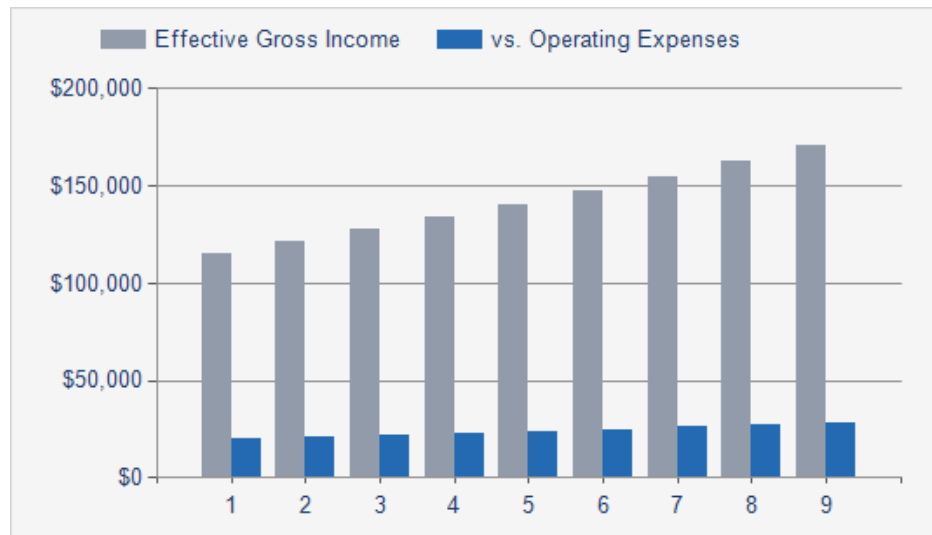
## PROPOSED FINANCING

Loan Type	Amortized
Down Payment	\$218,750
Loan Amount	\$656,250
Interest Rate	6.50%
Annual Debt Service	\$53,174
Loan to Value	75%
Amortization Period	25 Years





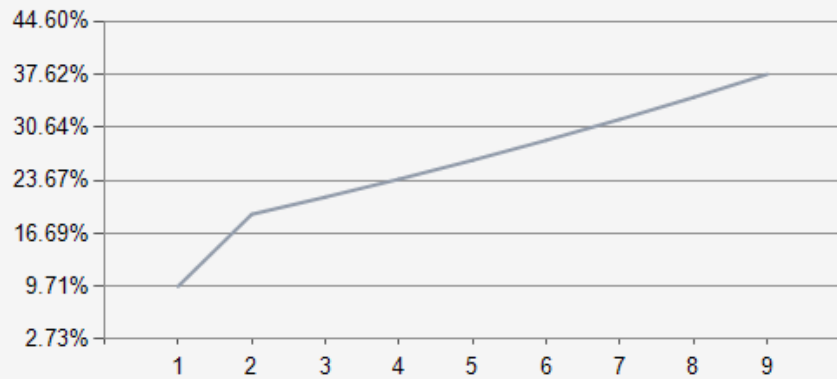
Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Gross Revenue</b>										
Gross Scheduled Rent	\$98,993	\$115,500	\$121,275	\$127,339	\$133,706	\$140,391	\$147,411	\$154,781	\$162,520	\$170,646
General Vacancy	-6.66%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%	-0.00%
<b>Effective Gross Income</b>	<b>\$92,400</b>	<b>\$115,500</b>	<b>\$121,275</b>	<b>\$127,339</b>	<b>\$133,706</b>	<b>\$140,391</b>	<b>\$147,411</b>	<b>\$154,781</b>	<b>\$162,520</b>	<b>\$170,646</b>
<b>Operating Expenses</b>										
Real Estate Taxes	\$651	\$651	\$671	\$691	\$711	\$733	\$755	\$777	\$801	\$825
Insurance	\$1,716	\$1,716	\$1,767	\$1,821	\$1,875	\$1,931	\$1,989	\$2,049	\$2,110	\$2,174
Management Fee	\$9,200	\$11,550	\$12,128	\$12,734	\$13,371	\$14,039	\$14,741	\$15,478	\$16,252	\$17,065
Repairs & Maintenance	\$4,620	\$4,620	\$4,759	\$4,901	\$5,048	\$5,200	\$5,356	\$5,517	\$5,682	\$5,852
Landscaping	\$1,800	\$1,800	\$1,854	\$1,910	\$1,967	\$2,026	\$2,087	\$2,149	\$2,214	\$2,280
<b>Total Operating Expense</b>	<b>\$17,987</b>	<b>\$20,337</b>	<b>\$21,178</b>	<b>\$22,056</b>	<b>\$22,972</b>	<b>\$23,929</b>	<b>\$24,928</b>	<b>\$25,970</b>	<b>\$27,059</b>	<b>\$28,196</b>
<b>Net Operating Income</b>	<b>\$74,413</b>	<b>\$95,163</b>	<b>\$100,097</b>	<b>\$105,283</b>	<b>\$110,733</b>	<b>\$116,462</b>	<b>\$122,483</b>	<b>\$128,811</b>	<b>\$135,461</b>	<b>\$142,450</b>
Annual Debt Service	\$53,174	\$53,174	\$53,174	\$53,174	\$53,174	\$53,174	\$53,174	\$53,174	\$53,174	\$53,174
<b>Cash Flow</b>	<b>\$21,239</b>	<b>\$41,989</b>	<b>\$46,923</b>	<b>\$52,109</b>	<b>\$57,559</b>	<b>\$63,288</b>	<b>\$69,309</b>	<b>\$75,637</b>	<b>\$82,287</b>	<b>\$89,276</b>



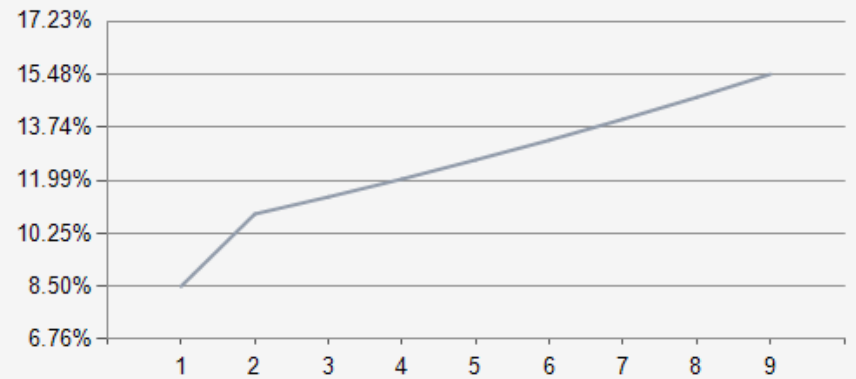


Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash on Cash Return b/t	9.71%	19.19%	21.45%	23.82%	26.31%	28.93%	31.68%	34.58%	37.62%	40.81%
CAP Rate	8.50%	10.88%	11.44%	12.03%	12.66%	13.31%	14.00%	14.72%	15.48%	16.28%
Debt Coverage Ratio	1.40	1.79	1.88	1.98	2.08	2.19	2.30	2.42	2.55	2.68
Operating Expense Ratio	19.46%	17.60%	17.46%	17.32%	17.18%	17.04%	16.91%	16.77%	16.64%	16.52%
Gross Multiplier (GRM)	8.84	7.58	7.22	6.87	6.54	6.23	5.94	5.65	5.38	5.13
Loan to Value	74.96%	73.79%	72.44%	71.01%	69.54%	67.90%	66.20%	64.35%	62.40%	60.32%
Breakeven Ratio	71.88%	63.65%	61.31%	59.08%	56.95%	54.92%	52.98%	51.13%	49.37%	47.68%
Price / Unit	\$48,611	\$48,611	\$48,611	\$48,611	\$48,611	\$48,611	\$48,611	\$48,611	\$48,611	\$48,611

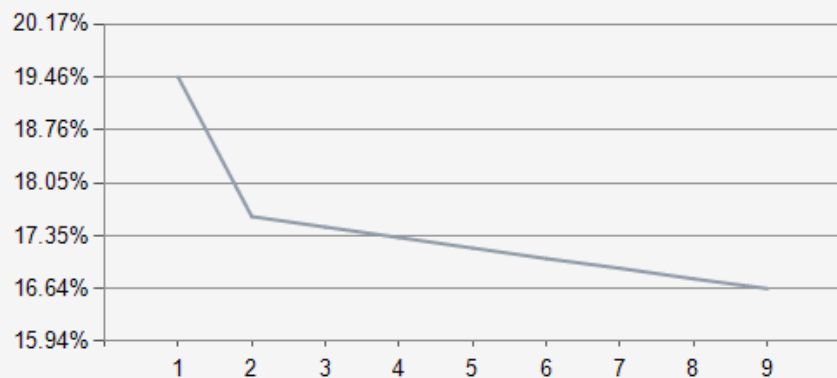
**Cash on Cash**



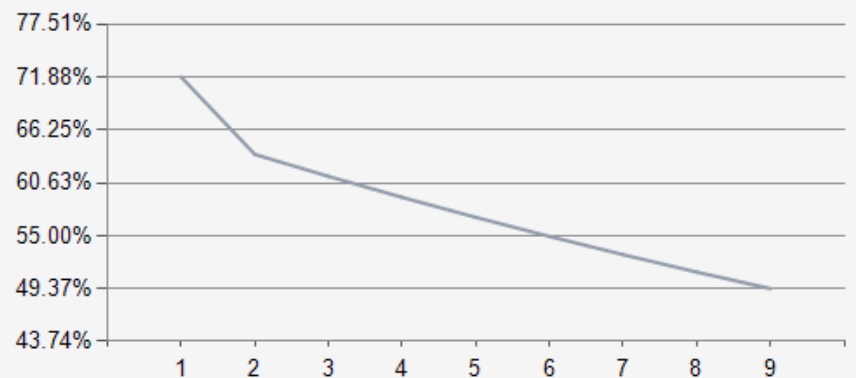
**Cap Rate**



**Operating Expense Ratio**



**Breakeven Ratio**







06

Demographics

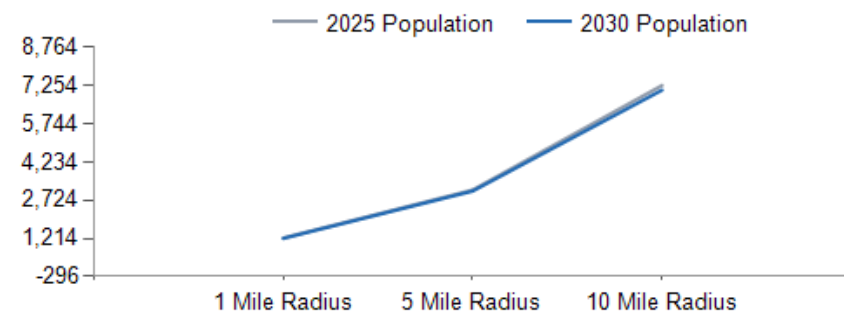
General Demographics

PINE CIRCLE MHP

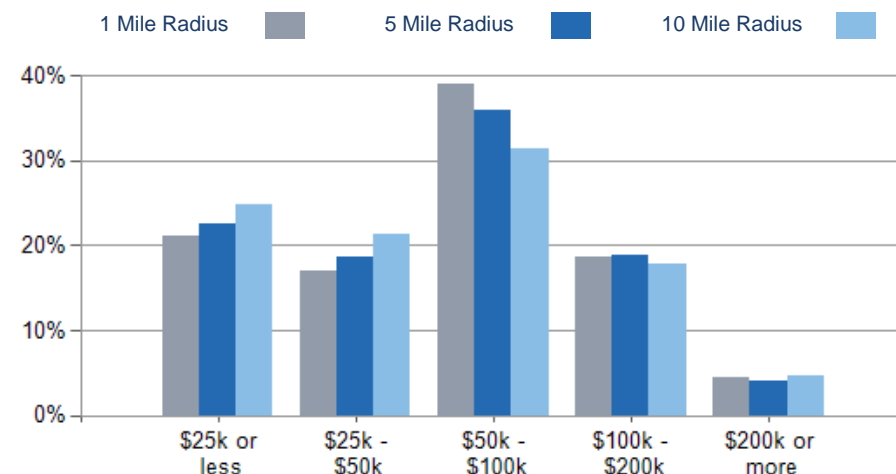


POPULATION	1 MILE	5 MILE	10 MILE
2000 Population	1,088	2,657	6,926
2010 Population	1,410	3,506	8,326
2025 Population	1,231	3,125	7,254
2030 Population	1,214	3,084	7,072
2025 African American	234	602	2,143
2025 American Indian	1	3	13
2025 Asian	6	15	40
2025 Hispanic	60	148	328
2025 Other Race	16	41	136
2025 White	918	2,329	4,641
2025 Multiracial	54	132	276

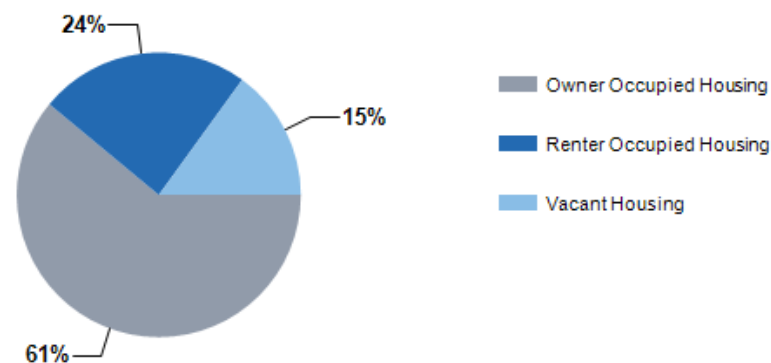
2025 HOUSEHOLD INCOME	1 MILE	5 MILE	10 MILE
less than \$15,000	59	178	470
\$15,000-\$24,999	32	92	242
\$25,000-\$34,999	35	107	325
\$35,000-\$49,999	38	118	290
\$50,000-\$74,999	99	254	566
\$75,000-\$99,999	69	178	337
\$100,000-\$149,999	52	163	397
\$150,000-\$199,999	28	64	113
\$200,000 or greater	19	48	132
Median HH Income	\$62,685	\$60,382	\$54,512
Average HH Income	\$78,117	\$74,968	\$73,637



## 2025 Household Income



## 2025 Own vs. Rent - 1 Mile Radius



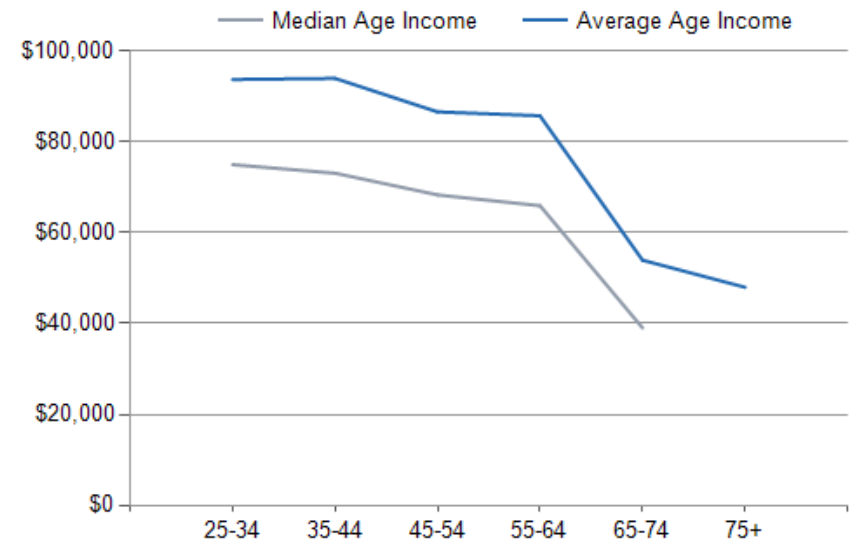
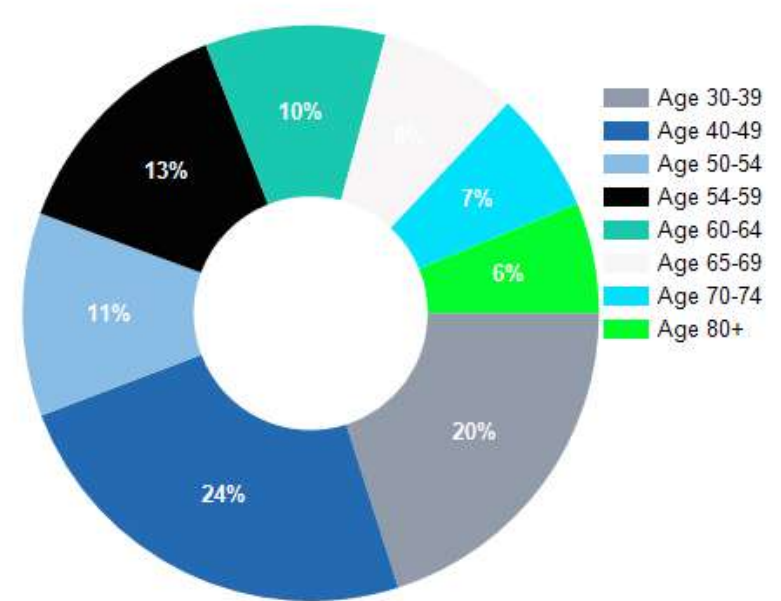
Source: esri



2025 POPULATION BY AGE	1 MILE	5 MILE	10 MILE
2025 Population Age 30-34	71	173	400
2025 Population Age 35-39	68	176	414
2025 Population Age 40-44	82	205	473
2025 Population Age 45-49	85	214	475
2025 Population Age 50-54	79	205	476
2025 Population Age 55-59	93	233	533
2025 Population Age 60-64	70	183	478
2025 Population Age 65-69	54	149	416
2025 Population Age 70-74	47	125	349
2025 Population Age 75-79	43	112	291
2025 Population Age 80-84	34	77	186
2025 Population Age 85+	17	45	120
2025 Population Age 18+	943	2,401	5,709
2025 Median Age	39	40	42
2030 Median Age	40	40	43

2025 INCOME BY AGE	1 MILE	5 MILE	10 MILE
Median Household Income 25-34	\$75,000	\$69,459	\$62,579
Average Household Income 25-34	\$93,762	\$87,857	\$82,407
Median Household Income 35-44	\$73,119	\$75,000	\$69,848
Average Household Income 35-44	\$94,002	\$95,674	\$96,903
Median Household Income 45-54	\$68,342	\$68,502	\$62,141
Average Household Income 45-54	\$86,620	\$84,388	\$81,919
Median Household Income 55-64	\$65,953	\$62,648	\$56,703
Average Household Income 55-64	\$85,756	\$80,483	\$77,725
Median Household Income 65-74	\$39,054	\$38,079	\$37,723
Average Household Income 65-74	\$53,960	\$52,259	\$58,766
Average Household Income 75+	\$47,994	\$46,909	\$51,698

Population By Age





# Pine Circle MHP

## 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](mailto:inquiries@ireinvestment.com)

