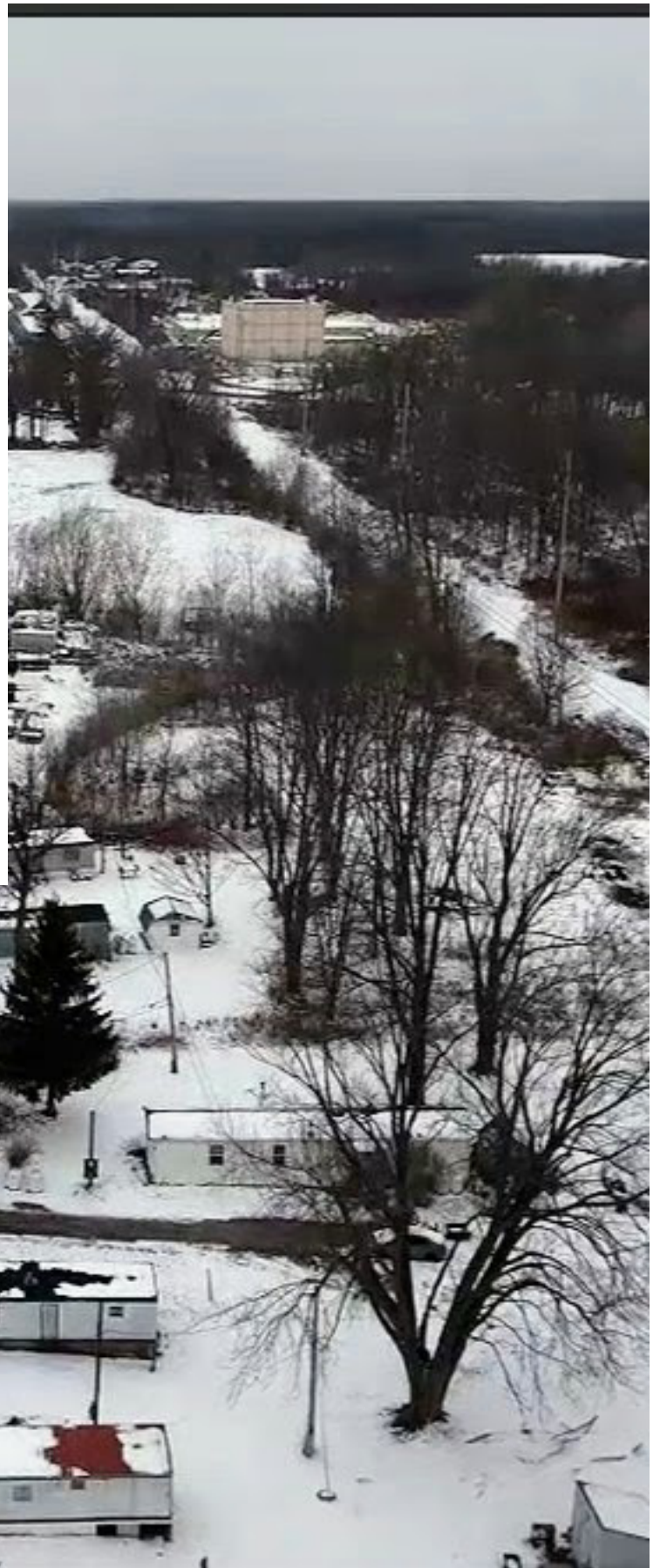


LAND FOR SALE

Mobile Home Park Redevelopment or New Development Site

2275 New York 104,
Ontario, NY 14519

OFFERING MEMORANDUM



VIRGINIA SQUIRE, CCIM

Managing Broker
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gsquire@yaman.com

 **YAMAN**
COMMERCIAL



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Land For Sale

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Yaman Commercial in compliance with all applicable fair housing and equal opportunity laws.

Property Information

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Ontario, NY 14519



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PROPERTY SUMMARY

Land For Sale



PROPERTY DESCRIPTION

****VALUE ADD MOBILE HOME PARK OR DEVELOPMENT SITE****

****2275 New York 104, Ontario, NY 14519****

With prime location in Ontario, NY, this parcel holds incredible value and potential for the savvy investor. The surrounding area boasts a multitude of amenities and conveniences, making it an ideal spot for a thriving community.

NY 104 is a primary east–west regional route across Wayne County, carrying commuter and commercial traffic between Rochester-area suburbs and Wayne County. Sites along 104 have strong signage and drive-by visibility. The surrounding area boasts a multitude of amenities and conveniences, making it an ideal spot for a thriving community.

The VALUE ADD MOBILE HOME PARK OR DEVELOPMENT SITE presents a unique chance to create something truly special. Complete the remaining 14 pads allowed on the site or a develop into a completely different use.

OFFERING SUMMARY

Sale Price:	\$549,000
Lot Size:	4.27 Acres
NOI:	\$40,004.66
Cap Rate:	6.0%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	39	214	730
Total Population	88	490	1,699
Average HH Income	\$75,723	\$76,491	\$81,425

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COMPLETE HIGHLIGHTS

Land For Sale



PROPERTY HIGHLIGHTS

- 19 approved home sites, 5 completed with public water and sewer (no private wells or septic).
- One single family home and detached garage, currently leased MTM
- Ideal candidate for full infill/rebuild or scrape and redevelop strategy.
- Frontage on Route 104, a four-lane principal arterial with strong regional connectivity and visibility.
- Seller willing to remove existing mobile homes for a clean slate to the buyer.
- Multiple exit strategies – Reposition and complete as an upgraded manufactured housing community, or redevelop to commercial (retail, service, office, medical, etc.), subject to zoning and approvals.
- Town of Williamson, is a key growth area in western Wayne County with existing industrial, commercial, and residential nodes along Route 104

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Location Information

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Ontario, NY 14519



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RETAILER MAP

Land For Sale



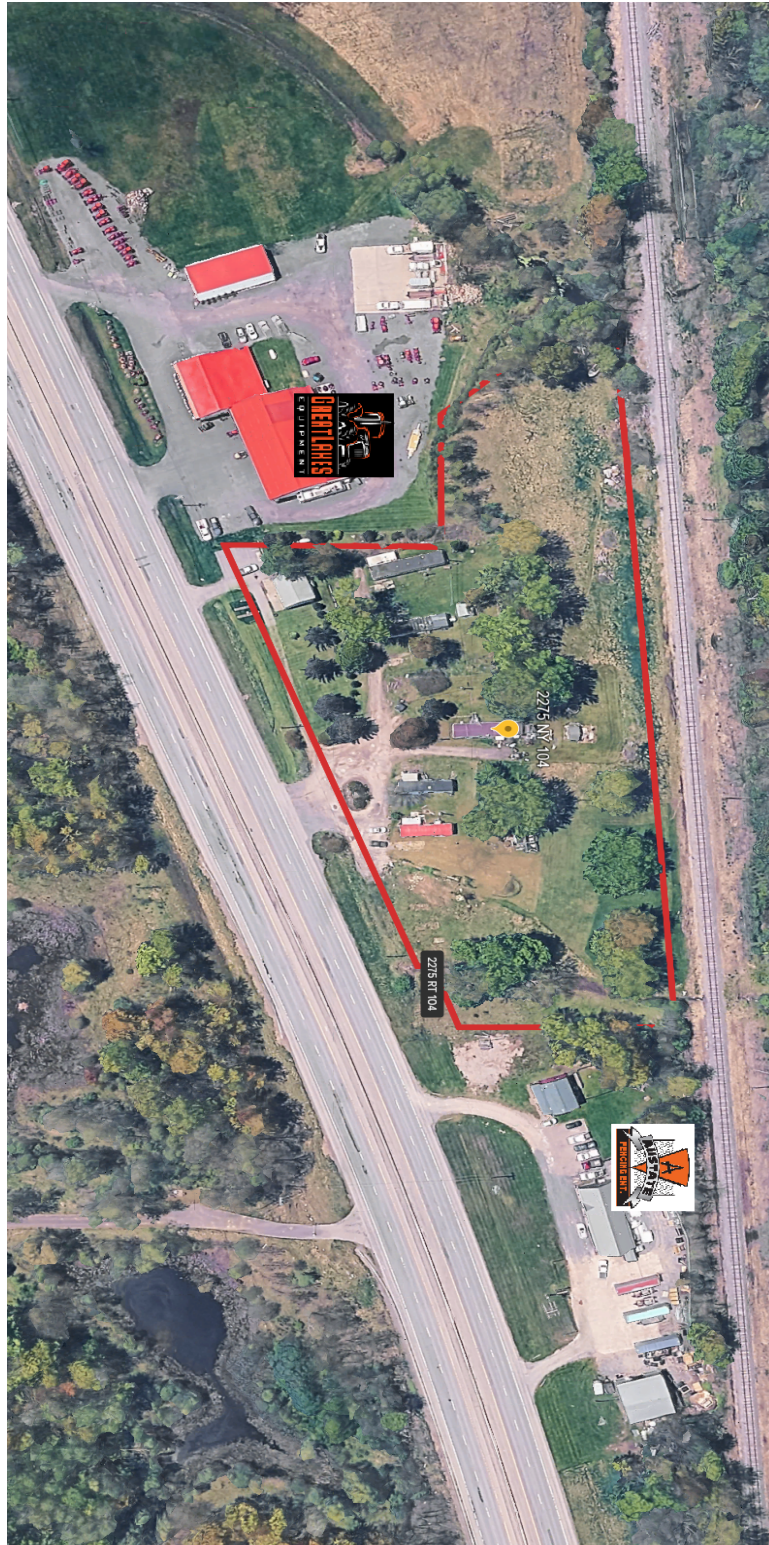
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AERIAL MAP



Land For Sale

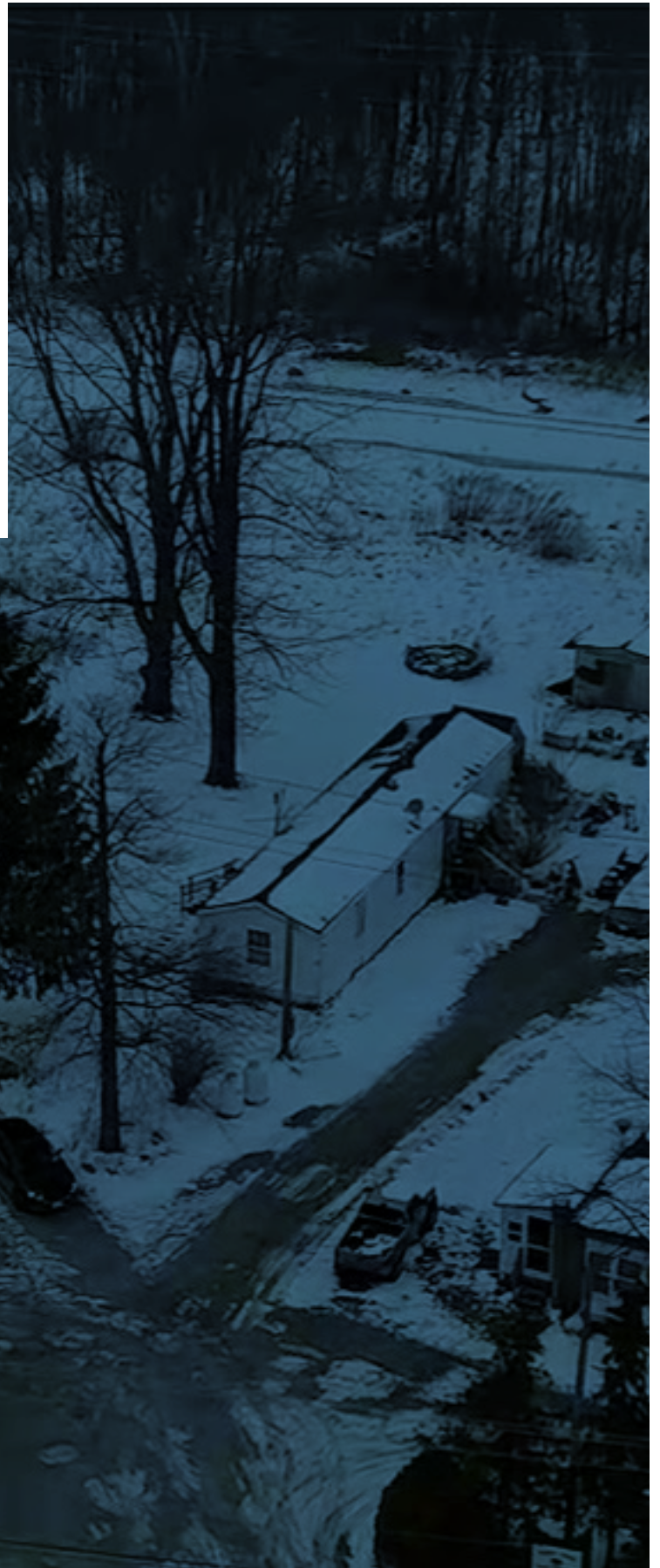


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SECTION 3

Financial Analysis

2275 New York 104,
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2275 Route 104

Proforma

<u>Lot rent</u>	<u>Trailer rent</u>	<u>Years at Property</u>		
Lot 1	\$ 380.00	\$ 20.00		7
Lot 2	\$ 380.00	\$ 20.00		7
Lot 3	\$ 380.00	\$ 70.00		7
Lot 4	\$ 380.00	\$ 20.00		4
Lot 5	\$ 400.00	privately owned		6
House		\$ 1,400.00		3
	\$ 1,920.00	\$ 1,530.00		

All rents are currents

All are month to month tenants

No Security deposits

Proforma Income and Expenses with Current Occupancy

Income

Lot Rents	\$ 1,920.00	12	\$ 23,040.00
Trailer rents	\$ 130.00	12	\$ 1,560.00
House rental	\$ 1,400.00	12	<u>\$ 16,800.00</u>
Total income			\$ 41,400.00

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Expenses

taxes	school	\$ 4,626.02
	town and county	<u>\$ 2,569.32</u>
		\$ 7,195.34
garbage		\$ 700.00
water sewer		\$ 2,800.00
Snow	estimate	\$ 3,000.00
Lawn	estimate	\$ 2,000.00
insurance	estimate	<u>\$ 2,500.00</u>
		<u>\$ 11,000.00</u>
Total Estimated expenses		\$ 18,195.34
Net Operating Income		\$ 23,204.66
Offering Price	\$549,000.00	

All information has been provided by the seller and may be subject to change

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Demographics

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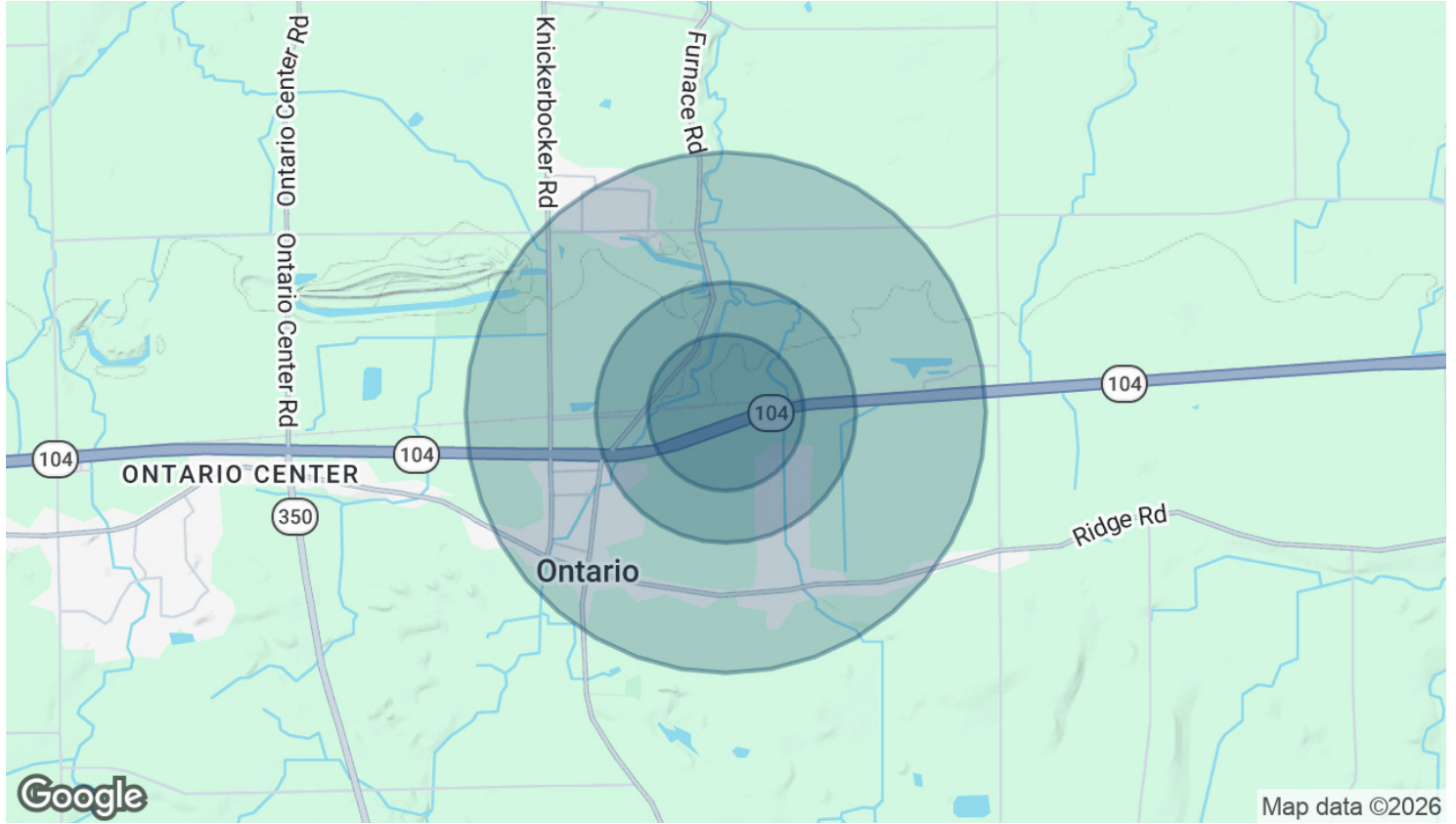
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DEMOGRAPHICS MAP & REPORT

Land For Sale



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	88	490	1,699
Average Age	41	41	42
Average Age (Male)	39	40	40
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	39	214	730
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$75,723	\$76,491	\$81,425
Average House Value	\$218,009	\$219,122	\$226,284

Demographics data derived from AlphaMap

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