

Country Courts Enterprises

OFFERING MEMORANDUM

15 Decasper Dr
Lewis Run, PA 16738



Country Courts Enterprises

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Exclusively Marketed by:

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01

Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	15 Decasper Dr Lewis Run PA 16738
LAND ACRES	5.72 AC
YEAR RENOVATED	2018

FINANCIAL SUMMARY

PRICE	\$950,000
OCCUPANCY	100%
NOI (CURRENT)	\$89,589
NOI (Pro Forma)	\$94,544
CAP RATE (CURRENT)	9.43%
CAP RATE (PRO FORMA)	9.95%
CASH ON CASH (CURRENT)	14.74%
CASH ON CASH (PRO FORMA)	17.35%
GRM (CURRENT)	7.66
GRM (PRO FORMA)	7.29

PROPOSED FINANCING

LOAN TYPE	Amortized
DOWN PAYMENT	\$190,000
LOAN AMOUNT	\$760,000
INTEREST RATE	6.50%
LOAN TERMS	25
ANNUAL DEBT SERVICE	\$61,581
LOAN TO VALUE	80%
AMORTIZATION PERIOD	25 Years

DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
2026 Population	1,065	4,084	21,741
2026 Median HH Income	\$75,108	\$73,872	\$62,563
2026 Average HH Income	\$86,800	\$89,375	\$80,740



Investment Summary

- Presenting a unique and well-maintained income-producing property ideally situated at the entrance to Allegheny State Park. This versatile asset includes two single-family residences, twenty-eight (28) storage units, and seven (7) mobile homes, offering multiple established revenue streams with strong potential for expansion.

The property features a well maintained sewage treatment facility and ample acreage to accommodate additional storage units or mobile homes, supporting future growth and increased income potential. The current owners have maintained the property to high standards for the past 22 years, ensuring stable operations and a clean, functional infrastructure.

Given its prime location, consistent occupancy, and long-term operational history, this property represents an attractive investment opportunity for those seeking diversified income and scalability in a recreationally active region.

- The sellers are motivated as they prepare for retirement, providing a rare chance to acquire a proven, well-performing property with immediate cash flow and development upside. Submit an offer or request a showing today!

Highlights:

Two (2) single-family homes

Twenty-eight (28) storage units

Seven (7) mobile homes

Existing sewage treatment facility

Expansion potential for additional units or homes

Meticulously maintained by the same owners for 22 years

Located at the gateway to Allegheny State Park



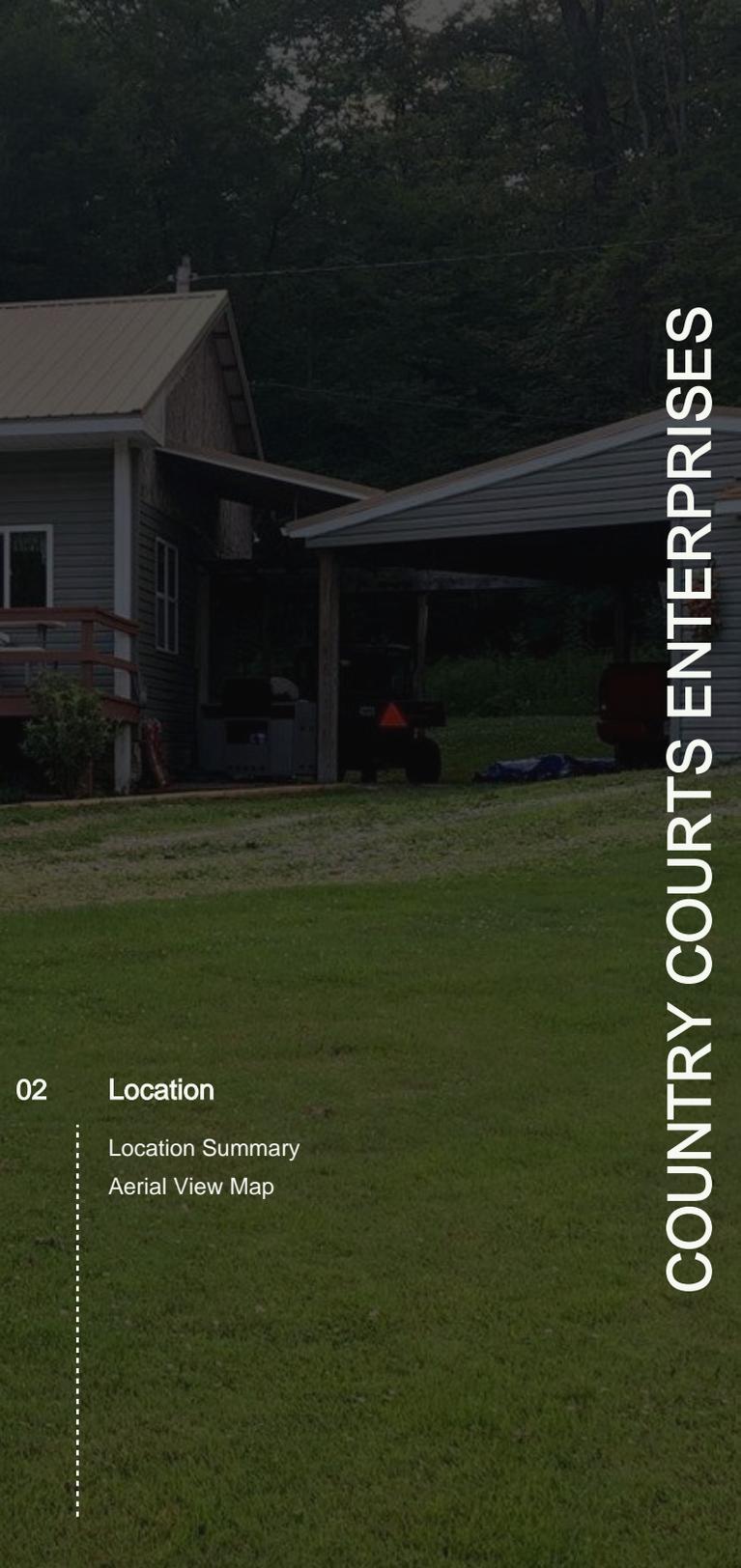
- A letter from the sellers:

Twenty-two years ago, Bill and Mike bought a mobile home park in Rixford PA as an investment property. After several years of development and improvements, they decided to sell and look for something a closer to home in Bradford Pennsylvania. Those years in Rixford helped to seed a real desire to establish a development of quality home living in a rural environment, yet close to the county population center. In 2006 they purchased a small Mobile home Park in Lewis Run, four miles from Bradford PA. It became known as Country Courts. After twenty years of development, the addition of new homes and twenty-eight state of the art storage units, it is a showcase. Today the Park is a well-groomed wonderful place to live. The homes are meticulously maintained. Most have modern appliances, private parking and ample yard space to enjoy.

- This Park has provided a good source of income for the owners and after twenty years of development the owners are ready to move into retirement. The Park is ideal for an individual or family to live in the large master home and operate the facility. Just as well, a property supervisor could maintain operations while living on the grounds. The owners are gladly willing to stay on as consultants for a time to make for a good transition to new owner.

Location Summary

- Lewis Run, PA is home to picturesque views, excellent restaurants and nightlife options. Stroll along Main Street or take a day trip to Allegheny National Forest, where visitors can find ample opportunities for fishing and camping. Small metro area set in the woodlands and highlands of the Mideast region. Primary industries include manufacturing and oil. Also known as a college town. - Located in north-central Pennsylvania, 35 miles south of Olean, New York, and 70 miles north of DuBois..

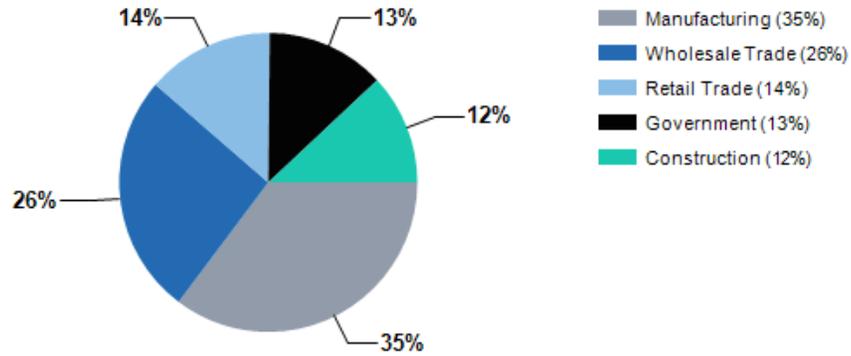


02

Location

- Location Summary
- Aerial View Map

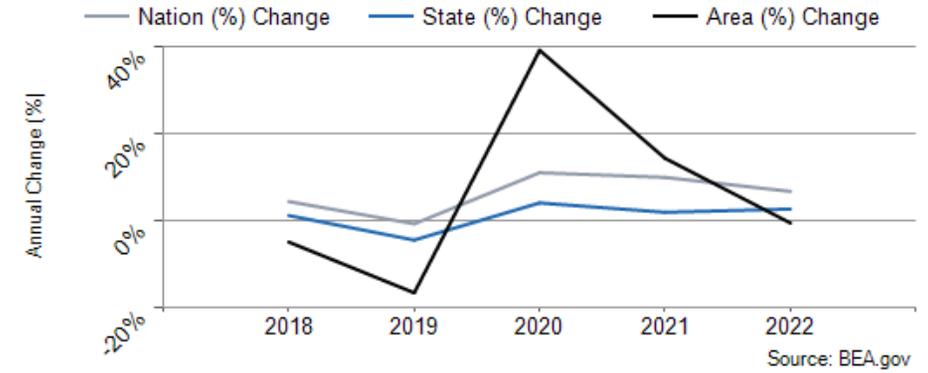
Major Industries by Employee Count

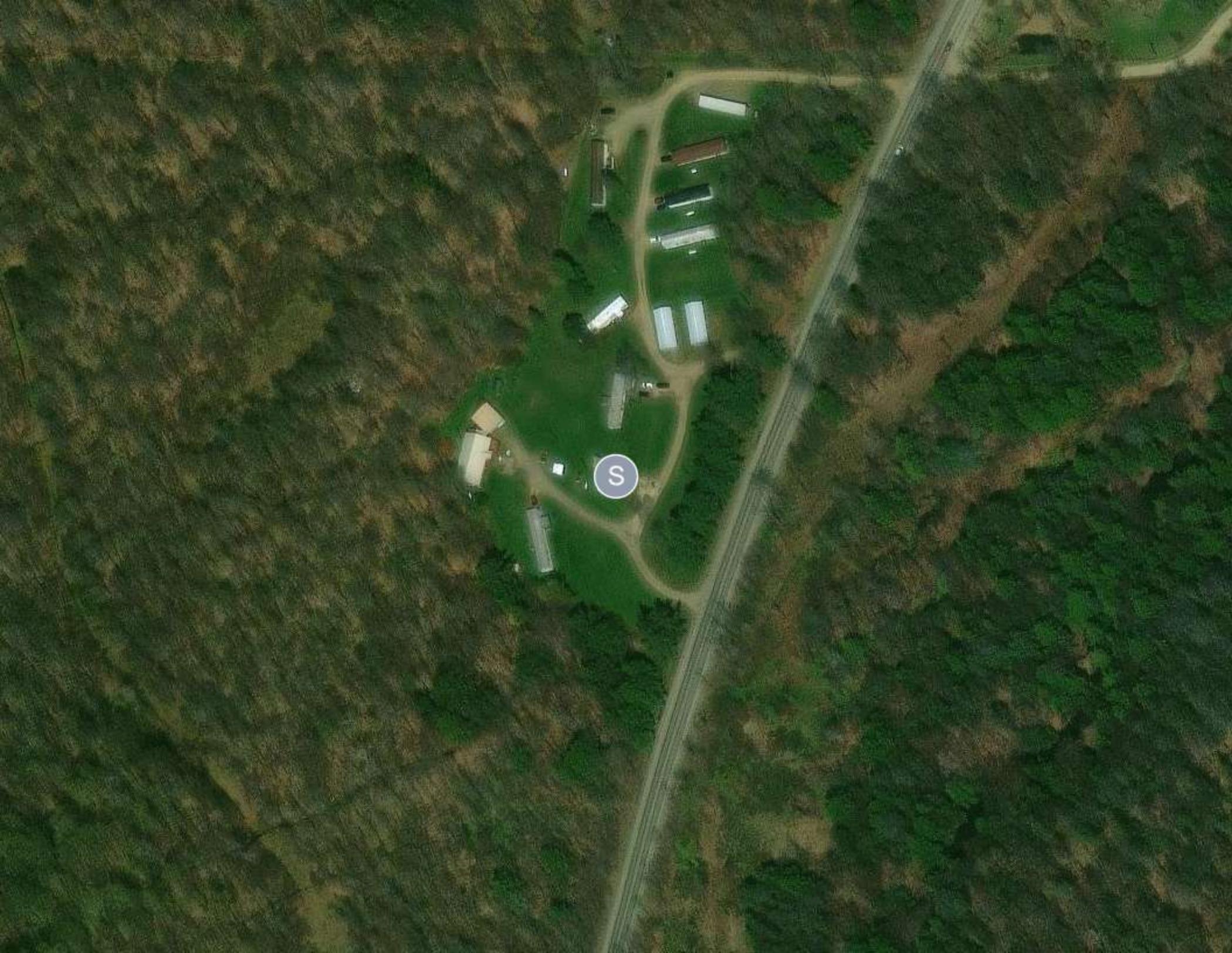


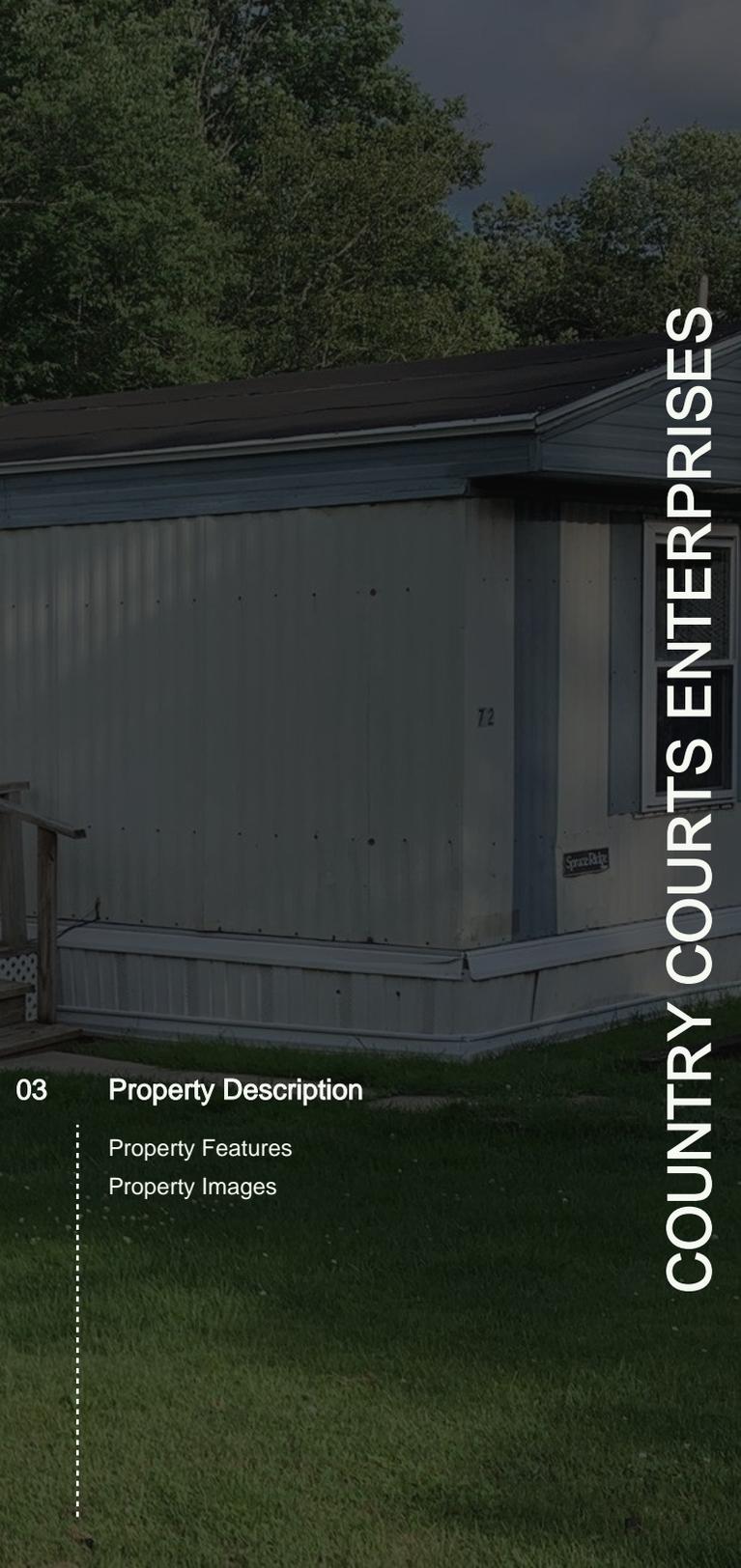
Largest Employers

Allegheny Bradford Corporation	200
McKean Federal Correctional Institution	200
Keystone Powdered Metal Company	150
McCourt Label Company	100
Minard Run Oil Company	50
Marcellx	50
Runway Bar & Grill	30
Roadhouse	30

McKean County GDP Trend







03 **Property Description**

- Property Features
- Property Images

GLOBAL

NUMBER OF TOTAL UNITS	37
LAND ACRES	5.72 AC
# OF PARCELS	1
YEAR RENOVATED	2018
ZONING TYPE	Commercial
STORAGE UNITS	28
TOTAL MOBILE HOMES	7
NUMBER OF BUILDINGS	12
STICK BUILT HOMES	2











04

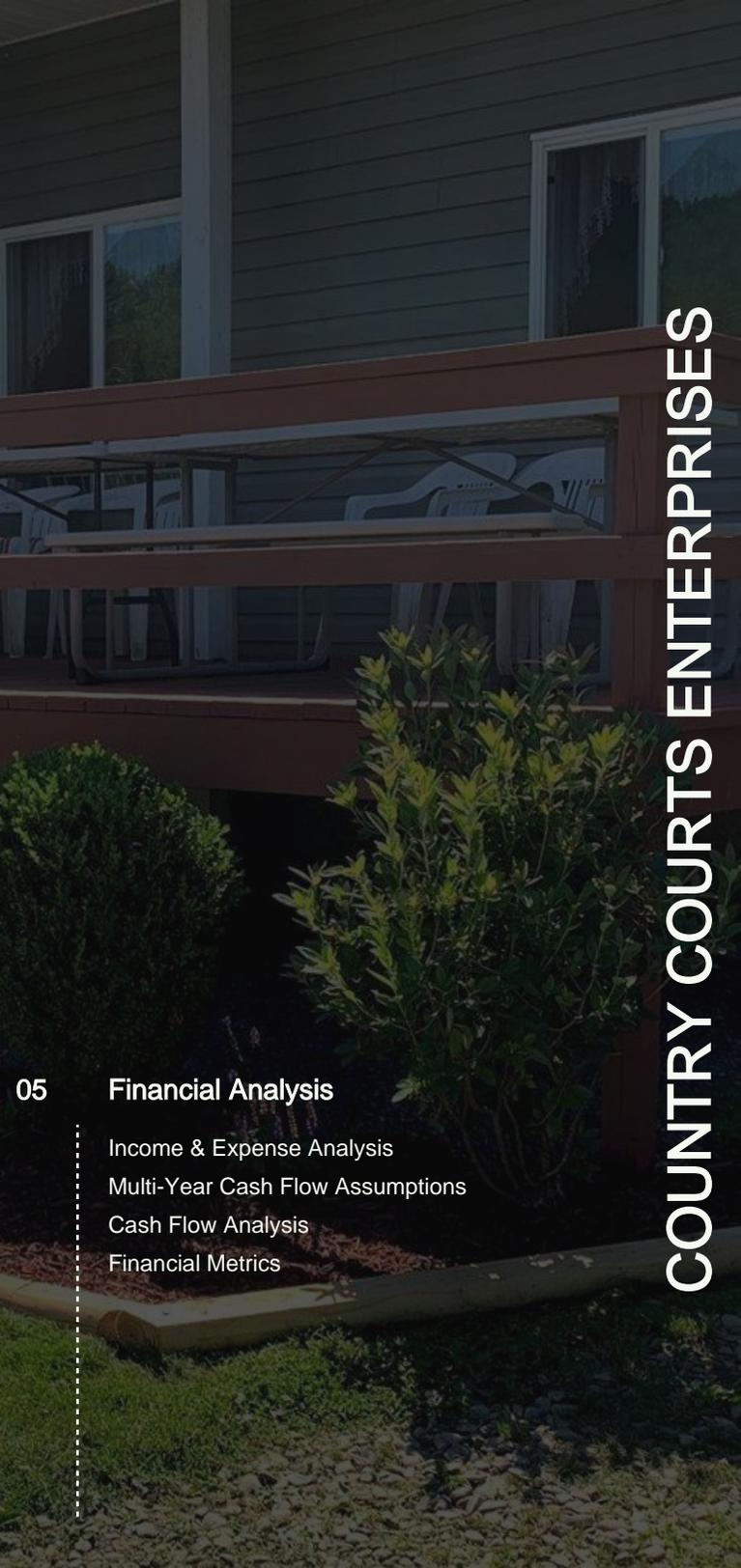
Rent Roll

Rent Rolls - Country Courts Enterprise

Country Courts Enterprises Rent Roll

Unit #	Type	Type	Rent	Notes
MH1	Mobile Home	2 bed 2 bath	\$895.00	
MH2	Mobile Home	2 bed 1 bath	\$745.00	
MH3	Mobile Home	2 bed 1 bath	\$795.00	
MH4	Mobile Home	3 bed 2 bath	\$995.00	
MH5	Mobile Home	2 bed 1 bath	\$795.00	
MH6	Mobile Home	3 bed 2 bath	\$1,045.00	
MH7	Mobile Home	2 bed 1 bath	\$795.00	
SB1	Stick Built Home	Studio	\$675.00	
SB2	Stick Built Home	2 bed 2 bath	\$1,700.00	Current Owner Residence
1	Storage Unit	10 x 10	\$70.00	
2	Storage Unit	10 x 10	\$70.00	
3	Storage Unit	10 x 10	\$70.00	
4	Storage Unit	10 x 10	\$70.00	
5	Storage Unit	10 x 10	\$70.00	
6	Storage Unit	10 x 10	\$70.00	
7	Storage Unit	10 x 10	\$70.00	
8	Storage Unit	10 x 10	\$70.00	
9	Storage Unit	10 x 10	\$70.00	
10	Storage Unit	10 x 10	\$70.00	
11	Storage Unit	10 x 10	\$70.00	
12	Storage Unit	10 x 10	\$70.00	
13	Storage Unit	10 x 10	\$70.00	
14	Storage Unit	10 x 10	\$70.00	
15	Storage Unit	10 x 10	\$70.00	
16	Storage Unit	10 x 10	\$70.00	
17	Storage Unit	10 x 10	\$70.00	
18	Storage Unit	10 x 10	\$70.00	
19	Storage Unit	10 x 10	\$70.00	
20	Storage Unit	10 x 10	\$70.00	
21	Storage Unit	8 x 12	\$70.00	
22	Storage Unit	8 x 12	\$70.00	
23	Storage Unit	8 x 12	\$70.00	
24	Storage Unit	8 x 12	\$70.00	
25	Storage Unit	8 x 12	\$70.00	
26	Storage Unit	4 x 6.25	\$35.00	
27	Storage Unit	4 x 6.25	\$35.00	
28	Storage Unit	9 x 12	\$80.00	

37 Units



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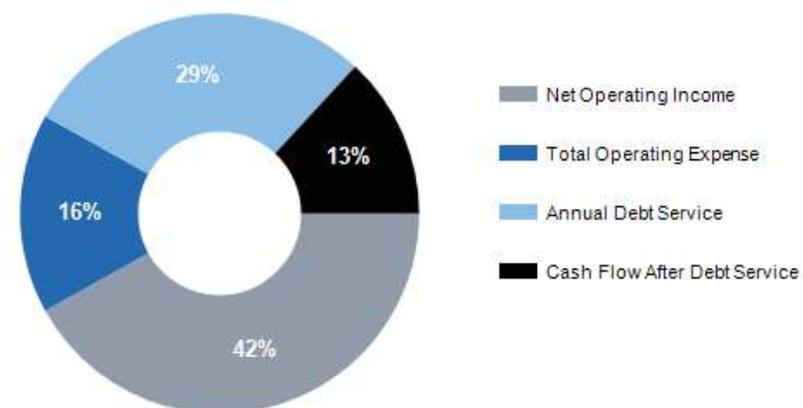
Financial Analysis

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

REVENUE ALLOCATION

CURRENT

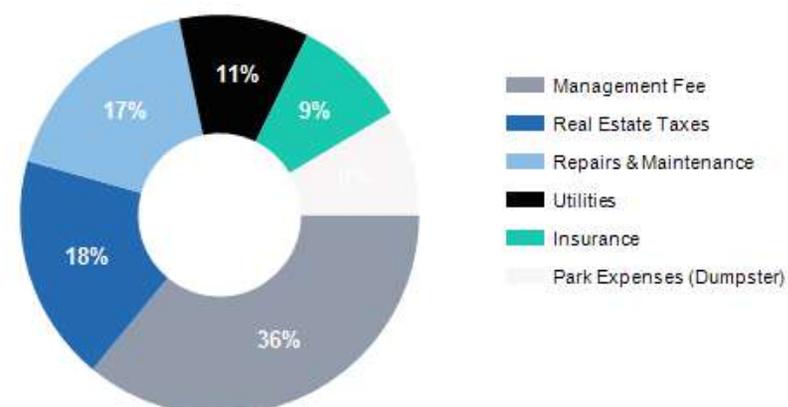
INCOME	CURRENT		PRO FORMA	
Storage Income	\$22,800	18.4%	\$23,940	18.4%
Stick Built Income	\$8,100	6.5%	\$8,505	6.5%
Stick Built Projections	\$20,400	16.4%	\$21,420	16.4%
MHP Revenue	\$72,780	58.7%	\$76,419	58.7%
Effective Gross Income	\$124,080		\$130,284	
Less Expenses	\$34,491	27.79%	\$35,740	27.43%
Net Operating Income	\$89,589		\$94,544	
Annual Debt Service	\$61,581		\$61,581	
Cash flow	\$28,008		\$32,963	
Debt Coverage Ratio	1.45		1.54	



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$6,340	\$6,550
Insurance	\$3,173	\$3,300
Management Fee	\$12,408	\$13,028
Repairs & Maintenance	\$5,996	\$6,032
Utilities	\$3,630	\$3,630
Park Expenses (Dumpster)	\$2,944	\$3,200
Total Operating Expense	\$34,491	\$35,740
Annual Debt Service	\$61,581	\$61,581
% of EGI	27.79%	27.43%

DISTRIBUTION OF EXPENSES

CURRENT



Expense Notes: The owners have tax returns for the past 2-3 years reiterating these expenses Management fee is a pro forma.

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GLOBAL

Price	\$950,000
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INCOME - Growth Rates

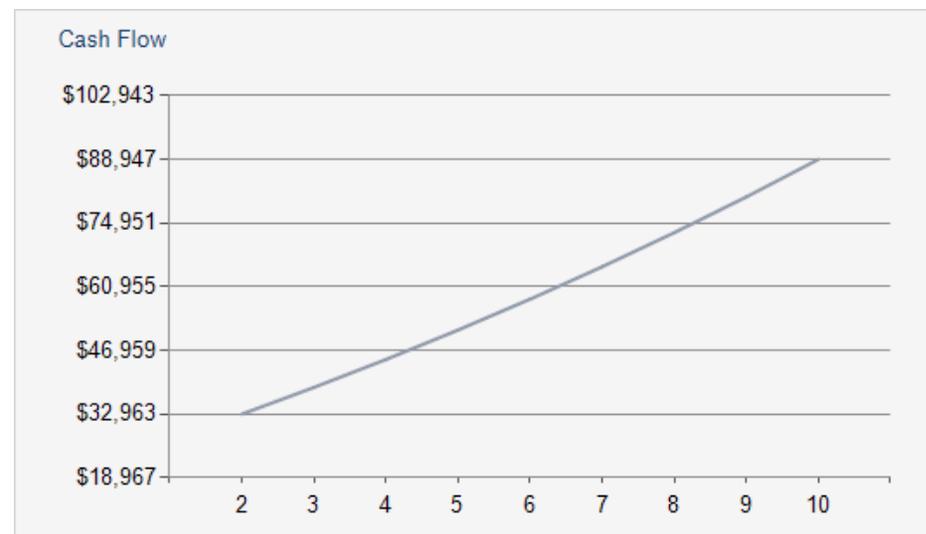
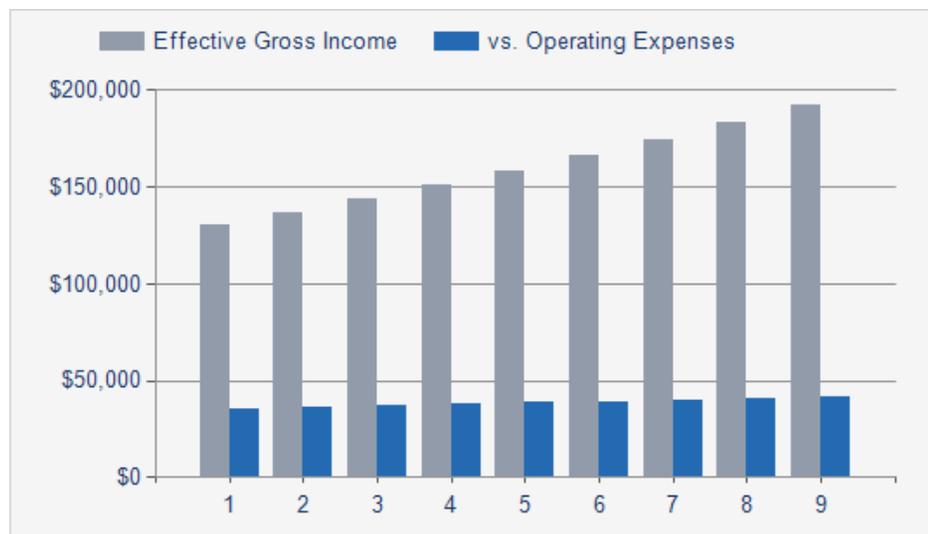
Storage Income	5.00%
Stick Built Income	5.00%
Stick Built Projections	5.00%
MHP Revenue	5.00%

PROPOSED FINANCING

Loan Type	Amortized
Down Payment	\$190,000
Loan Amount	\$760,000
Interest Rate	6.50%
Loan Terms	25
Annual Debt Service	\$61,581
Loan to Value	80%
Amortization Period	25 Years

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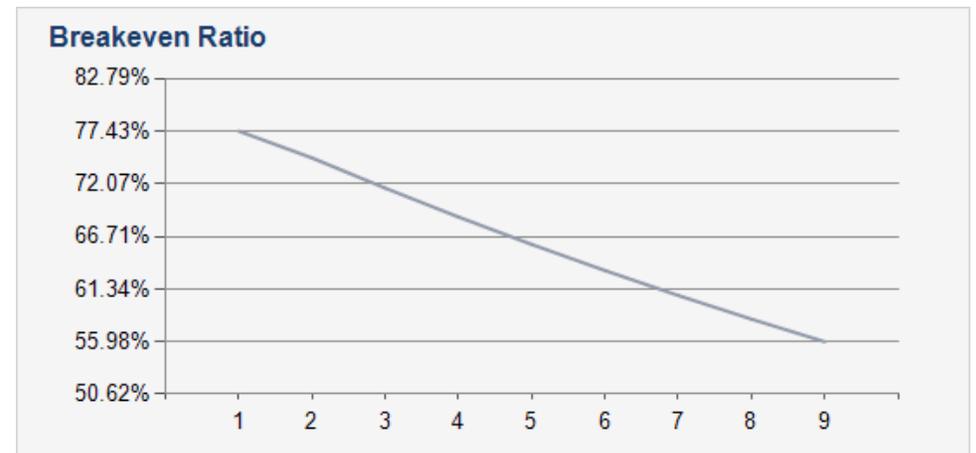
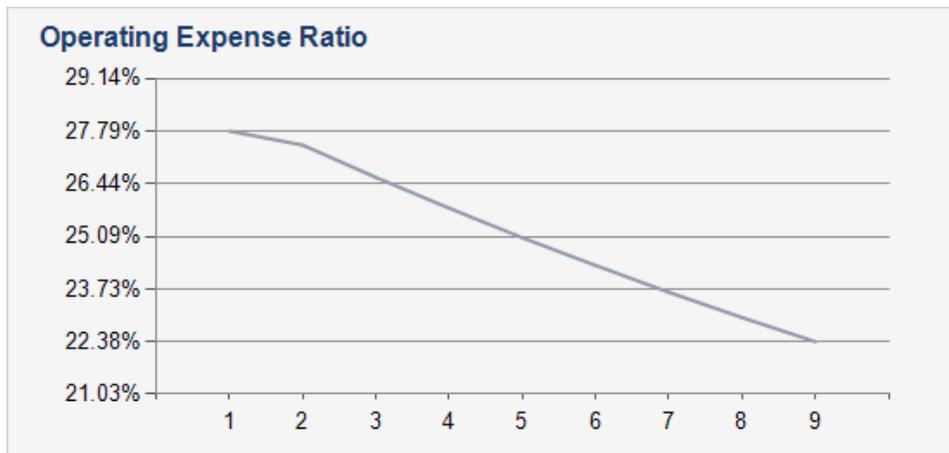
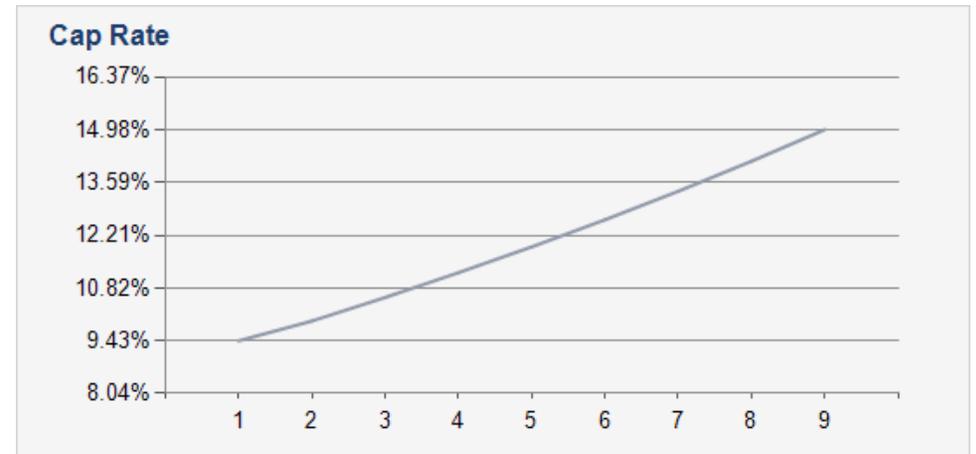
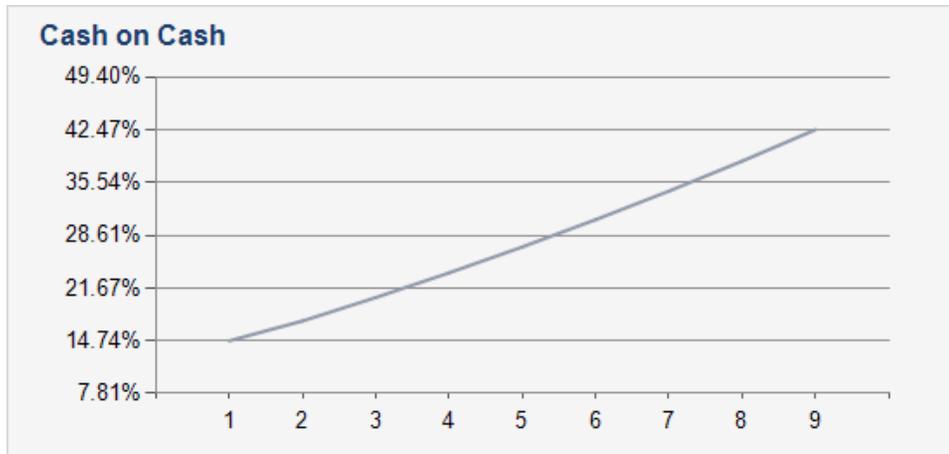
Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Storage Income	\$22,800	\$23,940	\$25,137	\$26,394	\$27,714	\$29,099	\$30,554	\$32,082	\$33,686	\$35,370
Stick Built Income	\$8,100	\$8,505	\$8,930	\$9,377	\$9,846	\$10,338	\$10,855	\$11,398	\$11,967	\$12,566
Stick Built Projections	\$20,400	\$21,420	\$22,491	\$23,616	\$24,796	\$26,036	\$27,338	\$28,705	\$30,140	\$31,647
MHP Revenue	\$72,780	\$76,419	\$80,240	\$84,252	\$88,465	\$92,888	\$97,532	\$102,409	\$107,529	\$112,906
Effective Gross Income	\$124,080	\$130,284	\$136,798	\$143,638	\$150,820	\$158,361	\$166,279	\$174,593	\$183,323	\$192,489
Operating Expenses										
Real Estate Taxes	\$6,340	\$6,550	\$6,550	\$6,550	\$6,550	\$6,550	\$6,550	\$6,550	\$6,550	\$6,550
Insurance	\$3,173	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300
Management Fee	\$12,408	\$13,028	\$13,680	\$14,364	\$15,082	\$15,836	\$16,628	\$17,459	\$18,332	\$19,249
Repairs & Maintenance	\$5,996	\$6,032	\$6,032	\$6,032	\$6,032	\$6,032	\$6,032	\$6,032	\$6,032	\$6,032
Utilities	\$3,630	\$3,630	\$3,630	\$3,630	\$3,630	\$3,630	\$3,630	\$3,630	\$3,630	\$3,630
Park Expenses (Dumpster)	\$2,944	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200
Total Operating Expense	\$34,491	\$35,740	\$36,392	\$37,076	\$37,794	\$38,548	\$39,340	\$40,171	\$41,044	\$41,961
Net Operating Income	\$89,589	\$94,544	\$100,406	\$106,562	\$113,026	\$119,813	\$126,939	\$134,422	\$142,278	\$150,528
Annual Debt Service	\$61,581	\$61,581	\$61,581	\$61,581	\$61,581	\$61,581	\$61,581	\$61,581	\$61,581	\$61,581
Cash Flow	\$28,008	\$32,963	\$38,826	\$44,982	\$51,445	\$58,232	\$65,359	\$72,841	\$80,698	\$88,947



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Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash on Cash Return b/t	14.74%	17.35%	20.43%	23.67%	27.08%	30.65%	34.40%	38.34%	42.47%	46.81%
CAP Rate	9.43%	9.95%	10.57%	11.22%	11.90%	12.61%	13.36%	14.15%	14.98%	15.85%
Debt Coverage Ratio	1.45	1.54	1.63	1.73	1.84	1.95	2.06	2.18	2.31	2.44
Operating Expense Ratio	27.79%	27.43%	26.60%	25.81%	25.05%	24.34%	23.65%	23.00%	22.38%	21.79%
Gross Multiplier (GRM)	7.66	7.29	6.94	6.61	6.30	6.00	5.71	5.44	5.18	4.94
Loan to Value	80.00%	78.66%	77.27%	75.77%	74.16%	72.42%	70.59%	68.65%	66.58%	64.36%
Breakeven Ratio	77.43%	74.70%	71.62%	68.68%	65.89%	63.23%	60.69%	58.28%	55.98%	53.79%
Price / Unit	\$25,676	\$25,676	\$25,676	\$25,676	\$25,676	\$25,676	\$25,676	\$25,676	\$25,676	\$25,676

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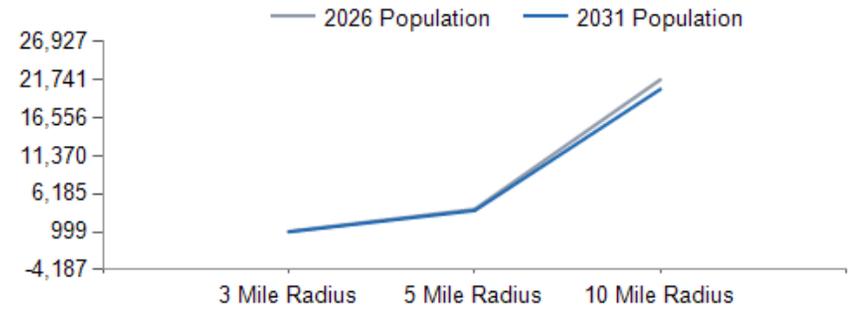
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Demographics

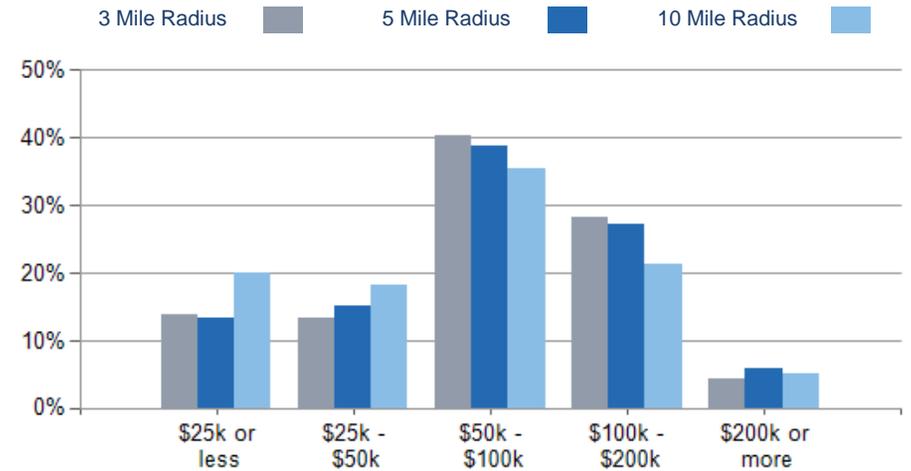
General Demographics

POPULATION	3 MILE	5 MILE	10 MILE
2000 Population	821	4,403	24,313
2010 Population	770	4,510	23,431
2026 Population	1,065	4,084	21,741
2031 Population	999	3,906	20,433
2026 African American	169	730	1,033
2026 American Indian	2	12	89
2026 Asian	15	49	177
2026 Hispanic	57	278	608
2026 Other Race	4	62	147
2026 White	835	3,088	19,189
2026 Multiracial	40	143	1,102
2026-2031: Population: Growth Rate	-6.35%	-4.45%	-6.15%

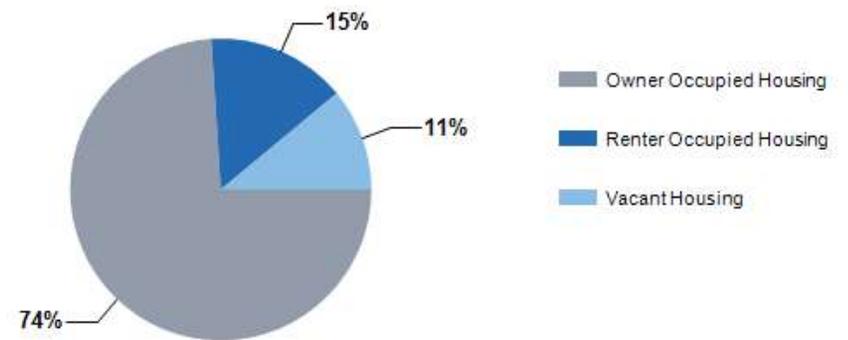
2026 HOUSEHOLD INCOME	3 MILE	5 MILE	10 MILE
less than \$15,000	43	100	909
\$15,000-\$24,999	20	70	764
\$25,000-\$34,999	27	77	671
\$35,000-\$49,999	34	115	851
\$50,000-\$74,999	103	285	1,780
\$75,000-\$99,999	81	206	1,167
\$100,000-\$149,999	103	267	1,341
\$150,000-\$199,999	26	77	439
\$200,000 or greater	20	73	425
Median HH Income	\$75,108	\$73,872	\$62,563
Average HH Income	\$86,800	\$89,375	\$80,740



2026 Household Income



2026 Own vs. Rent - 3 Mile Radius

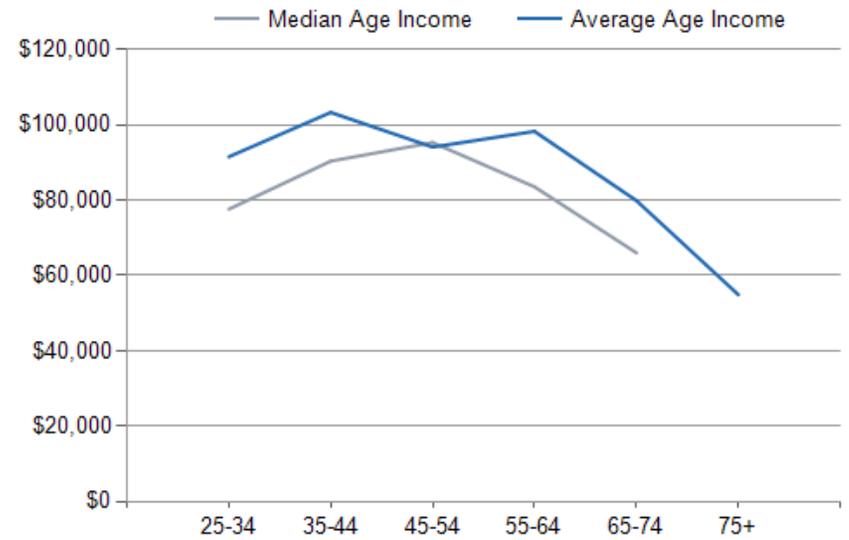
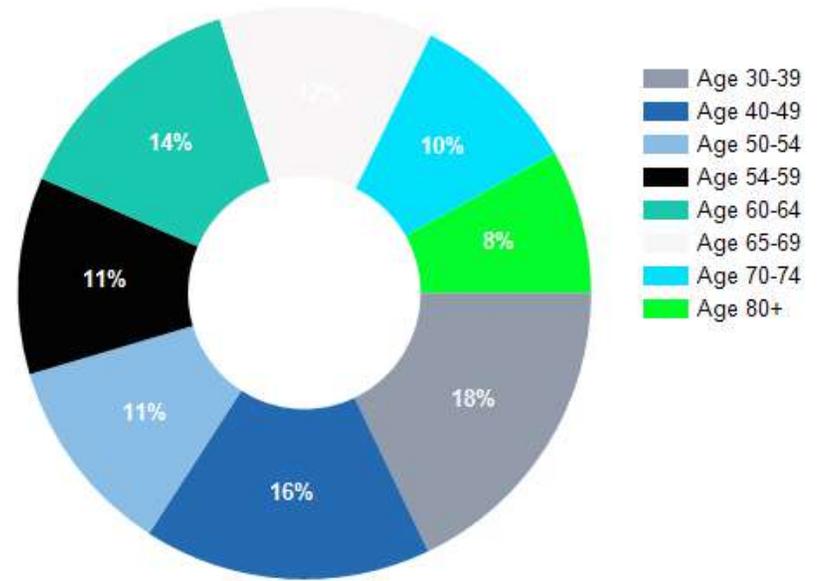


Source: esri

2026 POPULATION BY AGE	3 MILE	5 MILE	10 MILE
2026 Population Age 30-34	59	344	1,370
2026 Population Age 35-39	60	336	1,378
2026 Population Age 40-44	54	285	1,316
2026 Population Age 45-49	54	244	1,126
2026 Population Age 50-54	75	286	1,464
2026 Population Age 55-59	74	267	1,411
2026 Population Age 60-64	91	271	1,436
2026 Population Age 65-69	80	243	1,593
2026 Population Age 70-74	64	178	1,198
2026 Population Age 75-79	54	143	890
2026 Population Age 80-84	30	85	571
2026 Population Age 85+	28	80	569
2026 Population Age 18+	900	3,634	17,926
2026 Median Age	47	41	43
2031 Median Age	47	41	44

2026 INCOME BY AGE	3 MILE	5 MILE	10 MILE
Median Household Income 25-34	\$77,606	\$79,277	\$66,108
Average Household Income 25-34	\$91,525	\$95,791	\$84,151
Median Household Income 35-44	\$90,365	\$93,548	\$81,637
Average Household Income 35-44	\$103,307	\$108,911	\$100,521
Median Household Income 45-54	\$95,297	\$96,611	\$75,783
Average Household Income 45-54	\$94,100	\$99,990	\$95,301
Median Household Income 55-64	\$83,541	\$82,150	\$67,879
Average Household Income 55-64	\$98,270	\$99,987	\$87,465
Median Household Income 65-74	\$66,002	\$65,249	\$57,392
Average Household Income 65-74	\$79,879	\$80,508	\$71,887
Average Household Income 75+	\$54,888	\$57,445	\$52,756

Population By Age



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