



**AUCTION SALE JUNE 22ND - JUNE 24TH | RIMARKETPLACE.COM**

**140 THOMAS RD S**  
**TALLMADGE, OH 44278**

**PROPERTY HIGHLIGHTS:**

- **104 -Site mobile home park** located in Tallmadge, OH (Akron suburb)
- **5 apartment units** providing additional income potential
- **Approximately 28% occupancy** (30 occupied MH sites), offering a significant lease-up opportunity
- **Over 70% vacancy** supports a full repositioning and value creation strategy
- **27 vacant pads** with no structures allow for immediate infill
- **Below-market lot rents** with upside as occupancy increases
- **Currently recovering only 30% to 35%** of utility expenses, presenting significant NOI upside through reimbursement restructuring
- **Strong demand for affordable housing** in the Akron MSA, supported by a stable suburban location with access to employment, retail, and healthcare
- **Workforce-oriented demographics** supported by ±120,000 residents within a 5-mile radius and average household incomes exceeding \$80,000

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