



Non-Traditional Mobile Home Community with Self Storage

FOR SALE

Hanna Commercial Real Estate
HannaCRE.com

15 Decasper Drive, Lewis Run, PA 16738

OVERVIEW SUMMARY



This property is comprised of two single family homes, 7 mobile homes, 28 storage units and 5.72 acres. Beautifully maintained and located at one of the entrances to the Allegheny National Forest, the property also has its own sewage treatment plant and room for more storage or mobile homes.



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Mac Biggar, CCIM, SIOR

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OVERVIEW SUMMARY



PROPERTY HIGHLIGHTS

- Two Single Family Homes
- Seven Mobile Homes
- Twenty-Eight Storage Units
- Excellent Tenant History
- Existing Sewage Treatment Facility
- Located at Entrance to the Allegheny National Forest (ANF)
- Room to Add Additional Storage/Trailers

OFFERING SUMMARY

Price	\$825,000
Zoning	Commercial
Acres	5.72



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Investment Property- Estimated Proforma

		Mohtly	Annual	Additional
Income	Unit 15	\$1,195	14,340	
	Unit 17	895	10740	Pet
	Unit 19	675	8100	
	Unit 37	695	8640	\$300/ yr Mowing
	Unit 45	545	7440	\$600/yr Pet + \$300/yr mowing
	Unit 56	795	9840	\$300/yr mowing
	Unit 72	695	8940	\$600/yr Pet
	Unit 73	795	9840	\$600/yr Pet
	Unit 86	795	9540	Pet
	Storage Buildings (28 Units)	1500	18000	
		\$8,585	105,420	
	Vacancy Adjustment (5%)		5154	
	Adjusted Tenant Income		100,266	
	Other Property Income			
	Total Gross Income		100,266	

Operating Expenses:				
	Real Estate Taxes		6046	
	Insurance		2916	
	Utilities		12803	
	Contract Services			
	Accounting			
	Legal		518	
	Sales Tax on Storage		741	
	Payroll			
	Management		5778	
	Repair and Maintenance		7393	
	Other		252	
	Total Operating Expenses		36447	
	Net Operating Income		63,819	

	Market Value	Cap Rate
	825,000	7.736%
	800,000	7.977%
	775,000	8.235%
	750,000	8.509%
	725,000	8.803%
	700,000	9.117%



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1, 3, 5 MILE DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2021 Population	213	903	3,672
2000 Population	203	869	4,184
2010 Population	209	900	4,299
2026 Population	211	892	3,621
2000-2010 Annual Rate	0.29%	0.35%	0.27%
2010-2016 Annual Rate	0.17%	0.03%	-1.39%
2016-2021 Annual Rate	-0.19%	-0.24%	-0.28%
2021 Male Population	68.1%	64.1%	60.8%
2021 Female Population	31.9%	35.9%	39.2%
2021 Median Age	39.6	39.1	39.5
Households			
2021 Total Households	97	411	1,254
2000 Households	89	388	1,226
2010 Households	92	398	1,240
2026 Total Households	97	407	1,234
2000-2010 Annual Rate	0.33%	0.25%	0.11%
2010-2016 Annual Rate	0.47%	0.29%	0.10%
2016-2021 Annual Rate	0.00%	-0.20%	-0.32%
2021 Average Household Size	1.41	1.43	2.05
Business/Daytime			
2021 Total Businesses	9	33	108
2021 Total Employees	110	416	1,454
2021 Daytime Population: Workers	119	383	1,091
2021 Daytime Population: Residents	161	638	1,938
2021 Total Daytime Population	280	1,021	3,029
Median Household Income			
2021 Median Household Income	\$55,249	\$55,379	\$54,843
2026 Median Household Income	\$60,291	\$60,001	\$58,597
2016-2021 Annual Rate	1.76%	1.62%	1.33%
Average Household Income			
2021 Average Household Income	\$72,056	\$71,737	\$74,620
2026 Average Household Income	\$81,190	\$80,156	\$83,338
2016-2021 Annual Rate	2.42%	2.24%	2.23%
Per Capita Income			
2021 Per Capita Income	\$20,955	\$21,299	\$23,648
2026 Per Capita Income	\$23,835	\$23,755	\$26,501
2016-2021 Annual Rate	2.61%	2.21%	2.30%
Race and Ethnicity			
2021 White Alone	64.8%	70.8%	76.9%
2021 Black Alone	32.9%	26.8%	20.7%
2021 American Indian/Alaska Native Alone	0.0%	0.2%	0.2%
2021 Asian Alone	0.5%	0.7%	0.7%
2021 Pacific Islander Alone	0.0%	0.0%	0.0%
2021 Other Race	0.5%	0.2%	0.2%
2021 Two or More Races	1.4%	1.3%	1.2%
2021 Hispanic Origin (Any Race)	19.2%	15.6%	12.0%

1, 3, 5 MILE DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population By Age			
2021 Total Population Age 0-4 (Esri)	5	23	104
2021 Total Population Age 5-9 (Esri)	6	25	117
2021 Total Population Age 10-14 (Esri)	6	28	128
2021 Total Population Age 15-19 (Esri)	6	52	251
2021 Total Population Age 20-24 (Esri)	12	72	317
2021 Total Population Age 25-29 (Esri)	21	79	285
2021 Total Population Age 30-34 (Esri)	29	105	366
2021 Total Population Age 35-39 (Esri)	23	83	299
2021 Total Population Age 40-44 (Esri)	17	63	227
2021 Total Population Age 45-49 (Esri)	15	58	225
2021 Total Population Age 50-54 (Esri)	14	56	226
2021 Total Population Age 55-59 (Esri)	13	53	227
2021 Total Population Age 60-64 (Esri)	12	51	220
2021 Total Population Age 65-69 (Esri)	11	48	208
2021 Total Population Age 70-74 (Esri)	8	40	176
2021 Total Population Age 75-79 (Esri)	6	28	121
2021 Total Population Age 80-84 (Esri)	4	19	82
2021 Total Population Age 85+ (Esri)	4	21	94
2021 Total Population Age 18+ (Esri)	192	811	3,251
2021 Median Age (Esri)	39.6	39.1	39.5
Labor Force by Industry			
Agriculture/Forestry/Fishing/Hunting	0.00%	0.77%	0.42%
Mining/Quarrying/Oil & Gas Extraction	1.89%	2.30%	1.94%
Construction	7.55%	6.90%	8.00%
Manufacturing	28.30%	26.82%	25.53%
Wholesale Trade	1.89%	1.53%	1.52%
Retail Trade	3.77%	4.98%	7.25%
Transportation/Warehousing	1.89%	2.30%	3.20%
Utilities	1.89%	1.53%	1.10%
Information	0.00%	0.77%	1.18%
Finance/Insurance	1.89%	1.92%	1.60%
Real Estate/Rental/Leasing	3.77%	2.68%	1.85%
Professional/Scientific/Tech Services	0.00%	0.00%	0.59%
Management of Companies/Enterprises	0.00%	0.00%	0.00%
Admin/Support/Waste Management Services	1.89%	3.07%	3.03%
Educational Services	13.21%	13.41%	12.22%
Health Care/Social Assistance	16.98%	18.39%	17.61%
Arts/Entertainment/Recreation	0.00%	0.00%	0.08%
Accommodation/Food Services	3.77%	5.36%	5.48%
Other Services (excl Public Administration)	3.77%	2.68%	2.86%
Public Administration	3.77%	4.21%	4.47%
2021 Unemployment Rate	8.6	6.8	6.4
	1 mile	3 miles	5 miles
2021 Civilian Population Age 16+ in Labor Force (Esri)	57	280	1,268
2021 Employed Civilian Population Age 16+ (Esri)	53	261	1,187

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MAPPING & LOCATION

McKean County is a rural area in the Northwest portion of the Commonwealth of Pennsylvania. Pristine, breathtaking and stunning in all seasons, it's a fisherman's dream and a hunter's paradise deserving accolades for the hills, forests and streams that lie within its boundaries.

The location of this property 15 Decasper Drive located in Lewis Run PA is located within McKean County at one of the entrances to Allegheny National Forest. The majestic Allegheny National Forest (ANF), offers four seasons of outdoor recreation including camping, fishing, boating, hunting, hiking, cycling, birding, snowmobiling and ATV Trails. Located within northwestern Pennsylvania, it is a convenient drive for more than one-third of the nation's population



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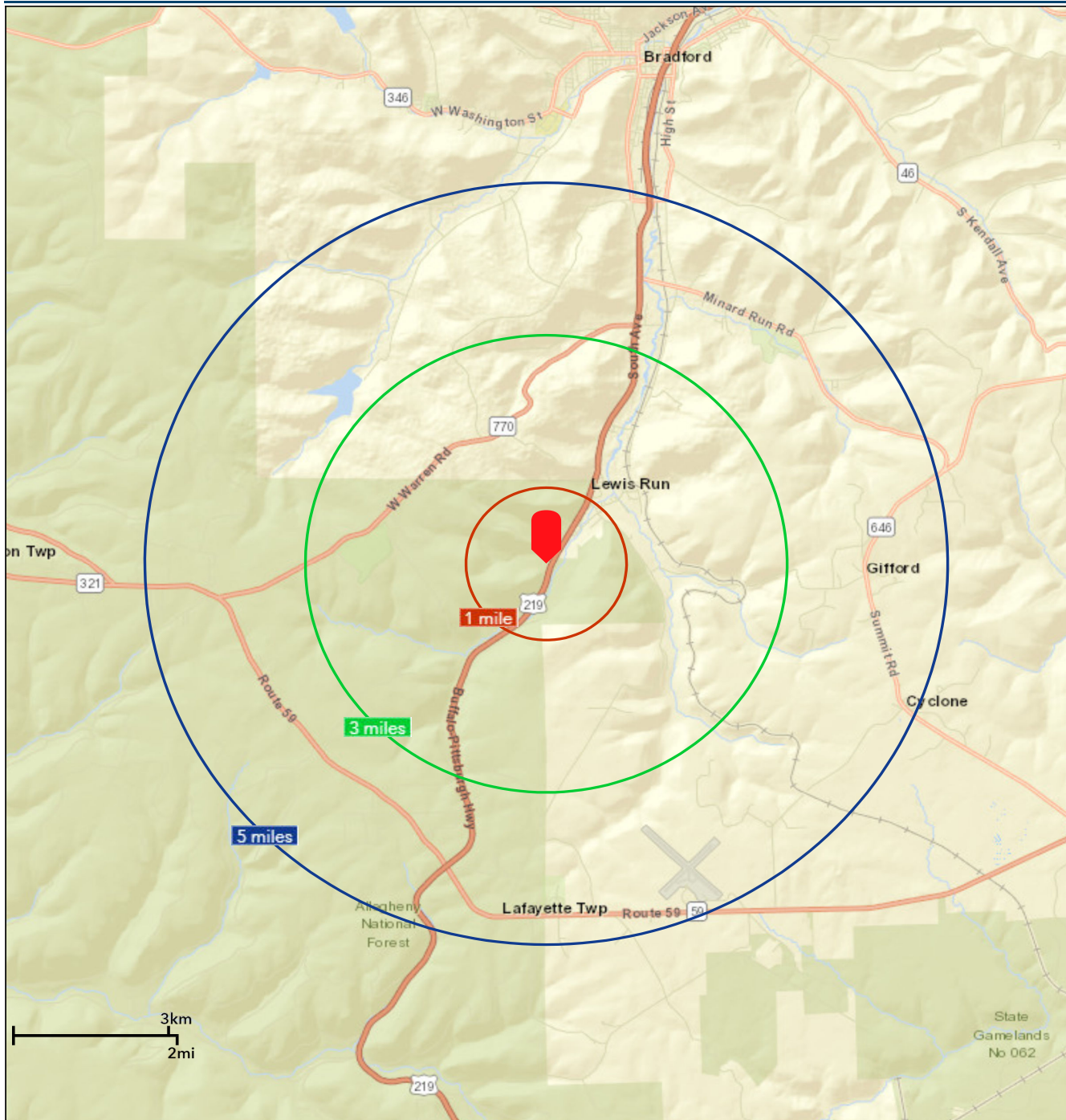
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1, 3, 5 MILE RADIUS MAP



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SITE AERIAL



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