

NOELS CAMPGROUND & TRAILER COURT

108 Front Street | Fallentimber, PA

OFFERING MEMORANDUM



Noels Campground & Trailer Court

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01

Executive Summary

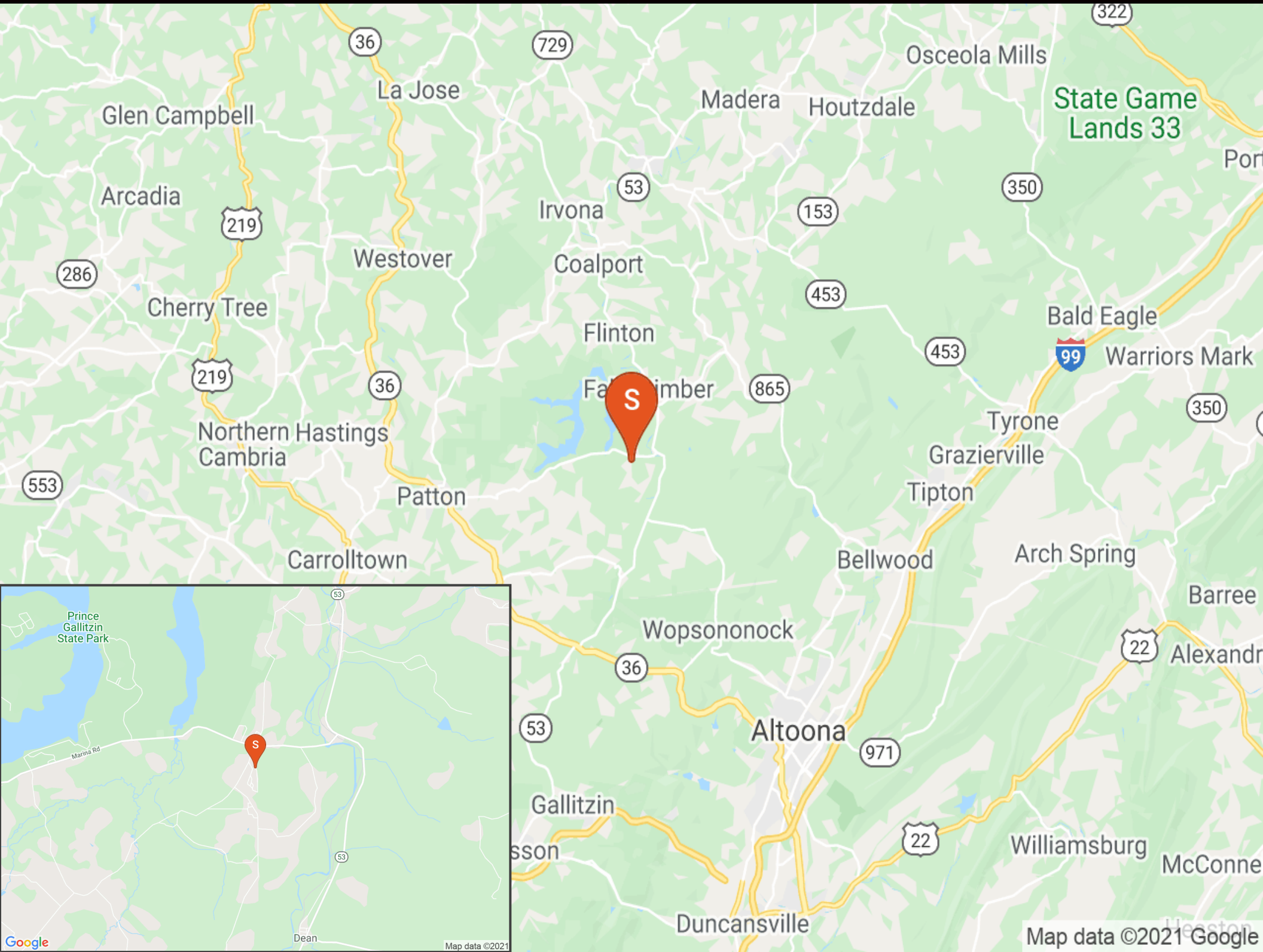
Investment Summary

Location Summary

OFFERING SUMMARY	
ADDRESS	108 Front Street Fallentimber PA 16639
COUNTY	Cambria
BUILDING SF	4,200 SF
NUMBER OF UNITS	208
YEAR BUILT	1960
OWNERSHIP TYPE	Fee Simple
FINANCIAL SUMMARY	
OFFERING PRICE	\$1,750,000
PRICE PSF	\$416.67
PRICE PER UNIT	\$8,413
NOI (CURRENT)	\$180,140
NOI (Pro Forma)	\$212,214
CAP RATE (CURRENT)	10.29 %
CAP RATE (Pro Forma)	12.13 %
GRM (CURRENT)	6.03
GRM (Pro Forma)	5.31
PROPOSED FINANCING	
LOAN TYPE	Amortized
DOWN PAYMENT	\$437,500
LOAN AMOUNT	\$1,312,500
INTEREST RATE	4.50 %
LOAN TERMS	25
ANNUAL DEBT SERVICE	\$87,539
LOAN TO VALUE	75 %
AMORTIZATION PERIOD	25 Years

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	156	623	2,459
2020 Median HH Income	\$42,300	\$47,864	\$47,582
2020 Average HH Income	\$56,928	\$61,815	\$62,146

- City Water City Sewer
- 208 Sites with Expandability to 225
- 10 Mobile Homes
- 4,200 square feet stick built home that features additional units with office, bathhouse, and laundry facility
- 2 Acres of additional land
- Expansion Opportunity
- 11 Onsite security cameras
- 2 hours North East of Pittsburgh, PA





02

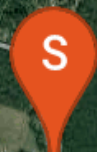
Property Description

Aerial Map

Parcel Map

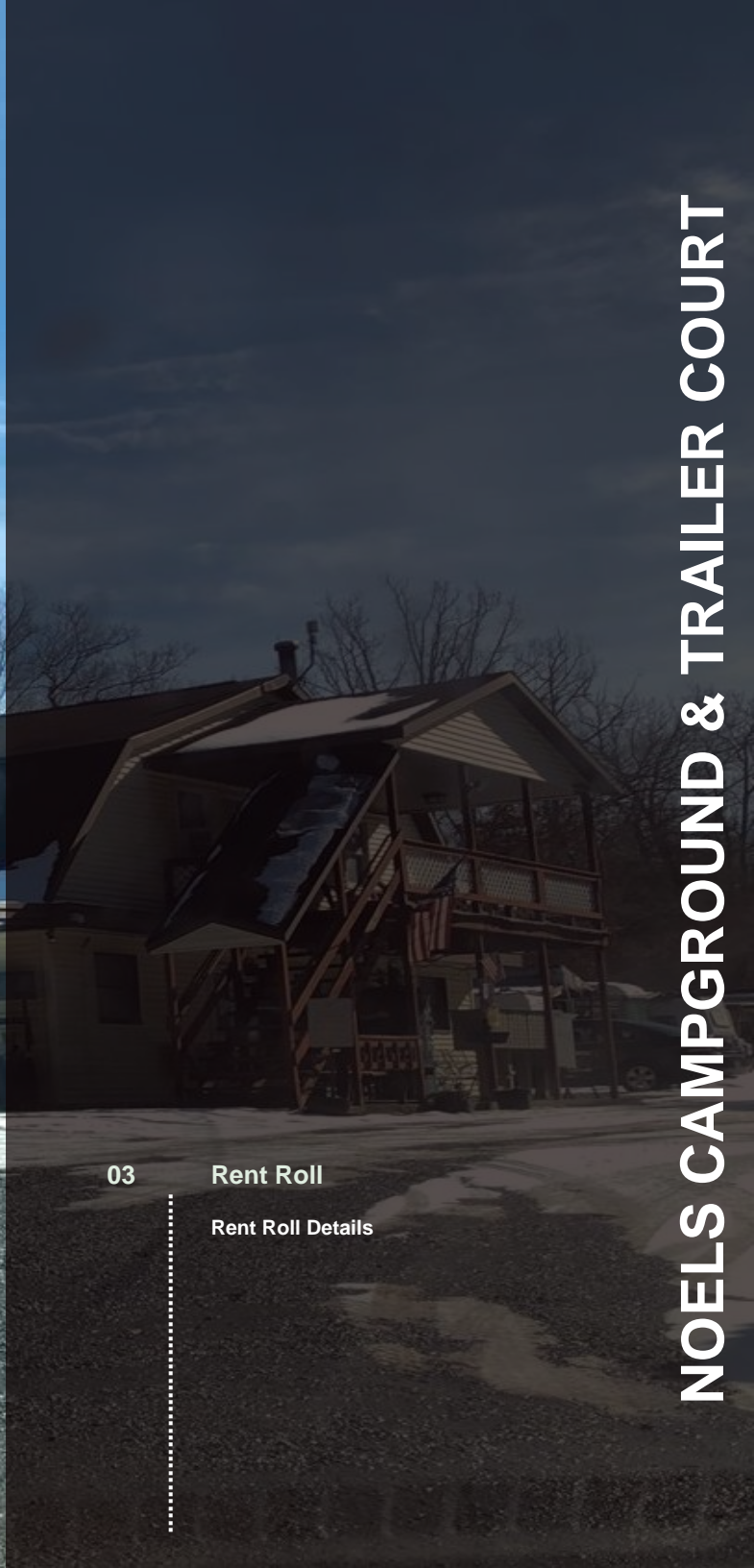
Pictures with Captions

Prince
Gallitzin
State Park



53

Dean



03

Rent Roll

Rent Roll Details

Lot	Type of Unit	Owner	Full Year/Seasonal	Rent
1	Camper	Tenant Owned	Seasonal	\$740.00
1B	Mobile Home	Tenant Owned	Full year	\$600.00
1C	Mobile Home	Tenant Owned	Full year	\$1,560.00
2B	Mobile Home	Tenant Owned	Full year	\$1,560.00
2C	Mobile Home	Tenant Owned	Full year	\$1,560.00
3B	Mobile Home	Tenant Owned	Full year	\$600.00
3C	Mobile Home	Tenant Owned	Full Year	\$1,560.00
4	Camper	Tenant Owned	Seasonal	\$740.00
5D	Mobile Home	Tenant Owned	Full year	\$600.00
6	Camper	Tenant Owned	Seasonal	\$740.00
6D	Mobile Home	Tenant Owned	Full Year	\$1,560.00
7	Camper	Tenant Owned	Seasonal	\$740.00
7D	Mobile Home	Tenant Owned	Full Year	\$1,560.00
8	Camper	Tenant Owned	Seasonal	\$740.00
8B	Mobile home	Tenant Owned	Full Year	\$1,560.00
9	Camper	Tenant Owned	Seasonal	\$460.00
10	Camper	Tenant Owned	Seasonal	\$740.00
11	Camper	Tenant Owned	Seasonal	\$460.00
12	Camper	Tenant Owned	Seasonal	\$740.00
13	Camper	Tenant Owned	Seasonal	\$460.00
16	Camper	Tenant Owned	Seasonal	\$740.00
17	Camper	Tenant Owned	Seasonal	\$460.00
19	Camper	Tenant Owned	Seasonal	\$805.00
22	Camper	Tenant Owned	Seasonal	\$805.00
23	Camper	Tenant Owned	Seasonal	\$750.00
24	Camper	Tenant Owned	Seasonal	\$805.00
26	Camper	Tenant Owned	Seasonal	\$805.00
27	Camper	Tenant Owned	Seasonal	\$805.00
28	Camper	Tenant Owned	Seasonal	\$805.00
29	Camper	Tenant Owned	Seasonal	\$805.00
30	Camper	Tenant Owned	Seasonal	\$805.00
32	Camper	Tenant Owned	Seasonal	\$805.00
33	Camper	Tenant Owned	Seasonal	\$805.00
34	Camper	Tenant Owned	Seasonal	\$805.00
35	Camper	Tenant Owned	Seasonal	\$805.00

37	Camper	Tenant Owned	Seasonal	\$805.00
38	Camper	Tenant Owned	Seasonal	\$805.00
40	Camper	Tenant Owned	Seasonal	\$805.00
41	Camper	Tenant Owned	Seasonal	\$805.00
43	Camper	Tenant Owned	Seasonal	\$805.00
44	Camper	Tenant Owned	Seasonal	\$805.00
46	Camper	Tenant Owned	Seasonal	\$805.00
48	Camper	Tenant Owned	Seasonal	\$805.00
49	Camper	Tenant Owned	Seasonal	\$450.00
50	Camper	Tenant Owned	Seasonal	\$890.00
51	Camper	Tenant Owned	Seasonal	\$890.00
52	Camper	Tenant Owned	Seasonal	\$890.00
53	Camper	Tenant Owned	Seasonal	\$890.00
54	Camper	Tenant Owned	Seasonal	\$805.00
56	Camper	Tenant Owned	Seasonal	\$805.00
57	Camper	Tenant Owned	Seasonal	\$805.00
58	Camper	Tenant Owned	Seasonal	\$890.00
61	Camper	Tenant Owned	Seasonal	\$805.00
62	Camper	Tenant Owned	Seasonal	\$805.00
63	Camper	Tenant Owned	Seasonal	\$705.00
65	Camper	Tenant Owned	Seasonal	\$890.00
66	Camper	Tenant Owned	Seasonal	\$805.00
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82	Camper	Tenant Owned	Seasonal	\$805.00
83	Camper	Tenant Owned	Seasonal	\$805.00
88	Camper	Tenant Owned	Seasonal	\$805.00
89	Camper	Tenant Owned	Seasonal	\$437.00

90	Camper	Tenant Owned	Seasonal	\$805.00
91	Camper	Tenant Owned	Seasonal	\$805.00
92	Camper	Tenant Owned	Seasonal	\$890.00
93	Camper	Tenant Owned	Seasonal	\$805.00
94	Camper	Tenant Owned	Seasonal	\$805.00
95	Camper	Tenant Owned	Seasonal	\$805.00
96	Camper	Tenant Owned	Seasonal	\$805.00
97	Camper	Tenant Owned	Seasonal	\$805.00
98	Camper	Tenant Owned	Seasonal	\$805.00
99	Camper	Tenant Owned	Seasonal	\$805.00
100	Camper	Tenant Owned	Seasonal	\$805.00
102	Camper	Tenant Owned	Seasonal	\$805.00
103	Camper	Tenant Owned	Seasonal	\$890.00
104	Camper	Tenant Owned	Seasonal	\$805.00
106	Camper	Tenant Owned	Seasonal	\$890.00
108	Camper	Tenant Owned	Seasonal	\$890.00
110	Camper	Tenant Owned	Seasonal	\$805.00
111	Camper	Tenant Owned	Seasonal	\$890.00
112	Camper	Tenant Owned	Seasonal	\$890.00
113	Camper	Tenant Owned	Seasonal	\$805.00
114	Camper	Tenant Owned	Seasonal	\$890.00
115	Camper	Tenant Owned	Seasonal	\$805.00
116	Camper	Tenant Owned	Seasonal	\$805.00
117	Camper	Tenant Owned	Seasonal	\$805.00
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119	Camper	Tenant Owned	Seasonal	\$630.00
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121	Camper	Tenant Owned	Seasonal	\$890.00
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123	Camper	Tenant Owned	Seasonal	\$805.00
124	Camper	Tenant Owned	Seasonal	\$805.00
125	Camper	Tenant Owned	Seasonal	\$740.00
126	Camper	Tenant Owned	Seasonal	\$890.00
127	Camper	Tenant Owned	Seasonal	\$805.00
128	Camper	Tenant Owned	Seasonal	\$460.00

130	Camper	Tenant Owned	Seasonal	\$805.00
131	Camper	Tenant Owned	Seasonal	\$805.00
132	Camper	Tenant Owned	Seasonal	\$890.00
133	Camper	Tenant Owned	Seasonal	\$805.00
134	Camper	Tenant Owned	Seasonal	\$805.00
135	Camper	Tenant Owned	Seasonal	\$890.00
136	Camper	Tenant Owned	Seasonal	\$890.00
137	Camper	Tenant Owned	Seasonal	\$890.00
138	Camper	Tenant Owned	Seasonal	\$805.00
140	Camper	Tenant Owned	Seasonal	\$805.00
141	Camper	Tenant Owned	Seasonal	\$840.00
142	Camper	Tenant Owned	Seasonal	\$840.00
143	Camper	Tenant Owned	Seasonal	\$890.00
144	Camper	Tenant Owned	Seasonal	\$805.00
146	Camper	Tenant Owned	Seasonal	\$805.00
147	Camper	Tenant Owned	Seasonal	\$805.00
148	Camper	Tenant Owned	Seasonal	\$805.00
149	Camper	Tenant Owned	Seasonal	\$805.00
150	Camper	Tenant Owned	Seasonal	\$805.00
151	Camper	Tenant Owned	Seasonal	\$805.00
152	Camper	Tenant Owned	Seasonal	\$805.00
153	Camper	Tenant Owned	Seasonal	\$890.00
154	Camper	Tenant Owned	Seasonal	\$850.00
155	Camper	Tenant Owned	Seasonal	\$805.00
156	Camper	Tenant Owned	Seasonal	\$805.00
157	Camper	Tenant Owned	Seasonal	\$740.00
158	Camper	Tenant Owned	Seasonal	\$805.00
159	Camper	Tenant Owned	Seasonal	\$805.00
160	Camper	Tenant Owned	Seasonal	\$805.00
161	Camper	Tenant Owned	Seasonal	\$805.00
162	Camper	Tenant Owned	Seasonal	\$805.00
163	Camper	Tenant Owned	Seasonal	\$805.00
164	Camper	Tenant Owned	Seasonal	\$740.00
165	Camper	Tenant Owned	Seasonal	\$405.00
167	Camper	Tenant Owned	Seasonal	\$805.00

168	Camper	Tenant Owned	Seasonal	\$805.00
170	Camper	Tenant Owned	Seasonal	\$805.00
172	Camper	Tenant Owned	Seasonal	\$805.00
173	Camper	Tenant Owned	Seasonal	\$805.00
174	Camper	Tenant Owned	Seasonal	\$805.00
175	Camper	Tenant Owned	Seasonal	\$805.00
177	Camper	Tenant Owned	Seasonal	\$805.00
178	Camper	Tenant Owned	Seasonal	\$740.00
179	Camper	Tenant Owned	Seasonal	\$805.00
180	Camper	Tenant Owned	Seasonal	\$805.00
181	Camper	Tenant Owned	Seasonal	\$805.00
183	Camper	Tenant Owned	Seasonal	\$805.00
184	Camper	Tenant Owned	Seasonal	\$805.00
187	Camper	Tenant Owned	Seasonal	\$805.00
188	Camper	Tenant Owned	Seasonal	\$740.00
191	Camper	Tenant Owned	Seasonal	\$805.00
192	Camper	Tenant Owned	Seasonal	\$805.00
194	Camper	Tenant Owned	Seasonal	\$805.00
195	Camper	Tenant Owned	Seasonal	\$805.00
197	Camper	Tenant Owned	Seasonal	\$805.00
198	Camper	Tenant Owned	Seasonal	\$805.00
199	Camper	Tenant Owned	Seasonal	\$805.00
202	Camper	Tenant Owned	Seasonal	\$680.00
206	Camper	Tenant Owned	Seasonal	\$840.00
1st floor	Office	Park Owned	Full Year	\$0.00
2nd Floor	Vacant	Park Owned	Full Year	\$0.00
2nd Floor	Vacant	Park Owned	Full Year	\$0.00



04

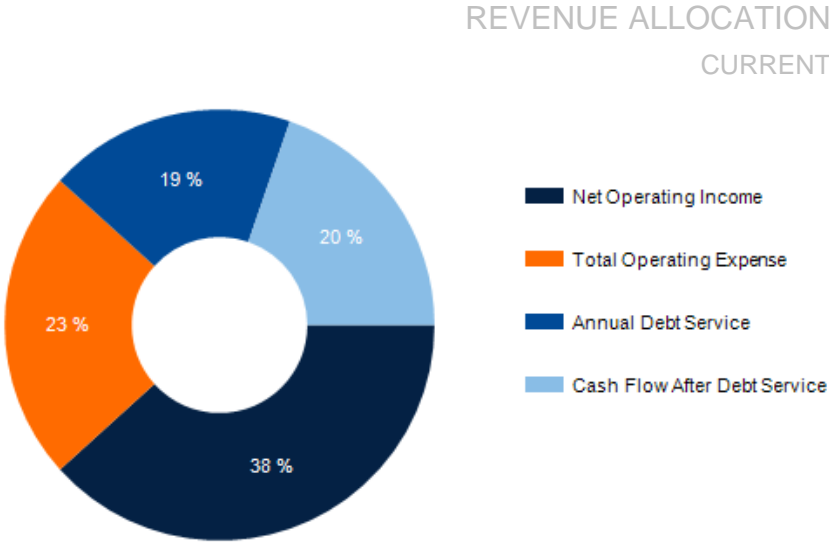
Financial Analysis

Income & Expense

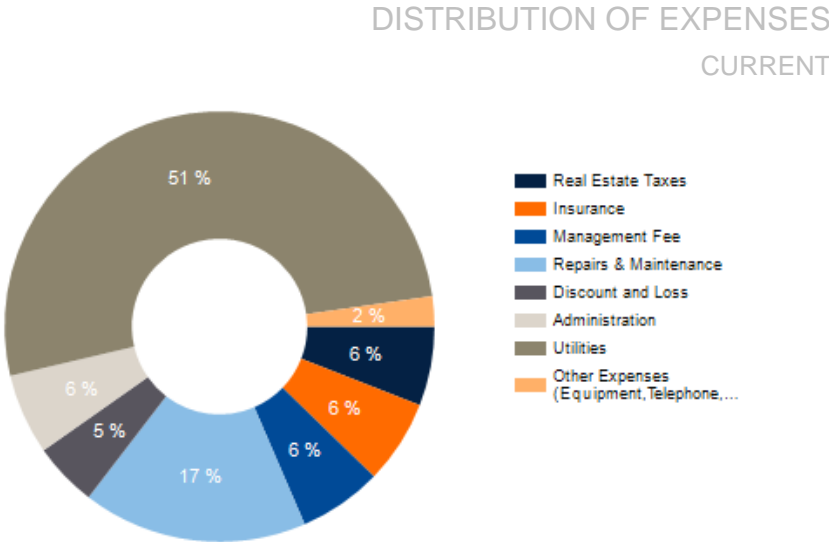
Multiyear Cash Flow Assumptions

Multiyear Cash Flow Projections

INCOME	CURRENT		PRO FORMA	
Gross Potential Rent		\$258,429		\$298,103
Other Income		\$31,705		\$31,705
Effective Gross Income		\$290,134		\$329,808
Less: Expenses		\$109,994		\$117,594
Net Operating Income		\$180,140		\$212,214
Annual Debt Service		\$87,539		\$87,539
Debt Coverage Ratio		2.06		2.42
Cash Flow After Debt Service		\$92,601		\$124,675
Principal Reduction		\$28,476		\$28,476
Total Return	27.7 %	\$121,078	35.0 %	\$153,152



EXPENSES	Per Unit	CURRENT	Per Unit	PRO FORMA
Real Estate Taxes	\$31	\$6,535	\$31	\$6,535
Insurance	\$33	\$6,937	\$33	\$6,937
Management Fee	\$33	\$6,900	\$70	\$14,500
Repairs & Maintenance	\$89	\$18,604	\$89	\$18,604
Discount and Loss	\$26	\$5,305	\$26	\$5,305
Administration	\$32	\$6,685	\$32	\$6,685
Utilities	\$272	\$56,532	\$272	\$56,532
Other Expenses (Equipment,Telephone, Misc)	\$12	\$2,496	\$12	\$2,496
Total Operating Expense	\$529	\$109,994	\$565	\$117,594
Annual Debt Service	\$421	\$87,539	\$421	\$87,539
Expense / SF		\$26.18		\$27.99
% of EGI		37.91 %		35.66 %



GLOBAL

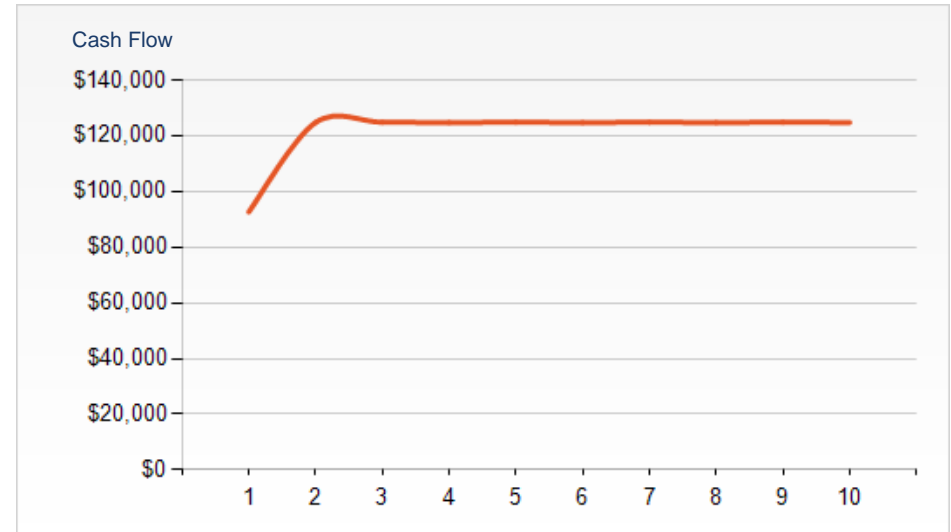
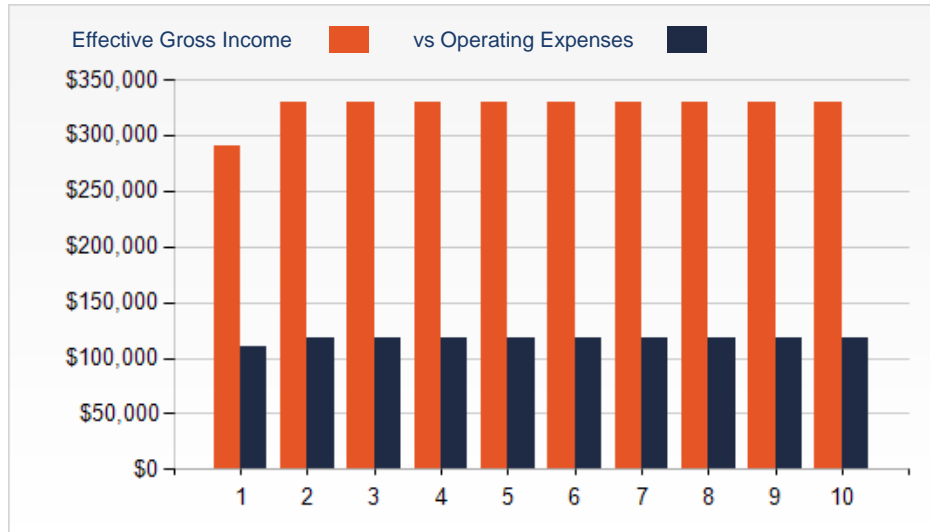
Offering Price	\$1,750,000
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PROPOSED FINANCING

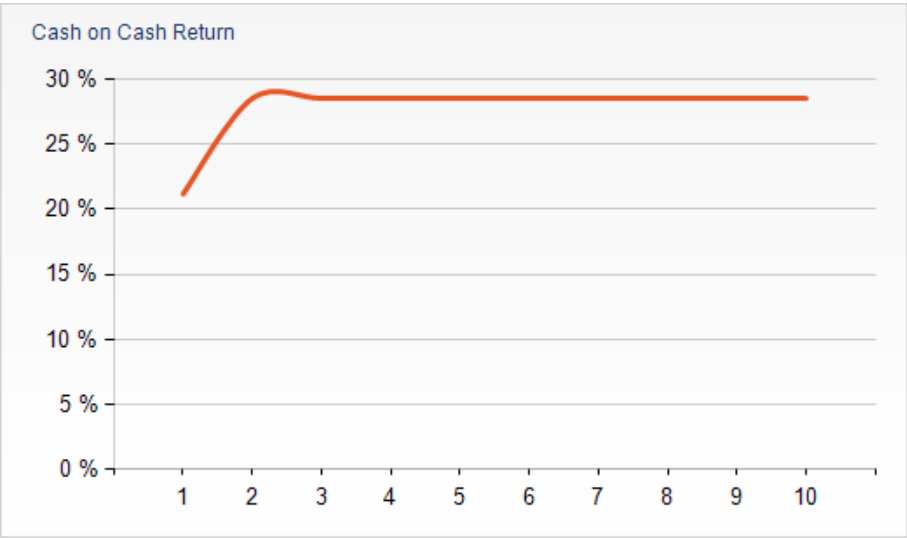
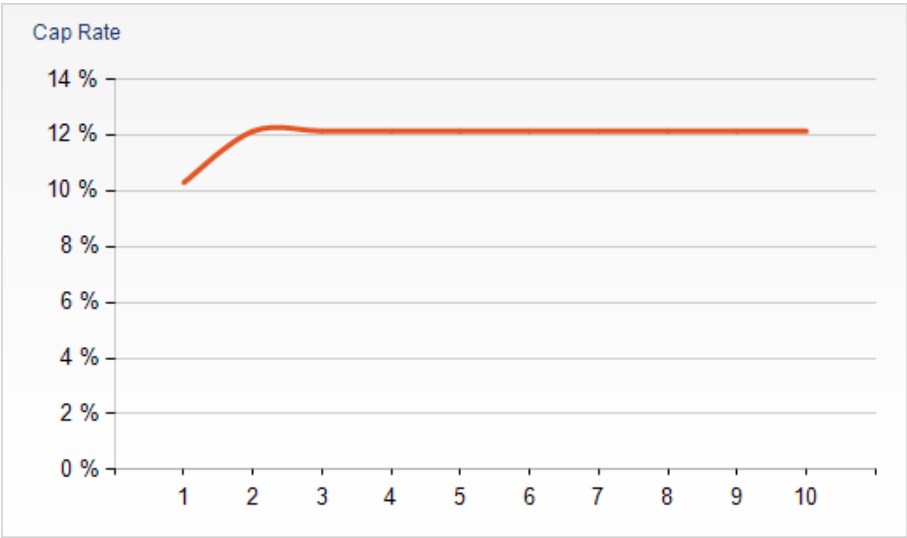
Loan Type	Amortized
Down Payment	\$437,500
Loan Amount	\$1,312,500
Interest Rate	4.50 %
Loan Terms	25
Annual Debt Service	\$87,539
Loan to Value	75 %
Amortization Period	25 Years

CASH FLOW

Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Potential Revenue										
Gross Rental Income	\$258,429	\$298,103	\$298,103	\$298,103	\$298,103	\$298,103	\$298,103	\$298,103	\$298,103	\$298,103
Other Income	\$31,705	\$31,705	\$31,705	\$31,705	\$31,705	\$31,705	\$31,705	\$31,705	\$31,705	\$31,705
Gross Potential Income	\$290,134	\$329,808	\$329,808	\$329,808	\$329,808	\$329,808	\$329,808	\$329,808	\$329,808	\$329,808
Effective Gross Income	\$290,134	\$329,808	\$329,808	\$329,808	\$329,808	\$329,808	\$329,808	\$329,808	\$329,808	\$329,808
Operating Expenses										
Real Estate Taxes	\$6,535	\$6,535	\$6,535	\$6,535	\$6,535	\$6,535	\$6,535	\$6,535	\$6,535	\$6,535
Insurance	\$6,937	\$6,937	\$6,937	\$6,937	\$6,937	\$6,937	\$6,937	\$6,937	\$6,937	\$6,937
Management Fee	\$6,900	\$14,500	\$14,500	\$14,500	\$14,500	\$14,500	\$14,500	\$14,500	\$14,500	\$14,500
Repairs & Maintenance	\$18,604	\$18,604	\$18,604	\$18,604	\$18,604	\$18,604	\$18,604	\$18,604	\$18,604	\$18,604
Discount and Loss	\$5,305	\$5,305	\$5,305	\$5,305	\$5,305	\$5,305	\$5,305	\$5,305	\$5,305	\$5,305
Administration	\$6,685	\$6,685	\$6,685	\$6,685	\$6,685	\$6,685	\$6,685	\$6,685	\$6,685	\$6,685
Utilities	\$56,532	\$56,532	\$56,532	\$56,532	\$56,532	\$56,532	\$56,532	\$56,532	\$56,532	\$56,532
Other Expenses (Equipment, Telephone, Misc)	\$2,496	\$2,496	\$2,496	\$2,496	\$2,496	\$2,496	\$2,496	\$2,496	\$2,496	\$2,496
Total Operating Expense	\$109,994	\$117,594	\$117,594	\$117,594	\$117,594	\$117,594	\$117,594	\$117,594	\$117,594	\$117,594
Net Operating Income	\$180,140	\$212,214	\$212,214	\$212,214	\$212,214	\$212,214	\$212,214	\$212,214	\$212,214	\$212,214
Annual Debt Service	\$87,539	\$87,539	\$87,539	\$87,539	\$87,539	\$87,539	\$87,539	\$87,539	\$87,539	\$87,539
Cash Flow	\$92,601	\$124,675	\$124,675	\$124,675	\$124,675	\$124,675	\$124,675	\$124,675	\$124,675	\$124,675



Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Financial Metrics										
Cash on Cash Return b/t	21.17 %	28.50 %	28.50 %	28.50 %	28.50 %	28.50 %	28.50 %	28.50 %	28.50 %	28.50 %
CAP Rate	10.29 %	12.13 %	12.13 %	12.13 %	12.13 %	12.13 %	12.13 %	12.13 %	12.13 %	12.13 %
Debt Coverage Ratio	2.06	2.42	2.42	2.42	2.42	2.42	2.42	2.42	2.42	2.42
Operating Expense Ratio	37.91 %	35.65 %	35.65 %	35.65 %	35.65 %	35.65 %	35.65 %	35.65 %	35.65 %	35.65 %
Gross Multiplier (GRM)	6.03	5.31	5.31	5.31	5.31	5.31	5.31	5.31	5.31	5.31
Loan to Value	74.97 %	73.37 %	71.65 %	69.84 %	67.96 %	65.98 %	63.91 %	61.74 %	59.48 %	57.11 %
Breakeven Ratio	68.08 %	62.20 %	62.20 %	62.20 %	62.20 %	62.20 %	62.20 %	62.20 %	62.20 %	62.20 %
Price / SF	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67
Price / Unit	\$8,413	\$8,413	\$8,413	\$8,413	\$8,413	\$8,413	\$8,413	\$8,413	\$8,413	\$8,413
Income / SF	\$69.07	\$78.52	\$78.52	\$78.52	\$78.52	\$78.52	\$78.52	\$78.52	\$78.52	\$78.52
Expense / SF	\$26.18	\$27.99	\$27.99	\$27.99	\$27.99	\$27.99	\$27.99	\$27.99	\$27.99	\$27.99





05

Demographics

Demographic Details

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	167	676	2,664
2010 Population	165	651	2,538
2020 Population	156	623	2,459
2025 Population	149	601	2,386
2020 African American	0	2	9
2020 American Indian	0	1	6
2020 Asian	0	1	2
2020 Hispanic	1	4	14
2020 Other Race	0	1	5
2020 White	152	610	2,410
2020 Multiracial	2	7	22
2020-2025: Population: Growth Rate	-4.55 %	-3.60 %	-3.00 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	6	22	87
\$15,000-\$24,999	8	29	114
\$25,000-\$34,999	13	41	164
\$35,000-\$49,999	13	47	177
\$50,000-\$74,999	14	52	191
\$75,000-\$99,999	8	35	132
\$100,000-\$149,999	3	25	111
\$150,000-\$199,999	4	15	58
\$200,000 or greater	0	2	7
Median HH Income	\$42,300	\$47,864	\$47,582
Average HH Income	\$56,928	\$61,815	\$62,146

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	124	368	1,287
2010 Total Households	72	276	1,053
2020 Total Households	69	269	1,041
2025 Total Households	67	261	1,016
2020 Average Household Size	2.26	2.31	2.34
2000 Owner Occupied Housing	58	232	887
2000 Renter Occupied Housing	7	29	118
2020 Owner Occupied Housing	58	229	893
2020 Renter Occupied Housing	11	40	147
2020 Vacant Housing	79	153	427
2020 Total Housing	148	422	1,468
2025 Owner Occupied Housing	56	222	871
2025 Renter Occupied Housing	11	39	145
2025 Vacant Housing	80	161	463
2025 Total Housing	147	422	1,479
2020-2025: Households: Growth Rate	-2.95 %	-3.00 %	-2.40 %

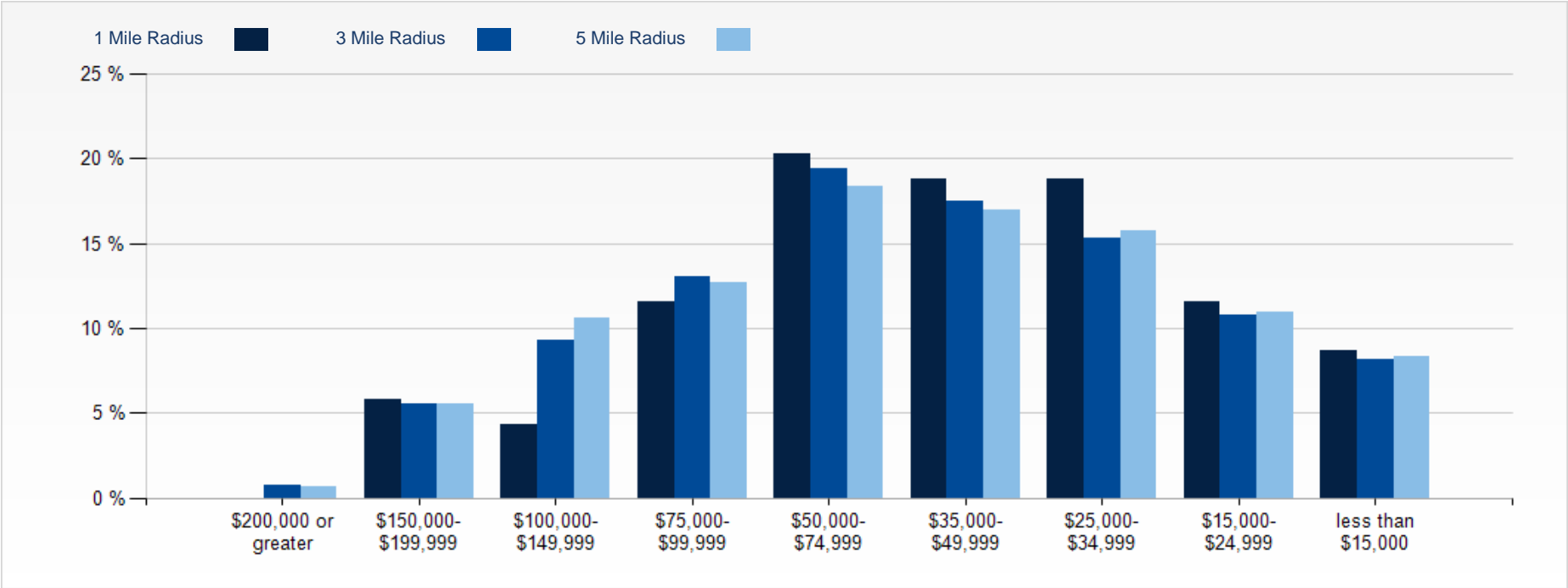
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	6	28	125
2020 Population Age 35-39	11	39	145
2020 Population Age 40-44	11	42	164
2020 Population Age 45-49	12	44	173
2020 Population Age 50-54	10	41	163
2020 Population Age 55-59	10	42	170
2020 Population Age 60-64	15	56	218
2020 Population Age 65-69	16	57	219
2020 Population Age 70-74	8	35	137
2020 Population Age 75-79	5	21	83
2020 Population Age 80-84	4	14	55
2020 Population Age 85+	5	17	64
2020 Population Age 18+	128	502	1,984
2020 Median Age	48	47	47

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$50,000	\$62,248	\$59,830
Average Household Income 25-34	\$58,310	\$70,866	\$71,754
Median Household Income 35-44	\$53,828	\$61,667	\$62,248
Average Household Income 35-44	\$64,215	\$73,257	\$72,450
Median Household Income 45-54	\$50,000	\$61,419	\$58,300
Average Household Income 45-54	\$67,251	\$74,707	\$73,823
Median Household Income 55-64	\$52,758	\$58,051	\$56,862
Average Household Income 55-64	\$68,847	\$71,509	\$70,143
Median Household Income 65-74	\$29,834	\$35,761	\$36,599
Average Household Income 65-74	\$41,927	\$46,042	\$47,749
Average Household Income 75+	\$37,962	\$38,441	\$38,825

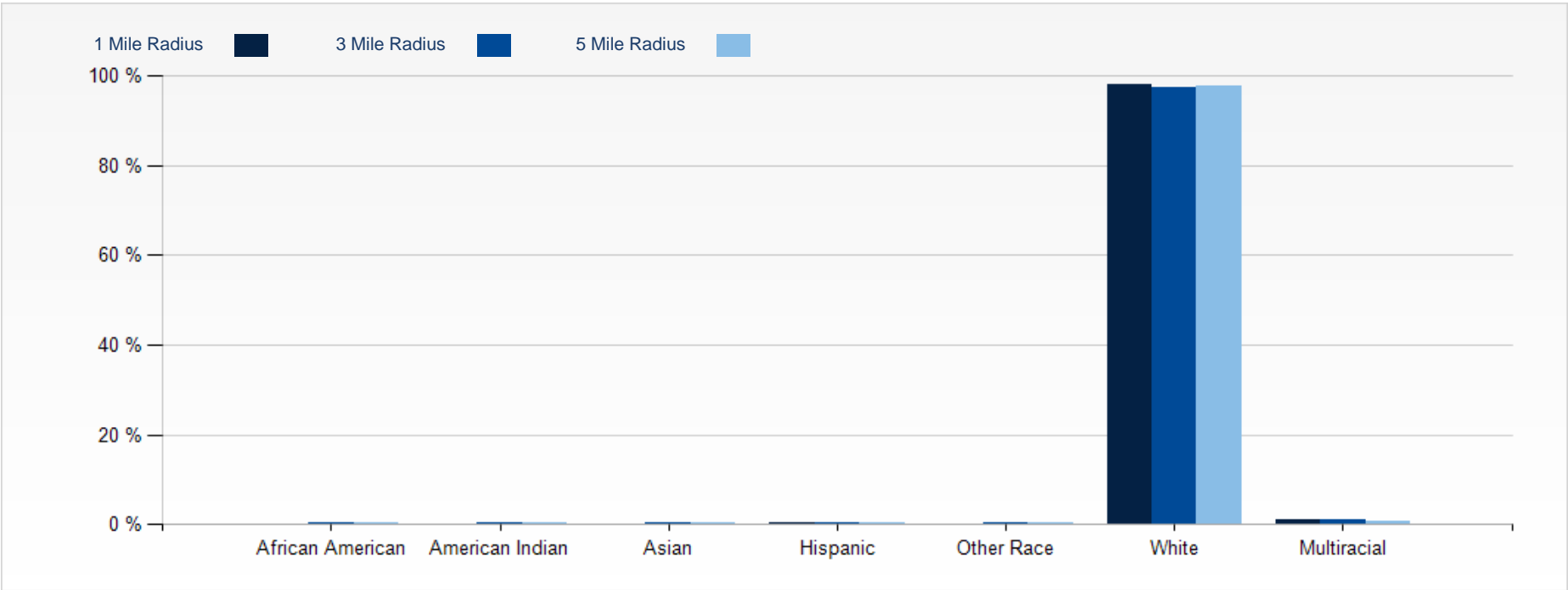
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	6	27	109
2025 Population Age 35-39	10	38	153
2025 Population Age 40-44	11	40	151
2025 Population Age 45-49	10	41	161
2025 Population Age 50-54	9	37	154
2025 Population Age 55-59	9	38	157
2025 Population Age 60-64	14	50	191
2025 Population Age 65-69	17	59	225
2025 Population Age 70-74	9	36	153
2025 Population Age 75-79	6	28	111
2025 Population Age 80-84	4	17	66
2025 Population Age 85+	5	17	63
2025 Population Age 18+	123	486	1,931
2025 Median Age	49	48	48

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$50,000	\$59,606	\$62,328
Average Household Income 25-34	\$70,383	\$75,400	\$76,052
Median Household Income 35-44	\$53,828	\$63,884	\$63,940
Average Household Income 35-44	\$66,366	\$78,200	\$77,305
Median Household Income 45-54	\$52,611	\$64,286	\$63,104
Average Household Income 45-54	\$68,443	\$81,195	\$80,254
Median Household Income 55-64	\$55,908	\$60,874	\$61,251
Average Household Income 55-64	\$77,028	\$79,236	\$77,577
Median Household Income 65-74	\$31,005	\$38,420	\$38,869
Average Household Income 65-74	\$43,539	\$52,085	\$54,145
Average Household Income 75+	\$39,376	\$41,920	\$43,498

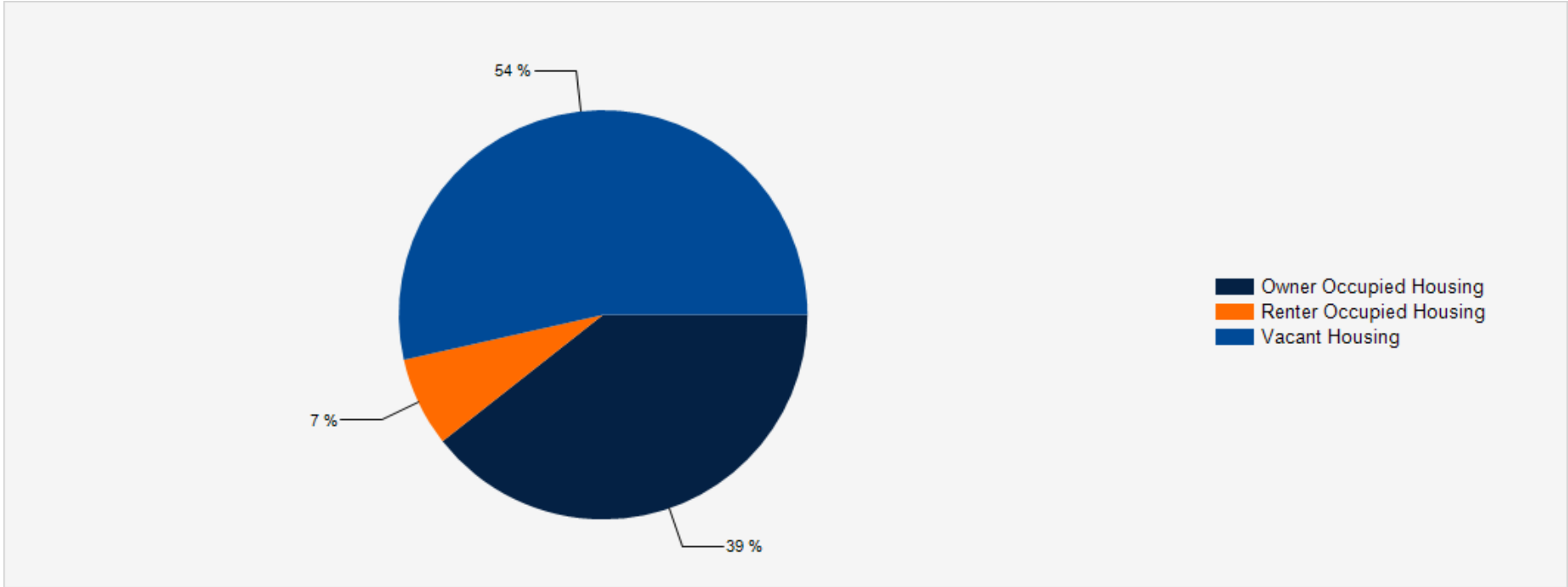
2020 Household Income



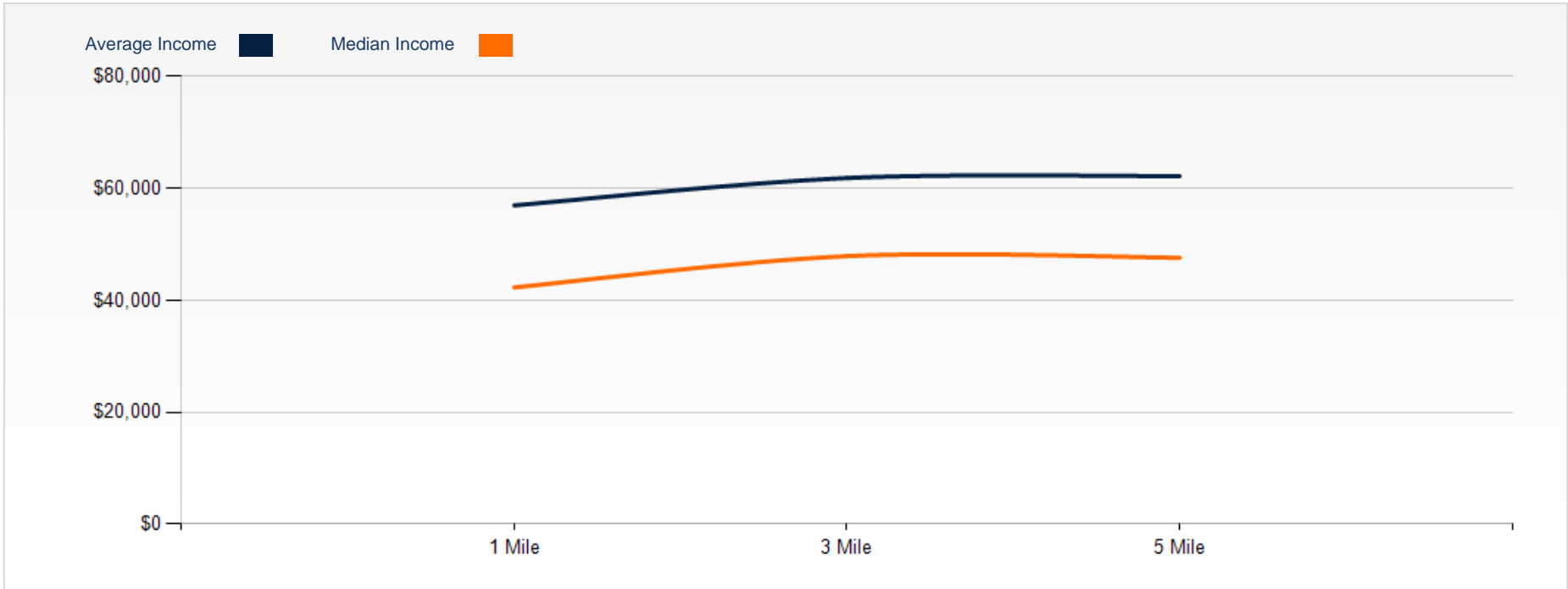
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



Noels Campground & Trailer Court

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