

GENESEE FOREST ESTATES

1806 E. Webster Road | Flint, MI
OFFERING MEMORANDUM

GENESEE
FOREST ESTATES

252 PADS ON CITY WATER & CITY SEWER!!!



Genesee Forest Estates

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Exclusively Marketed by:



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01

Executive Summary

Investment Summary

GENESEE FOREST ESTATES

OFFERING SUMMARY

ADDRESS	1806 E. Webster Road Flint MI 48505
COUNTY	Genesee
MARKET	Flint metropolitan area
LAND SF	1,007,107 SF
LAND ACRES	23.12
NUMBER OF UNITS	252
YEAR BUILT	Unknown
YEAR RENOVATED	Ongoing
APN	4729326010
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$1,800,000
PRICE PER UNIT	\$7,143
OCCUPANCY	14.00%
NOI (CURRENT)	\$144,087
NOI (Pro Forma)	\$432,542
CAP RATE (CURRENT)	8.00%
CAP RATE (Pro Forma)	24.03%
GRM (CURRENT)	5.92
GRM (Pro Forma)	2.98

DEMOGRAPHICS	5 MILE	10 MILE	15 MILE
2025 Population	105,993	280,306	377,760
2025 Median HH Income	\$40,470	\$51,924	\$57,466
2025 Average HH Income	\$57,037	\$71,155	\$79,890



Genesee Forest Estates

- Genesee Forest Estates is a value-add mobile home park located in Flint, MI. The park currently has 252 lots (251 pads + SFR that currently is the park office). This park offers tremendous value-add opportunities with the coveted trifecta of park infill, increasing market rental rates, and future home sales.
- Genesee Forest Estates has 251 approved MH lots. Of the 251 pads there are currently 37 pads rented, 27 vacant POH, and 187 vacant pads. The vast majority of the 187 vacant pads are able to accommodate new trailers with little to no deferred maintenance on those pads. The current pad rental rate is approximately \$440/month. Market rent in this area is around the \$500-600/month range, with some neighboring communities capturing over \$630/month. The ability to get to \$500/month in pad rental rate after stabilization should be easily achievable.

- Genesee Forest Estates is on PUBLIC WATER & PUBLIC SEWER!
The current owners recently introduced water meters to back-bill tenants on water usage. These meters will make a tremendous improvement on the overall NOI of the property. The electricity for the park is billed to one common meter. The park is currently billing each electricity via RUBS. The park is also charging each pad \$20/month for garbage, and \$3/month for site tax (this is how Genesee County handles mobile homes instead of individual property taxes like many jurisdictions).
- The water, sewer, and electric infrastructure in the park are all considered to be in good working condition. The roads are in "average" condition. The current owner recently repaved a small portion of the property. The owner has spent hundreds of thousands of dollars on the park by removing abandoned trailers, removing debris, and general capex contributions. As I mentioned earlier, there are currently 27 vacant POH awaiting renovations which could increase park revenue in excess of \$162,000/year once they are online.

Within the past several years the park has had the following capex items completed: \$82,000 repaving of roads in front portion of the property, \$207,500 to remove 83 trailers, \$8,000 for water leak detection, \$30,000 to repair water leaks, \$40,000 electrical fixes/upgrades, & \$55,000 in new skirting & renovations of park owned homes.



- As of April 2025, the former Buick City site in Flint, Michigan, is undergoing a significant transformation into the Flint Commerce Center, a large-scale industrial redevelopment led by Ashley Capital.

Building 1: The first phase of the project, a 330,000-square-foot facility, has been completed and is fully leased. Tenants include Victory Packaging and Bunzl Distribution, collectively employing over 100 individuals.

Expansion: The entire redevelopment spans approximately 350 acres, with plans to construct up to 10 buildings totaling 3.5 million sq. ft. The project aims to create around 3,000 permanent jobs over several years, with new buildings added based on market demand.

NanoGraf Facility: NanoGraf, a battery anode manufacturing company, has announced plans to establish a facility at the site. Supported by a \$60 million U.S. Department of Energy grant and additional state incentives, the project is expected to invest \$175 million and create over 150 permanent jobs.

- Investment and Funding: The redevelopment is backed by a combination of public and private funding, including contributions from the City of Flint, Genesee County, the Michigan Strategic Fund, and the Charles Stewart Mott Foundation. The total investment is projected to reach approximately \$300 million.

Tax Incentives: A Tax Increment Financing (TIF) model is being utilized, allowing 80% of new property tax revenue to reimburse redevelopment costs, while the remaining 20% benefits local taxing jurisdictions.

Community Benefits: The project includes commitments to community benefits plans, workforce development, and aims to employ a significant portion of the local workforce.

Overall, the redevelopment of the Buick City site represents a major economic revitalization effort for Flint, transforming a long-vacant industrial area into a hub for manufacturing and logistics, with significant job creation and investment in the local economy.

- ***Update as of 02-20-2026***

Updated seller financing terms as of 08-14-2026

\$1,800,000 list price
30% down
5% interest
3-year balloon (with possible one-year extension)
Seller to remain in 1st position

A credit check and personal guarantee will be required for any seller financing.
He will not consider Morby Stack offers. Please reach out with any questions or to discuss terms.

Location

- Location Summary
- Local Map
- Regional Map
- Aerial Map
- Local Business Map
- Major Employers Map
- Drive Times
- Drive Times (Heat Map)

Flint, MI (General)

- Flint is the largest city and seat of Genesee County, Michigan. Located along the Flint River, 66 miles northwest of Detroit, it is a principal city within the region known as Mid Michigan. At the 2020 census, Flint had a population of 81,252, making it the twelfth largest city in Michigan. The Flint metropolitan area is located entirely within Genesee County. It is the fourth largest metropolitan area in Michigan with a population of 406,892 in 2020.

Flint, MI (Industry)

- Flint, the birthplace of General Motors, employs more than 8,000 GM employees and today rolls out some the company's most profitable products. Small businesses in Flint & Genesee are driving innovations for tomorrow. Entrepreneurs are turning ideas into reality. And with three major medical centers, headquarters to McLaren Health Care and Michigan State University College of Human Medicine, Flint & Genesee is home to some of the industry's most skilled doctors and health care professionals.

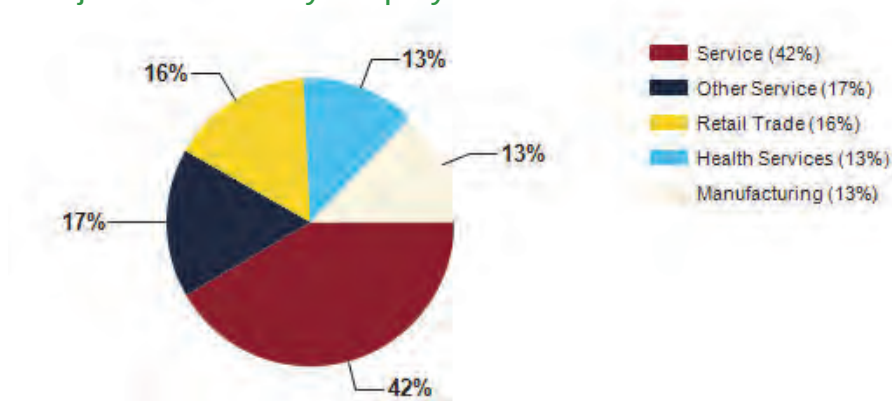
- Here is a list of the largest employers in Genesee County, MI:

- Ascension (5,000-9,999 employees)
- GM (5,000-9,999 employees)
- Hurley Medical Center (1,000-4,999 employees)
- McLaren (1,000-4,999 employees)
- Diplomat Pharmacy, Inc. (1,000-4,999 employees)
- Genesee County Recycling (1,000-4,999 employees)
- USPS (500-999 employees)
- University of Michigan-Flint (500-999 employees)
- Meijer (500-999 employees)
- Children's Protective Services (500-999 employees)
- 911LIFELINE Inc. (500-999 employees)
- Al Serra Auto Plaza (500-999 employees)
- Walmart Supercenter (500-999 employees)

Flint (Location)

- 49 miles from Lansing, MI
- 55 miles from Ann Arbor, MI
- 60 miles from Detroit, MI
- 114 miles from Grand Rapids, MI
- 230 miles from Cleveland, OH
- 255 miles from Toronto, Canada
- 280 miles from Chicago, IL
- 300 miles from Indianapolis, IN

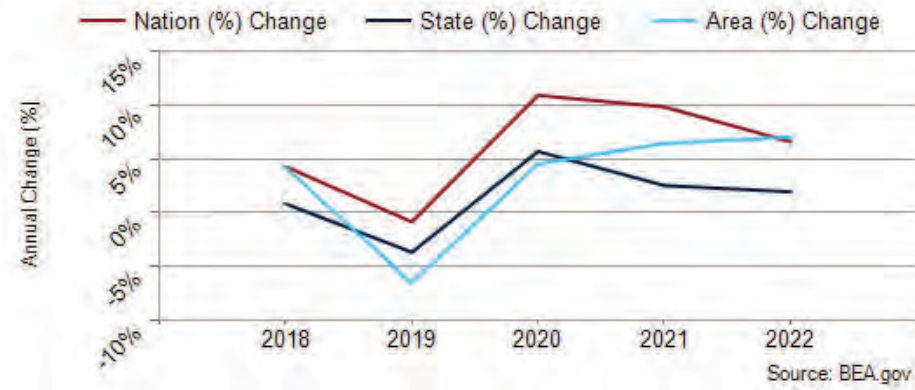
Major Industries by Employee Count

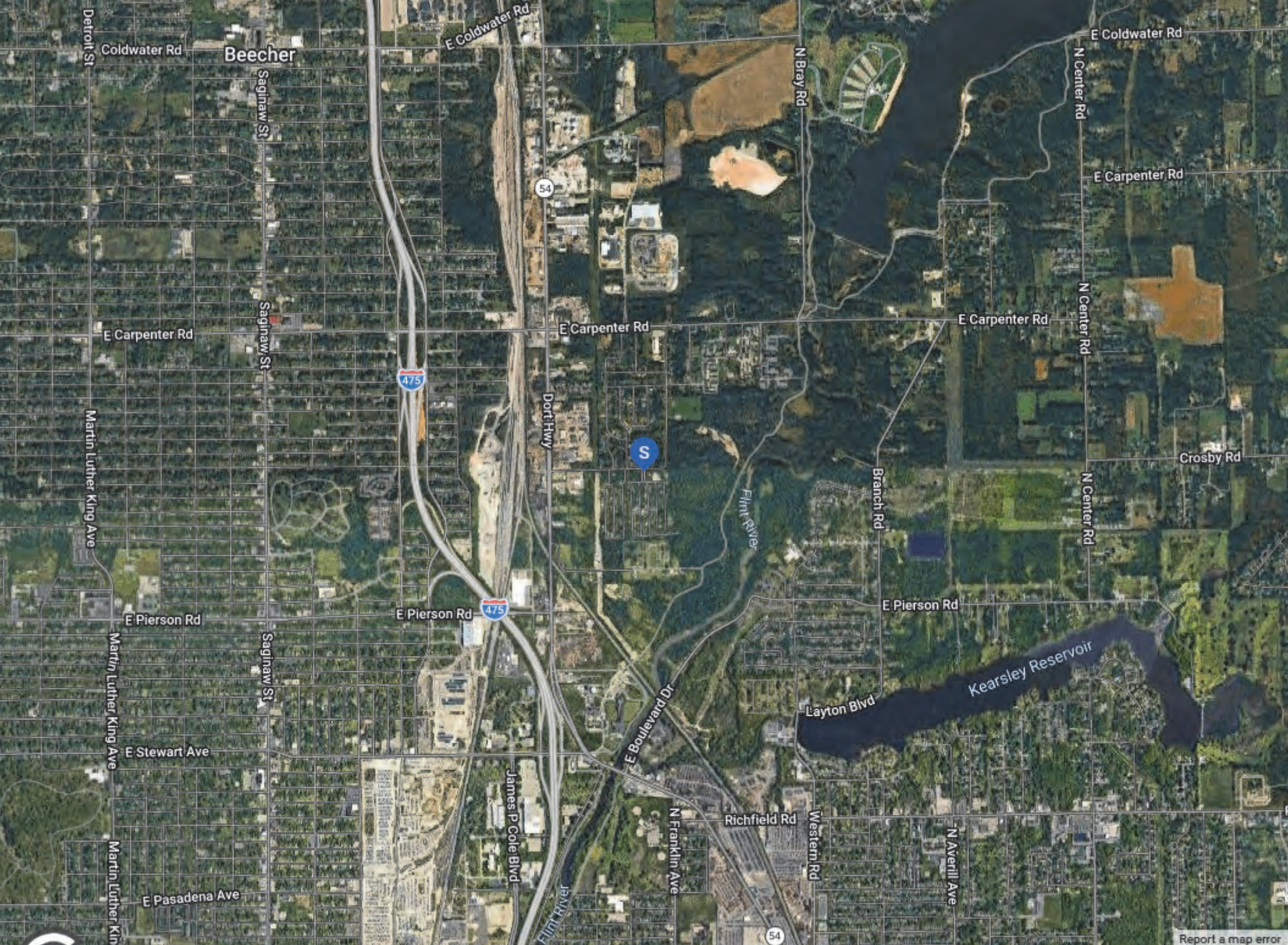


Largest Employers

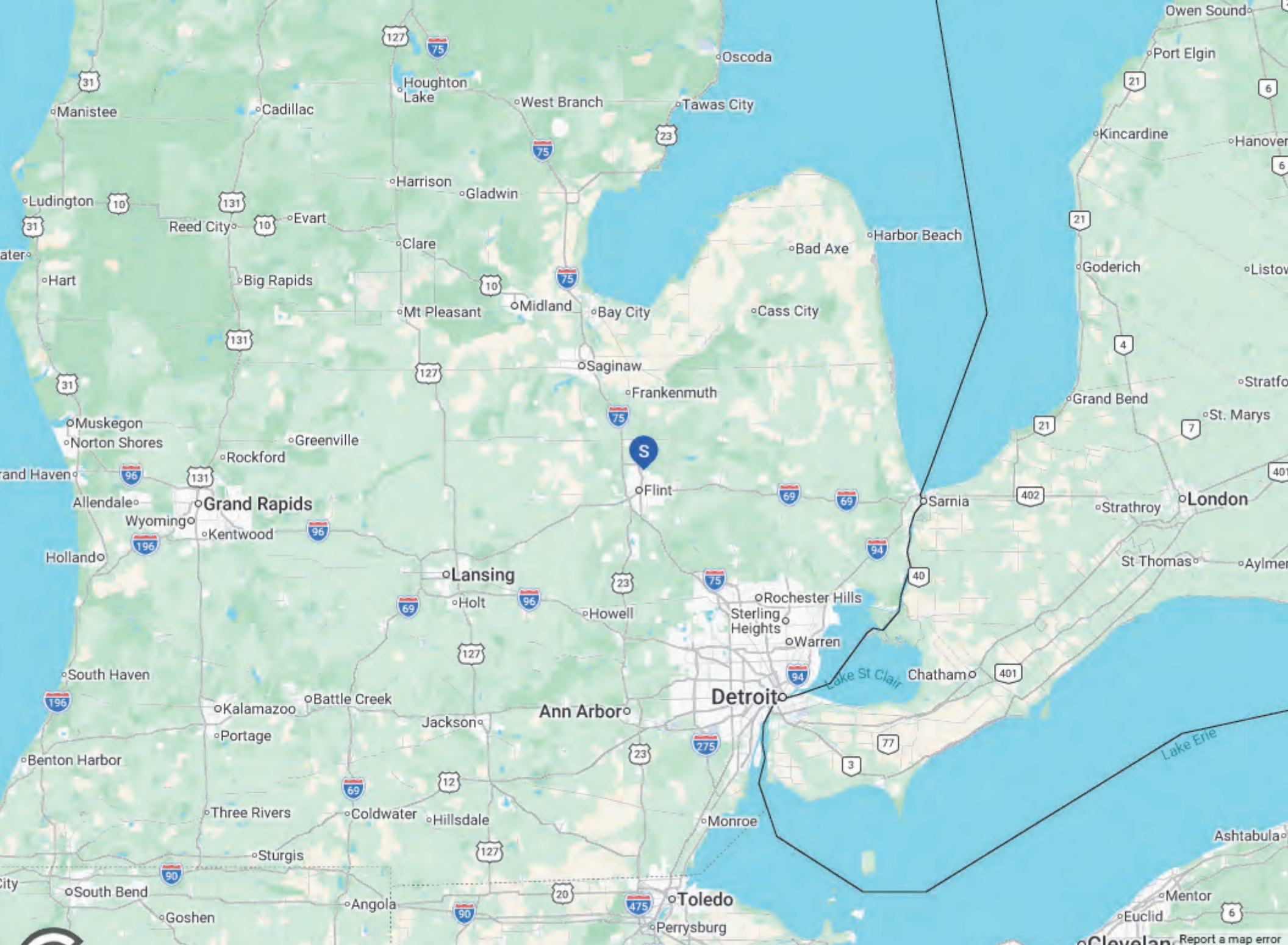
General Motors Flint Assembly	5,200
McLaren Flint	2,269
Hurley Medical Center/Hurley Children's Hospital	2,046
Insight Health Group	517
Lewis & Knopf, CPAs, P.C.	45
Mott Community College	500
ROWE Professional Services Company	235
Crim Fitness Foundation	28

Genesee County GDP Trend





[Report a map error](#)





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General Motors Flint Assembly

Approx. 5,200 Employees
Approx. 5 miles

McLaren Flint

Approx. 2,269 Employees
Approx. 5 miles

Hurley Medical Center/Hurley Children's Hospital

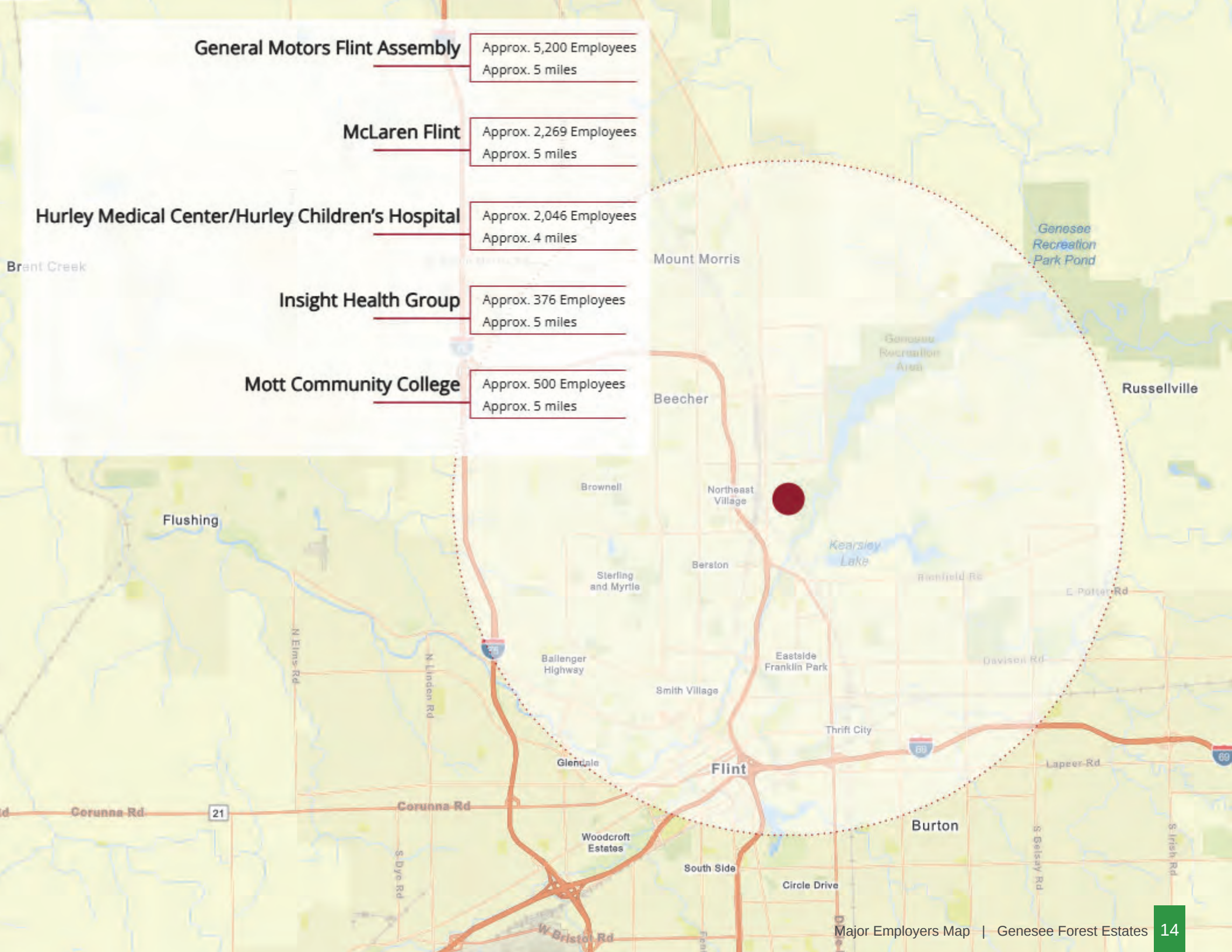
Approx. 2,046 Employees
Approx. 4 miles

Insight Health Group

Approx. 376 Employees
Approx. 5 miles

Mott Community College

Approx. 500 Employees
Approx. 5 miles





1

Lansing
61.17 miles | 55.2 minutes

2

Ann Arbor
58.79 miles | 55.9 minutes

3

Detroit
71.85 miles | 67.7 minutes

4

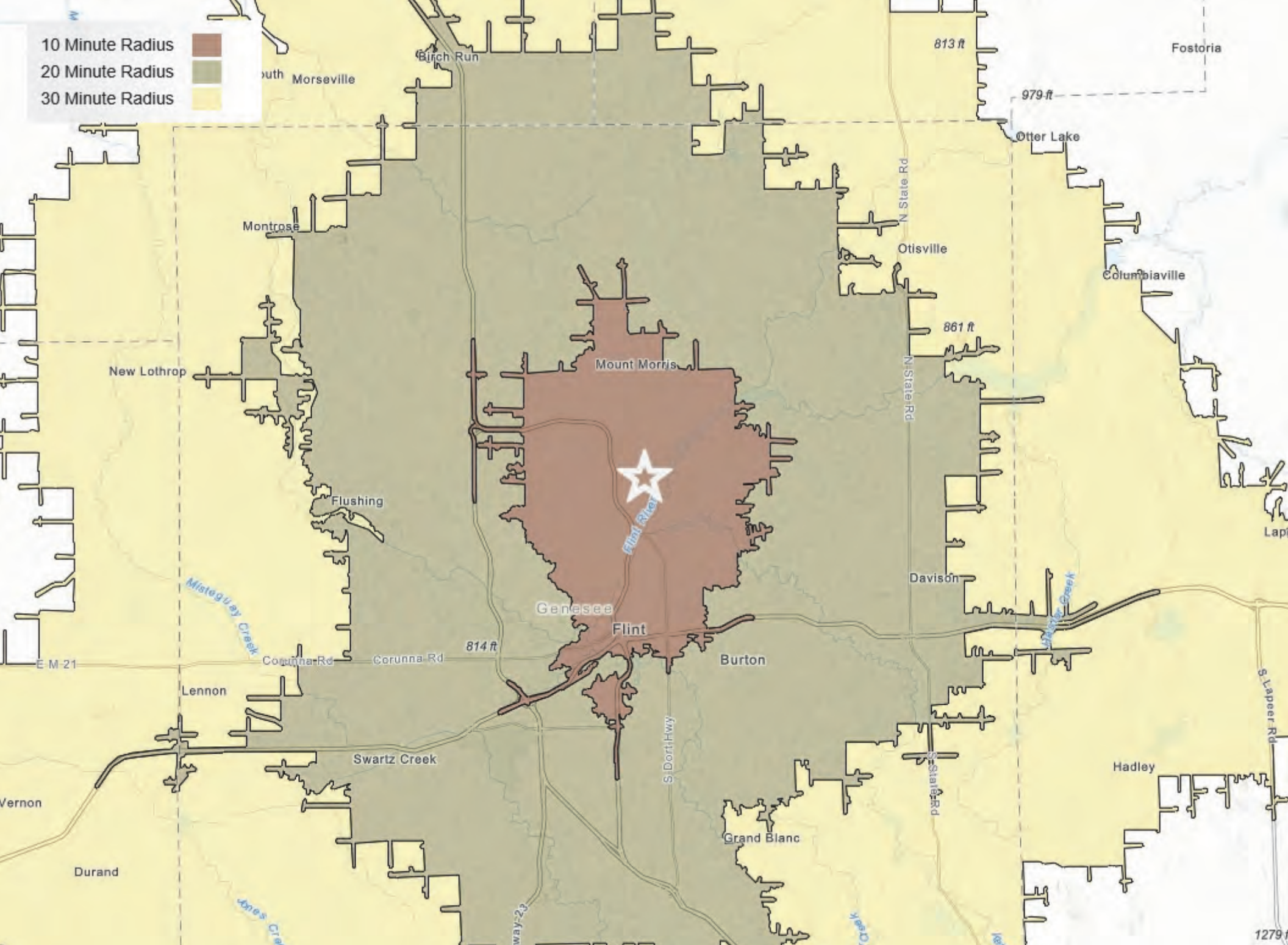
Grand Rapids
118.07 miles | 104.1 minutes

5

Cleveland
228.16 miles | 209.6 minutes

6

Fort Wayne
191.55 miles | 173.2 minutes



03 Property Description

Property Features
Property Images



PROPERTY FEATURES

NUMBER OF UNITS	252
LAND SF	1,007,107
LAND ACRES	23.12
YEAR BUILT	Unknown
YEAR RENOVATED	Ongoing
# OF PARCELS	1
ZONING TYPE	201 (Commercial Improved)
BUILDING CLASS	C
TOPOGRAPHY	Flat
LOCATION CLASS	C
LOT DIMENSION	659x1295x791x1075x135x228
NUMBER OF PARKING SPACES	500+
PARKING RATIO	2:1

UTILITIES

WATER	Public (Backbilled to tenants)
TRASH	Dumpster - Tenants
GAS	Public - Tenant
ELECTRIC	Public - Tenant
SEWER	Public (Backbilled to tenants)





Approximate property boundaries.



04

Rent Roll

Rent Roll

Unit	Current Rent	Market Rent	Notes
1A	\$490.00	\$500.00	TOH.
2	\$400.00	\$500.00	TOH.
3	\$440.00	\$500.00	TOH.
21	\$440.00	\$500.00	TOH.
24	\$440.00	\$500.00	TOH.
26	\$440.00	\$500.00	TOH.
32	\$440.00	\$500.00	TOH.
40	\$426.00	\$500.00	TOH.
65	\$450.00	\$500.00	TOH.
68	\$440.00	\$500.00	TOH.
74	\$440.00	\$500.00	TOH.
76	\$440.00	\$500.00	TOH.
116	\$440.00	\$500.00	TOH.
121	\$440.00	\$500.00	TOH.
128	\$440.00	\$500.00	TOH.
131	\$440.00	\$500.00	TOH.
139	\$440.00	\$500.00	TOH.
153	\$440.00	\$500.00	TOH.
161	\$440.00	\$500.00	TOH.
162	\$440.00	\$500.00	TOH.
169	\$440.00	\$500.00	TOH.
171	\$440.00	\$500.00	TOH.
172	\$440.00	\$500.00	TOH.
180	\$440.00	\$500.00	TOH.
182	\$440.00	\$500.00	TOH.
197	\$440.00	\$500.00	TOH.
206	\$440.00	\$500.00	TOH.
209	\$440.00	\$500.00	TOH.
212	\$440.00	\$500.00	TOH.
213	\$400.00	\$500.00	TOH.
214	\$440.00	\$500.00	TOH.
215	\$440.00	\$500.00	TOH.
229	\$440.00	\$500.00	TOH.

Unit	Current Rent	Market Rent	Notes
230	\$440.00	\$500.00	TOH.
236	\$440.00	\$500.00	TOH.
House	\$850.00	\$1,000.00	
Totals / Averages	\$16,216.00	\$18,500.00	

Notes: Rent Roll as of 04-01-2025.





05

Financial Analysis

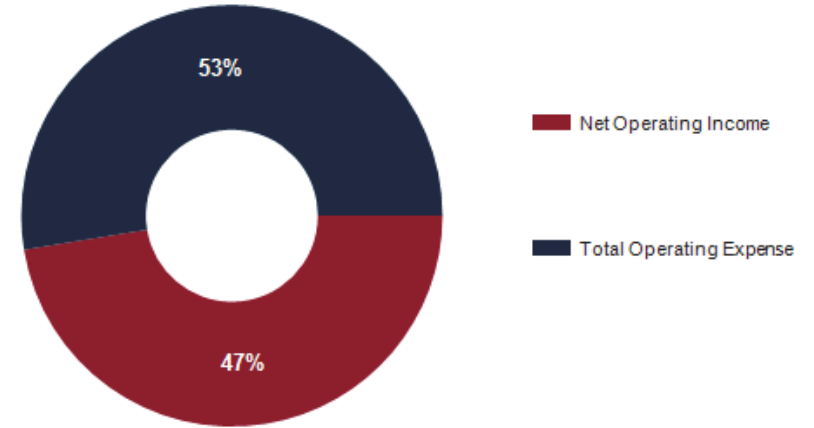
Income & Expense Analysis

REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Potential Rent	\$194,592	64.0%	\$384,000	63.6%
Electric	\$50,252	16.5%	\$86,912	14.4%
Water	\$48,555	16.0%	\$115,200	19.1%
Site Tax (Trailer Tax)	\$1,332	0.4%	\$2,304	0.4%
Garbage	\$9,120	3.0%	\$15,360	2.5%
Occupancy *	14.00%		100.00%	
Effective Gross Income	\$303,851		\$603,776	
Less Expenses	\$159,764	52.57%	\$171,234	28.36%
Net Operating Income	\$144,087		\$432,542	

* vacancy amount factored into gross revenue

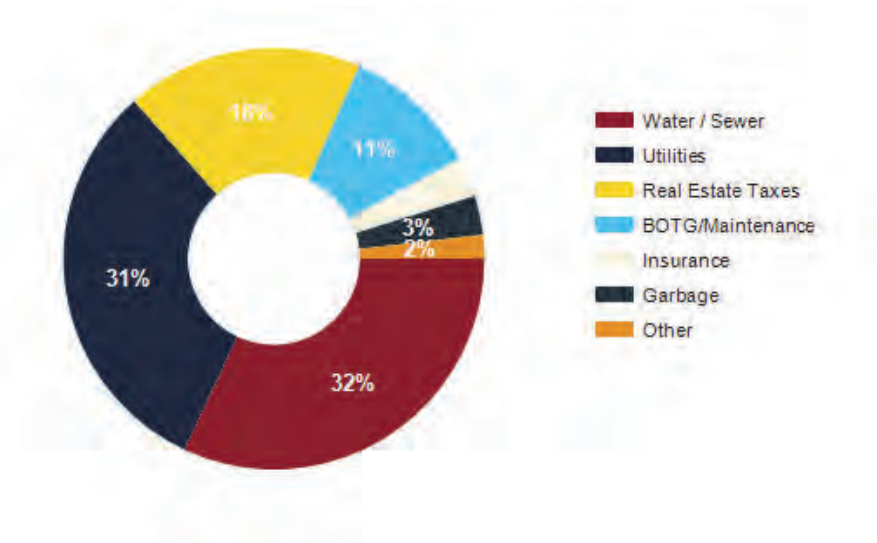
Income Notes: Income reflects April 2025 annualized. Pro Forma reflects all 37 pads being raised to \$500/month, as well as the addition of the 27 POH being brought online and also getting \$500/month in lot rent.



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$29,051	\$115	\$30,503	\$121
Insurance	\$4,834	\$19	\$5,824	\$23
BOTG/Maintenance (\$, \$)	\$16,800	\$67	\$17,640	\$70
Marketing			\$2,500	\$10
Water / Sewer	\$51,111	\$203	\$53,666	\$213
License	\$750	\$3	\$787	\$3
Garbage	\$4,800	\$19	\$5,040	\$20
Utilities	\$50,252	\$199	\$52,764	\$209
Site Tax (trailer tax)	\$936	\$4	\$1,260	\$5
License	\$750	\$3	\$750	\$3
Bank Fees	\$480	\$2	\$500	\$2
Total Operating Expense	\$159,764	\$634	\$171,234	\$680
% of EGI	52.57%		28.36%	

Expense Notes: Current expenses based off of 2024 EOY P & L.

DISTRIBUTION OF EXPENSES CURRENT





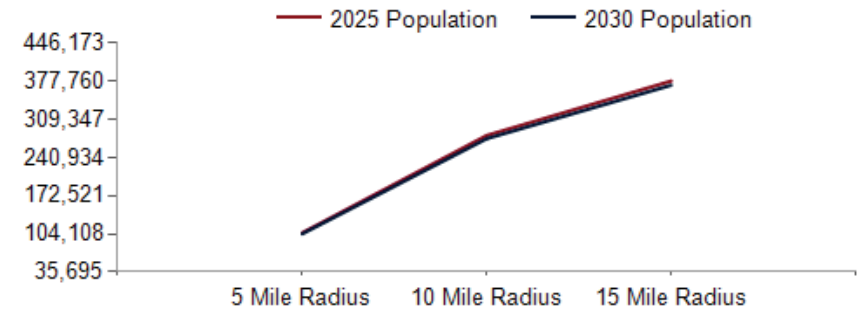
06

Demographics

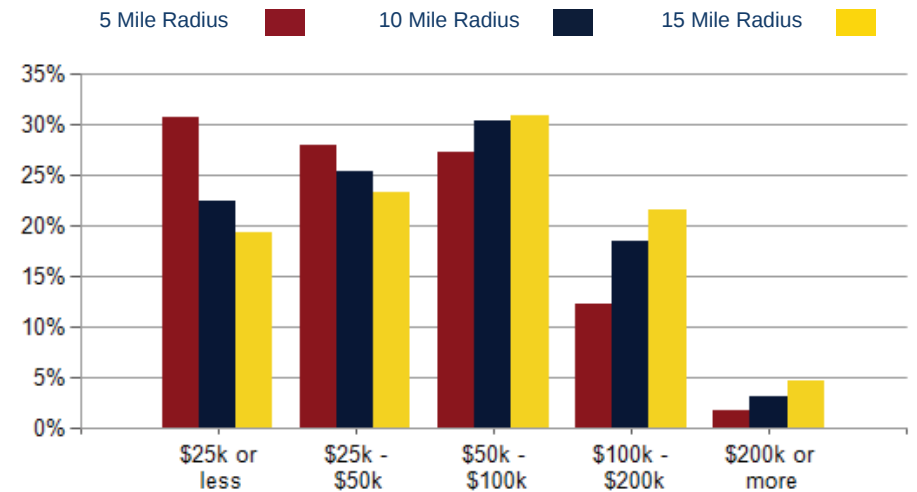
General Demographics

POPULATION	5 MILE	10 MILE	15 MILE
2000 Population	158,145	334,173	421,728
2010 Population	130,522	308,549	405,259
2025 Population	105,993	280,306	377,760
2030 Population	104,108	274,599	370,351
2025 African American	49,033	74,825	79,201
2025 American Indian	549	1,353	1,736
2025 Asian	454	2,483	4,119
2025 Hispanic	5,314	13,425	16,774
2025 Other Race	1,929	4,179	4,980
2025 White	46,617	177,496	261,680
2025 Multiracial	7,371	19,868	25,909

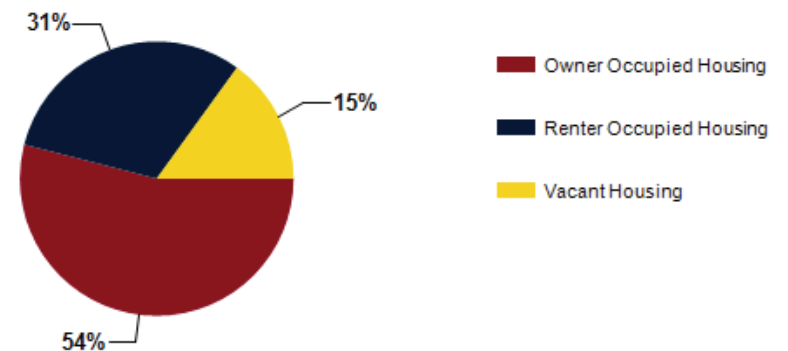
2025 HOUSEHOLD INCOME	5 MILE	10 MILE	15 MILE
less than \$15,000	8,702	15,064	17,142
\$15,000-\$24,999	4,814	11,420	13,481
\$25,000-\$34,999	5,416	12,424	14,896
\$35,000-\$49,999	6,858	17,544	21,939
\$50,000-\$74,999	7,607	21,667	29,013
\$75,000-\$99,999	4,376	14,151	19,606
\$100,000-\$149,999	4,237	15,730	23,699
\$150,000-\$199,999	1,163	5,972	10,338
\$200,000 or greater	809	3,810	7,309
Median HH Income	\$40,470	\$51,924	\$57,466
Average HH Income	\$57,037	\$71,155	\$79,890



2025 Household Income



2025 Own vs. Rent - 5 Mile Radius

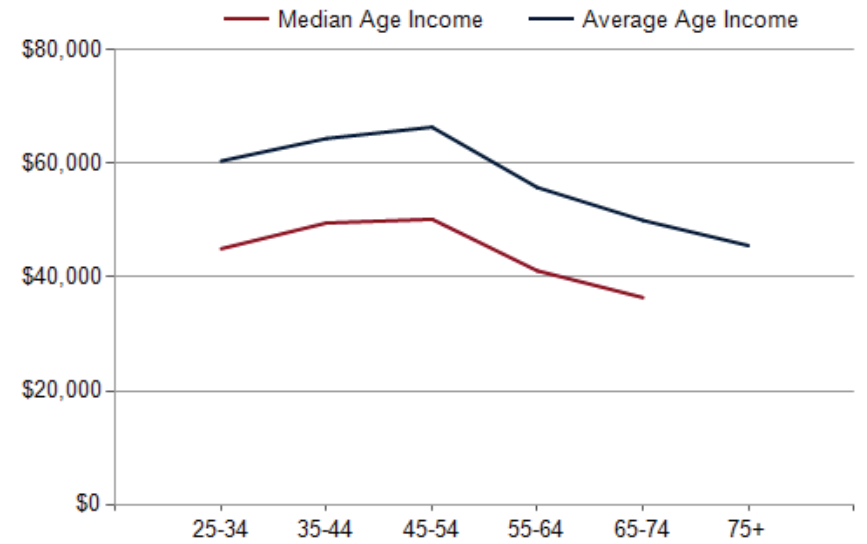
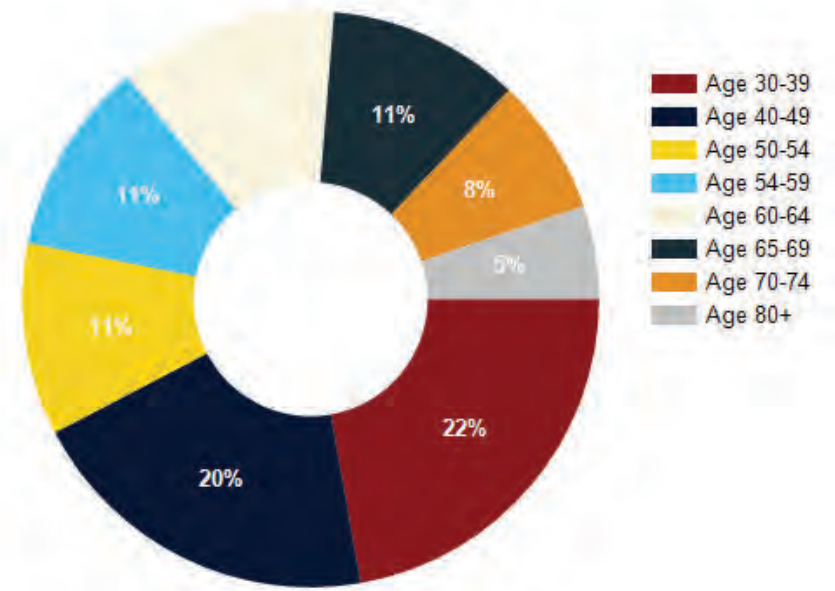


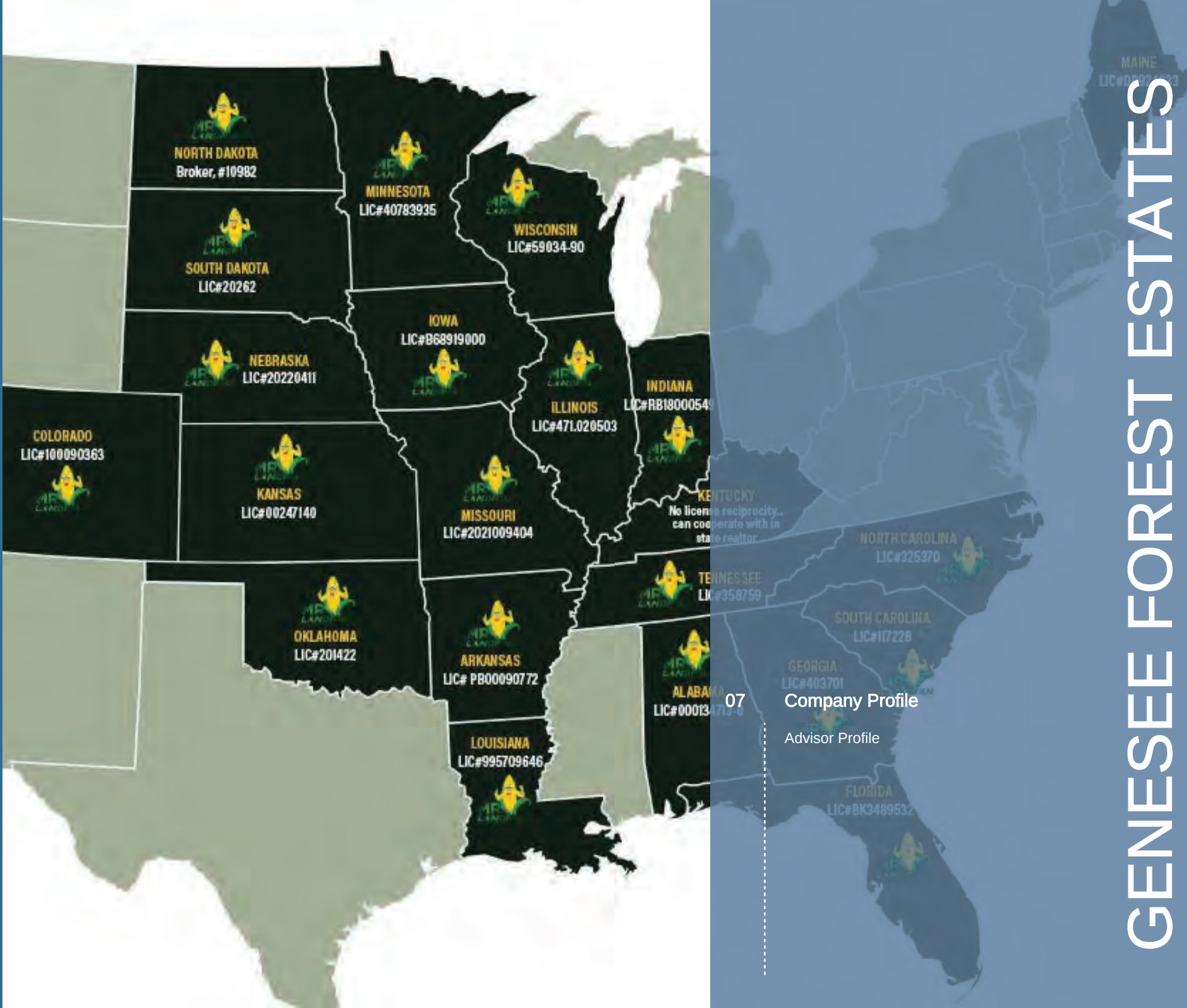
Source: esri

2025 POPULATION BY AGE	5 MILE	10 MILE	15 MILE
2025 Population Age 30-34	7,293	18,779	24,466
2025 Population Age 35-39	6,404	16,904	22,422
2025 Population Age 40-44	6,244	16,719	22,461
2025 Population Age 45-49	6,146	16,319	22,183
2025 Population Age 50-54	6,646	17,451	23,974
2025 Population Age 55-59	6,712	17,832	24,485
2025 Population Age 60-64	7,552	19,527	26,712
2025 Population Age 65-69	6,646	17,788	24,601
2025 Population Age 70-74	4,729	13,716	19,267
2025 Population Age 75-79	3,231	9,990	14,328
2025 Population Age 80-84	1,878	5,991	8,708
2025 Population Age 85+	1,836	5,843	8,252
2025 Population Age 18+	81,269	219,008	297,384
2025 Median Age	39	40	41
2030 Median Age	40	41	42

2025 INCOME BY AGE	5 MILE	10 MILE	15 MILE
Median Household Income 25-34	\$44,996	\$53,121	\$57,704
Average Household Income 25-34	\$60,447	\$70,233	\$77,261
Median Household Income 35-44	\$49,538	\$64,377	\$75,288
Average Household Income 35-44	\$64,411	\$83,148	\$94,274
Median Household Income 45-54	\$50,193	\$65,662	\$76,885
Average Household Income 45-54	\$66,409	\$86,686	\$98,294
Median Household Income 55-64	\$41,106	\$54,316	\$61,996
Average Household Income 55-64	\$55,778	\$73,073	\$84,184
Median Household Income 65-74	\$36,409	\$45,706	\$51,257
Average Household Income 65-74	\$49,996	\$62,915	\$70,001
Average Household Income 75+	\$45,560	\$51,678	\$56,343

Population By Age





GENESEE FOREST ESTATES

07
Company Profile
Advisor Profile



Jon Fisher
Designated Managing Broker

I was raised on the original family farm that was settled back in the mid-1860's. I graduated from Unity High School in 1991 where I served as the class president. I attended the University of Illinois where I graduated with a degree in agricultural economics in 1995. After graduating college, I started my own agri-business and grew it into an international enterprise that had customers in all 50 states and 15 foreign countries.

I am a blessed single dad to two amazing children. My oldest son, Jonathon, is 26 and works for State Farm Corporate. My daughter, Reagan, is 16 and is a junior. My hobbies include watching sports, sports announcing, & going to church.

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Licensed Indiana Managing Broker, MR. LANDMAN, LLC, License #RB18000549
Licensed Iowa Broker Officer, MR. LANDMAN, LLC, License #B68919000
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Licensed South Carolina Broker in Charge, MR. LANDMAN, LLC, License #117228
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Genesee Forest Estates

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The information contained in this offering memorandum has been obtained from sources we believe reliable; however, MR LANDMAN has not verified, and will not verify, any of the information contained herein, nor has MR LANDMAN conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



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