



## PROPERTY DESCRIPTION

Delta Group LLC in association with JDS Real Estate Services, INC is pleased to offer for sale an excellent opportunity to take over a capital deficient 4 park portfolio located in Peru Indiana. This portfolio consists of 4 parks totaling 169 pads situated within 10 minutes or less from each other. Despite having a supporting metro, occupancy sits at just 35% due to a lack of funding. A party with sufficient capital will realize paramount Value-Add returns and easily be able to bring the occupancy up to  $\geq 70\%$  within 18 months. For further details regarding occupancy, financials, recent renovations, etc. please contact the broker of record on this transaction.

## PROPERTY HIGHLIGHTS

- All four parks are on full City Utilities
- Utilities Paid by tenants
- Well maintained parks with meat on the bones
- huge upside potential
- Seller doesn't have the Capital to fill the space, hence the proforma valuation for the vacant lots

## OFFERING SUMMARY

Sale Price:	\$4,000,000
Number of Units:	169
Lot Size:	10 Acres
Building Size:	1,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,054	6,067	8,730
Total Population	2,793	15,731	23,965
Average HH Income	\$42,043	\$42,449	\$44,759

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FOR SALE

# 4 PARK PORTFOLIO FOR SALE - PERU, IN



Google

Map data ©2021

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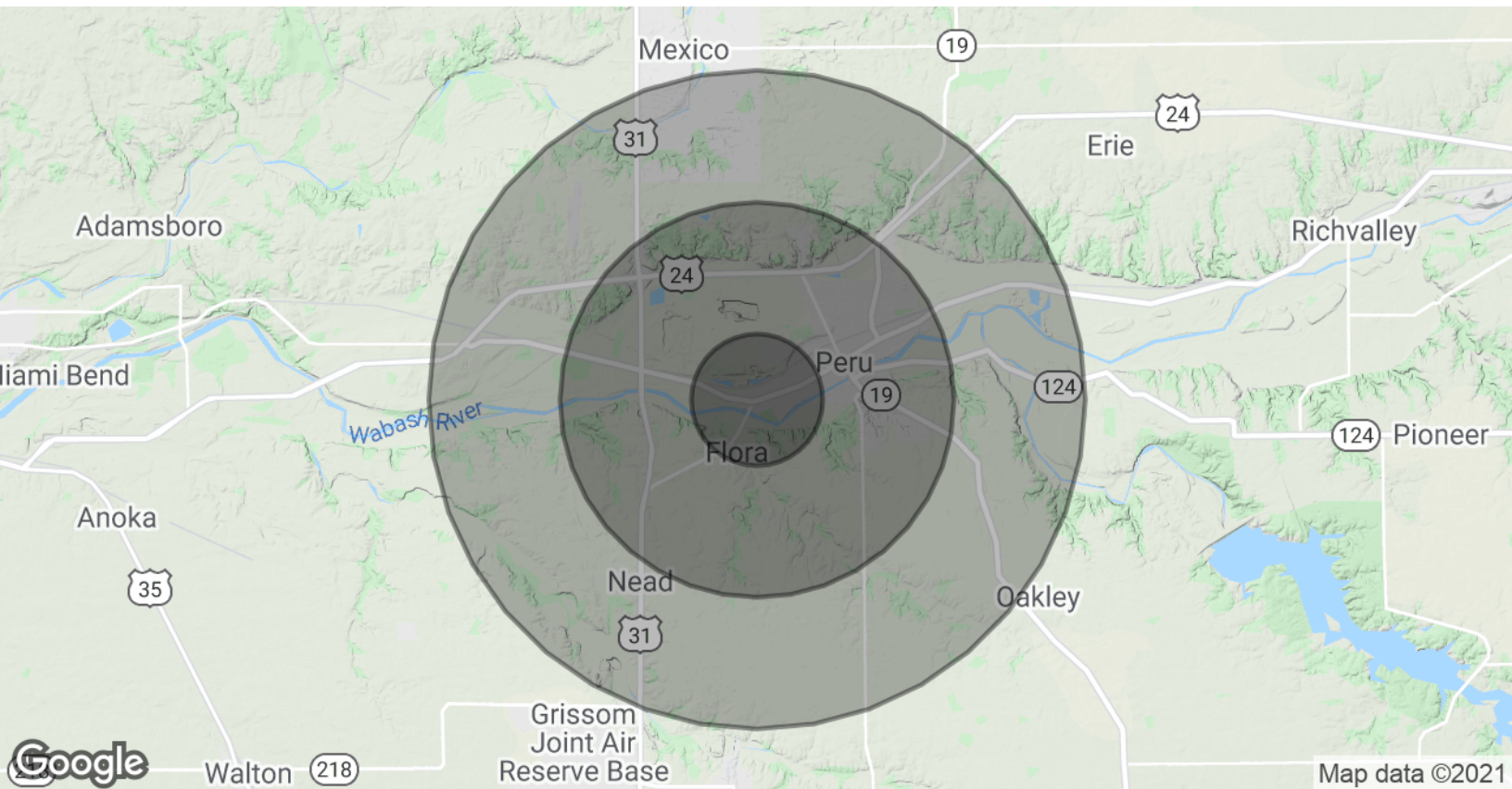
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,793	15,731	23,965
Average age	37.8	39.8	39.7
Average age (Male)	37.2	38.8	38.7
Average age (Female)	41.2	42.2	42.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,054	6,067	8,730
# of persons per HH	2.6	2.6	2.7
Average HH income	\$42,043	\$42,449	\$44,759
Average house value	\$127,166	\$126,599	\$124,826

\* Demographic data derived from 2010 US Census

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# 4 PARK PORTFOLIO FOR SALE - PERU, IN



## LOCATION DESCRIPTION

Peru is the county seat of, Miami County, Indiana, United States. It is 79 miles (127 km) north of Indianapolis. The population was 11,417 at the 2010 census, making it the most populous city in Miami County. Peru is located along the Wabash River, which divides the city in two. Peru is part of the Kokomo-Peru Combined Statistical Area.

## PERU, INDIANA FOR MANUFACTURED HOUSING

Peru, Indiana is the perfect location to own a mobile home park as it is an area in which affordable and manufactured housing are highly desirable. Although the average house hold income is north of \$40,000 it is noted that the average house hold size in Peru, Indiana is 4+ members making affordable housing a viable and realistic housing situation for many owners.

A new owner operator has the opportunity to acquire a 4-park portfolio in which could be brought to full occupancy with the right capital and resources in place giving a new owner the opportunity to substantially increase the value and revenue of the portfolio fairly quickly.

## LOCATION DETAILS

County	Miami
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## CUSTOM HEADER

- House hold income north of \$40,000
- Family oriented town
- Strong industrial climate in Miami County
- Strong business climate in Miami County
- Affordable housing is highly desired in Miami County

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