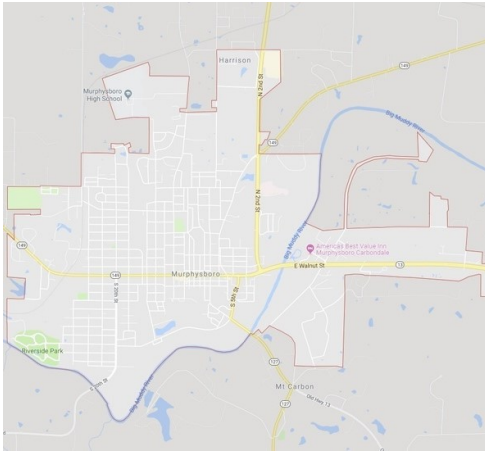


MEADOW VISTA MOBILE HOME PARK



North Star
EQUITIES
Your guiding star to real estate

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1219 N 20th Street
Murphysboro, IL 62966

Property Description

Meadow Vista was built in the 1970s and is licensed for 38 mobile home sites. The owner lives in central Illinois and the park is set up for an owner to manage remotely. Tenants make direct rent deposits to a local bank and a resident greeter handles showings of vacant homes, a resident greeter reports any issues directly to the owner and subcontractors are already in place for maintenance. Each site in the community can accommodate a single-wide home with two off-street parking spaces. The park is serviced by city water and sewer. Currently, 16 of the sites are occupied, nine of them are owned by the tenant, and 7 are owned by the park. All of the homes owned by the park are included in the sale. Tenants pay their own utilities including, electric, gas, water, sewer, and trash. Water is master metered and all tenants are sub-metered. The paved roads are in adequate condition.

PROPERTY SUMMARY

Meadow Vista Mobile Home Park
1219 20th Street | Murphysboro, IL 62966

02



Property Summary

Lot Size:	4.22 Acres
Price:	\$300,000
Tenants/Units:	15
Type:	MultiFamily

Property Overview

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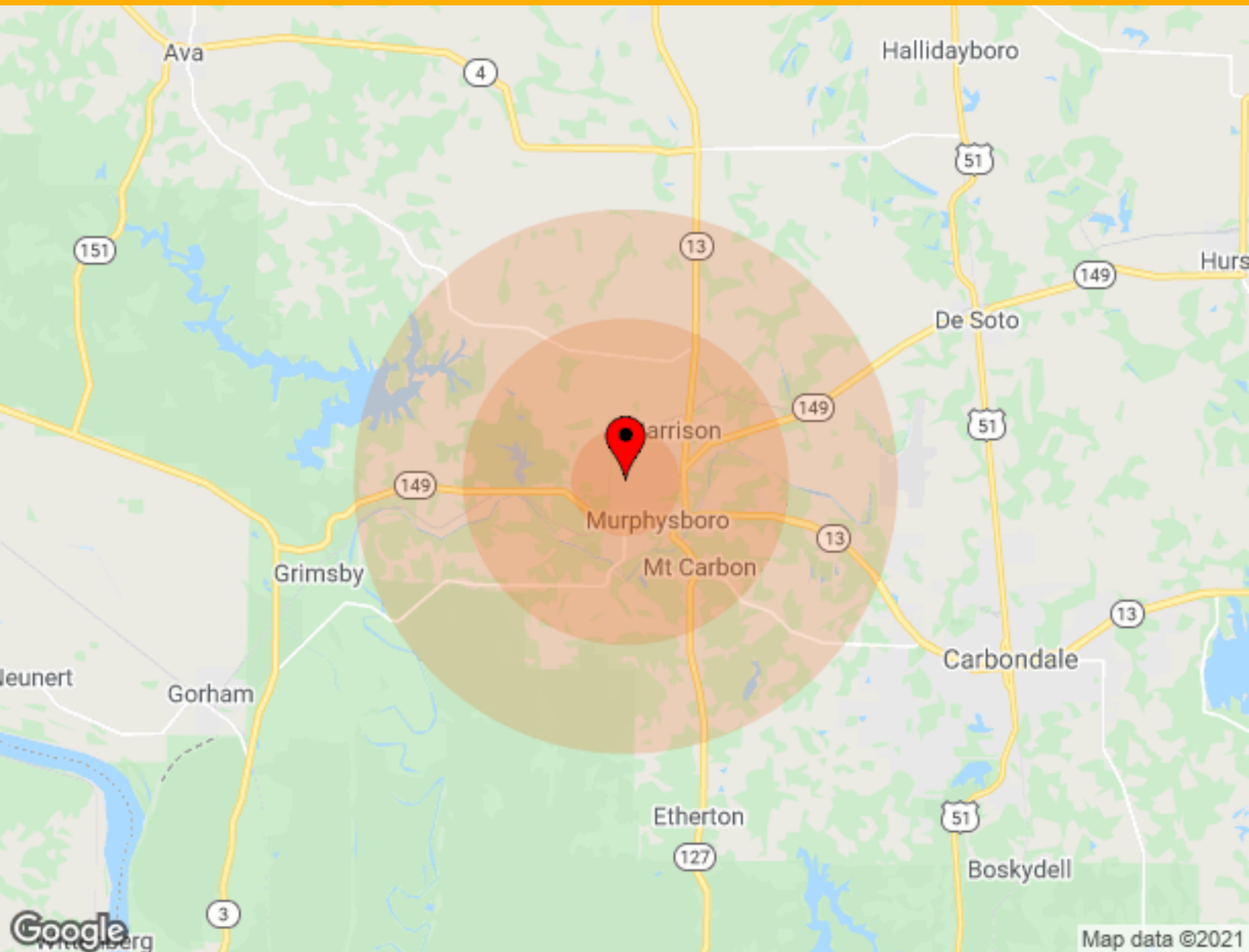
Location Overview

Meadow Vista Motor Home Park is located in Murphysboro, Illinois is in Jackson County. It is located about 97 miles southeast of Saint Louis and about seven miles northwest of Southern Illinois University, in Carbondale. The Trail of Tears State Park and Shawnee National forest are less than 35 miles away. Kinkaid Lake is only a few miles away, as is the Saint Joseph Memorial Hospital.

DEMOGRAPHICS

Meadow Vista Mobile Home Park
1219 20th Street | Murphysboro, IL 62966

03



Population	1 Mile	3 Miles	5 Miles
Male	1,504	4,178	7,147
Female	1,586	4,603	7,477
Total Population	3,090	8,781	14,624
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	408	1,389	2,210
Ages 15-24	342	1,116	1,816
Ages 55-64	375	1,045	1,908
Ages 65+	577	1,626	2,815
Race	1 Mile	3 Miles	5 Miles
White	2,837	7,771	13,247
Black	221	866	1,056
Am In/AK Nat	N/A	19	31
Hawaiian	N/A	N/A	N/A
Hispanic	39	140	255
Multi-Racial	64	250	510

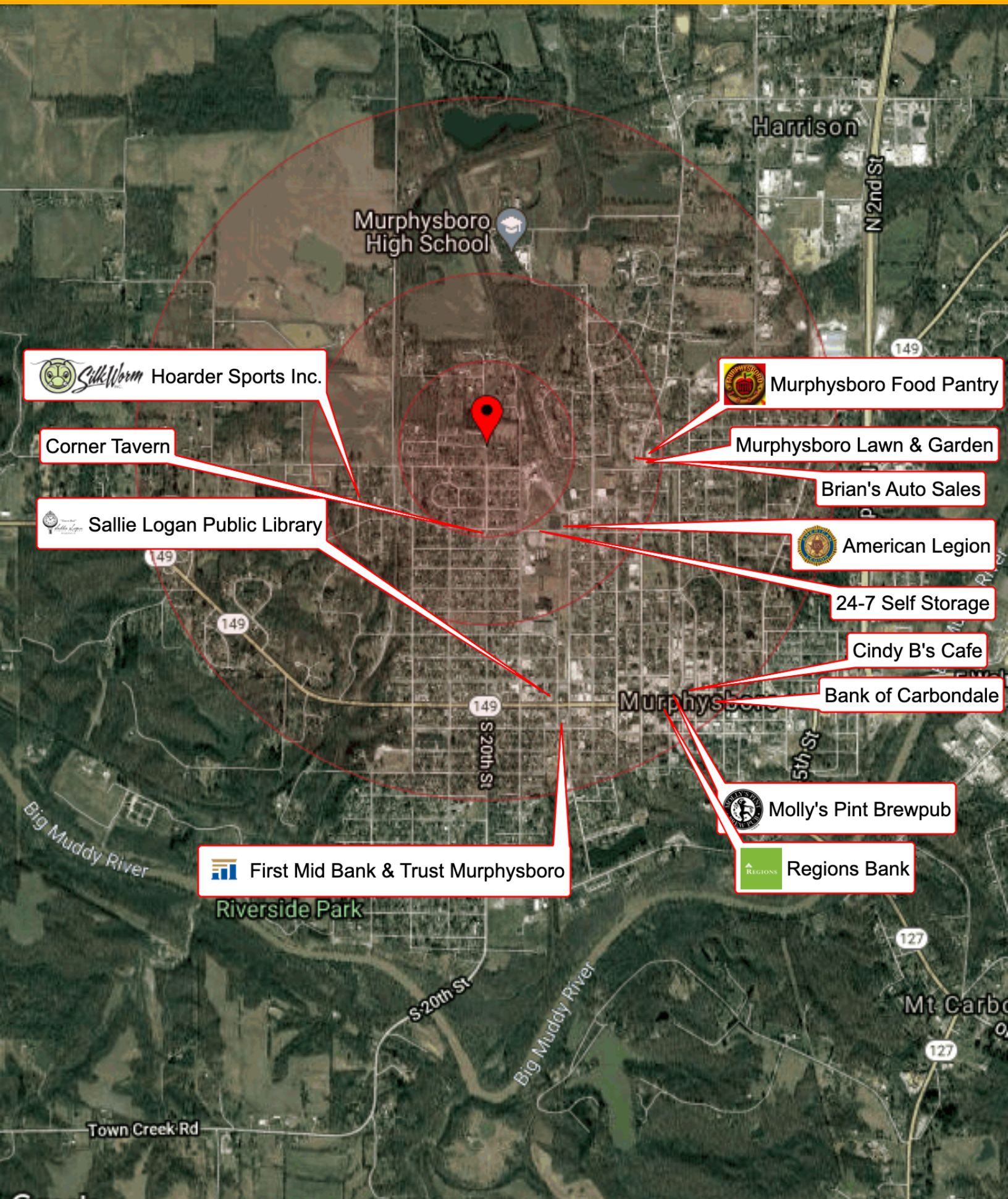
Income	1 Mile	3 Miles	5 Miles
Median	\$23,194	\$32,703	\$34,424
< \$15,000	493	866	1,317
\$15,000-\$24,999	233	613	825
\$25,000-\$34,999	144	520	909
\$35,000-\$49,999	187	602	1,147
\$50,000-\$74,999	234	625	864
\$75,000-\$99,999	76	318	602
\$10,000-\$149,999	64	214	526
\$150,000-\$199,999	30	39	115
> \$200,000	N/A	9	51
Housing	1 Mile	3 Miles	5 Miles
Total Units	1,858	4,741	7,423
Occupied	1,596	4,128	6,639
Owner Occupied	887	2,471	4,321
Renter Occupied	709	1,657	2,318
Vacant	262	613	784

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

BUSINESS MAP

Meadow Vista Mobile Home Park
1219 20th Street | Murphysboro, IL 62966

04



**Noah Ruggieri, CCIM**

Managing broker

North Star Equities Inc | Savoy, Illinois

P: (217) 367-1700

Noah Ruggieri has his CCIM and CIPS designations along with an MBA with a minor in corporate governance and international business from the University of Illinois.

As a commercial real estate broker with North Star Equities he specializes in assisting clients to find business locations, and to help develop their companies' vision successfully through real estate. With national clients and global consulting experience he is uniquely qualified to help clients from all avenues.

Attending Commercial Real Estate marketing conferences across the United States every eight weeks has given him a unique perspective on the market, as well as connections with National Investors from all four corners of the county. He was self-employed for ten years and having worked in the financial sector for a national institution has only added to the knowledge base used for being a commercial real estate counselor.

Noah has given back to the community over the years through volunteer work with a local BSA scouting group as well as mentoring in the CU 1to1 Program for the last seven years to date. His additional time is spent with his wife and three children.

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances be photocopied or disclosed to any third party without the written consent of the Northstar Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the Northstar Advisor listed in this proposal, and no other person is authorized by the Owner to provide information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the Northstar Advisor.

Neither the Northstar Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the Northstar Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the Northstar Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Northstar Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.