OFFERING MEMORANDUM

285 BIRCH POINT ROAD, WISCASSET, ME 04578



THE BOULOS COMPANY

DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and The Boulos
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CONTACT

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EXECUTIVE SUMMARY

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The Boulos Company is pleased to present the exclusive sale of Birch Point Mobile Home Park, a fully occupied 20-pad mobile home park on 5.20± acres. The park is located minutes from US Route One with below-market pad rents, and potential for expansion. All mobile homes are tenant-owned, allowing ownership to focus on the land, common infrastructure, and pad leasing rather than individual home maintenance. Separately metered utilities support property-level expense tracking and allocation, while potential expansion offers an additional avenue for long-term growth, subject to verification of site capacity, infrastructure requirements, and applicable municipal approvals.

OFFERED AT:

$860,000

PROPERTY HIGHLIGHTS

- Established mobile home park with twenty (20) pads in Wiscasset, Maine
- All tenant-owned homes, reducing the park owner's responsibility for home related CapEx items
- Separately metered utilities
- Expansion opportunity to add additional pads, subject to due diligence, infrastructure capacity, & required municipal approvals





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PROPERTY DESCRIPTION

SITE INFORMATION

OWNER	North Creek Capitol Group, LLC
STREET ADDRESS	285 Birch Point Road, Wiscasset, ME 04578
DEED REFERENCE	Book 3736, Page 0067
ASSESSOR'S REFERENCE	Map R07, Lot 39
# OF PAD SITES	Twenty (20)
LOT SIZE	5.20± AC
UTILITIES	Municipal water & sewer
ELECTRIC	Separately metered
PARKING	On-site parking
REAL ESTATE TAXES	$4,513.15/year (FY 2026)
SALE PRICE	$860,000

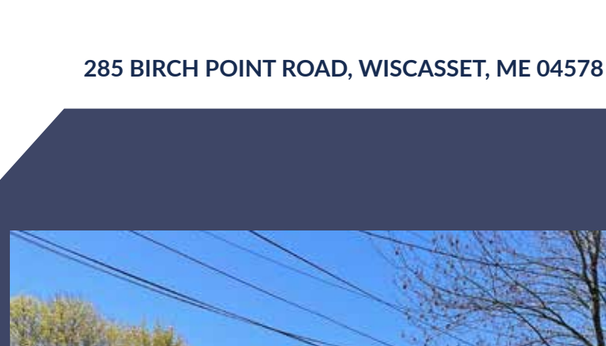


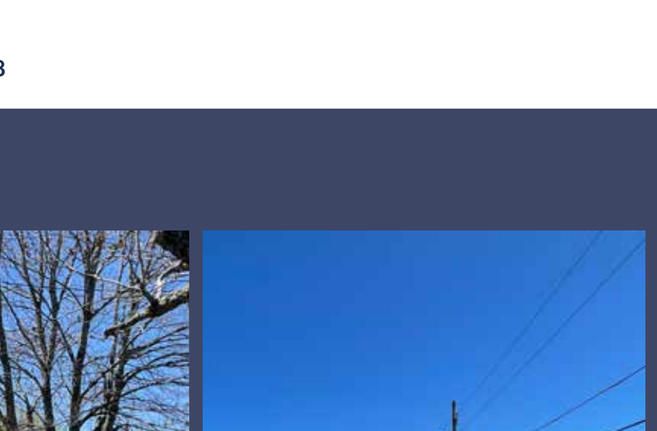

Birch Point



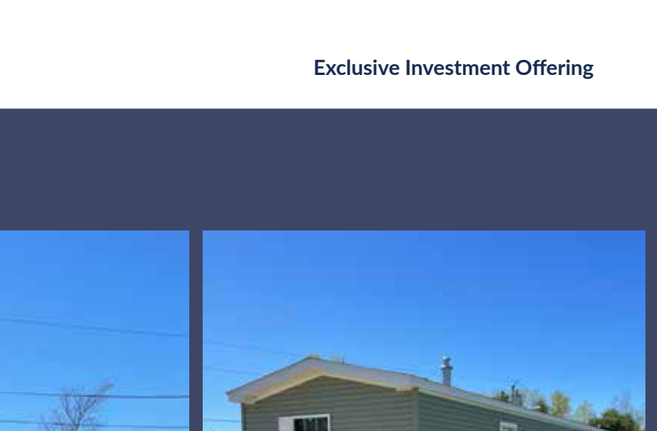













Cumberland & Knox Railroad
Birch Point Rd
Birch Point Rd
JB's Way
Two Bridge Rd
Cumberland & Knox Railroad
Birch Point Rd
Rockwell Ln



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FINANCIAL ANALYSIS

PRO FORMA

INCOME	
Current Rental Income	$96,000.00
TOTAL INCOME	**$96,000.00**
OPERATING EXPENSES	
Taxes	($4,513.15)
Insurance	($2,991.00)
Legal & Professional Fees	($1,038.00)
Landscaping/Plowing	($599.00)
Annual State Licensing Fee	($380.00)
Electric	($500.00)
Waste Removal	($1,632.00)
Management (5% est.)	($4,800.00)
Repairs & Maintenance (4% est.)	($3,840.00)
Capital Reserves (3% est.)	($2,880.00)
TOTAL OPERATING EXPENSES	**($23,173.15)**
NOI	**$72,826.85**
PURCHASE PRICE	**$860,000.00**
CAP RATE	**8.47%**
PRICE/PAD	**$43,000.00**

RENT ROLL

UNIT #	START DATE	TYPE	RENT
1	7/1/2021	At Will	$400.00
2	11/16/2024	At Will	$400.00
3	7/1/2021	At Will	$400.00
4	4/1/2026	At Will	$400.00
5	9/1/2025	At Will	$400.00
6	7/1/2026	At Will	$400.00
7	11/16/2024	At Will	$400.00
8	7/1/2021	At Will	$400.00
9	1/28/2023	At Will	$400.00
10	4/1/2023	At Will	$400.00
11	1/1/2026	At Will	$400.00
12	7/1/2021	At Will	$400.00
13	7/1/2021	At Will	$400.00
14	2/1/2022	At Will	$400.00
15	5/22/2022	At Will	$400.00
16	7/1/2021	At Will	$400.00
17	8/19/2023	At Will	$400.00
18	7/1/2021	At Will	$400.00
19	7/25/2022	At Will	$400.00
20	9/27/2025	At Will	$400.00
MONTHLY TOTAL			**$8,000.00**
ANNUAL TOTAL			**$96,000.00**

Exclusive Investment Offering

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