



FOR SALE
Coach Lamp Village
Mobile Home Community
Hutchinson, Kansas



Coach Lamp Village MHC

1200 E. 11th Ave. | Hutchinson, Kansas

Property Summary:

- Highest Quality MHC in the Market
- 67 Spaces
- 26 Late Model Park Owned Homes Included
- 90% Overall Occupancy
- Attractive, Well-Managed Property
- **Price Reduced**

Property Details:

- All Public Utilities
- Water/Sewer, Trash, Electric and Gas Direct Billed to Tenants by Providers
- Strong Location near Retail/Restaurant Development
- Hutchinson Population is 41,725
- Diverse Local Economy – See Page 2

For more information:

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Diverse Local Employment Base

- Hutchinson Regional Medical Center – 1,297 Employees
- Dillons (Corporate and Storefront) – 1,035 Employees
- Hutchinson Community College Campus – 724 Employees
- Tyson Prepared Foods – 560 Employees
- Hutchinson Correctional Facility – 509 Employees
- Siemens Wind Power (Mfg. Plant) – 370 Employees
- Portfolio Recovery Associates (Credit Collections) – 273 Employees
- Lowen Corporation (Mfg. Plant) – 261 Employees
- Collins Bus Corporation (Mfg. Plant) – 230 Employees



Hutchinson Community College





Sale Price Rationale

Value of Park Only	\$1,671,868	8.0% Cap on NOI
Total of Park Owned Homes	<u>\$1,118,122</u>	NADA Value of Park Owned Homes
Total Value	\$2,789,990	
Original List Price	\$2,790,000	
LESS: Reduction	<u>\$ 390,000</u>	
List Price - REDUCED	\$2,400,000	

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