

# FOR SALE Coach Lamp Village Mobile Home Community Hutchinson, Kansas



## Coach Lamp Village MHC

Jeff Lange

Lange Real Estate 316.529.3100

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

#### For more information:

#### Kris Wessel

**N**/**I**Martens

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## 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





#### 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 Total of Park Owned Homes

**Total Value** 

Original List Price LESS: Reduction

\$1,671,868 8.0% Cap on NOI

NADA Value of Park Owned Homes

\$2,790,000 \$ 390,000

\$1,118,122

\$2,789,990

**List Price - REDUCED** 

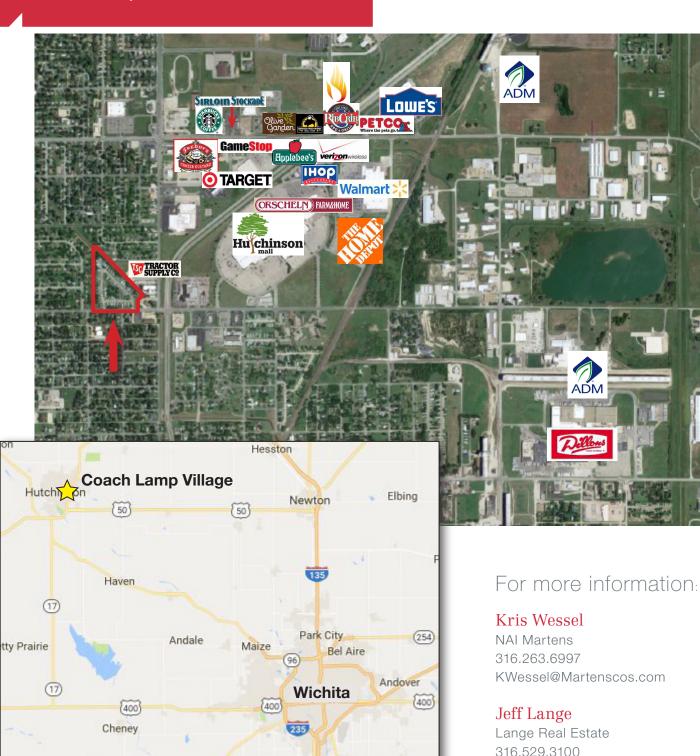
\$2,400,000

For more information:

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Derby

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