



## Prospect MHC

422 E. Prospect St. | Aurora, Missouri

### Property Summary:

- 109 Space Community
- Spacious Lots, Attractive Terrain
- Lot Rents - \$160 per Month
- 59.6% Occupancy
- All Public Utilities
- All Direct Bill Utilities Except Trash is Pass-Through

For more information:

**Kris Wessel**

NAI Martens  
316.263.6997  
KWessel@Martenscos.com

**Larry Goldman**

RE/Max Best Associates  
Missouri Broker of Record

### Property Details:

- Asphalt Roads – City Maintained\*
- Aurora, MO is located near Springfield and Branson
- Occupancy Break Down:
  - 39 Tenant Owned Homes
  - 20 Lease Option Homes
  - 6 Rentals
  - 6 Vacant POH
  - 38 Vacant Sites

\*Park responsible if full replacement required.



## Major Employers

Company	Size	Industry
Select Genetics Turkey Hatchery ( Ag Forte)	350 Employees	Manufacturing (Food)
Aurora R-VIII Schools	300 Employees	Education
Wal-Mart Supercenter	260 Employees	Medical
Mercy Hospital Aurora	215 Employees	Printing
MWM Dexter	120 Employees	Medical
Aurora Nursing Center	95 Employees	Medical
AFB International	60 Employees	Manufacturing
Damar Worldwide	34 Employees	Distribution (Lighting)







## Sale Price Rationale

### Value Components

Park @ 8.00% Cap Rate  
Homes (See Home List)  
Excess Land

### Pricing

\$	1,261,202
\$	446,840
\$	40,000
\$	1,748,042

### Offering Price - Rounded

**\$ 1,750,000**

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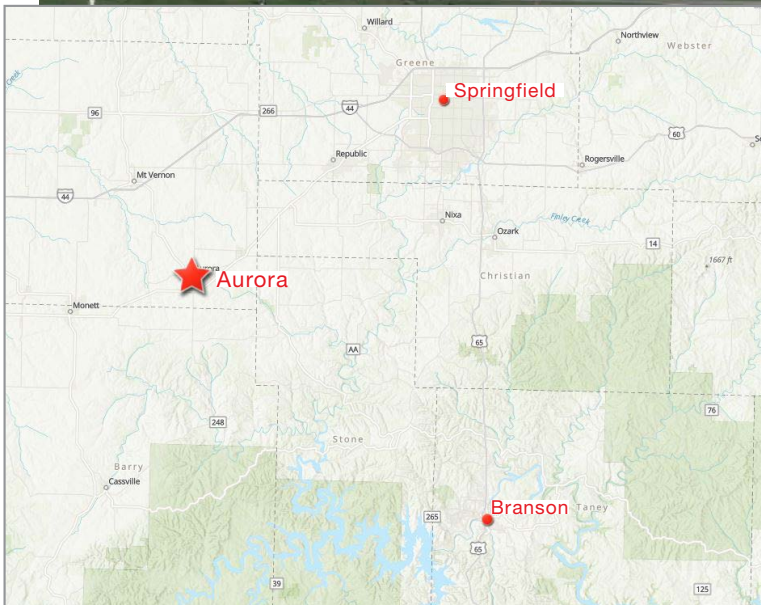
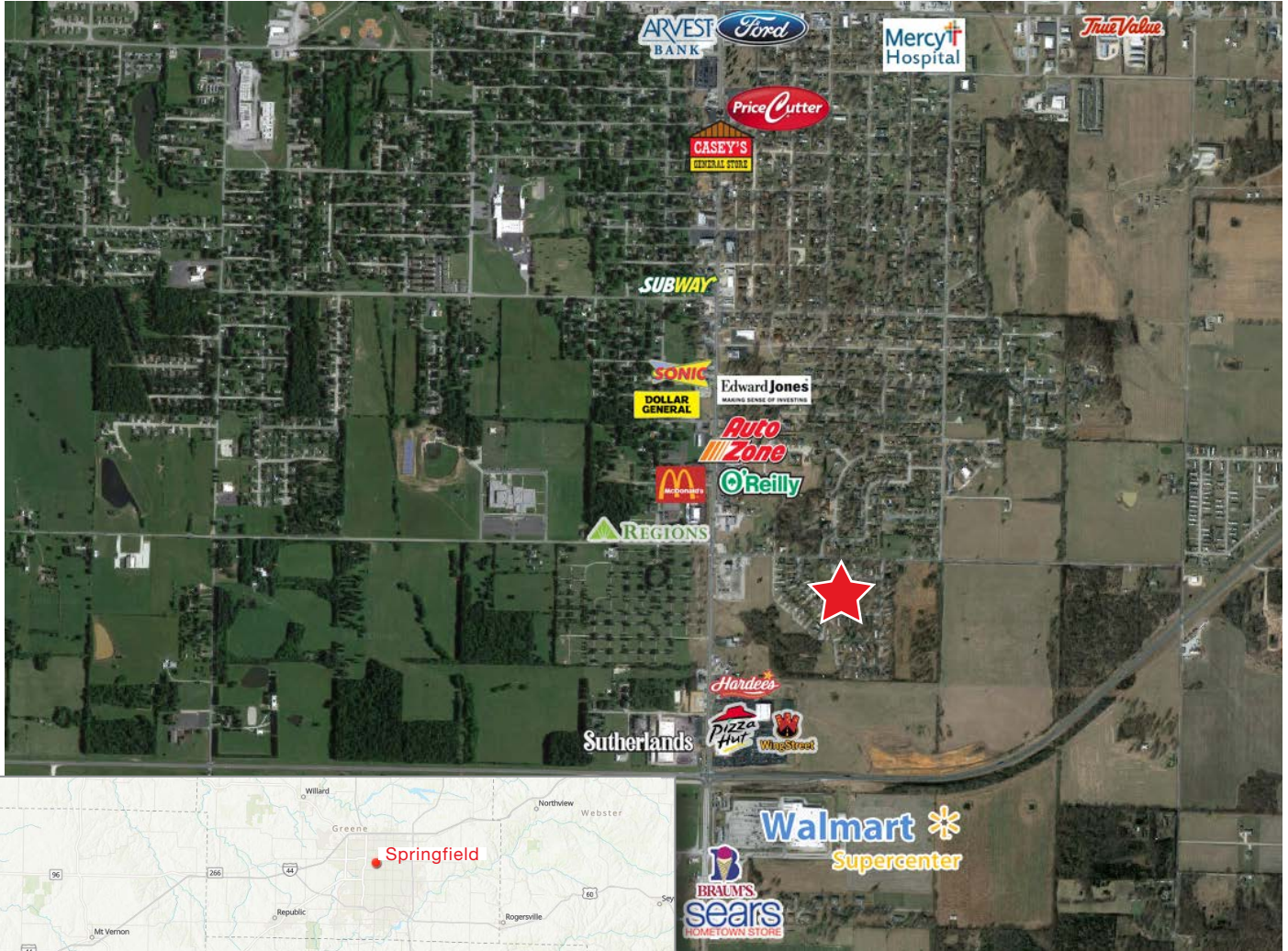
NAI Martens

316.263.6997 • [KWessel@Martenscos.com](mailto:KWessel@Martenscos.com)



For Sale  
Prospect  
Mobile Home Community  
Aurora, Missouri

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