

BATES CITY MOBILE HOME & RV PARK

2201 Outer Road | Bates City, MO

OFFERING MEMORANDUM



MHP, RV, & MOTEL ON ONE PROPERTY!



Bates City Mobile Home & RV Park

CONTENTS

01 Executive Summary

- Investment Summary
- Unit Mix Summary
- Location Summary

02 Property Description

- Property Features
- Aerial Map
- Property Images

03 Rent Roll

- Rent Roll

04 Financial Analysis

- Income & Expense Analysis

05 Demographics

- Demographics

06 Company Profile

- Advisor Profile

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www.mrlandman.com



01 Executive Summary

- Investment Summary
- Unit Mix Summary
- Location Summary

OFFERING SUMMARY

ADDRESS	2201 Outer Road Bates City MO 64011
COUNTY	Lafayette
MARKET	Kansas City metropolitan area
BUILDING SF	4,800 SF
LAND SF	797,583 SF
LAND ACRES	19.23
NUMBER OF UNITS	89
YEAR BUILT	1975 & 1980
YEAR RENOVATED	Ongoing
APN	13-7.0-0-36-0-000-003.000
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$2,700,000
PRICE PSF	\$562.50
PRICE PER UNIT	\$30,337
OCCUPANCY	83.00%
NOI (CURRENT)	\$268,359
NOI (Pro Forma)	\$362,745
CAP RATE (CURRENT)	9.94%
CAP RATE (Pro Forma)	13.44%
GRM (CURRENT)	4.22
GRM (Pro Forma)	3.46

DEMOGRAPHICS

	5 MILE	15 MILE	30 MILE
2024 Population	13,019	143,083	1,117,093
2024 Median HH Income	\$77,299	\$87,493	\$69,858
2024 Average HH Income	\$98,936	\$112,728	\$97,059



Bates City Mobile Home & RV Park

- This unique opportunity in the Kansas City, MO metro area offers a diverse property that includes a mobile home park, RV park, motel (monthly), and cabin studios—all on one site! Located just 30 minutes east of Kansas City, this property sits directly on I-70, making it a high-traffic location. The new Love's Travel Truck Stop across the road, with 35,500 vehicles passing by daily in 2023, highlights the area's strong traffic flow.
- The property spans 19.23 acres and is not located in a flood zone. It is zoned for "multi-family" use, offering potential for various development opportunities.
- In regards to seller financing, the owners responded with "possible with the right package".

Mobile Home Park (General Info)

- The property includes a mobile home park with 28 pads. Of these, 21 are park-owned homes (POH), 1 is a tenant-owned home (TOH), and 6 pads are vacant, which could potentially be converted into either mobile home or RV sites. The TOH currently pays \$525 per month, while the POH's average \$790 per month in rent.
- The park is on public water (county), with a third-party provider managing the wastewater treatment facility. The property is currently paying \$6,500/month to the neighboring MHP (Swan Lake Estates) for right to pump waste into their treatment facility. A 3rd party is purchasing the treatment facility and will be assuming the contract in place with Bates City MHP/RV park. Bates City is contractually obligated to the \$6,500/month until March 31st, 2025.

The park covers all utilities, including electricity, water, sewer, gas, and garbage services for the entire property. The underground pipes are PVC, and the electrical pedestals vary by site. The road through the park is gravel and is considered to be in "fair" condition; the park maintains the road and mows the entire property.

The park has a "file full of titles" but cannot guarantee that they have the titles for all trailers. Any trailers without titles will be transferred via a bill of sale. Seller believes that most of the trailers are 14' x 67'.

- According to Reonomy records, the park was built in 1975. There are potential management candidates who live on-site, though the current manager will not be continuing in the role. The park also employs a maintenance man for general labor tasks.
- Some tenants are currently behind on rent payments. The park uses monthly leases, and tenants can pay their rent in the office, which is open on Fridays, or via a drop box. The park currently accepts payments in cash or money orders only.

RV Park (General Info)

- The RV portion of the property features 23 full-service sites (five more are being completed), offering water, sewer, and electric connections. Out of the 23 sites: 3 sites have 50 amp and 20 amp, 1 site has 30 amp and 20 amp, and 19 sites have 30 amp, 50 amp, and 20 amp. The park is currently expanding, with five additional overnight sites nearly completed, all of which will also include 50-amp service. While the park does not have a bathhouse or a store, it does include living quarters for a manager, located adjacent to the current park office, which could use some TLC. The roads are gravel and considered to be in "fair" condition. The park is connected to public water, with sewer services provided by a third-party provider. The underground pipes throughout the property are made of PVC.
- Over the past several years, the park has seen many improvements, including the installation of new power wire and subpanel for sites 6-10, new power wires and pedestals for sites 17, 20, 21, 22, 30, and 31, as well as new wiring for site 9. The construction of the five overnight sites is also nearly complete.
- If the current owners were to continue operating the park, they would focus on further enhancements, such as building a shower house, stocking RV supplies for sale in the office, and providing an ATM on-site.
- When asked what they want potential buyers to know about their park, the owners shared, "Our RV tenants aren't much fuss—generally enjoyable to deal with. It's an efficient means of income and has a lot of potential for growth."

- In describing how their park differs from others, they said, "Our rates remain consistent throughout the year; we don't hike them seasonally like other local parks. We're close to the highway but maintain a country feel. Tenants often tell us they prefer staying here because they don't want to live in the city."
- Regarding local amenities that benefit the park, the owners mentioned, "We offer a 24-hour laundromat. We're across the street from Love's Truck Stop, and nearby, there's Bates City BBQ, an antique mall, and a dog groomer."
- As for the typical guest profile, they described, "On average, our guests are retired on a fixed income, working on a local job site, saving to purchase a home, or simply seeking a more affordable way to live."
- Rates were last raised in 2022 and remain very competitive compared to other local parks. Additionally, there is room to expand the park further.

Motel (General Info)

- The motel portion of the property includes 20 studio units, primarily occupied by monthly renters. The motel currently maintains a strong occupancy rate of 95%, with rent ranging from \$440 to \$680 per month. A new roof was installed on the motel in 2021, and the motel office and lobby were renovated in 2022. The motel is 24' x 242' (5808 square feet). The rooms (minus one unit) are 22' x 11' and the vast majority include a kitchenette in the unit.

Cabins & Condos (General Info)

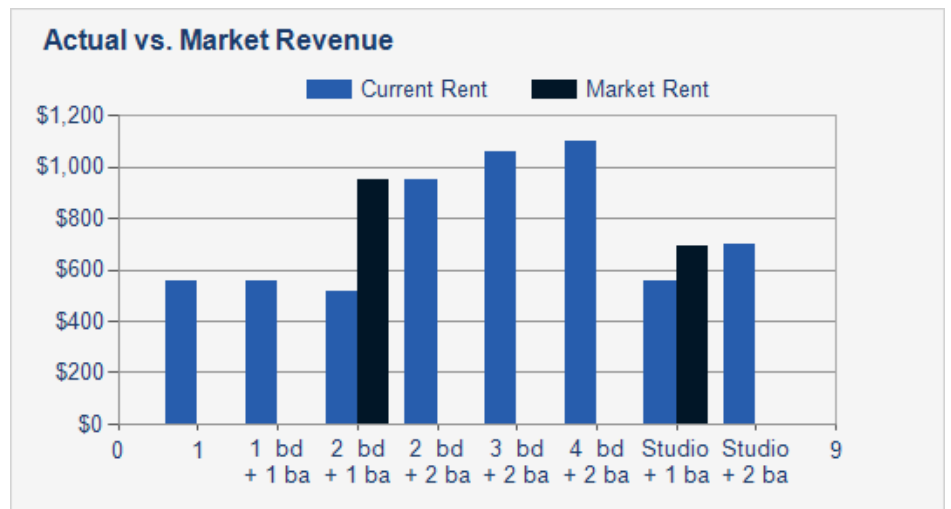
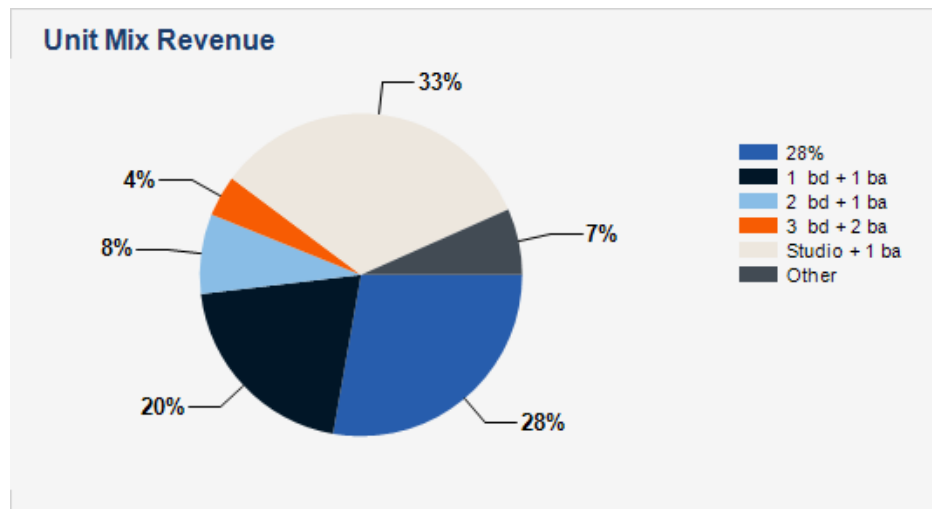
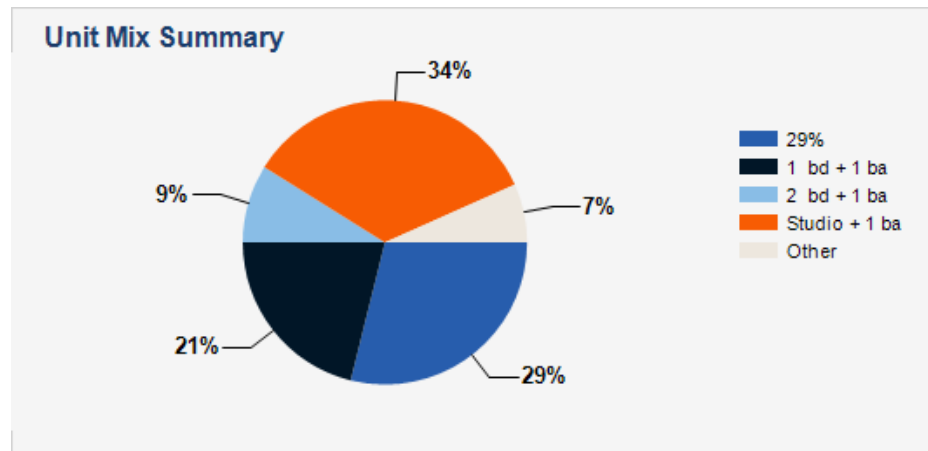
- The property also includes three cabin buildings containing a total of 12 studio units, currently at 83% occupancy (10 out of 12 units). These cabin units rent for \$640 to \$700 per month. Additionally, the property features two condos, with rental rates ranging from \$1,000 to \$1,100 per month.

Laundromat (General Info)

- The property includes a 24-hour laundromat that currently generates an average income of \$1,500 per month. Recently upgraded, the laundromat now features three top-load washers, two double-stack 30 lb dryers, and one single 55 lb dryer. The space was also recently textured and painted. For added convenience, the laundromat is equipped with a change machine and vending machines for tenants.



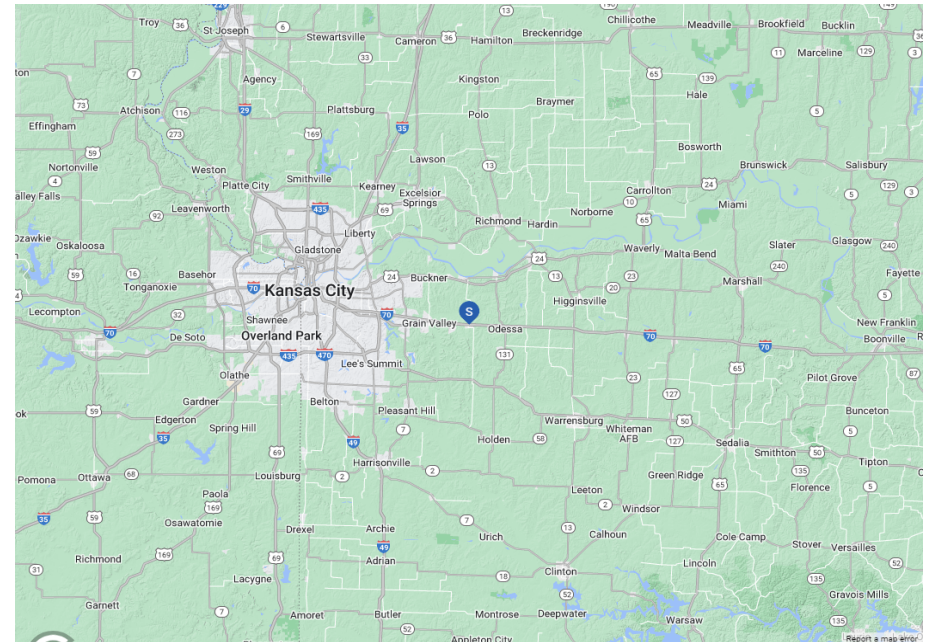
		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
	26	\$554	\$14,400	\$0	\$0
1 bd + 1 ba	19	\$554	\$10,535	\$0	\$0
2 bd + 1 ba	8	\$519	\$4,150	\$950	\$950
2 bd + 2 ba	1	\$950	\$950	\$0	\$0
3 bd + 2 ba	2	\$1,063	\$2,125	\$0	\$0
4 bd + 2 ba	1	\$1,100	\$1,100	\$0	\$0
Studio + 1 ba	31	\$554	\$17,170	\$690	\$690
Studio + 2 ba	2	\$700	\$1,400	\$0	\$0
Totals/Averages	90	\$576	\$51,830	\$322	\$1,640



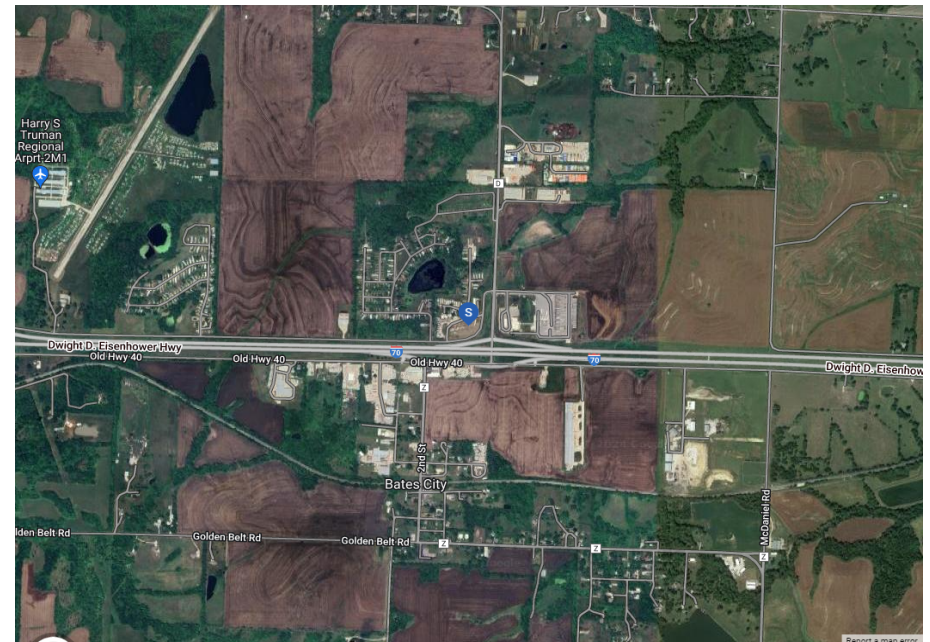
Bates City, MO

- Bates City is a city in western Lafayette County, Missouri, and is part of the Kansas City metropolitan area. The population was 219 at the 2020 census, which is neither a gain nor a loss in population since 2010.
- The median home cost in Bates City is \$325,600. Home appreciation the last 10 years has been 100.6%. Home Appreciation in Bates City is up 16.3%.
- Renters make up 22.4% of the Bates City population.
- The average one-bedroom unit rents for \$790/month. The average two-bedroom unit rents for \$910/month.
- Bates City has an unemployment rate of 4.0%. The US average is 6.0%.
- Bates City violent crime is 5.5. (The US average is 22.7)
Bates City property crime is 52.0. (The US average is 35.4)
- Bates City is located:
 - 30 miles east of Kansas City, MO
 - 45 miles east of Overland Park, KS
 - 55 miles east of Olathe, KS
 - 80 miles west of Columbia, MO
 - 95 miles east of Topeka, KS
 - 95 miles SE of St. Joseph, MO
 - 160 miles north of Springfield, MO
 - 210 miles west of St. Louis, MO

Regional Map

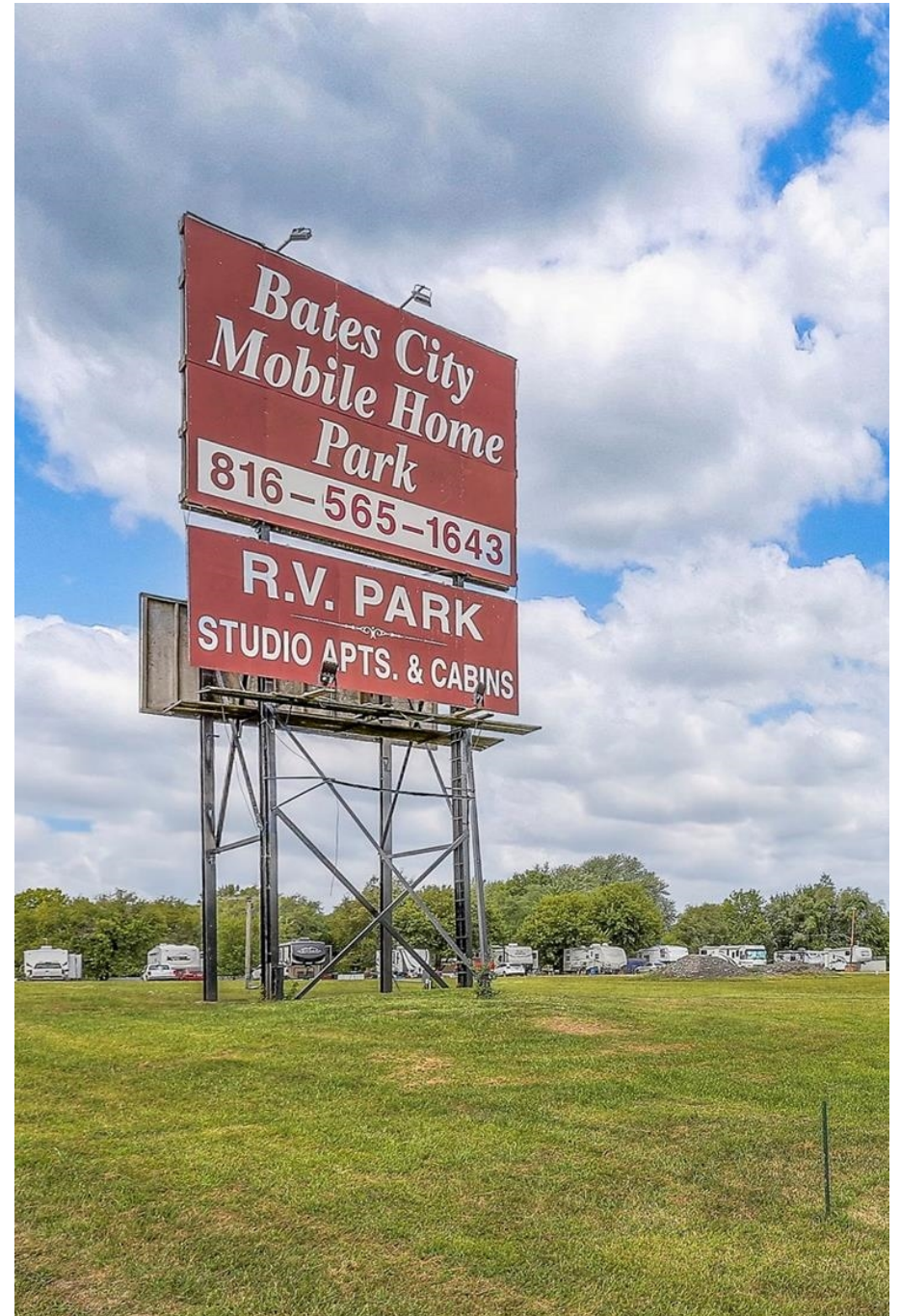


Locator Map



Kansas City, MO (Metro)

- The Kansas City metropolitan area is a bi-state metropolitan area anchored by Kansas City, Missouri. Its 14 counties straddle the border between the U.S. states of Missouri (9 counties) and Kansas (5 counties). With 8,472 square miles and a population of more than 2.2 million people, it is the second-largest metropolitan area centered in Missouri (after Greater St. Louis) and is the largest metropolitan area in Kansas.
- Here are the 25 largest employers in Kansas City, Mo:
 - Federal Government (Government) 20846 employees
 - Children's Mercy Hospital (Health services) 8382 employees
 - Cerner Corporation (Health care) 6879 employees
 - Honeywell (Electronic & weapons) 5000 employees
 - Burns & McDonnell (Architecture) 5000 employees
 - Saint Luke's Health System (Health services) 4638 employees
 - Internal Revenue Service (Government) 4600 employees
 - City of Kansas City (Government) 4411 employees
 - Truman Medical Centers (Health services) 3579 employees
 - SS&C (Healthcare information) 3125 employees
 - Research Medical Center (Health services) 2496 employees
 - University of Missouri-Kansas City (Education) 2427 employees
 - Commerce Bank (Banking) 2409 employees
 - Hallmark Cards, Inc. (Greeting card mfg) 2262 employees
 - Federal Reserve Bank of Kansas City (Banking) 2218 employees
 - Kansas City Public Schools (Public education) 2018 employees
 - Park Hill School District (Public education) 1868 employees
 - JE Dunn Construction (Construction) 1800 employees
 - H&R Block (Tax preparation) 1750 employees
 - UMB Financial Corporation (Banking) 1706 employees
 - VA Medical Center (Health services) 1700 employees
 - Jackson County (Government) 1400 employees
 - FedEx (Delivery services) 1353 employees
 - Blue Cross and Blue Shield (Insurance) 1300 employees
 - Lockton Companies (Insurance) 1286 employees





02

Property Description

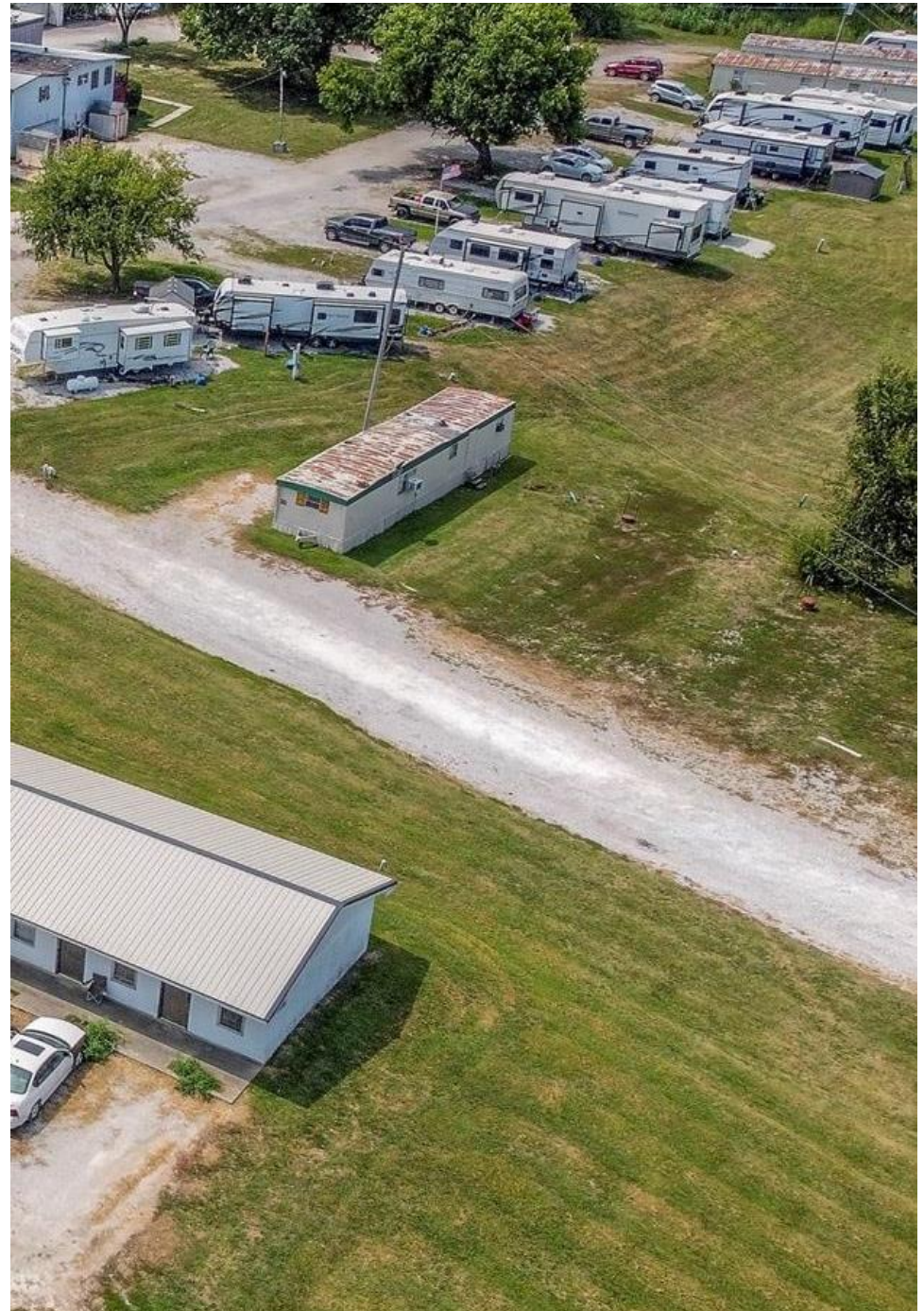
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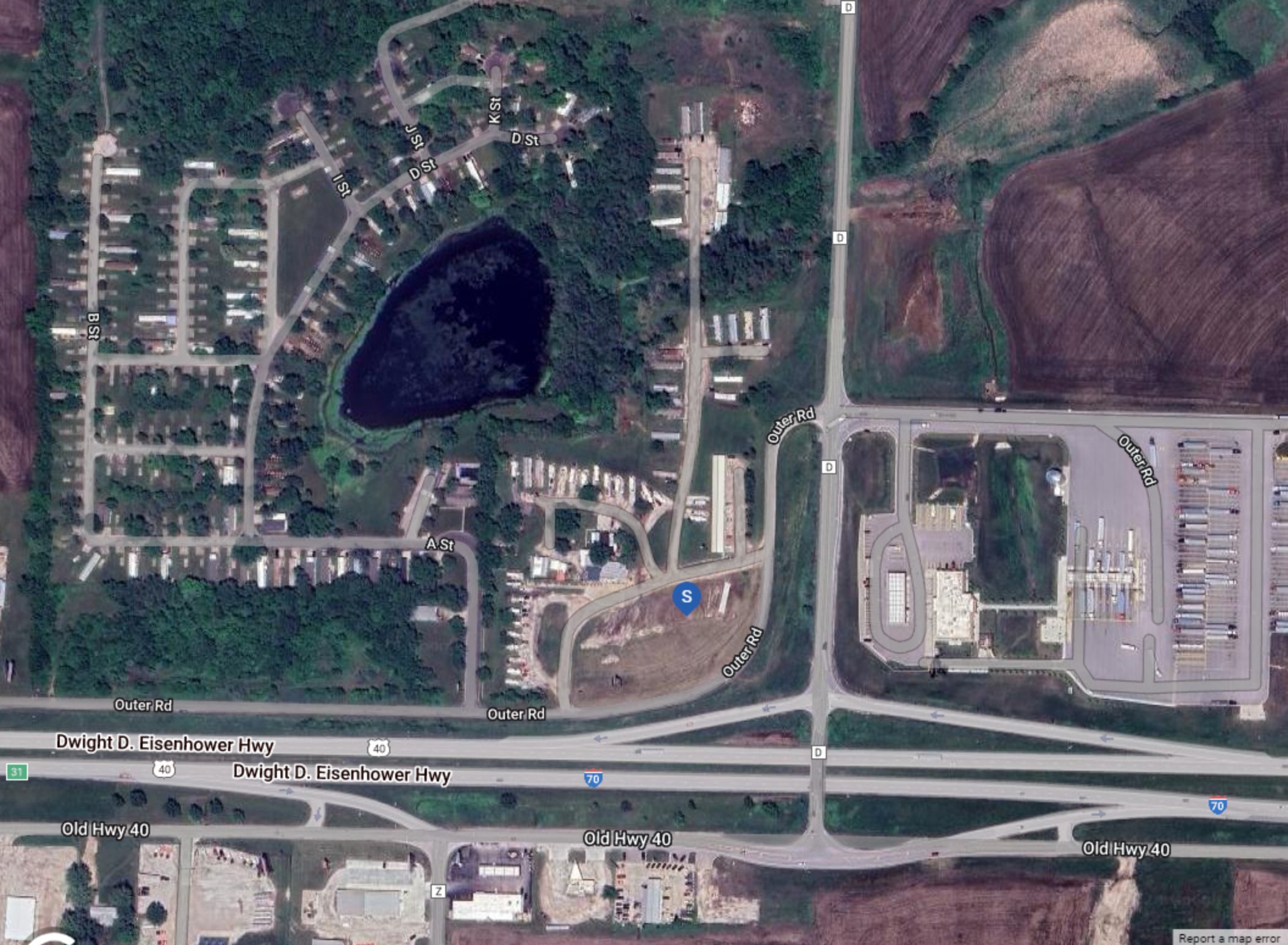
PROPERTY FEATURES

NUMBER OF UNITS	89
BUILDING SF	4,800
LAND SF	797,583
LAND ACRES	19.23
YEAR BUILT	1975 & 1980
YEAR RENOVATED	Ongoing
# OF PARCELS	1
ZONING TYPE	Multi-family
BUILDING CLASS	C
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	14
LOT DIMENSION	226x188x235x408x217x720x523 x856x305x684
NUMBER OF PARKING SPACES	168
PARKING RATIO	2:1
POOL / JACUZZI	no
FIRE PLACE IN UNIT	no
WASHER/DRYER	Some units

UTILITIES

WATER	Public (Paid by park)
TRASH	Private (Paid by park)
GAS	Public (Paid by park)
ELECTRIC	Public (Paid by park)
SEWER	Privately Contracted (Paid by park)





[Report a map error](#)



Approximate property boundaries.





Interior of Laundromat.



12 studio "cabins" on the property.



2 "condos" on the property.



★ WELCOME ★

Life is simply BETTER in the
COUNTRY

Park office.



RV portion of the park.



Interior of one of the POH's.



03

Rent Roll

Rent Roll

Unit	Unit Mix	Current Rent	Market Rent	Notes
Motel 1	Studio + 1 ba	\$600.00	\$0.00	
Motel 2	Studio + 1 ba	\$680.00	\$0.00	
Motel 3	Studio + 1 ba	\$600.00	\$0.00	
Motel 4	Studio + 1 ba	\$440.00	\$0.00	
Motel 5	Studio + 1 ba	\$590.00	\$0.00	
Motel 6	Studio + 1 ba	\$640.00	\$0.00	Kitchenette.
Motel 7	Studio + 1 ba	\$680.00	\$0.00	Kitchenette.
Motel 8	Studio + 1 ba	\$600.00	\$0.00	
Motel 9	Studio + 1 ba	\$640.00	\$0.00	Kitchenette.
Motel 10	Studio + 1 ba	\$500.00	\$0.00	This unit is smaller due to the service hall.
Motel 11	Studio + 1 ba	\$665.00	\$0.00	Kitchenette.
Motel 12	Studio + 1 ba	\$640.00	\$0.00	Kitchenette.
Motel 13	Studio + 1 ba	\$0.00	\$690.00	Vacant. Kitchenette in progress.
Motel 14	Studio + 1 ba	\$665.00	\$0.00	Kitchenette.
Motel 15	Studio + 1 ba	\$665.00	\$0.00	Kitchenette.
Motel 16	Studio + 1 ba	\$690.00	\$0.00	Kitchenette.
Motel 17	Studio + 1 ba	\$660.00	\$0.00	Kitchenette.
Motel 18	Studio + 1 ba	\$640.00	\$0.00	Kitchenette.
Motel 19	Studio + 1 ba	\$665.00	\$0.00	Kitchenette.
Motel 20	Studio + 1 ba	\$665.00	\$0.00	Kitchenette.
Cabin 21	Studio + 1 ba	\$665.00	\$0.00	Kitchenette.
Cabin 22	Studio + 1 ba	\$640.00	\$0.00	Kitchenette.
Cabin 23	Studio + 1 ba	\$0.00	\$0.00	Vacant. Kitchenette.
Cabin 24	Studio + 1 ba	\$0.00	\$0.00	Vacant. Kitchenette.
Cabin 25	Studio + 1 ba	\$665.00	\$0.00	Kitchenette.
Cabin 28	Studio + 1 ba	\$665.00	\$0.00	Kitchenette.
Cabin 29	Studio + 1 ba	\$665.00	\$0.00	Kitchenette.
Cabin 30	Studio + 1 ba	\$640.00	\$0.00	Kitchenette.
Cabin 31 & 32	Studio + 2 ba	\$700.00	\$0.00	Kitchenette.
Cabin 33	Studio + 1 ba	\$640.00	\$0.00	Kitchenette.
Cabin 34	Studio + 1 ba	\$665.00	\$0.00	Kitchenette.
Cabin 35 & 36	Studio + 2 ba	\$700.00	\$0.00	Kitchenette.
Condo A	3 bd + 2 ba	\$1,000.00	\$0.00	
Condo B	4 bd + 2 ba	\$1,100.00	\$0.00	
MHP 18A	1 bd + 1 ba	\$750.00	\$0.00	POH.

Unit	Unit Mix	Current Rent	Market Rent	Notes
MHP 18B	Studio + 1 ba	\$0.00	\$0.00	Vacant POH.
MHP 19	2 bd + 1 ba	\$900.00	\$0.00	POH.
MHP 20		\$900.00	\$0.00	POH.
MHP 30	2 bd + 1 ba	\$0.00	\$0.00	Vacant POH.
MHP 35A	1 bd + 1 ba	\$640.00	\$0.00	POH.
MHP 35B	1 bd + 1 ba	\$950.00	\$0.00	POH.
MHP 36	2 bd + 2 ba	\$950.00	\$0.00	POH.
MHP 38A	1 bd + 1 ba	\$0.00	\$0.00	Vacant POH.
MHP 39	2 bd + 1 ba	\$0.00	\$0.00	Vacant POH.
MHP 43A	1 bd + 1 ba	\$0.00	\$0.00	Vacant POH.
MHP 43B	1 bd + 1 ba	\$750.00	\$0.00	POH.
MHP 44	2 bd + 1 ba	\$600.00	\$0.00	POH.
MHP 45A	1 bd + 1 ba	\$725.00	\$0.00	POH.
MHP 45B	1 bd + 1 ba	\$720.00	\$0.00	POH.
MHP 46A	2 bd + 1 ba	\$750.00	\$0.00	POH.
MHP 46B	1 bd + 1 ba	\$725.00	\$0.00	POH.
MHP 48A	1 bd + 1 ba	\$800.00	\$0.00	POH.
MHP 48B	1 bd + 1 ba	\$0.00	\$0.00	Vacant POH.
MHP 49		\$525.00	\$0.00	TOH.
MHP 50A	1 bd + 1 ba	\$750.00	\$0.00	POH.
MHP 50B	1 bd + 1 ba	\$0.00	\$0.00	Vacant POH.
MHP 52	2 bd + 1 ba	\$950.00	\$0.00	POH.
MHP 53	2 bd + 1 ba	\$950.00	\$950.00	POH.
MHP 54A	1 bd + 1 ba	\$750.00	\$0.00	POH.
MHP 54B	1 bd + 1 ba	\$725.00	\$0.00	POH.
MHP 55	1 bd + 1 ba	\$750.00	\$0.00	POH.
MHP 56A	1 bd + 1 ba	\$750.00	\$0.00	POH.
MHP 56B	1 bd + 1 ba	\$0.00	\$0.00	Vacant POH.
MHP 57A	2 bd + 1 ba	\$0.00	\$0.00	Vacant POH.
MHP 57B	1 bd + 1 ba	\$750.00	\$0.00	POH.
MHP 58	3 bd + 2 ba	\$1,125.00	\$0.00	POH.
RV 1		\$550.00	\$0.00	
RV 2		\$550.00	\$0.00	
RV 3		\$575.00	\$0.00	
RV 4		\$550.00	\$0.00	

Unit	Unit Mix	Current Rent	Market Rent	Notes
RV 4		\$575.00	\$0.00	
RV 5		\$550.00	\$0.00	
RV 6		\$550.00	\$0.00	
RV 7		\$550.00	\$0.00	
RV 8		\$0.00	\$0.00	Vacant.
RV 9		\$550.00	\$0.00	
RV 10		\$575.00	\$0.00	
RV 17		\$550.00	\$0.00	
RV 20		\$575.00	\$0.00	
RV 21		\$550.00	\$0.00	
RV 22		\$480.00	\$0.00	
RV 23		\$550.00	\$0.00	
RV 24		\$550.00	\$0.00	
RV 25		\$820.00	\$0.00	
RV 26		\$550.00	\$0.00	
RV 27		\$550.00	\$0.00	
RV 28		\$575.00	\$0.00	
RV 29		\$550.00	\$0.00	
RV 30		\$550.00	\$0.00	
RV 31		\$550.00	\$0.00	
Totals/Averages		\$51,830.00	\$1,640.00	





REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
MH Income	\$224,220	35.1%	\$287,220	36.8%
RV Income	\$149,100	23.3%	\$180,700	23.1%
Motel Income	\$143,100	22.4%	\$150,900	19.3%
Cabin & Condo Income	\$104,940	16.4%	\$143,940	18.4%
Gross Potential Income	\$639,360		\$780,760	
Occupancy *	83.00%		90.00%	
Effective Gross Income	\$639,360		\$752,038	
Less Expenses	\$371,001	58.02%	\$389,293	51.76%
Net Operating Income	\$268,359		\$362,745	

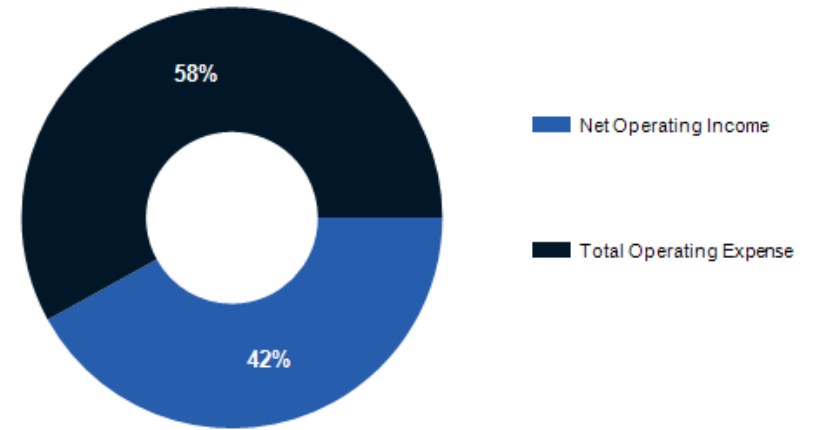
* vacancy amount factored into gross revenue

Income Notes: Income figures are based on the August 15th rent roll provided to the listing agent, annualized. Additional income includes earnings from the laundromat. For comparison, the 2023 Form 8825 for the property reports a gross income of \$580,613. The discrepancy between our projections and the Form 8825 reflects the higher current occupancy rate and the assumption of 100% collections based on the annualized rent roll.

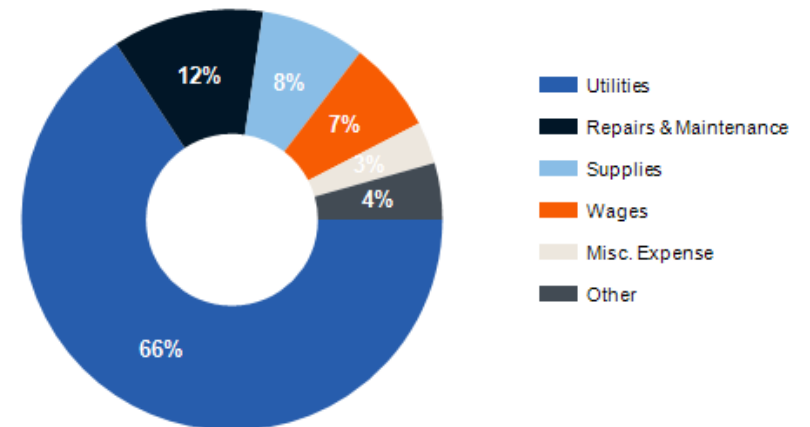
Pro Forma reflects the vacant motel unit being rented, five vacant cabins being rented, four vacant POH's being rented, one vacant pad being rented, & five new nightly camping spots each generating \$5,000/year. Pro Forma also reflects a \$25/month increase across all units.

EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$5,099	\$57	\$5,099	\$57
Insurance	\$9,330	\$105	\$9,796	\$110
Wages	\$26,000	\$292	\$27,300	\$307
Supplies	\$29,835	\$335	\$31,326	\$352
Repairs & Maintenance	\$43,165	\$485	\$45,323	\$509
Misc. Expense	\$11,970	\$134	\$12,568	\$141
Utilities	\$243,872	\$2,740	\$256,065	\$2,877
Legal & Professional Fees	\$1,730	\$19	\$1,816	\$20
Total Operating Expense	\$371,001	\$4,169	\$389,293	\$4,374
Expense / SF	\$77.29		\$81.10	
% of EGI	58.02%		51.76%	

Expense Notes: Misc. expenses include cell phone, court cost, deposit refunds, fuel, internet, mowing, office expense, payroll tax, and vending machine expense.



DISTRIBUTION OF EXPENSES CURRENT





05

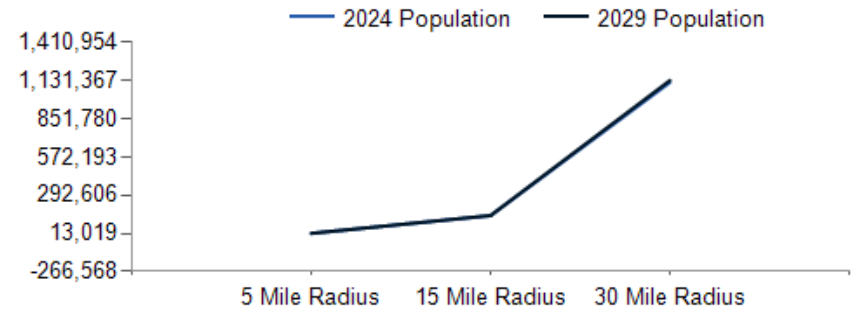
Demographics

Demographics

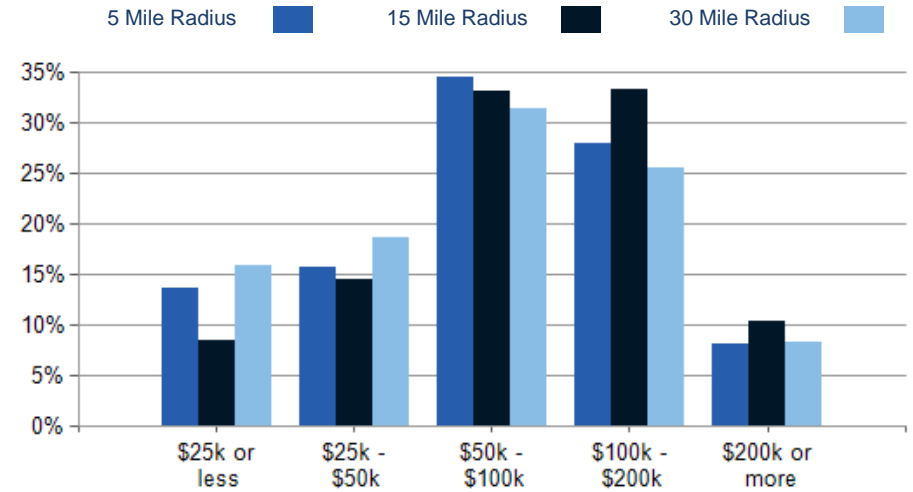
POPULATION	5 MILE	15 MILE	30 MILE
2000 Population	10,243	105,542	961,509
2010 Population	12,365	126,407	1,024,950
2024 Population	13,019	143,083	1,117,093
2029 Population	13,236	144,020	1,131,367
2024-2029: Population: Growth Rate	1.65%	0.65%	1.25%

2024 HOUSEHOLD INCOME	5 MILE	15 MILE	30 MILE
less than \$15,000	420	2,672	45,371
\$15,000-\$24,999	233	1,867	27,568
\$25,000-\$34,999	414	2,643	32,839
\$35,000-\$49,999	336	5,050	52,405
\$50,000-\$74,999	892	9,908	83,368
\$75,000-\$99,999	757	7,744	60,572
\$100,000-\$149,999	933	11,770	80,157
\$150,000-\$199,999	402	5,900	37,210
\$200,000 or greater	389	5,572	38,192
Median HH Income	\$77,299	\$87,493	\$69,858
Average HH Income	\$98,936	\$112,728	\$97,059

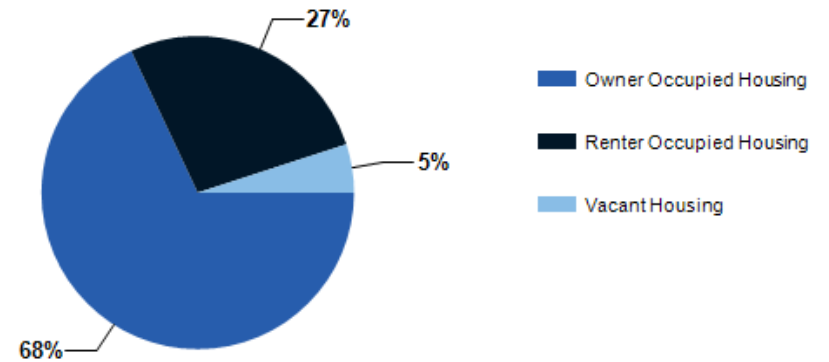
HOUSEHOLDS	5 MILE	15 MILE	30 MILE
2000 Total Housing	3,825	40,162	414,232
2010 Total Households	4,454	46,808	411,143
2024 Total Households	4,776	53,138	457,710
2029 Total Households	4,895	53,972	469,237
2024 Average Household Size	2.71	2.68	2.40
2024-2029: Households: Growth Rate	2.45%	1.55%	2.50%



2024 Household Income

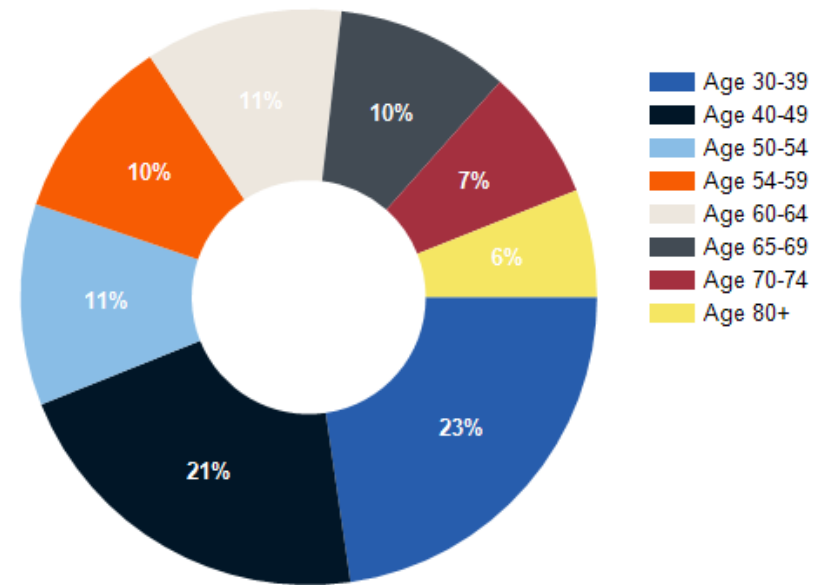


2024 Own vs. Rent - 5 Mile Radius

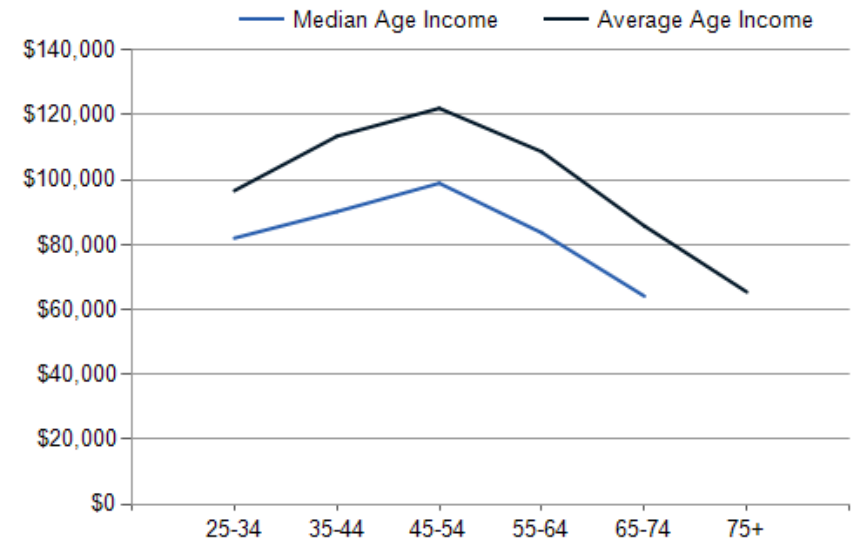


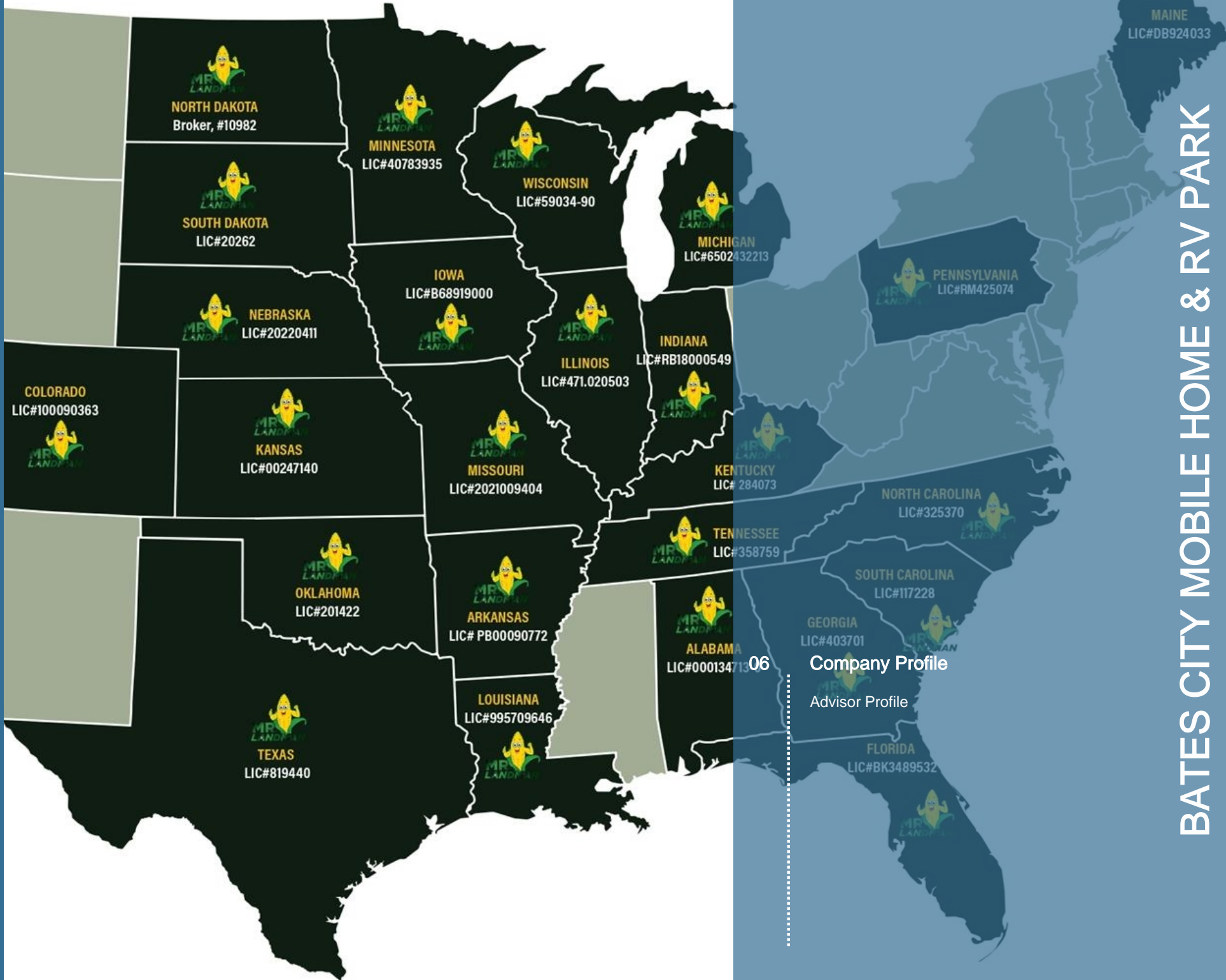
Source: esri

2024 POPULATION BY AGE	5 MILE	15 MILE	30 MILE
2024 Population Age 30-34	870	8,727	84,454
2024 Population Age 35-39	823	9,802	78,326
2024 Population Age 40-44	820	10,030	74,185
2024 Population Age 45-49	765	8,983	63,947
2024 Population Age 50-54	845	9,166	65,707
2024 Population Age 55-59	782	8,437	63,475
2024 Population Age 60-64	828	8,912	68,627
2024 Population Age 65-69	726	8,011	61,366
2024 Population Age 70-74	552	6,363	47,834
2024 Population Age 75-79	452	5,051	36,086
2024 Population Age 80-84	294	2,938	22,273
2024 Population Age 85+	234	2,253	21,056
2024 Population Age 18+	9,892	108,686	870,777
2024 Median Age	39	39	38
2029 Median Age	40	40	39



2024 INCOME BY AGE	5 MILE	15 MILE	30 MILE
Median Household Income 25-34	\$82,029	\$86,541	\$70,726
Average Household Income 25-34	\$96,681	\$107,870	\$92,563
Median Household Income 35-44	\$90,194	\$107,482	\$88,845
Average Household Income 35-44	\$113,458	\$132,672	\$116,864
Median Household Income 45-54	\$98,961	\$108,566	\$90,775
Average Household Income 45-54	\$122,060	\$134,464	\$118,694
Median Household Income 55-64	\$83,637	\$95,346	\$75,573
Average Household Income 55-64	\$108,655	\$122,456	\$103,855
Median Household Income 65-74	\$64,146	\$71,076	\$58,013
Average Household Income 65-74	\$85,794	\$96,500	\$83,445
Average Household Income 75+	\$65,426	\$68,686	\$64,986





Company Profile

Advisor Profile



Jon Fisher
Designated Managing Broker

I was raised on the original family farm that was settled back in the mid-1860's. I graduated from Unity High School in 1991 where I served as the class president. I attended the University of Illinois where I graduated with a degree in agricultural economics in 1995. After graduating college, I started my own agri-business and grew it into an international enterprise that had customers in all 50 states and 15 foreign countries. I was honored to have been named the 2015 Illinois Friend of Agriculture Award Winner by the Illinois Department of Agriculture.

I am a blessed single dad to two amazing children. My oldest son, Jonathon, is 24 and works for State Farm Corporate. My daughter, Reagan, is 14 and is in Jr. High. My hobbies include watching sports & going to church.

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Bates City Mobile Home & RV Park

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