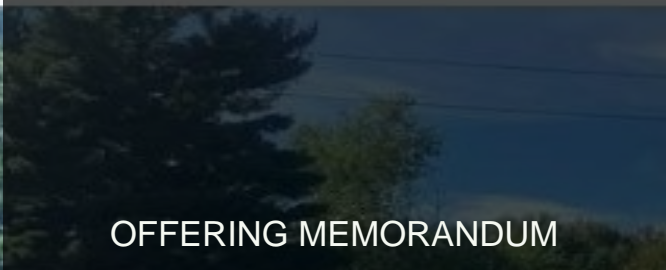


# Webster MHC



OFFERING MEMORANDUM

26623 Sturgeon Ave N  
Webster, WI 54893



# Webster MHC

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  - Income & Expense Analysis
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  - Cash Flow Analysis
  - Financial Metrics
  
- 05 Demographics**
  - Demographics

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01

Executive Summary

Investment Summary

# WEBSTER MHC

## OFFERING SUMMARY

ADDRESS	26623 Sturgeon Ave N Webster WI 54893
COUNTY	Burnett County
LAND ACRES	1.58
NUMBER OF SITES	15
OCCUPIED SITES	12
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$400,000
PRICE PER UNIT	\$26,667
OCCUPANCY	100.00%
NOI (CURRENT)	\$33,565
NOI (Pro Forma)	\$53,305
CAP RATE (CURRENT)	8.39%
CAP RATE (Pro Forma)	13.33%
GRM (CURRENT)	9.26
GRM (Pro Forma)	6.35

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	728	1,509	3,062
2024 Median HH Income	\$50,838	\$53,061	\$55,106
2024 Average HH Income	\$63,203	\$72,804	\$78,546

## Investment Summary

- Discover a lucrative investment opportunity at this vibrant 15-pad Mobile Home Park on Sturgeon Ave N, featuring 12 Tenant-Owned homes with a \$300/month lot rent.



- Unleash the potential for exceptional ROI as you delve into this thriving community of homeowners, each contributing to the park's success.

## Utilities

- This property has the luxury of convenient city water and city sewer connections, ensuring hassle-free maintenance and efficiency for any investor looking to maximize their ROI.

## Expansion Opportunity

- This property boasts the opportunity to expand from the 12 homes currently on site to a total of 15 homes!

## Location Summary

- Visiting Webster, WI is a truly unique experience. The small-town atmosphere has been preserved for years and is full of friendly and welcoming people. There are plenty of charming shops, exciting restaurants, and historic sites to explore. Nature lovers will also find plenty to do with many forests, lakes, and parks in the area. The town is well-connected as it is close to major highways and airports that make it easy to access other parts of Wisconsin or even the rest of the country. Webster, WI offers a lot to its residents and visitors alike.

\$232,900 is the Median Home Price in Webster WI.





02

Property Description

Property Features

Aerial Map

# WEBSTER MHC

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## PROPERTY FEATURES

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NUMBER OF SITES	15
LAND ACRES	1.58
OCCUPIED SITES	12
# OF PARCELS	1

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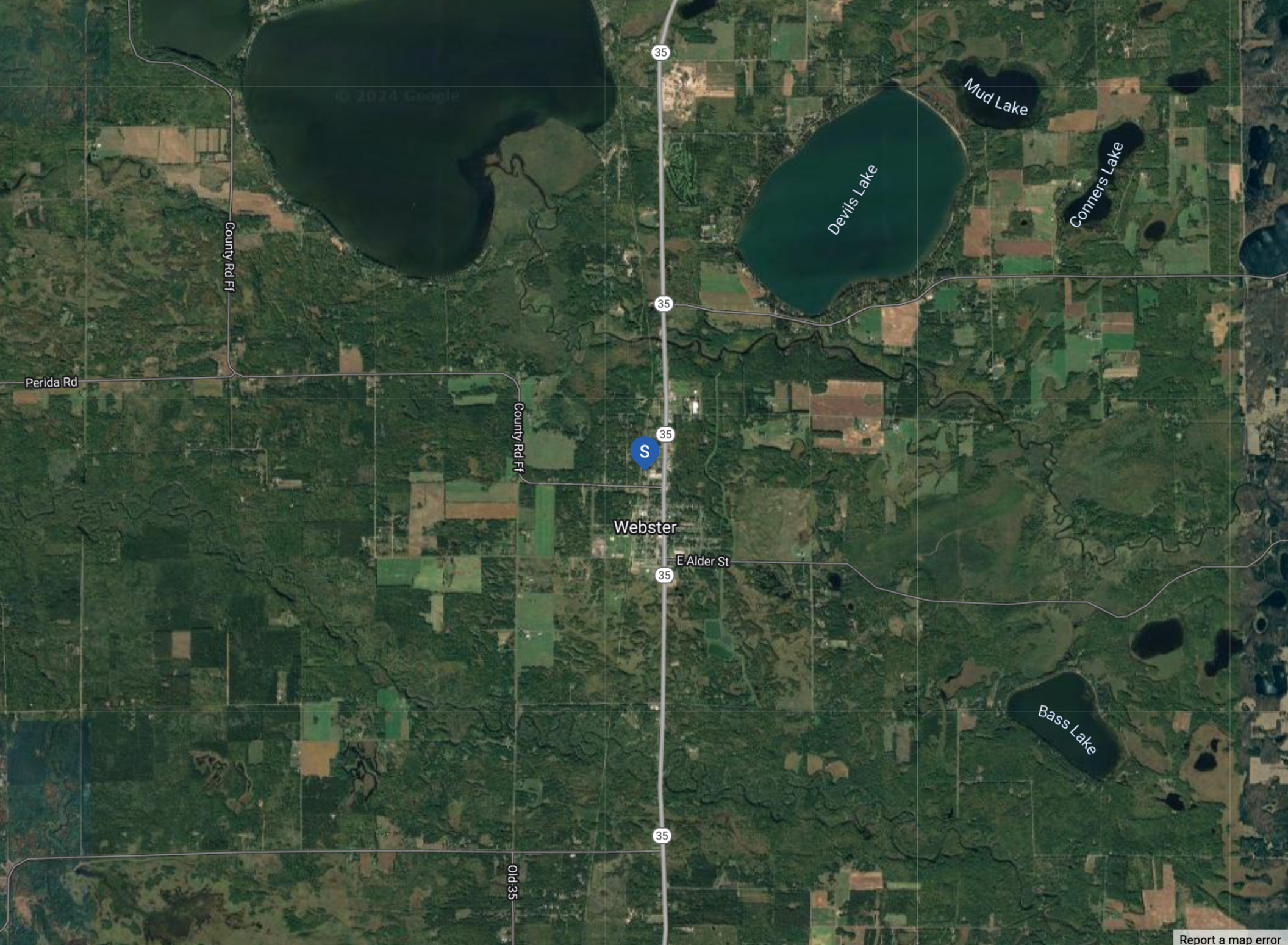
## UTILITIES

---

WATER	City
SEWER	City

---





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[Report a map error](#)



# WEBSTER MHC

## Rent Roll

Rent Rolls - Webster MHC

03



**Rent Roll Webster MHC**

26623 Sturgeon Ave N Webster WI 54893

Lot #	Type	Current	Pro Forma Rent
1	TOH	\$300.00	\$350.00
2	TOH	\$300.00	\$350.00
3	TOH	\$300.00	\$350.00
4	TOH	\$300.00	\$350.00
5	TOH	\$300.00	\$350.00
6	TOH	\$300.00	\$350.00
7	TOH	\$300.00	\$350.00
8	TOH	\$300.00	\$350.00
9	TOH	\$300.00	\$350.00
10	TOH	\$300.00	\$350.00
11	TOH	\$300.00	\$350.00
12	TOH	\$300.00	\$350.00
13	Empty Lot	\$0.00	\$350.00
14	Empty Lot	\$0.00	\$350.00
15	Empty Lot	\$0.00	\$350.00



04

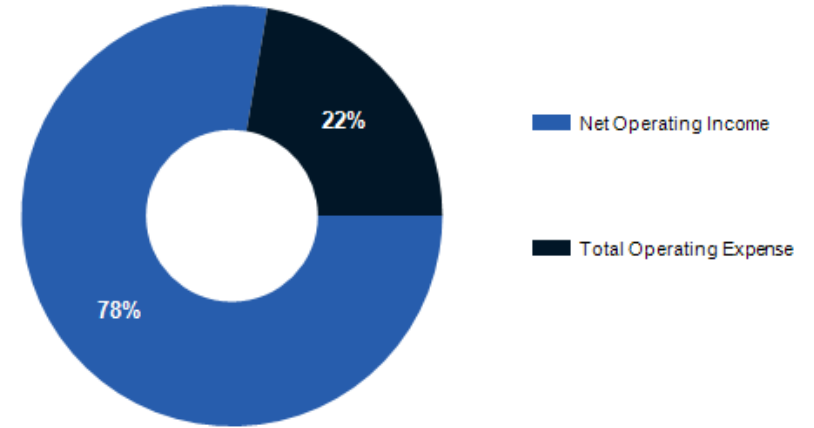
## Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics

## REVENUE ALLOCATION CURRENT

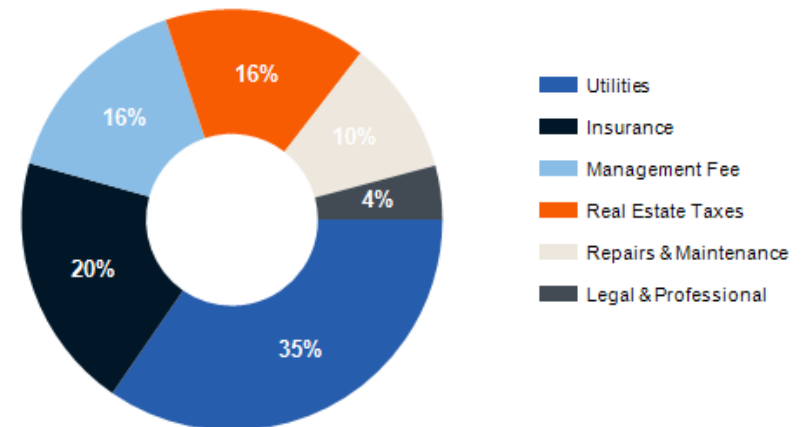
INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	\$43,200	\$63,000
<b>Effective Gross Income</b>	<b>\$43,200</b>	<b>\$63,000</b>
Less Expenses	\$9,635 22.30%	\$9,695 15.38%
<b>Net Operating Income</b>	<b>\$33,565</b>	<b>\$53,305</b>

**Income Notes:** \*Please note that the pro forma includes projections with the entire park full at market \$350/month rents\*



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$1,499	\$100	\$1,529	\$102
Insurance	\$1,900	\$127	\$1,900	\$127
Management Fee	\$1,500	\$100	\$1,530	\$102
Repairs & Maintenance	\$1,000	\$67	\$1,000	\$67
Legal & Professional	\$400	\$27	\$400	\$27
Utilities	\$3,336	\$222	\$3,336	\$222
<b>Total Operating Expense</b>	<b>\$9,635</b>	<b>\$642</b>	<b>\$9,695</b>	<b>\$646</b>
% of EGI	22.30%		15.38%	

## DISTRIBUTION OF EXPENSES CURRENT



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## GLOBAL

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Price	\$400,000
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## INCOME - Growth Rates

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Gross Scheduled Rent	6.00%
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## EXPENSES - Growth Rates

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Real Estate Taxes	5.00%
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Insurance	5.00%
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Management Fee	5.00%
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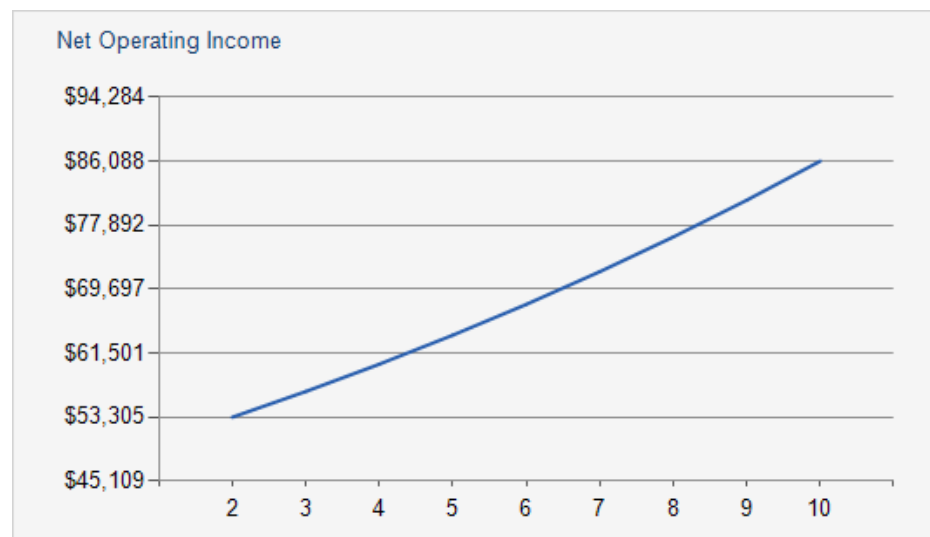
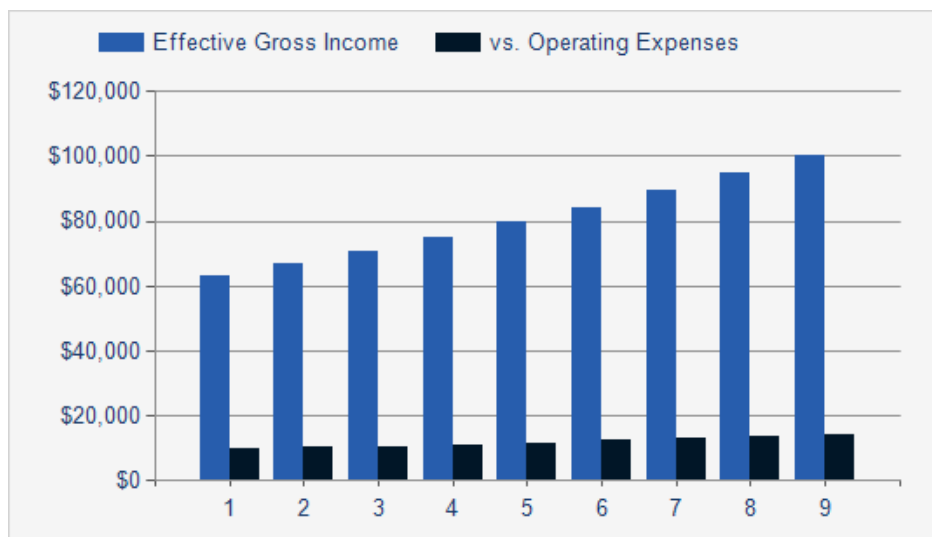
Repairs & Maintenance	5.00%
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Legal & Professional	5.00%
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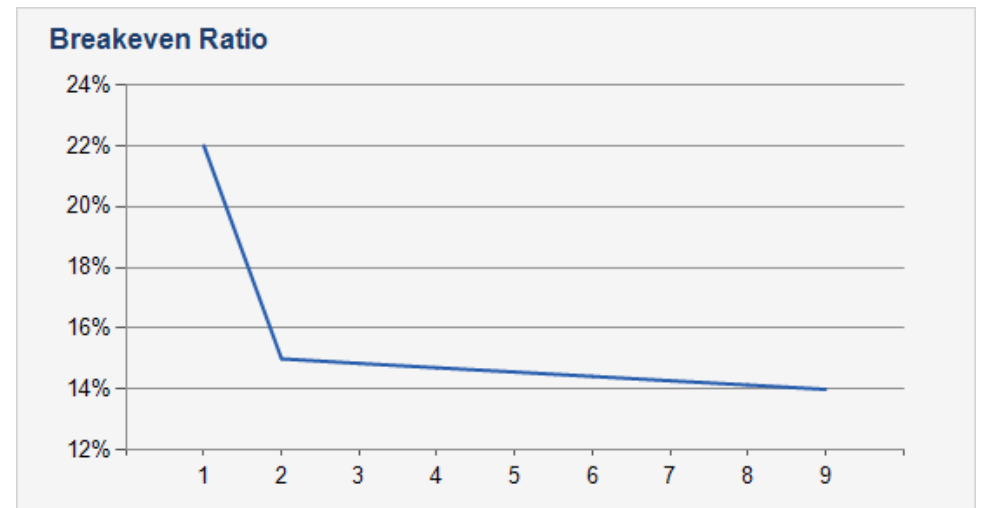
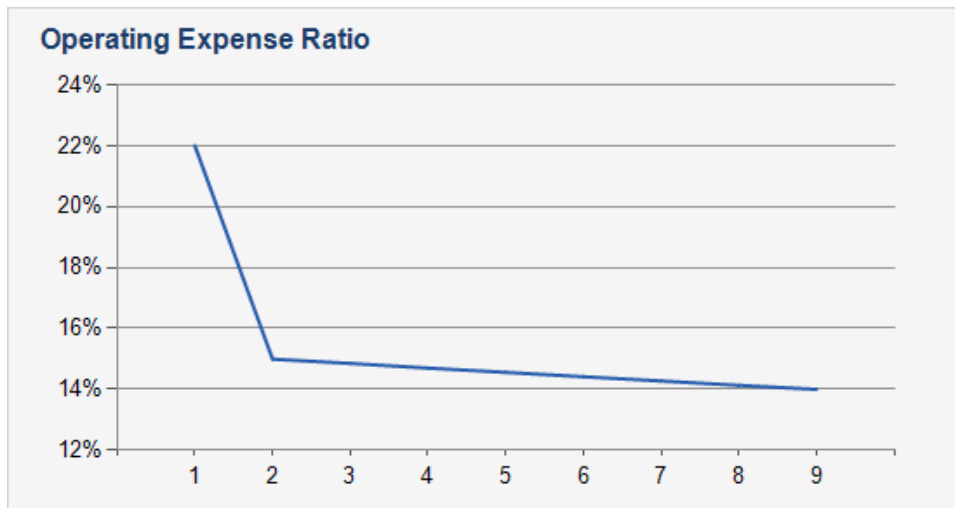
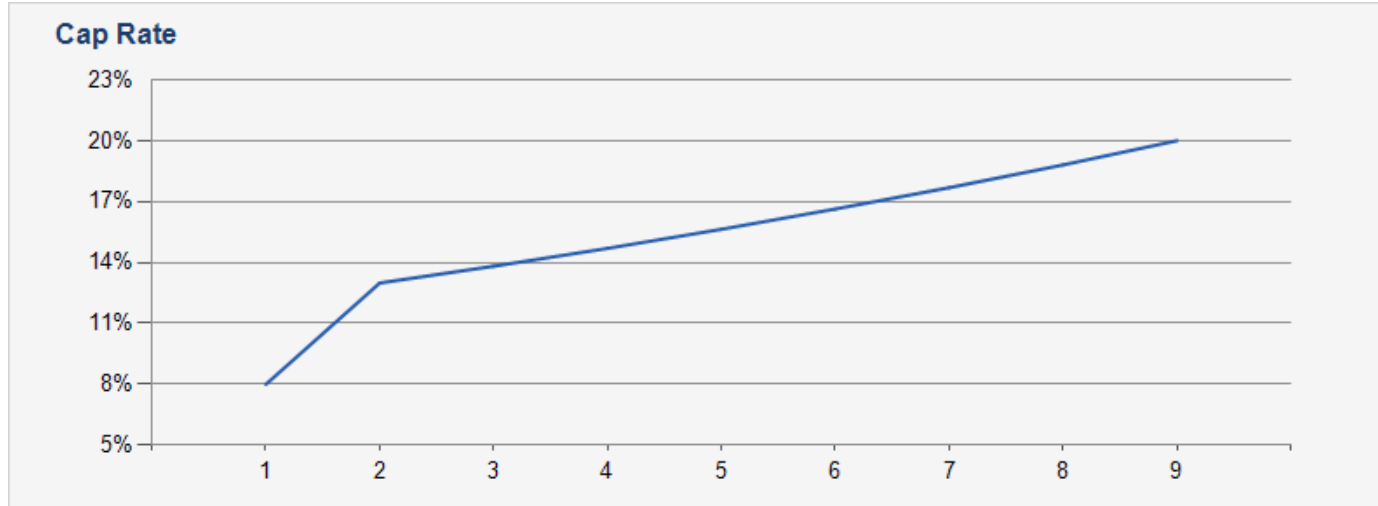
Utilities	5.00%
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Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Gross Revenue</b>										
Gross Scheduled Rent	\$43,200	\$63,000	\$66,780	\$70,787	\$75,034	\$79,536	\$84,308	\$89,367	\$94,729	\$100,412
<b>Effective Gross Income</b>	<b>\$43,200</b>	<b>\$63,000</b>	<b>\$66,780</b>	<b>\$70,787</b>	<b>\$75,034</b>	<b>\$79,536</b>	<b>\$84,308</b>	<b>\$89,367</b>	<b>\$94,729</b>	<b>\$100,412</b>
<b>Operating Expenses</b>										
Real Estate Taxes	\$1,499	\$1,529	\$1,605	\$1,686	\$1,770	\$1,859	\$1,951	\$2,049	\$2,151	\$2,259
Insurance	\$1,900	\$1,900	\$1,995	\$2,095	\$2,199	\$2,309	\$2,425	\$2,546	\$2,673	\$2,807
Management Fee	\$1,500	\$1,530	\$1,607	\$1,687	\$1,771	\$1,860	\$1,953	\$2,050	\$2,153	\$2,261
Repairs & Maintenance	\$1,000	\$1,000	\$1,050	\$1,103	\$1,158	\$1,216	\$1,276	\$1,340	\$1,407	\$1,477
Legal & Professional	\$400	\$400	\$420	\$441	\$463	\$486	\$511	\$536	\$563	\$591
Utilities	\$3,336	\$3,336	\$3,503	\$3,678	\$3,862	\$4,055	\$4,258	\$4,471	\$4,694	\$4,929
<b>Total Operating Expense</b>	<b>\$9,635</b>	<b>\$9,695</b>	<b>\$10,180</b>	<b>\$10,689</b>	<b>\$11,223</b>	<b>\$11,784</b>	<b>\$12,374</b>	<b>\$12,992</b>	<b>\$13,642</b>	<b>\$14,324</b>
<b>Net Operating Income</b>	<b>\$33,565</b>	<b>\$53,305</b>	<b>\$56,600</b>	<b>\$60,098</b>	<b>\$63,811</b>	<b>\$67,752</b>	<b>\$71,935</b>	<b>\$76,374</b>	<b>\$81,087</b>	<b>\$86,088</b>

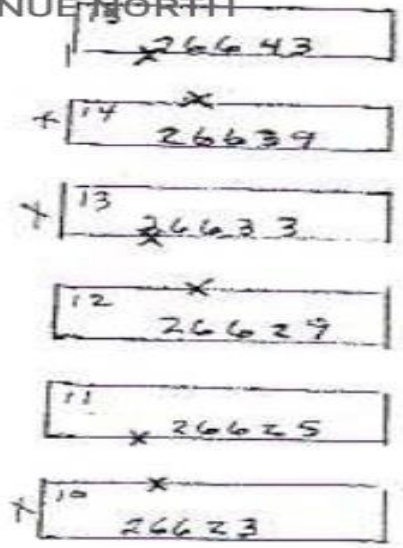


Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
CAP Rate	8.39%	13.33%	14.15%	15.02%	15.95%	16.94%	17.98%	19.09%	20.27%	21.52%
Operating Expense Ratio	22.30%	15.38%	15.24%	15.09%	14.95%	14.81%	14.67%	14.53%	14.40%	14.26%
Gross Multiplier (GRM)	9.26	6.35	5.99	5.65	5.33	5.03	4.74	4.48	4.22	3.98
Breakeven Ratio	22.30%	15.39%	15.24%	15.10%	14.96%	14.82%	14.68%	14.54%	14.40%	14.27%
Price / Unit	\$26,667	\$26,667	\$26,667	\$26,667	\$26,667	\$26,667	\$26,667	\$26,667	\$26,667	\$26,667

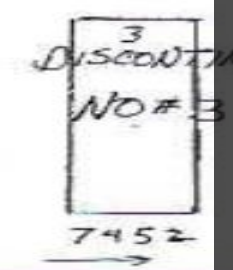
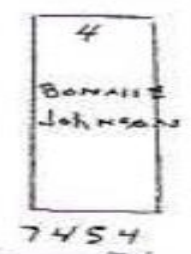
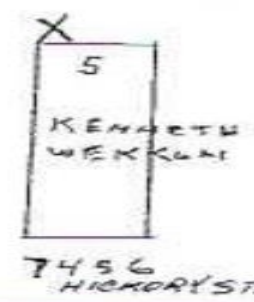
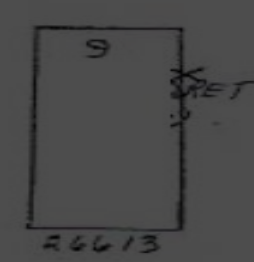
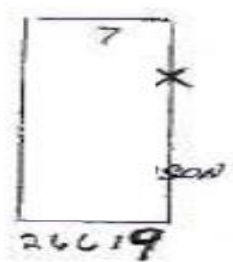
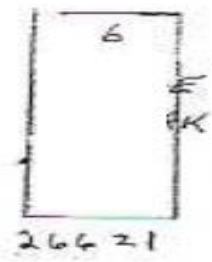


# STER SITE MAP 3

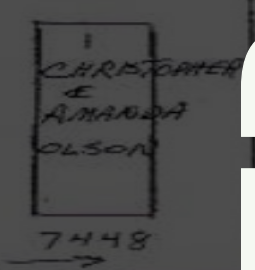
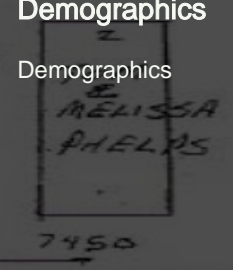
STURGEON AVENUE NORTH



MANAGERS



05 Demographics  
Demographics



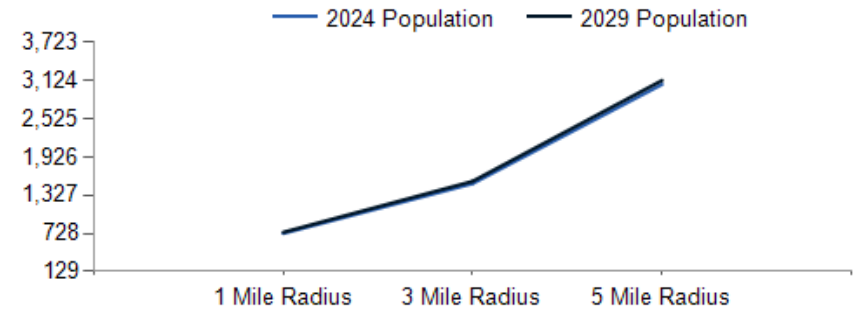
COUNTY TRUNK U



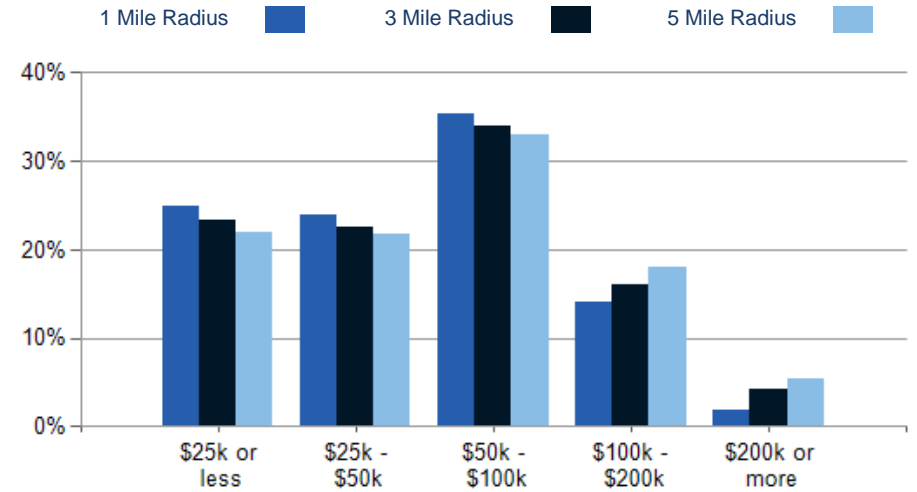
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	670	1,392	2,826
2010 Population	653	1,382	2,823
2024 Population	728	1,509	3,062
2029 Population	745	1,545	3,124
2024-2029: Population: Growth Rate	2.30%	2.35%	2.00%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	55	95	175
\$15,000-\$24,999	28	66	142
\$25,000-\$34,999	33	59	114
\$35,000-\$49,999	47	97	201
\$50,000-\$74,999	75	154	322
\$75,000-\$99,999	43	80	156
\$100,000-\$149,999	37	84	196
\$150,000-\$199,999	10	26	66
\$200,000 or greater	6	29	77
Median HH Income	\$50,838	\$53,061	\$55,106
Average HH Income	\$63,203	\$72,804	\$78,546

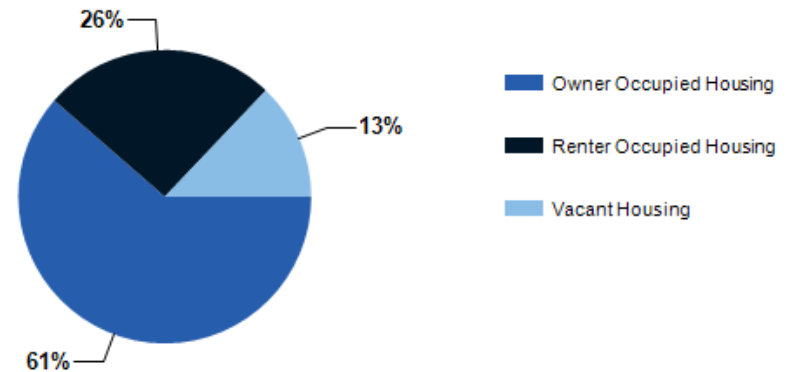
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	323	961	2,248
2010 Total Households	316	622	1,280
2024 Total Households	334	689	1,449
2029 Total Households	342	706	1,480
2024 Average Household Size	2.18	2.18	2.08
2024-2029: Households: Growth Rate	2.35%	2.45%	2.10%



2024 Household Income

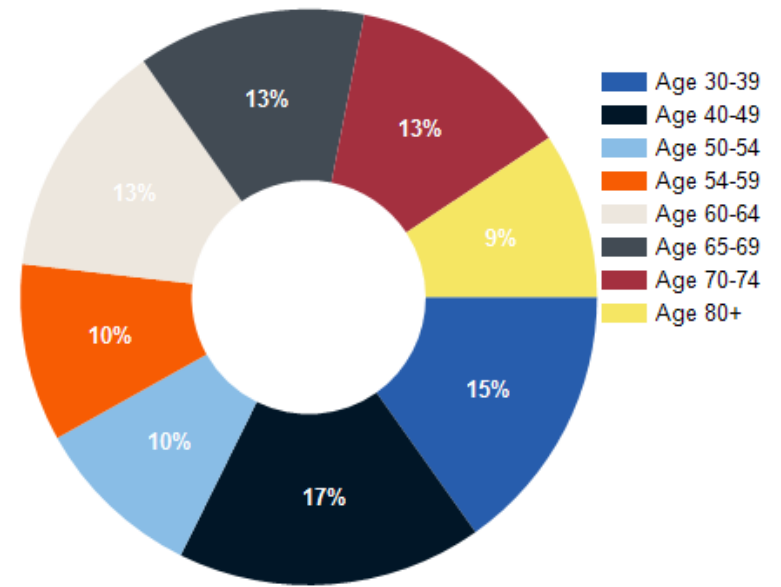


2024 Own vs. Rent - 1 Mile Radius

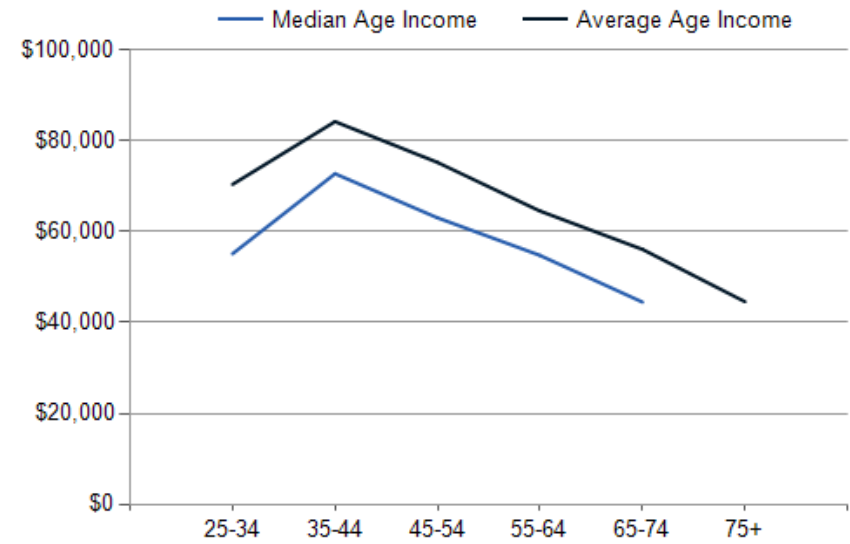


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	31	62	124
2024 Population Age 35-39	39	68	127
2024 Population Age 40-44	42	76	145
2024 Population Age 45-49	37	74	150
2024 Population Age 50-54	44	89	179
2024 Population Age 55-59	46	100	210
2024 Population Age 60-64	62	143	302
2024 Population Age 65-69	59	148	318
2024 Population Age 70-74	58	139	290
2024 Population Age 75-79	43	98	198
2024 Population Age 80-84	26	60	125
2024 Population Age 85+	20	43	86
2024 Population Age 18+	586	1,252	2,561
2024 Median Age	49	54	55
2029 Median Age	48	53	55



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$55,156	\$55,771	\$56,506
Average Household Income 25-34	\$70,441	\$73,743	\$76,515
Median Household Income 35-44	\$72,785	\$78,990	\$84,555
Average Household Income 35-44	\$84,261	\$99,325	\$106,727
Median Household Income 45-54	\$63,064	\$68,041	\$72,269
Average Household Income 45-54	\$75,271	\$89,317	\$98,502
Median Household Income 55-64	\$54,788	\$57,409	\$60,282
Average Household Income 55-64	\$64,560	\$76,160	\$83,308
Median Household Income 65-74	\$44,497	\$51,250	\$53,094
Average Household Income 65-74	\$56,121	\$70,899	\$76,998
Average Household Income 75+	\$44,582	\$46,499	\$48,903



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*Exclusively Marketed by:*

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