



# Offering Memorandum



**17 SINGLE-FAMILY RENTAL PORTFOLIO FOR SALE**

VARIOUS, SPRINGFIELD, MO 65803

## PROPERTY SUMMARY

### 17 SINGLE-FAMILY RENTAL PORTFOLIO FOR SALE

VARIOUS  
SPRINGFIELD, MO 65803

#### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$4,165,000
<b>TOTAL SIZE:</b>	26,988 SF
<b>PRICE / SF:</b>	\$163 / SF
<b>TOTAL LAND SIZE:</b>	2.074 Acres
<b>UNIT TYPE:</b>	SF-R
<b># UNITS:</b>	17
<b>PRICE/UNIT:</b>	\$245,000
<b>BEDROOMS/UNIT</b>	3
<b>BATHROOMS/UNIT:</b>	2.5

#### PROPERTY SUMMARY

SVN is pleased to offer this 17 unit Single-Family Residential Portfolio For Sale in Springfield, MO at \$4,165,000. Each property is a new build with high occupancy providing stable cash flow. The properties feature three bedrooms and two-and-a-half bathrooms, ranging from 1,486 to 1,795 square feet. The properties are leased at or near market rents for the area. They are located near several employment centers such as Hiland Dairy, Prime Trucking Inc., Bass Pro Shops Headquarters, and Loren Cook Company.



## PROPERTY PHOTOS



## KITCHEN PHOTOS



## LIVING SPACE PHOTOS



## MASTER BEDROOM PHOTOS



## BEDROOM PHOTOS



## RENT ROLL

SUITE	SIZE SF	MONTHLY RENT	ANNUAL RENT	LEASE START	LEASE END
1201 E Paragon	1,795 SF	\$1,650	\$19,800	8/16/2024	8/15/2026
1205 E Paragon	1,569 SF	\$1,595	\$19,140	10/4/2024	10/3/2025
1213 E Paragon	1,569 SF	\$1,595	\$19,140	1/10/2025	1/9/2026
1217 E Paragon	1,655 SF	\$1,695	\$20,340	10/14/2023	10/13/2024
1221 E Paragon	1,569 SF	\$1,695	\$20,340	3/1/2024	2/8/2025
1225 E Paragon	1,569 SF	\$1,595	\$19,140	2/26/2025	2/25/2026
1229 E Paragon	1,569 SF	\$1,750	\$21,000	7/25/2025	7/31/2026
1209 E Paragon	1,655 SF	\$1,745	\$20,940	9/1/2023	8/31/2026
2632 N Prospect	1,486 SF	\$1,695	\$20,340	VACANT	VACANT
2641 N Prospect	1,569 SF	\$1,720	\$20,640	4/22/2024	4/21/2026
2644 N Prospect	1,569 SF	\$1,795	\$21,540	6/13/2025	6/12/2026
2645 N Prospect	1,569 SF	\$1,695	\$20,340	3/16/2024	1/31/2026
2620 N Prospect	1,569 SF	\$1,595	\$19,140	11/5/2025	11/4/2026
2624 N Prospect	1,569 SF	\$1,595	\$19,140	10/2/2024	10/1/2025
2628 N Prospect	1,569 SF	\$1,595	\$19,140	9/24/2024	4/30/2026
2636 N Prospect	1,569 SF	\$1,650	\$19,800	9/21/2024	9/20/2026
2640 N Prospect	1,569 SF	\$1,650	\$19,800	9/20/2024	9/19/2026
<b>TOTALS</b>	<b>26,988 SF</b>	<b>\$28,310</b>	<b>\$339,720</b>		

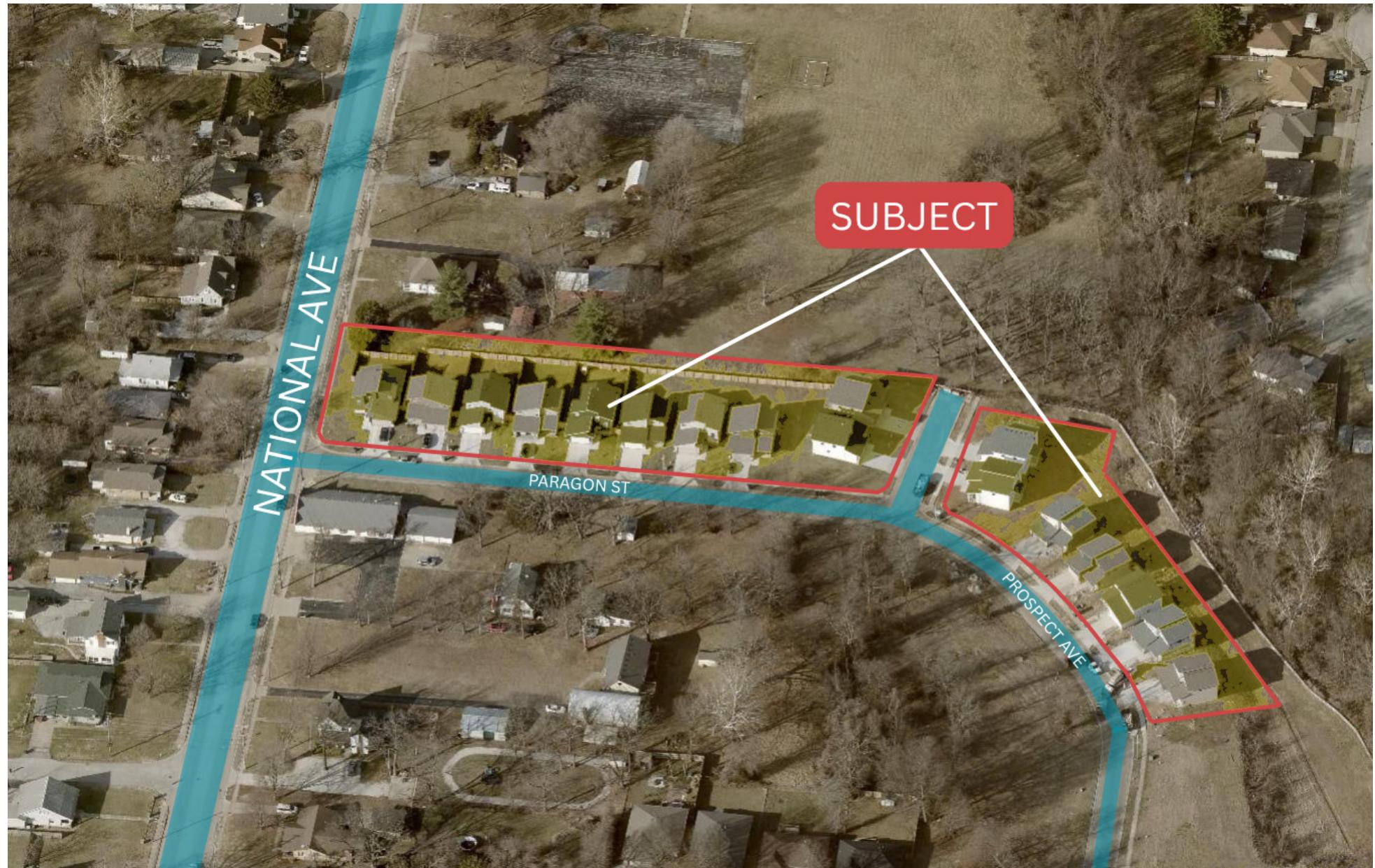
## LOCATION DESCRIPTION

Situated in the northern part of Springfield, these homes are conveniently adjacent to one another, offering ease of management and neighborhood continuity. The portfolio lies just south of Interstate 44, between National Avenue and Glenstone Avenue—two of the city's primary commercial corridors. The surrounding area features a strong mix of national and local retailers, including Aldi, AutoZone, Walgreens, DoubleTree by Hilton, Cracker Barrel, and more, providing excellent proximity to major amenities and employment centers.

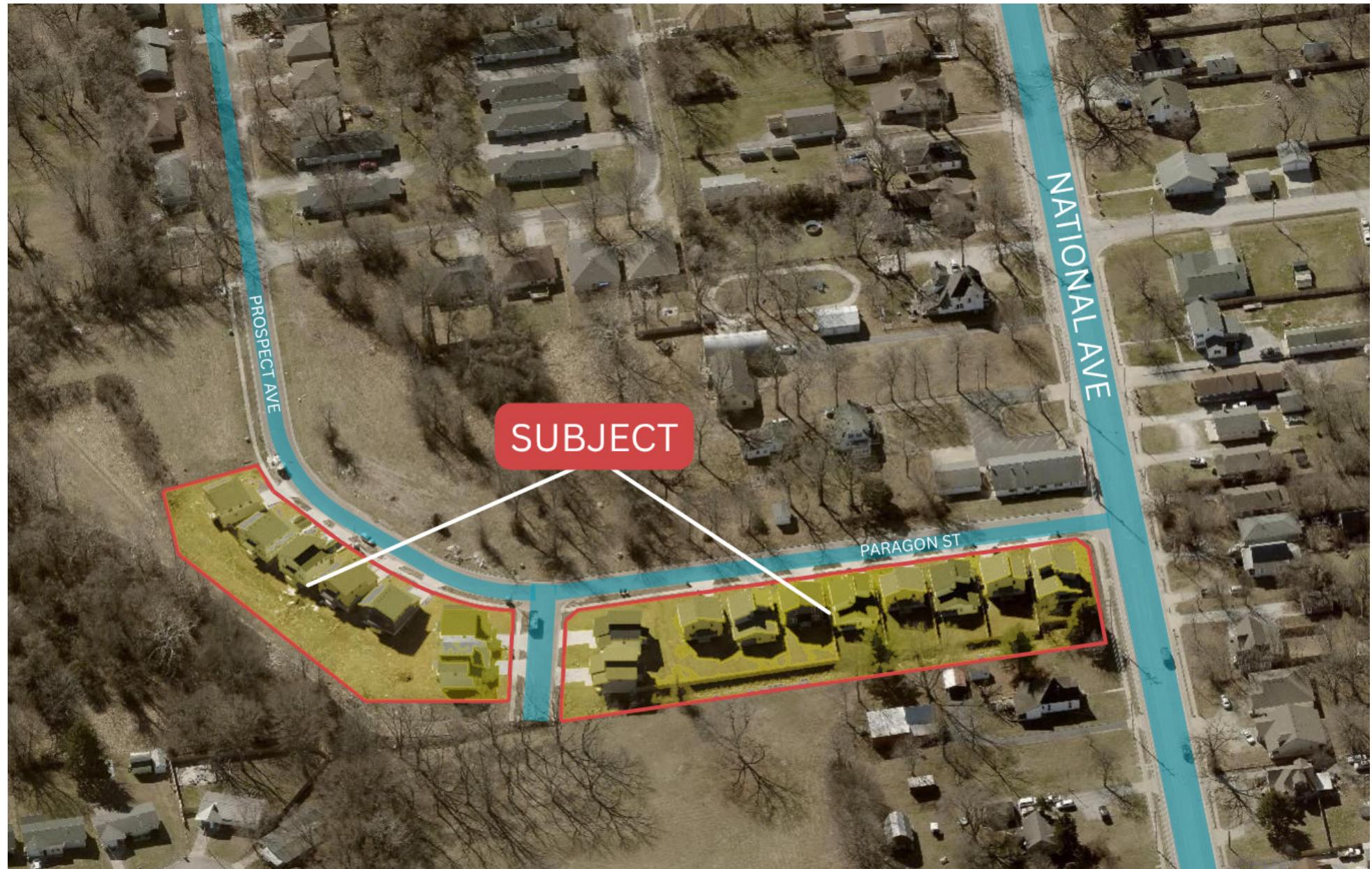
Lee McLean III, SIOR, CCIM serves as a Senior Advisor for SVN Commercial in the Springfield Missouri metro area. Lee holds the SIOR & CCIM designation, a Brokers-Associate real estate license and ranks in the top 3% of SVN International.



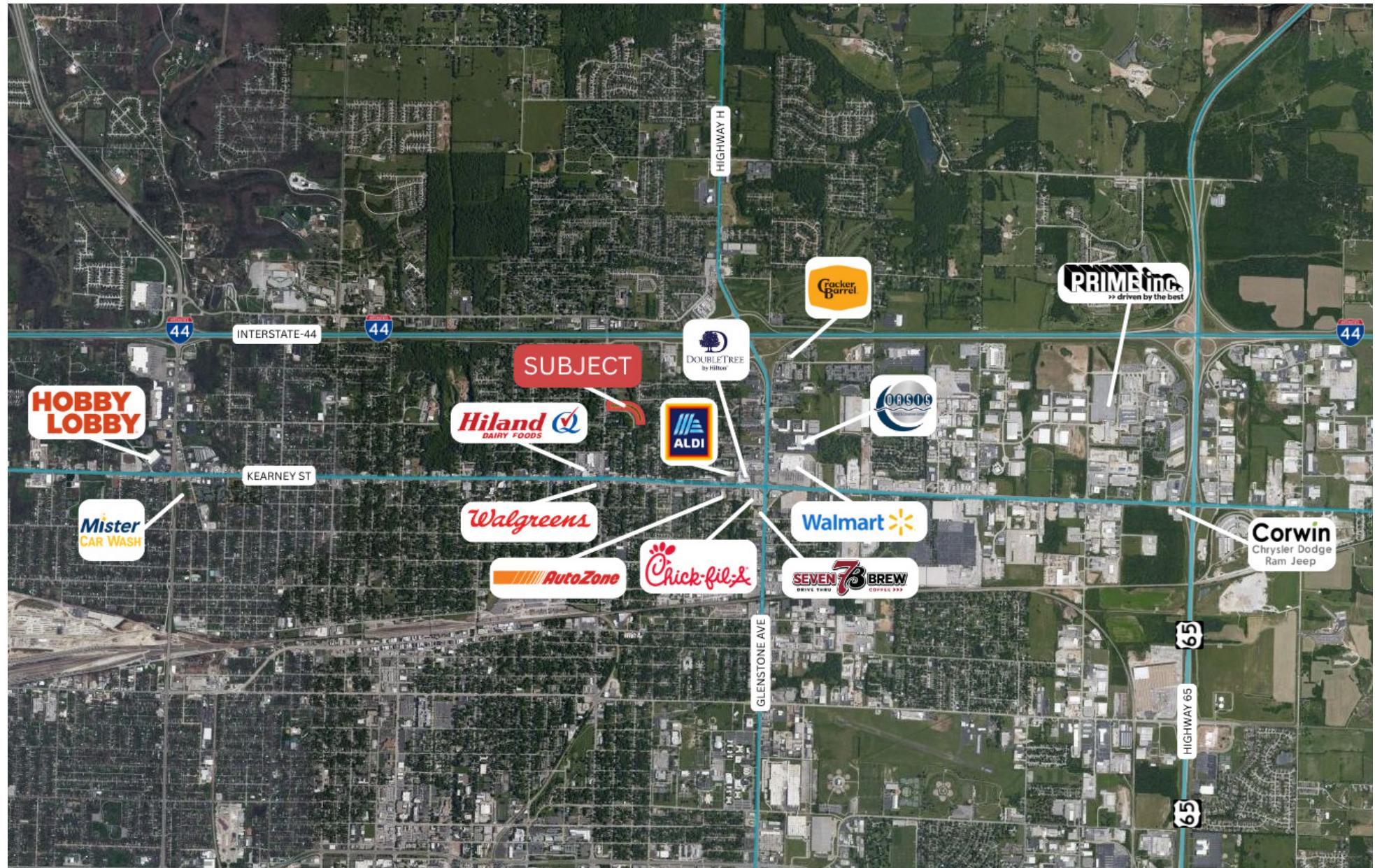
## SUBJECT MAP FRONT VIEW



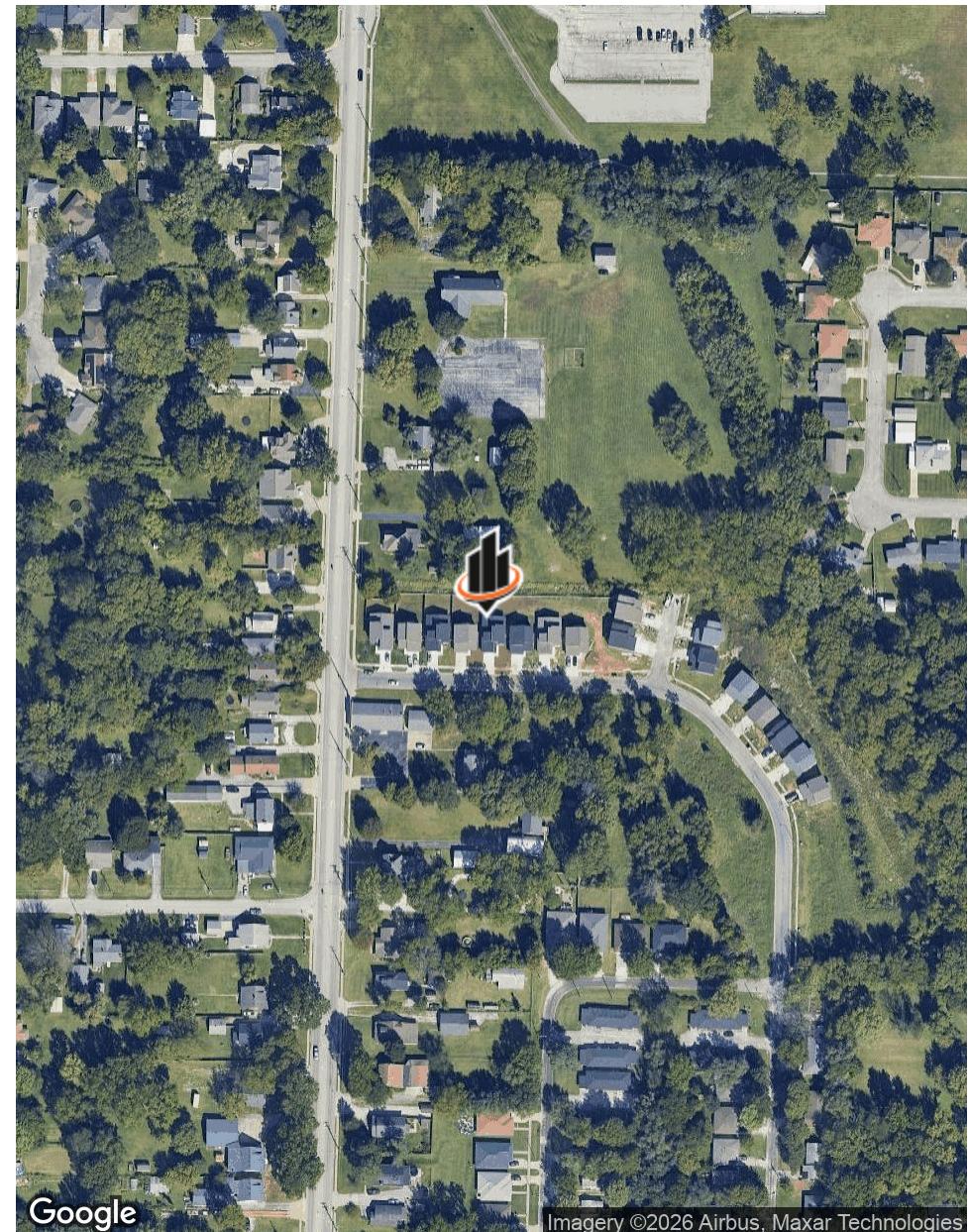
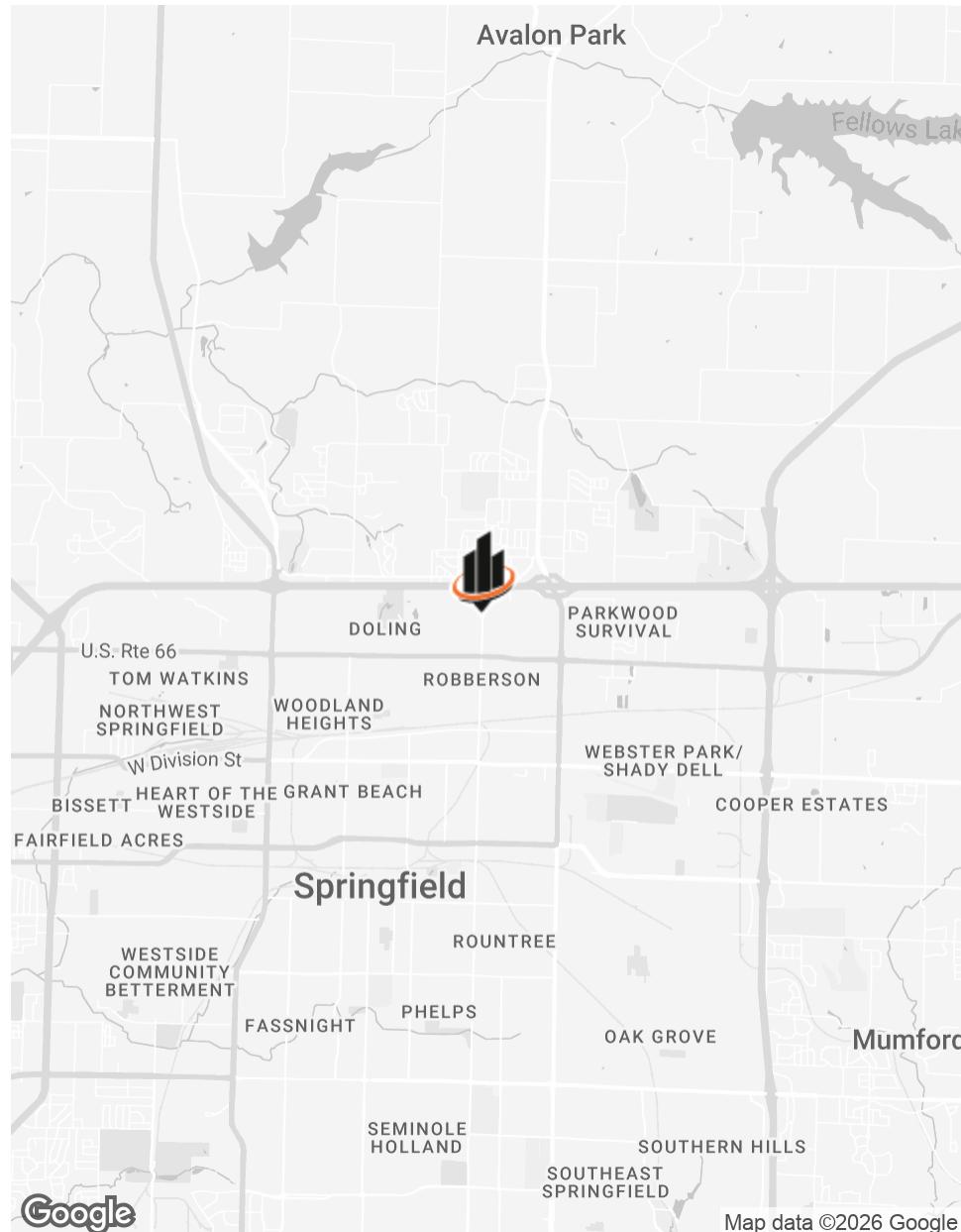
## SUBJECT MAP REAR VIEW



## RETAILER MAP



# LOCATION MAP



## SPRINGFIELD DATA & HIGHLIGHTS

MAJOR EMPLOYERS:	# EMPLOYED
COX HEALTH	13,297
MERCY SPRINGFIELD COMMUNITIES	9,238
STATE OF MISSOURI	6,298
UNITED STATES GOVERNMENT	3,946
SPRINGFIELD PUBLIC SCHOOLS	3,735
BASS PRO SHOPS	3,492
O'REILLY AUTO PARTS	2,305
MISSOURI STATE UNIVERSITY	2,099

Springfield, Missouri – A Growing Hub of Opportunity

As the economic and cultural center of southwest Missouri, Springfield anchors a thriving five-county metropolitan area that continues to attract business investment, talent, and innovation. With a population nearing 500,000 residents, the Springfield MSA has experienced consistent growth over the past decade, fueled by a strong healthcare network, a diverse mix of industries, and a cost of living more than 10% below the national average.

Known as the “Queen City of the Ozarks,” Springfield offers a dynamic balance of business accessibility and exceptional quality of life. The region is home to major employers such as CoxHealth, Mercy, Bass Pro Shops, O'Reilly Auto Parts, and Missouri State University, creating a stable economic foundation supported by a skilled workforce of more than 250,000 individuals.

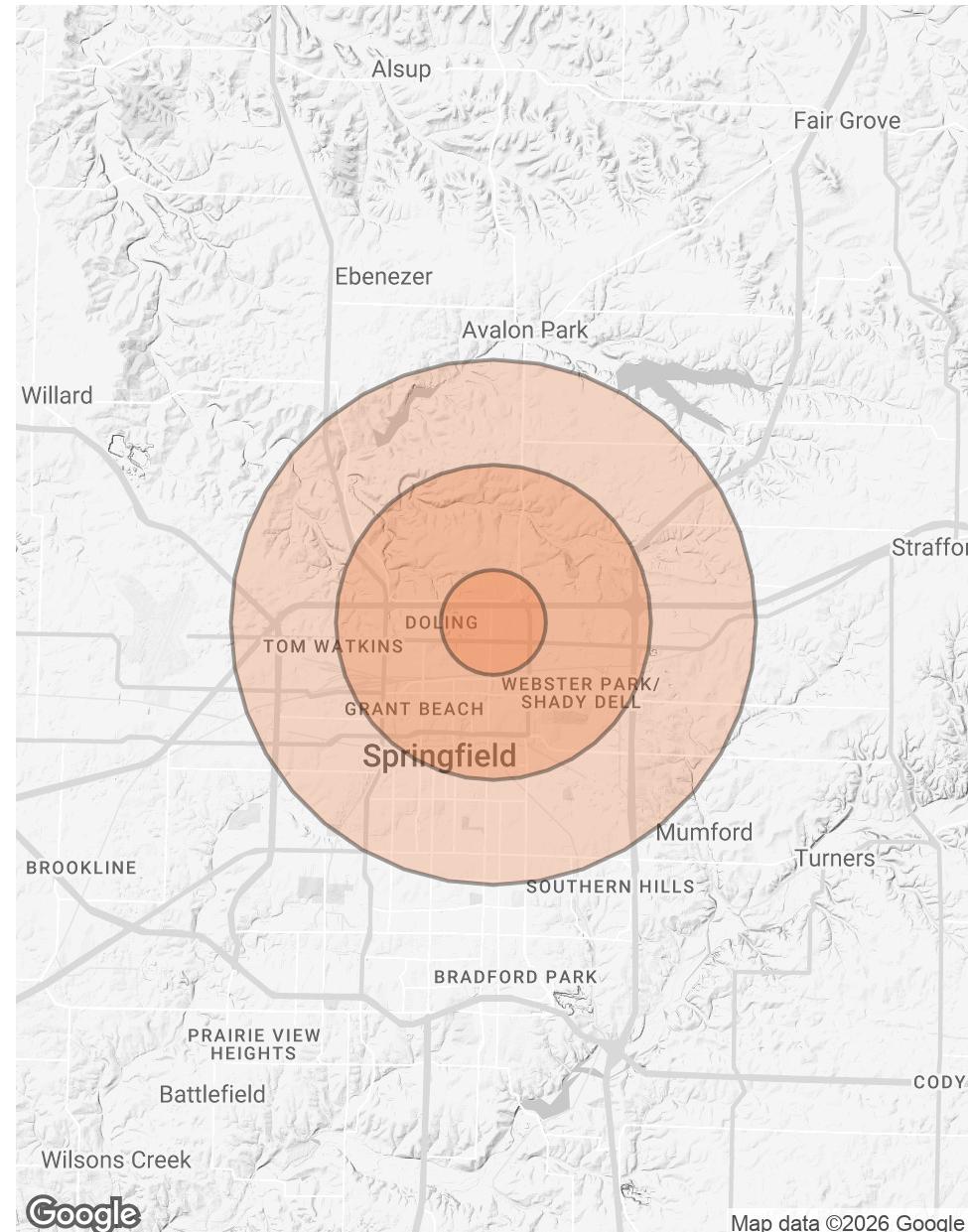
With its strategic location along Interstate 44 and direct access to major markets like St. Louis, Kansas City, and Tulsa, Springfield serves as a vital logistics and service corridor for the region. The city's pro-business environment, competitive wage structure, and growing innovation ecosystem make it an attractive market for expansion, entrepreneurship, and real estate investment.



# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	409	9,119	36,152
<b>AVERAGE AGE</b>	45	45	41
<b>AVERAGE AGE (MALE)</b>	45	43	40
<b>AVERAGE AGE (FEMALE)</b>	46	46	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	166	3,763	15,323
<b># OF PERSONS PER HH</b>	2.5	2.4	2.4
<b>AVERAGE HH INCOME</b>	\$96,538	\$85,140	\$66,496
<b>AVERAGE HOUSE VALUE</b>	\$315,716	\$268,543	\$198,229

Demographics data derived from AlphaMap





## LEE MCLEAN III, SIOR, CCIM

Senior Advisor

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## PROFESSIONAL BACKGROUND

Lee McLean III, SIOR, CCIM serves as a Senior Advisor for SVN Rankin Company in Southwest Missouri. Prior to entering brokerage, Lee gained background in real estate development and management from time spent at McLean Enterprises, Inc., a family owned commercial & residential real estate development company. He began in brokerage at Plaza Realty & Management Services from 2002 - 2015. Plaza Realty was the brokerage and management arm of the John Q. Hammons Companies.

Since 2015, Lee has been a Senior Advisor at SVN, consistently ranking in the top 3% of nearly 2,000 advisors nationwide for gross volume, including several times in the top 25. This is thanks to great support from excellent clients as well as partnering with other national brokerage firms to assist on assignments throughout Southwest Missouri. Some of these partners include CBRE, The Erlen Group (Springfield Underground), Triple S Properties, Realty Income, The Andy Williams estate, US Federal Properties Co., Cushman & Wakefield, JLL, Dollar General, JP Morgan Chase and many more.

Ranked #25 Advisor in SVN International - SVN President's Circle Recipient (2024)  
Ranked #7 Advisor in SVN International - SVN Partner's Circle Recipient (2021)  
Ranked #10 Advisor in SVN International - SVN President's Circle Recipient (2020)  
Ranked #2 Advisor in SVN International - SVN Partner's Circle Recipient (2018)  
CoStar PowerBroker of the Year for Industrial Product in Southwest Missouri (2018)  
Top 3% Advisor in SVN International - SVN President's Circle (2017, 2019, 2022 & 2023)  
Top 10% Advisor in SVN International - SVN Achiever Award Recipient (2016)

## EDUCATION

Drury University  
CCIM Institute

## MEMBERSHIPS

- Society of Industrial and Office Realtors (SIOR)
- Certified Commercial Investment Member (CCIM)
- National Association of Realtors
- Springfield Business Journal 40 Under 40 Recipient (2014)
- Springfield Business Journal Commercial Real Estate Trusted Advisor (2021)
- Board of Directors ARLO Bank, Springfield, MO
- Friends of Zoo Board Member
- Sherm Lollar Memorial Marching & Chowder Society Member



## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



# Collective Strength, Accelerated Growth

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