# MACOMB, IL MHC

1002 Lakewood Drive | Macomb, IL

OFFERING MEMORANDUM



# Macomb, IL MHC

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# MACOMB, IL MHC

01 **Executive Summary**

Investment Summary

## OFFERING SUMMARY

| | |
|---|---|
| ADDRESS | 1002 Lakewood Drive<br>Macomb IL 61455 |
| LAND ACRES | 13.26 |
| NUMBER OF UNITS | 40 |
| YEAR BUILT | 1971 |

## FINANCIAL SUMMARY

| | |
|---|---|
| PRICE | $425,000 |
| PRICE PER UNIT | $10,625 |
| OCCUPANCY | Vacant |
| NOI (Pro Forma ($450 lot rent)) | $149,420 |
| CAP RATE (Pro Forma ($450 lot rent)) | 35.16% |
| GRM (Pro Forma ($450 lot rent)) | 1.97 |

| DEMOGRAPHICS | 1 MILE | 5 MILE | 20 MILE |
|---|---|---|---|
| 2026 Population | 1,090 | 17,248 | 33,245 |
| 2026 Median HH Income | $60,683 | $49,845 | $58,456 |
| 2026 Average HH Income | $87,268 | $72,273 | $76,077 |

## Investment Overview

- This investment offers a new owner the ability to redevelop an A class, double wide Manufactured Housing Community. There are currently 40 double wide homes on site, likely all in need of removal.
- The property features large common area concrete streets, sidewalks throughout the property, as well as street lights for the common area sidewalks.
- The property is located at the southern edge of the city, offering a quiet setting that would lend itself well to 55+ housing, or an upper tier all age community.
- The property is 13.6 acres m/l offering further potential for site count, if a new owner would prefer a larger single wide community.

## Utilities and Infrastructure

- All utilities are public, and are believed to be direct billed to residents. The property has been vacant for approximately 3 years, so the condition of the main lines are unknown.
- Contact Broker for Additional Details

## Due Diligence Disclosure

- Current ownership purchased this property through a foreclosure sale, due diligence materials will be limited to publicly available information and buyer's own due diligence.
- Contact Broker for Additional Details.

# MACOMB, IL MHC

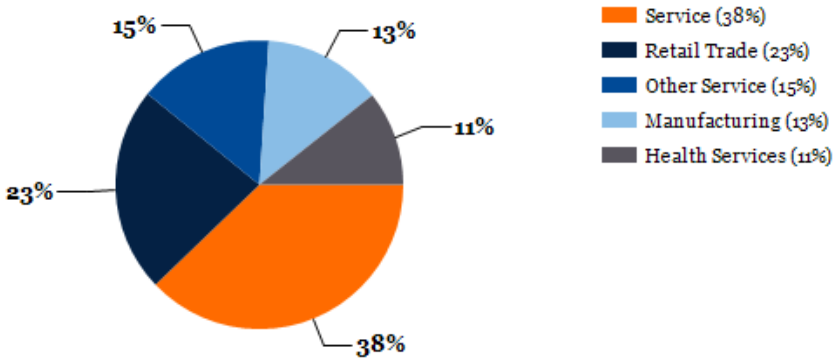
02 Location

Location Summary
Local Business Map
Drive Times

## Macomb, IL

- Macomb is a prominent metro in western Illinois with a resident population of 15,000, and serving as the County seat of McDonough County. Macomb is surrounded by several commuter towns with limited housing, creating a further demand for affordable housing in the area.

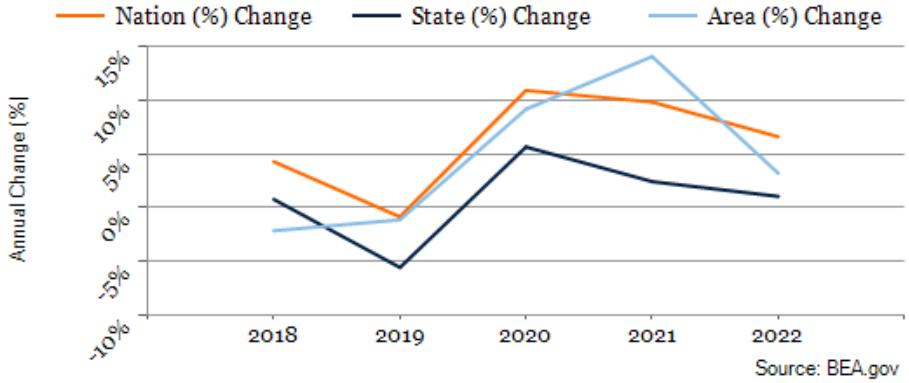
### Major Industries by Employee Count

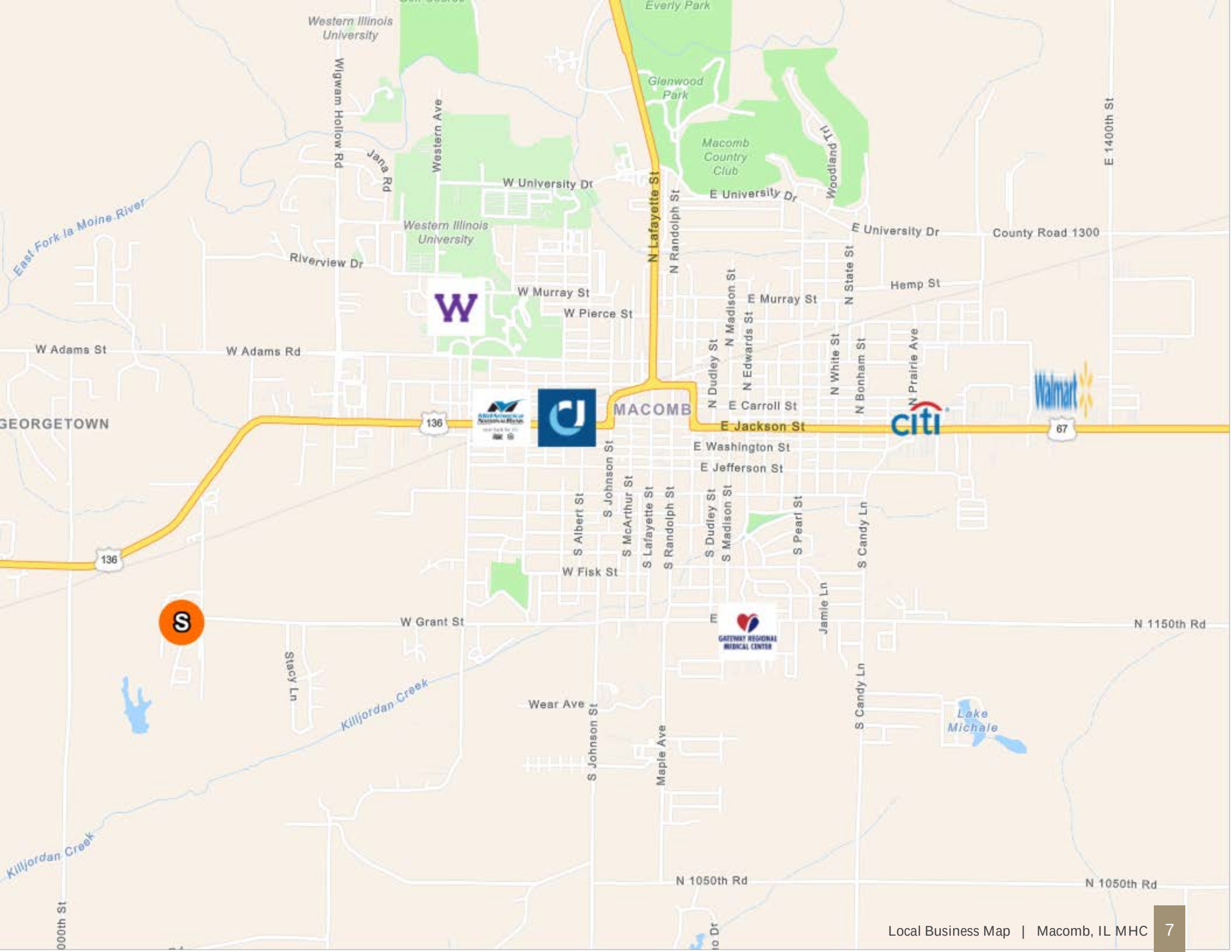


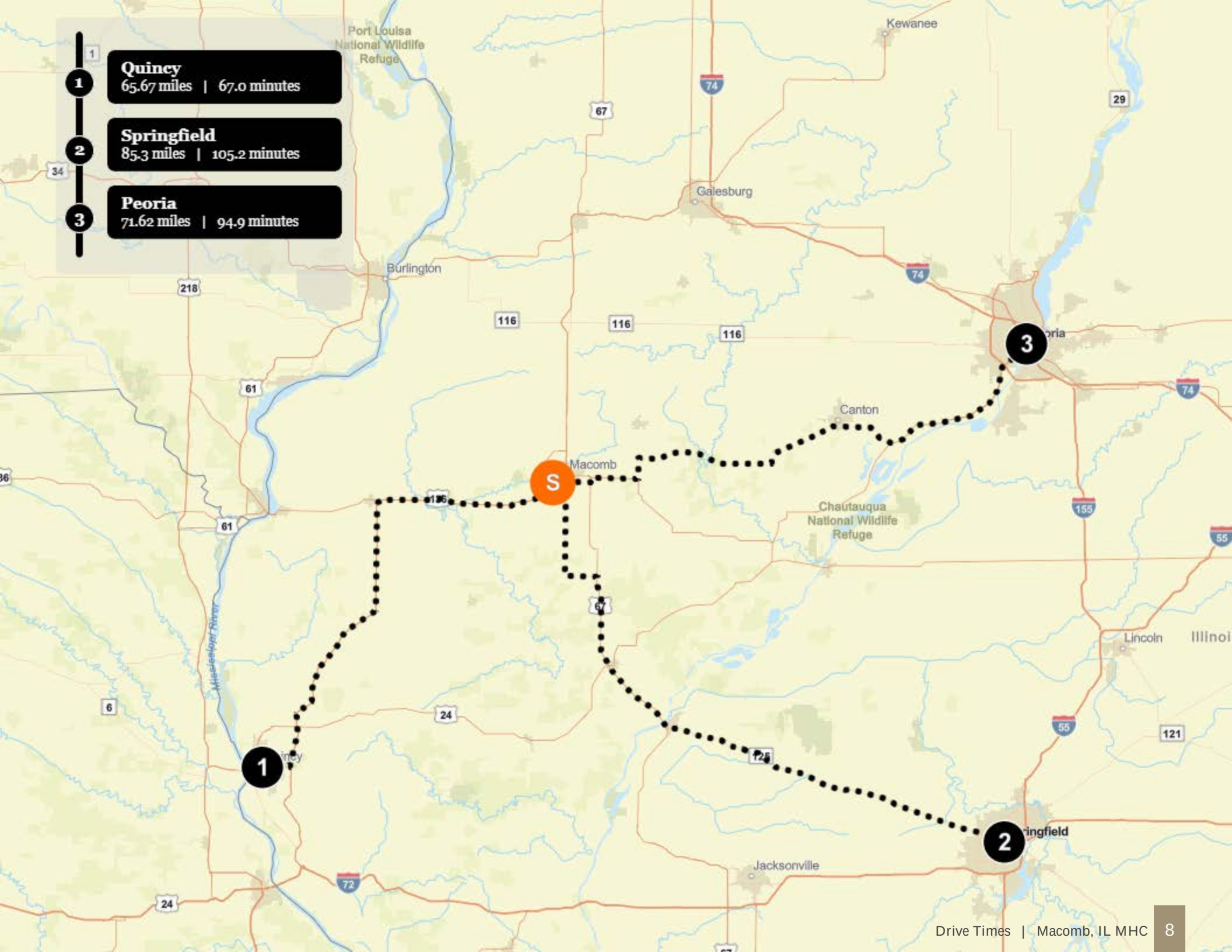

### Largest Employers

| | |
|---|---|
| Western Illinois University | 1,930 |
| NTN-Bower Corporation | 647 |
| McDonough District Hospital | 476 |
| Pella Corporation | 282 |
| Wal-Mart Super Center | 240 |
| Bridgeway, Inc. | 226 |
| Vaughan & Bushnell Manufacturing | 156 |
| Yetter Manufacturing | 106 |

### McDonough County GDP Trend




Western Illinois University
Everly Park
Glenwood Park
Macomb Country Club
Woodland Trl
E 1400th St
Wigwam Hollow Rd
Jana Rd
Western Ave
W University Dr
E University Dr
N Lafayette St
N Randolph St
East Fork Ia Moine River
Western Illinois University
Riverview Dr
E University Dr
County Road 1300
W Murray St
W Pierce St
E Murray St
Hemp St
N State St
N Madison St
N Edwards St
N Dudley St
N White St
N Bonham St
N Prairie Ave
W Adams St
W Adams Rd
GEORGETOWN
136
MACOMB
E Carroll St
E Jackson St
E Washington St
E Jefferson St
67
Walmart
citi
S Albert St
S Johnson St
S McArthur St
S Lafayette St
S Randolph St
S Dudley St
S Madison St
S Pearl St
S Candy Ln
W Fisk St
Jamie Ln
W Grant St
N 1150th Rd
Stacy Ln
Killjordan Creek
Wear Ave
Maple Ave
Lake Michale
N 1050th Rd
N 1050th Rd


1
Quincy
65.67 miles | 67.0 minutes
2
Springfield
85.3 miles | 105.2 minutes
3
Peoria
71.62 miles | 94.9 minutes
Port Louisa National Wildlife Refuge
Kewanee
Galesburg
Burlington
Canton
Macomb
S
Chautauqua National Wildlife Refuge
Lincoln
Jacksonville
Mississippi River

# MACOMB, IL MHC

03 **Property Description**

Property Features
Property Images

## PROPERTY FEATURES

| | |
|---|---|
| NUMBER OF UNITS | 40 |
| LAND ACRES | 13.26 |
| YEAR BUILT | 1971 |
| # OF PARCELS | 1 |
















1004
1006
1008
1010
1012
1014
1030
1028
1026
1022
1020
1018


1106
1108
1110
1112
1116
1130
1128
1126
1122
1120
1118


1107
1111
1117
1127
1129
1131











# MACOMB, IL MHC

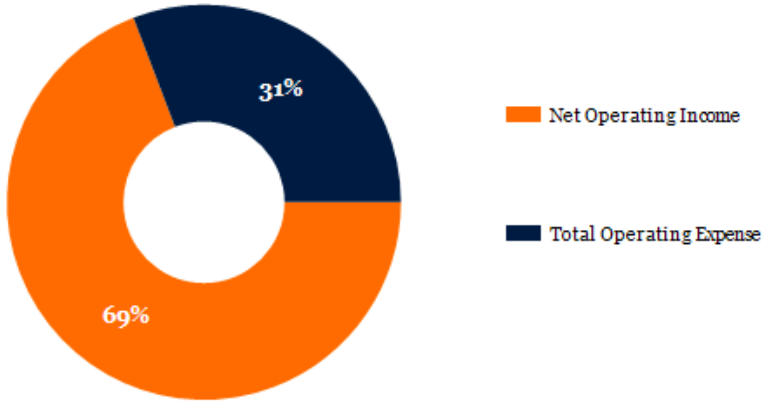
## 04 Financial Analysis

Income & Expense Analysis

## REVENUE ALLOCATION

PRO FORMA ($450 LOT RENT)

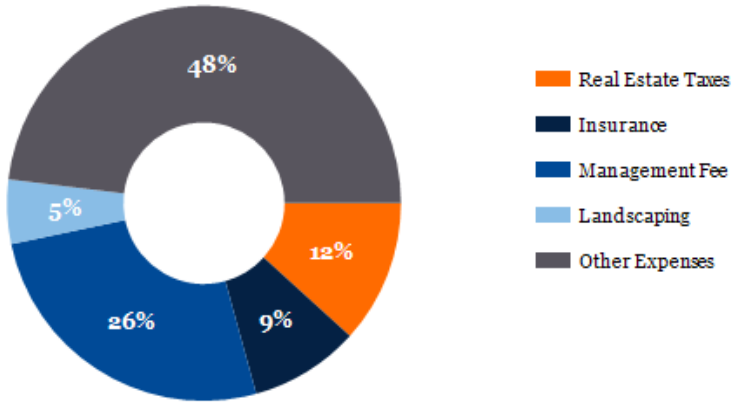
| INCOME | PRO FORMA ($450 LOT RENT) |
|---|---|
| Gross Scheduled Rent | $216,000 |
| **Effective Gross Income** | **$216,000** |
| Less Expenses | $66,580 |
| **Net Operating Income** | **$149,420** |




## DISTRIBUTION OF EXPENSES

PRO FORMA ($450 LOT RENT)

| EXPENSES | PRO FORMA ($450 LOT RENT) | Per Unit |
|---|---|---|
| Real Estate Taxes | $7,800 | $195 |
| Insurance | $6,000 | $150 |
| Management Fee (8.00% of GSI) | $17,280 | $432 |
| Landscaping | $3,500 | $88 |
| Other Expenses | $32,000 | $800 |
| **Total Operating Expense** | **$66,580** | **$1,665** |
| % of EGI | 30.82% | |




Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

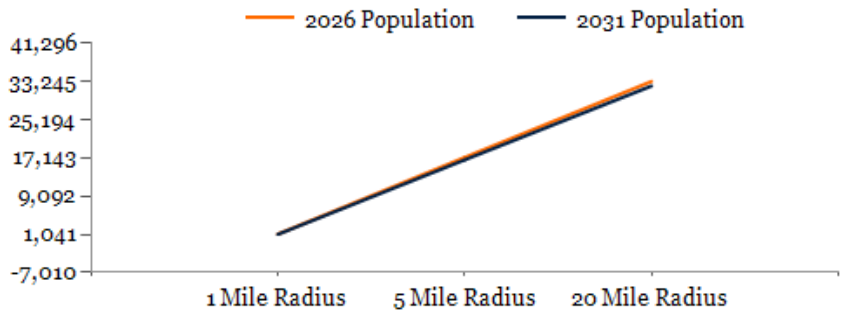
# MACOMB, IL MHC

05 Demographics

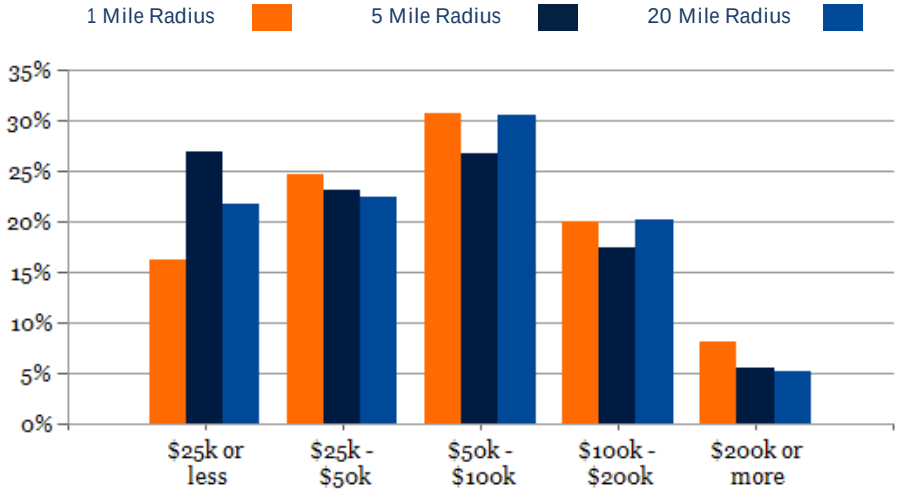
General Demographics

| POPULATION | 1 MILE | 5 MILE | 20 MILE |
|---|---|---|---|
| 2000 Population | 1,266 | 22,085 | 41,909 |
| 2010 Population | 1,289 | 22,552 | 40,968 |
| 2026 Population | 1,090 | 17,248 | 33,245 |
| 2031 Population | 1,041 | 16,727 | 32,283 |
| 2026 African American | 62 | 1,565 | 1,698 |
| 2026 American Indian | 5 | 53 | 95 |
| 2026 Asian | 45 | 591 | 632 |
| 2026 Hispanic | 44 | 859 | 1,122 |
| 2026 Other Race | 15 | 407 | 478 |
| 2026 White | 896 | 13,620 | 28,718 |
| 2026 Multiracial | 68 | 1,010 | 1,614 |
| 2026-2031: Population: Growth Rate | -4.60% | -3.05% | -2.95% |

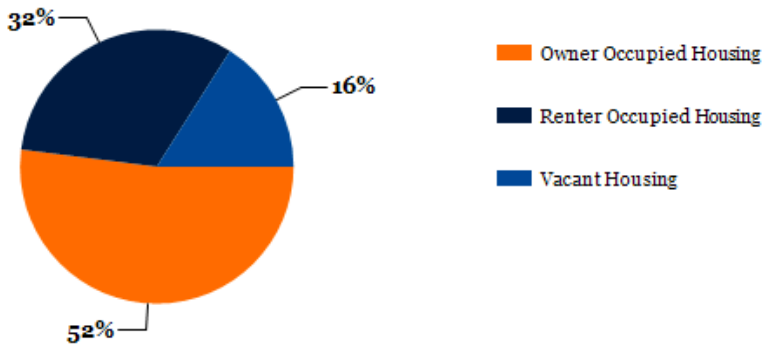
| 2026 HOUSEHOLD INCOME | 1 MILE | 5 MILE | 20 MILE |
|---|---|---|---|
| less than $15,000 | 63 | 1,310 | 1,925 |
| $15,000-$24,999 | 36 | 720 | 1,252 |
| $25,000-$34,999 | 44 | 783 | 1,389 |
| $35,000-$49,999 | 107 | 955 | 1,885 |
| $50,000-$74,999 | 135 | 1,272 | 2,609 |
| $75,000-$99,999 | 52 | 746 | 1,857 |
| $100,000-$149,999 | 73 | 845 | 1,973 |
| $150,000-$199,999 | 49 | 466 | 974 |
| $200,000 or greater | 50 | 417 | 758 |
| Median HH Income | $60,683 | $49,845 | $58,456 |
| Average HH Income | $87,268 | $72,273 | $76,077 |




2026 Household Income




2026 Own vs. Rent - 1 Mile Radius

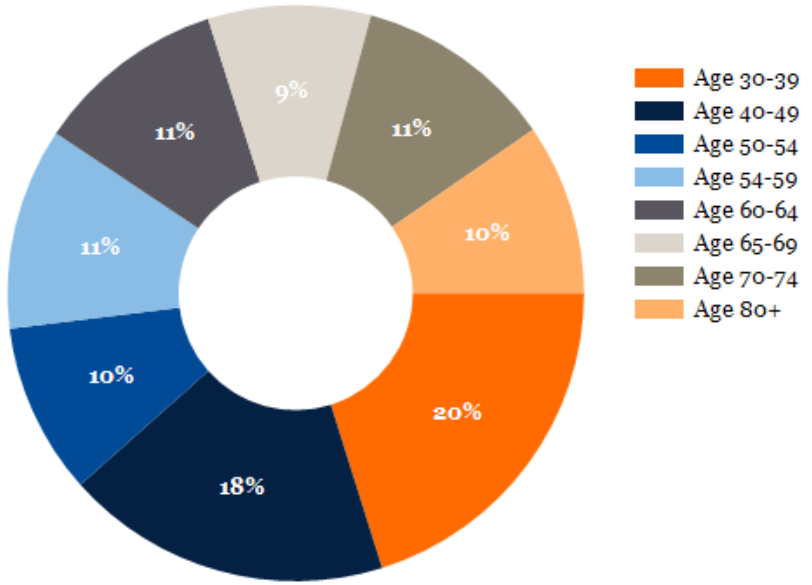


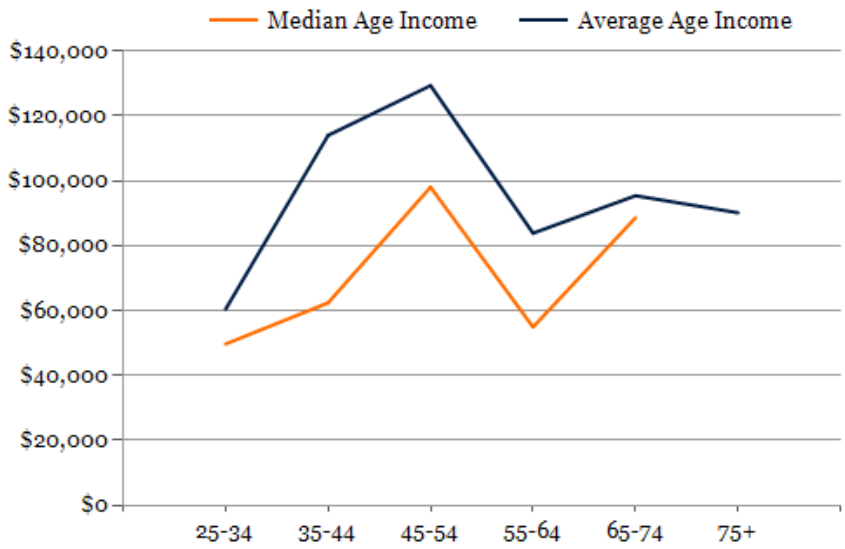

Source: esri

| 2026 POPULATION BY AGE | 1 MILE | 5 MILE | 20 MILE |
|---|---|---|---|
| 2026 Population Age 30-34 | 73 | 927 | 1,761 |
| 2026 Population Age 35-39 | 55 | 831 | 1,741 |
| 2026 Population Age 40-44 | 53 | 826 | 1,734 |
| 2026 Population Age 45-49 | 63 | 757 | 1,717 |
| 2026 Population Age 50-54 | 61 | 751 | 1,645 |
| 2026 Population Age 55-59 | 72 | 811 | 1,790 |
| 2026 Population Age 60-64 | 68 | 837 | 2,009 |
| 2026 Population Age 65-69 | 58 | 883 | 2,122 |
| 2026 Population Age 70-74 | 71 | 853 | 1,989 |
| 2026 Population Age 75-79 | 61 | 655 | 1,509 |
| 2026 Population Age 80-84 | 32 | 531 | 1,064 |
| 2026 Population Age 85+ | 25 | 493 | 956 |
| 2026 Population Age 18+ | 895 | 14,586 | 27,410 |
| 2026 Median Age | 42 | 33 | 40 |
| 2031 Median Age | 43 | 34 | 41 |

| 2026 INCOME BY AGE | 1 MILE | 5 MILE | 20 MILE |
|---|---|---|---|
| Median Household Income 25-34 | $49,697 | $48,671 | $59,030 |
| Average Household Income 25-34 | $60,428 | $56,570 | $64,015 |
| Median Household Income 35-44 | $62,396 | $54,884 | $64,154 |
| Average Household Income 35-44 | $114,029 | $82,551 | $86,408 |
| Median Household Income 45-54 | $98,063 | $76,557 | $84,515 |
| Average Household Income 45-54 | $129,384 | $98,901 | $102,453 |
| Median Household Income 55-64 | $54,937 | $64,618 | $71,412 |
| Average Household Income 55-64 | $83,879 | $83,699 | $84,948 |
| Median Household Income 65-74 | $88,636 | $62,131 | $61,949 |
| Average Household Income 65-74 | $95,429 | $87,239 | $81,382 |
| Average Household Income 75+ | $90,169 | $70,030 | $63,278 |

Population By Age



# MACOMB, IL MHC

06 Company Profile

Advisor Profile

Jason Bergan
Broker

With a range of experience in various facets of the real estate, construction, and development industries; Jason and Drew came together to create Midwest MHC Brokers in 2021.

Midwest MHC Brokers is a commercial brokerage with Century 21 Signature Real Estate located in Ankeny, Iowa. We specialize in mobile home community sales throughout the Midwest and multifamily housing sales in central Iowa.

Jason Bergan - Jason began his real estate career in property management in Ames, IA where he received his bachelor's degree in Marketing and International Business from Iowa State University. He became a licensed Realtor in 2017 and has been brokering mobile home communities throughout the Midwest since 2019.

Drew Vlazny - Drew received a bachelor's degree at Upper Iowa University and started working for the US Army Corps of Engineers upon graduation. For the Corps, Drew spent several years working in RV Parks and Campgrounds in Iowa, Wisconsin, Illinois, Missouri and Georgia. Following his time in RV Parks, Drew spent another 5 years with the Corps focusing on Regulatory Compliance and Development Review in Nebraska.

# Macomb, IL MHC

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