

MAPLE RIDGE MHP

830 State HWY F | Wright City, MO

OFFERING MEMORANDUM



MAPLE RIDGE MHP

Maple Ridge MHP

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MAPLE RIDGE MHP

01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	830 State HWY F Wright City MO 63390
COUNTY	Warren
ACRES	10.65
NUMBER OF PADS	60
OCCUPIED LOTS	60

FINANCIAL SUMMARY

PRICE	\$3,200,000
PRICE PER UNIT	\$53,333
OCCUPANCY	100.00%
NOI (2025)	\$338,945
NOI (\$350 Lot Rent)	\$360,970
CAP RATE (2025)	10.59%
CAP RATE (\$350 Lot Rent)	11.28%
CASH ON CASH (2025)	14.43%
CASH ON CASH (\$350 Lot Rent)	16.72%
GRM (2025)	6.81
GRM (\$350 Lot Rent)	6.28

PROPOSED FINANCING

Conventional	
LOAN TYPE	Amortized
DOWN PAYMENT	\$960,000
LOAN AMOUNT	\$2,240,000
INTEREST RATE	6.50%
ANNUAL DEBT SERVICE	\$200,413
LOAN TO VALUE	70%
AMORTIZATION PERIOD	20 Years

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	302	8,743	14,475
2025 Median HH Income	\$83,216	\$77,988	\$82,336
2025 Average HH Income	\$95,300	\$92,146	\$102,427

Investment Overview

- Maple Ridge MHP is an all age community located just south of Wright City, MO. The property features 60 pads, with 60 homes currently on site. Of the 60 homes, 37 are park owned homes and 23 are tenant owned homes. Park owned home rents above lot rent currently average \$662 per month, and lot rents average \$300 per month.

New ownership could raise lot rents to market over time, while selling off park owned homes on contract or outright in order to lower operating costs. Past outright sale prices have ranged from \$26,500 (cash) and \$49,000 through bank financing. This offers new ownership to recoup a significant amount of capital in the short term if they wish, or sell the homes on contract and enjoy long term income while lowering operating costs.

Currently there are two vacant park owned homes that are being made rent ready. Each pad averages 7,732 square feet (.18 acres), offering ample space for tenants.

Contact Broker For Additional Details

Utilities and Infrastructure

- Maple Ridge is served by a well system and septic treatment plant. Both the well system and the treatment plant are in good working order. The park roads are asphalt and were recently repaved.

The water and sewer lines are PVC (4" and 8" respectively)..

Well Specifics: The well system is a deep water well, with a chlorine injection system and reservoir with two cistern pumps. The deep well pump was replaced in 2023, and the cistern pumps were replaced in 2023 and 2025. Well readings are currently handled by a tenant on site, with monthly reports being completed by the owner, but could be completed by the septic operator for new ownership.

Treatment Plant Specifics: The treatment plant is located on the NW corner of the property. The system is a 5 cell system with two alternating 5 hp pumps. The septic system is currently managed by a third party wastewater operator that would continue service for a new owner. See deal room for system permits

Utility Providers

- Current ownership provides water and sewer service through the well and septic systems, and pays for dumpster service for the park. All other utilities are paid by the tenants directly.

Park Owned Homes

- There are 37 Park owned homes included in the sale. Average park owned home rents are \$662 above lot rent.

Current ownership has meticulously maintained the park owned homes, eliminating capital expenditures needed in the short term for new ownership.

New ownership could sell the park owned homes on contract to lower operating costs while still enjoying higher income, or could sell the homes outright in order to recoup a significant amount of capital. Current ownership has sold two homes recently in the park, one for \$26,500 cash, and another for \$49,000 through bank financing.

Park owned homes range in age from the mid 1980s to 2017, with the average home being a mid to late 90s model. The majority of the homes are 3 bed, 2 bath models and average 1,000-1,200 square feet.

See Deal Room for Year/Make/Model Breakdowns

Lease Structures

- All tenants sign a one year lease at move in, after the expiration of the lease tenants move to a month to month lease. See deal room for current lease form.

Contact Broker for Additional Details

Financial Analysis

- The Financial Analysis shows seller's actuals from 2025, with lot rents being raised to \$350 in year two, and a three percent raise per year thereafter. No adjustments were made for park owned home rent increases, possible RTO sales, or outright sales, allowing further upside for a new owner dependant on their investment strategy. Vacancy rates were based on historic vacancy rates for the property of roughly 5% per year.

Contact Broker for Additional Details

Additional Information

- The subject property has 8 mini storage units that are not being utilized by current management. Market rates for the units average \$50-\$65 per month offering an estimated \$5,520 per year for a new owner wishing to utilize the storage units.

There is a stick built cabin 222 sq. ft. cabin on site built in 1980 that was given no additional consideration.

There is a 32x20 metal storage building with a partial concrete floor. The building has electric and a half bath and is currently used as park maintenance storage.

The park pool is not currently in use.

Contact Broker for Additional Details.

MAPLE RIDGE MHP

02

Location

Location Summary

Drive Times (Heat Map)

Wright City, MO

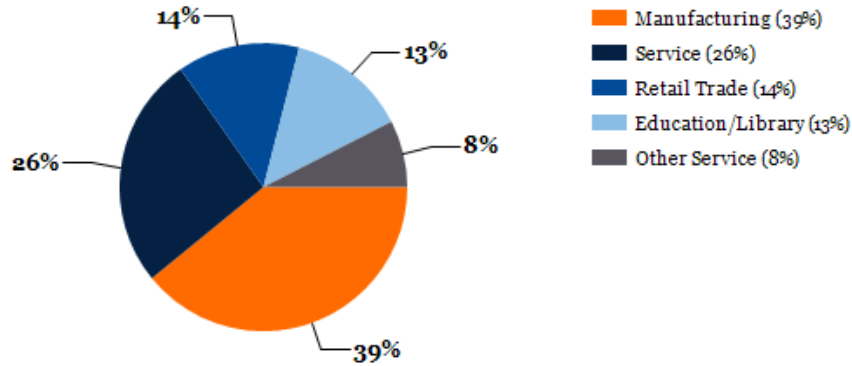
- Wright City is located 50 miles west of downtown St. Louis and is within the St. Louis MSA. The town has a resident population of roughly 5,000 people. Wright City is located just 10 miles west of Wentzville, MO which has a population of 50,000 residents. Wentzville is a local industry hub with employers including: GM, E-Trailer, Walmart, and a rapidly growing Health and Retail employment center.

Local Employers

- Major employers within the area include Warren County School District, American Heartland Packing, and Walmart.

Heartland Packing opened a new packing facility in 2025 and is scheduled to employ over 5,000 employees in the area. This development has caused a large increase in the demand for affordable housing in the area and will continue to do so as the plant becomes fully built out.

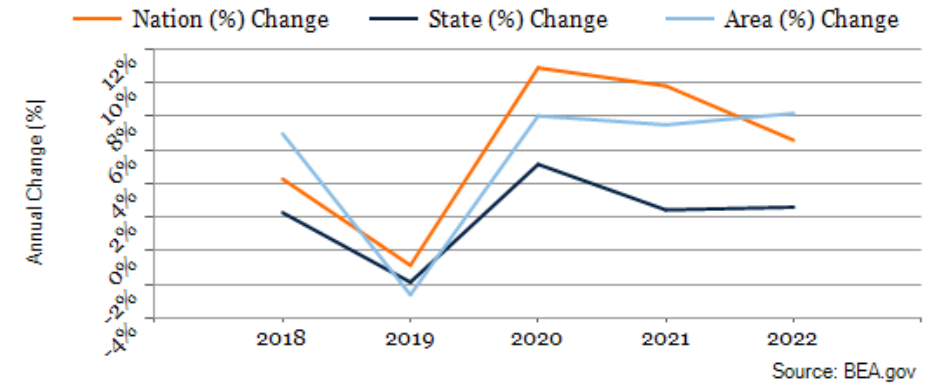
Major Industries by Employee Count

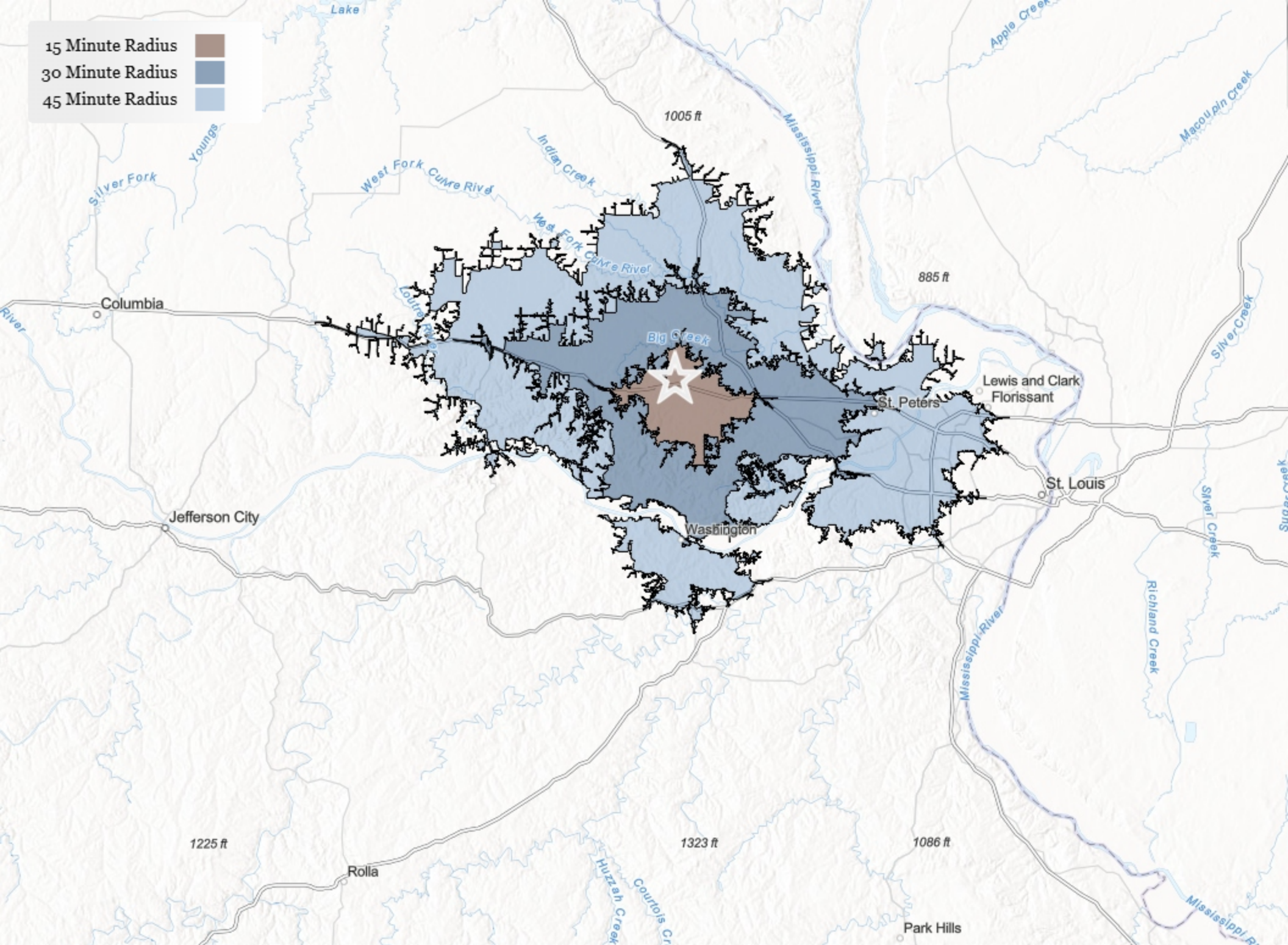
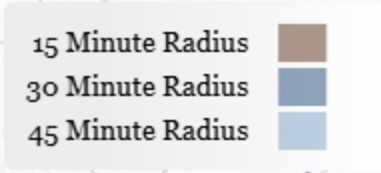


Largest Employers

General Motors	4,124
Wentzville School District	2,594
Lear Corporation	558
TVS Supply	350
Compass Health Network	326
City of Wentzville	287
SSM St. Joseph Healthcare	230
Piston Automotive	230

Warren County GDP Trend







03

Property Description

Property Features

Property Images

MAPLE RIDGE MHP

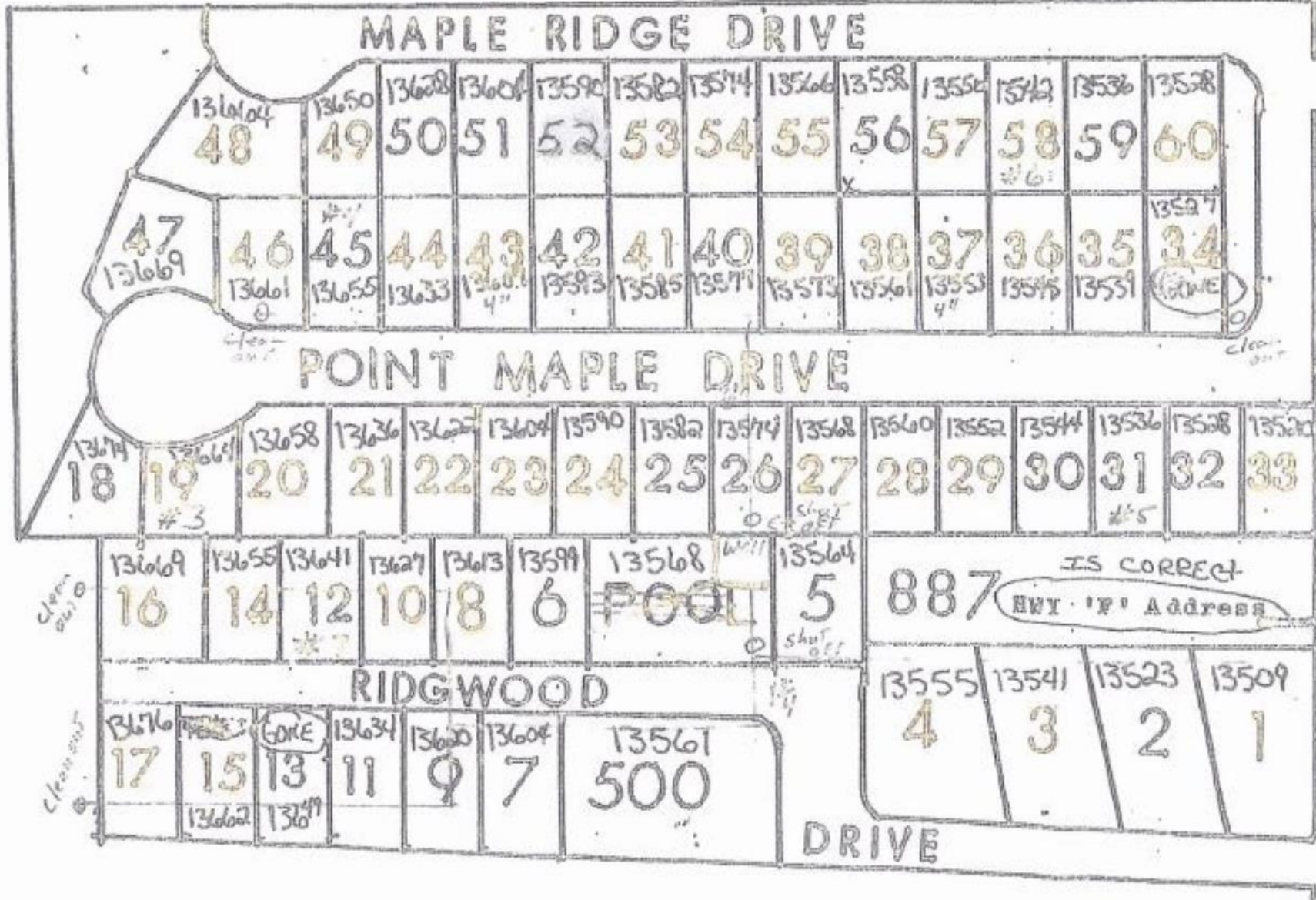
PROPERTY FEATURES

NUMBER OF PADS	60
ACRES	10.65
OCCUPIED LOTS	60
# OF PARCELS	2
ZONING TYPE	Res



Approximate Lot Outlines

MAPLE Ridge MOBILE PARK



Site Map





MAPLE RIDGE MHP

04

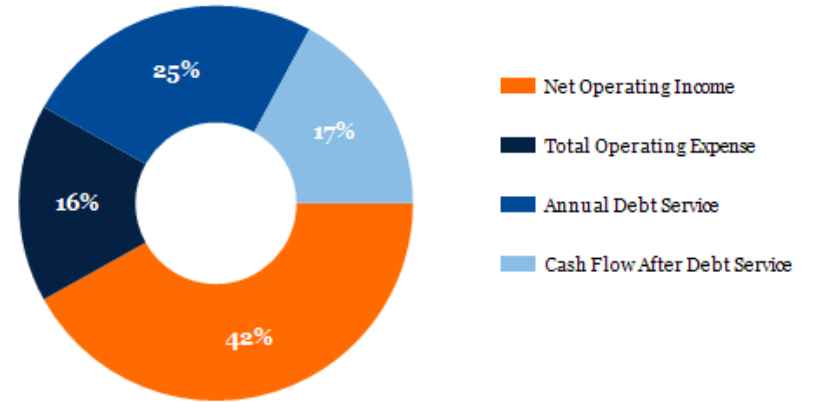
Financial Analysis

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

REVENUE ALLOCATION

2025

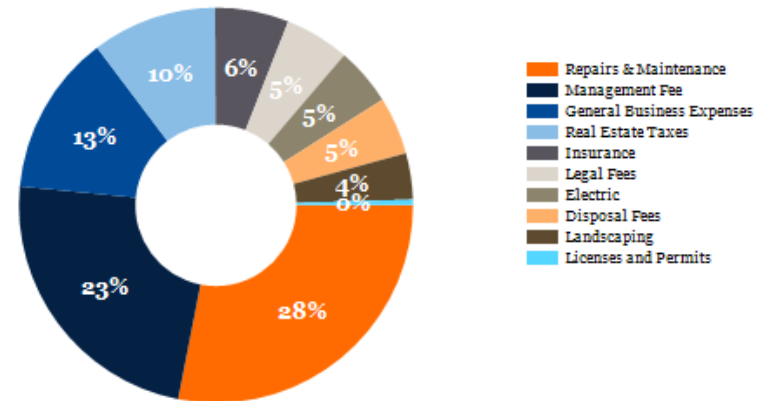
INCOME	2025		\$350 LOT RENT	
Lot Rent	\$212,400	45.2%	\$252,000	49.5%
POH Income Above Lot Rent	\$257,323	54.8%	\$257,300	50.5%
Gross Potential Income	\$469,723		\$509,300	
General Vacancy			-5.00%	
Effective Gross Income	\$469,723		\$496,700	
Less Expenses	\$130,778	27.84%	\$135,730	27.32%
Net Operating Income	\$338,945		\$360,970	
Annual Debt Service	\$200,413		\$200,413	
Cash flow	\$138,532		\$160,557	
Debt Coverage Ratio	1.69		1.80	



EXPENSES	2025 Per Unit		\$350 LOT RENT Per Unit	
Real Estate Taxes	\$13,388	\$223	\$13,388	\$223
Insurance	\$7,904	\$132	\$7,904	\$132
Management Fee (\$, \$)	\$30,660	\$511	\$35,612	\$594
Landscaping	\$4,940	\$82	\$4,940	\$82
Repairs & Maintenance	\$36,723	\$612	\$36,723	\$612
Legal Fees	\$6,923	\$115	\$6,923	\$115
General Business Expenses	\$17,229	\$287	\$17,229	\$287
Licenses and Permits	\$616	\$10	\$616	\$10
Electric	\$6,205	\$103	\$6,205	\$103
Disposal Fees	\$6,190	\$103	\$6,190	\$103
Total Operating Expense	\$130,778	\$2,180	\$135,730	\$2,262
Annual Debt Service	\$200,413		\$200,413	
% of EGI	27.84%		27.32%	

DISTRIBUTION OF EXPENSES

2025



GLOBAL

Price	\$3,200,000
Analysis Period	10 year(s)
General Vacancy	5.00%

INCOME - Growth Rates

Lot Rent	3.00%
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EXPENSES - Growth Rates

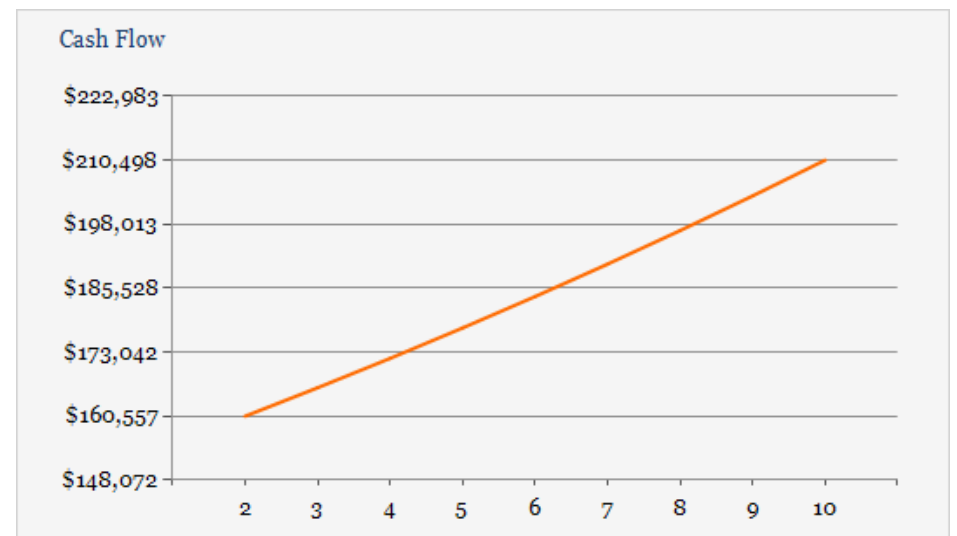
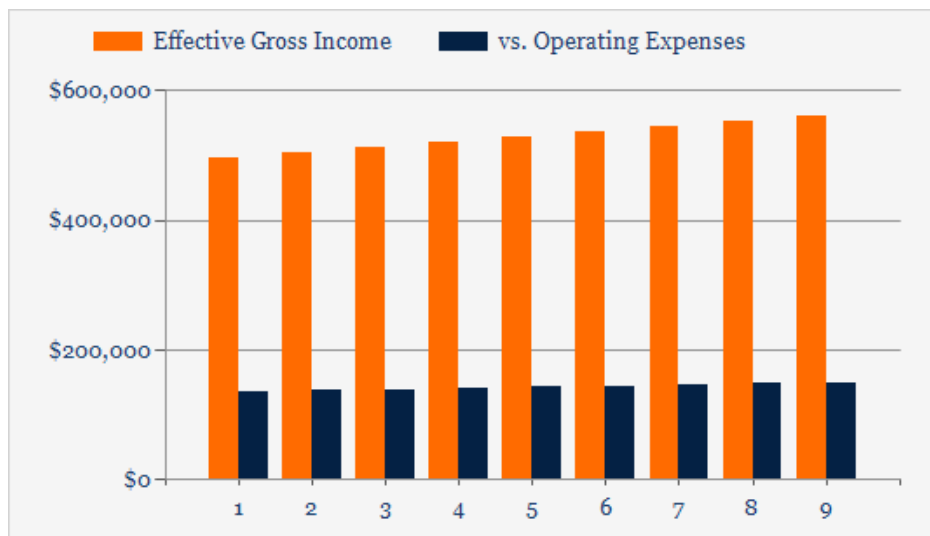
Real Estate Taxes	2.00%
Insurance	2.00%
Landscaping	1.00%
Repairs & Maintenance	2.00%
General Business Expenses	1.00%
Electric	2.00%
Disposal Fees	2.00%

PROPOSED FINANCING

Conventional	
Loan Type	Amortized
Down Payment	\$960,000
Loan Amount	\$2,240,000
Interest Rate	6.50%
Annual Debt Service	\$200,413
Loan to Value	70%
Amortization Period	20 Years

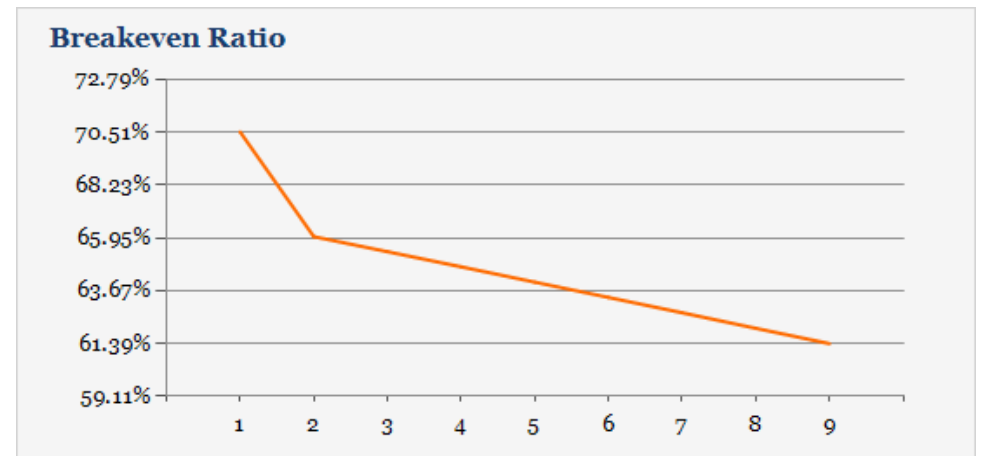
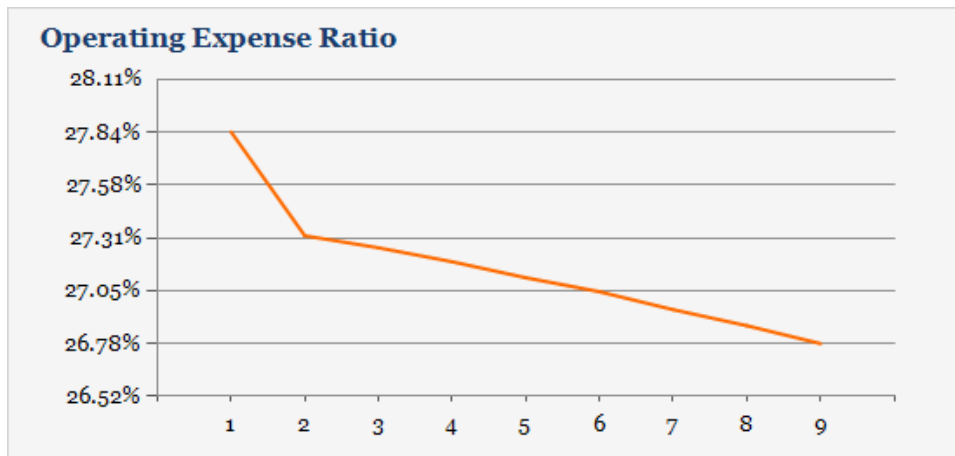
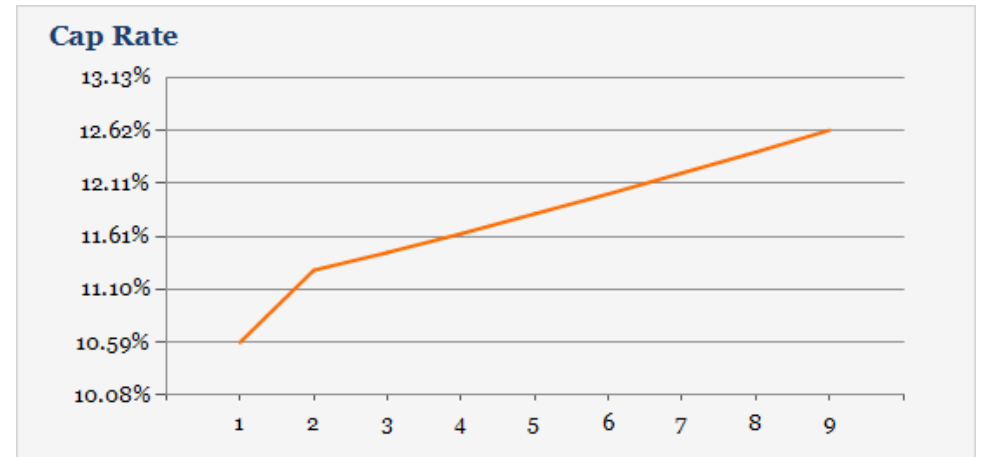
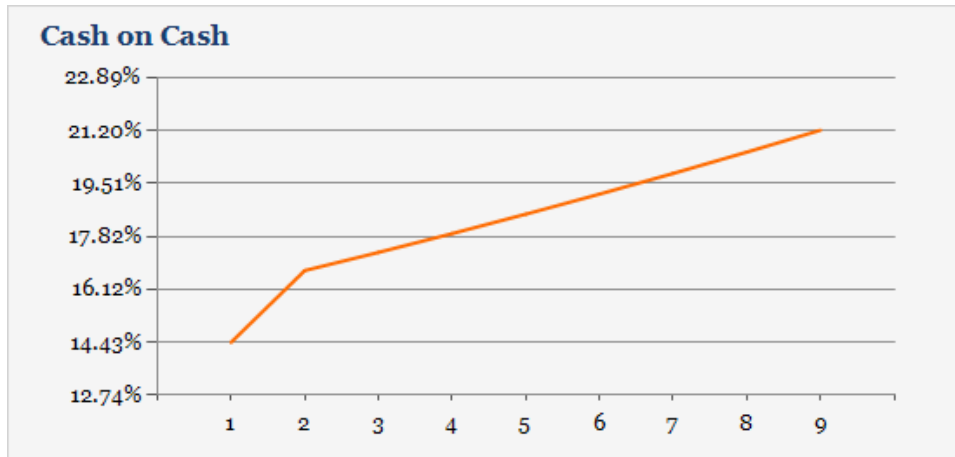
Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

Calendar Year	2025	\$350 Lot Rent	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Lot Rent	\$212,400	\$252,000	\$259,560	\$267,347	\$275,367	\$283,628	\$292,137	\$300,901	\$309,928	\$319,226
POH Income Above Lot Rent	\$257,323	\$257,300	\$257,300	\$257,300	\$257,300	\$257,300	\$257,300	\$257,300	\$257,300	\$257,300
Gross Potential Income	\$469,723	\$509,300	\$516,860	\$524,647	\$532,667	\$540,928	\$549,437	\$558,201	\$567,228	\$576,526
General Vacancy	-0.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%
Effective Gross Income	\$469,723	\$496,700	\$503,882	\$511,279	\$518,899	\$526,747	\$534,830	\$543,156	\$551,732	\$560,565
Operating Expenses										
Real Estate Taxes	\$13,388	\$13,388	\$13,656	\$13,929	\$14,207	\$14,492	\$14,781	\$15,077	\$15,379	\$15,686
Insurance	\$7,904	\$7,904	\$8,062	\$8,223	\$8,388	\$8,556	\$8,727	\$8,901	\$9,079	\$9,261
Management Fee	\$30,660	\$35,612	\$35,612	\$35,612	\$35,612	\$35,612	\$35,612	\$35,612	\$35,612	\$35,612
Landscaping	\$4,940	\$4,940	\$4,989	\$5,039	\$5,090	\$5,141	\$5,192	\$5,244	\$5,296	\$5,349
Repairs & Maintenance	\$36,723	\$36,723	\$37,457	\$38,207	\$38,971	\$39,750	\$40,545	\$41,356	\$42,183	\$43,027
Legal Fees	\$6,923	\$6,923	\$6,923	\$6,923	\$6,923	\$6,923	\$6,923	\$6,923	\$6,923	\$6,923
General Business Expenses	\$17,229	\$17,229	\$17,401	\$17,575	\$17,751	\$17,929	\$18,108	\$18,289	\$18,472	\$18,657
Licenses and Permits	\$616	\$616	\$616	\$616	\$616	\$616	\$616	\$616	\$616	\$616
Electric	\$6,205	\$6,205	\$6,329	\$6,456	\$6,585	\$6,716	\$6,851	\$6,988	\$7,128	\$7,270
Disposal Fees	\$6,190	\$6,190	\$6,314	\$6,440	\$6,569	\$6,700	\$6,834	\$6,971	\$7,110	\$7,253
Total Operating Expense	\$130,778	\$135,730	\$137,360	\$139,020	\$140,711	\$142,434	\$144,189	\$145,977	\$147,798	\$149,653
Net Operating Income	\$338,945	\$366,970	\$366,522	\$372,259	\$378,187	\$384,313	\$390,641	\$397,179	\$403,934	\$410,911
Annual Debt Service	\$200,413	\$200,413	\$200,413	\$200,413	\$200,413	\$200,413	\$200,413	\$200,413	\$200,413	\$200,413
Cash Flow	\$138,532	\$160,557	\$166,109	\$171,846	\$177,775	\$183,900	\$190,228	\$196,766	\$203,521	\$210,498



Calendar Year	2025	\$350 Lot Rent	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash on Cash Return b/t	14.43%	16.72%	17.30%	17.90%	18.52%	19.16%	19.82%	20.50%	21.20%	21.93%
CAP Rate	10.59%	11.28%	11.45%	11.63%	11.82%	12.01%	12.21%	12.41%	12.62%	12.84%
Debt Coverage Ratio	1.69	1.80	1.83	1.86	1.89	1.92	1.95	1.98	2.02	2.05
Operating Expense Ratio	27.84%	27.32%	27.26%	27.19%	27.11%	27.04%	26.95%	26.87%	26.78%	26.69%
Gross Multiplier (GRM)	6.81	6.28	6.19	6.10	6.01	5.92	5.82	5.73	5.64	5.55
Loan to Value	69.99%	68.23%	66.32%	64.31%	62.19%	59.89%	57.46%	54.83%	52.05%	49.09%
Breakeven Ratio	70.51%	66.00%	65.35%	64.70%	64.04%	63.38%	62.72%	62.05%	61.39%	60.72%
Price / Unit	\$53,333	\$53,333	\$53,333	\$53,333	\$53,333	\$53,333	\$53,333	\$53,333	\$53,333	\$53,333

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MAPLE RIDGE MHP

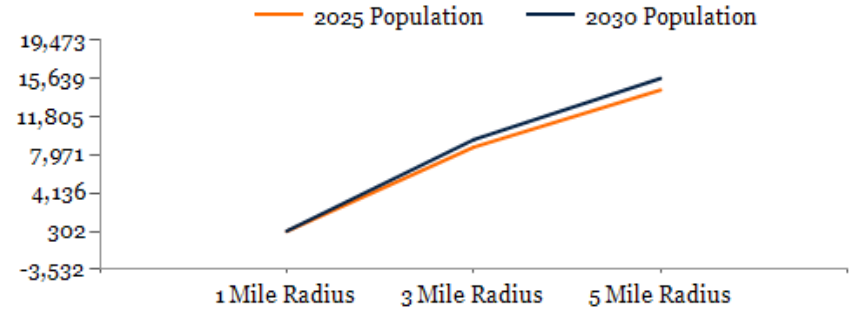
05 Demographics

General Demographics

05

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	104	4,010	7,104
2010 Population	198	5,935	10,002
2025 Population	302	8,743	14,475
2030 Population	340	9,500	15,639
2025 African American	6	348	483
2025 American Indian	2	49	72
2025 Asian	1	27	68
2025 Hispanic	13	658	912
2025 Other Race	6	369	477
2025 White	266	7,230	12,239
2025 Multiracial	20	718	1,134
2025-2030: Population: Growth Rate	12.00%	8.35%	7.80%

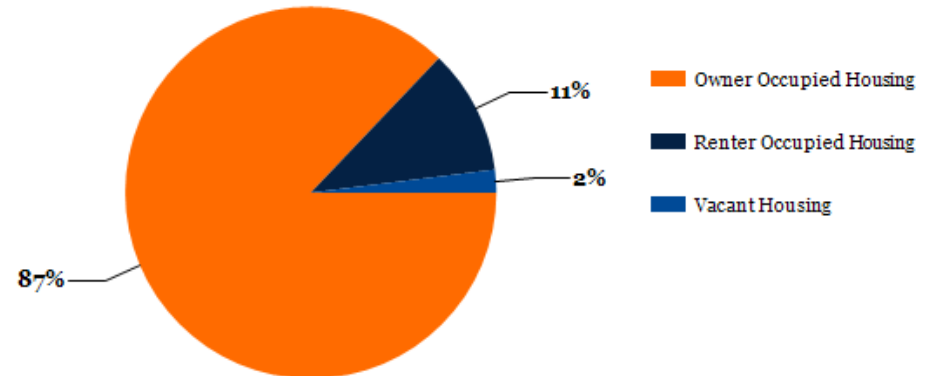
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	5	170	288
\$15,000-\$24,999	1	92	185
\$25,000-\$34,999	8	213	302
\$35,000-\$49,999	12	391	614
\$50,000-\$74,999	29	660	1,031
\$75,000-\$99,999	20	521	793
\$100,000-\$149,999	35	772	1,281
\$150,000-\$199,999	9	245	461
\$200,000 or greater	7	156	451
Median HH Income	\$83,216	\$77,988	\$82,336
Average HH Income	\$95,300	\$92,146	\$102,427



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

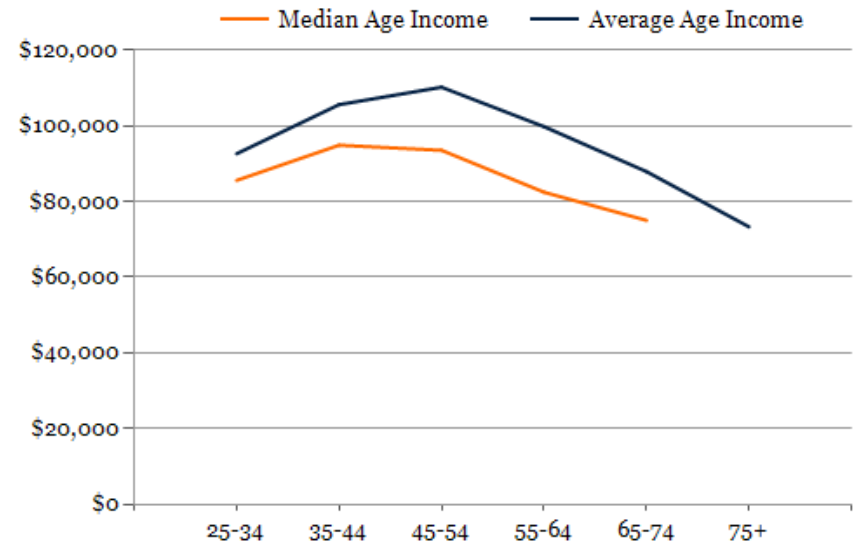
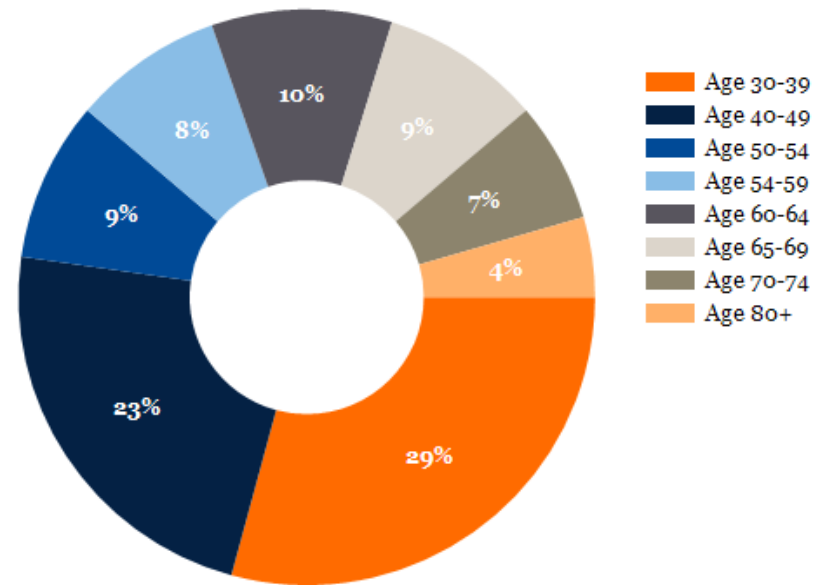


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	26	675	1,043
2025 Population Age 35-39	26	685	1,090
2025 Population Age 40-44	21	590	958
2025 Population Age 45-49	20	536	874
2025 Population Age 50-54	16	430	747
2025 Population Age 55-59	15	456	812
2025 Population Age 60-64	18	549	994
2025 Population Age 65-69	16	539	947
2025 Population Age 70-74	12	387	667
2025 Population Age 75-79	8	268	477
2025 Population Age 80-84	6	190	326
2025 Population Age 85+	3	113	196
2025 Population Age 18+	226	6,565	10,980
2025 Median Age	37	38	39
2030 Median Age	39	39	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$85,566	\$81,705	\$85,783
Average Household Income 25-34	\$92,628	\$90,690	\$99,514
Median Household Income 35-44	\$94,873	\$88,156	\$98,441
Average Household Income 35-44	\$105,600	\$101,169	\$115,270
Median Household Income 45-54	\$93,538	\$87,041	\$95,910
Average Household Income 45-54	\$110,207	\$103,356	\$118,166
Median Household Income 55-64	\$82,453	\$83,119	\$89,371
Average Household Income 55-64	\$99,781	\$97,465	\$110,529
Median Household Income 65-74	\$75,000	\$67,554	\$71,109
Average Household Income 65-74	\$87,890	\$86,831	\$93,928
Average Household Income 75+	\$73,306	\$71,482	\$73,233

Population By Age



MAPLE RIDGE MHP

06 **Company Profile**
 Advisor Profile

Maple Ridge MHP

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Jennifer Stein Real Estate Inc. and it should not be made available to any other person or entity without the written consent of Jennifer Stein Real Estate Inc.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Jennifer Stein Real Estate Inc. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Jennifer Stein Real Estate Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Jennifer Stein Real Estate Inc. has not verified, and will not verify, any of the information contained herein, nor has Jennifer Stein Real Estate Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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