FOR SALE

Five-81

Mobile Home Park

5649 Old Route 5
Camdenton, MO 65020

$2,800,000

OFFERING PACKAGE



Frank Principe
info@birchrealty.com

Birch Realty Group

WWW.BIRCHREALTY.COM

COMMUNITY OVERVIEW

Property Overview

Five-81 Mobile Home Park is a 34-acre, all-age community in Camdenton, Missouri, with a mix of mobile home, RV, and apartment tenants. The property is offered at $2,800,000.

Located steps from the shores of the Lake of the Ozarks, the park offers access to essentials in nearby Camdenton.

Opportunity Highlights

• Seller describes current lot rents as significantly below market.

• Opportunity to fill vacant mobile home lots and increase lot rent.

• Seller identifies possible condominium or additional development potential, subject to feasibility and approvals.



Property photograph supplied by seller

PROPERTY SUMMARY

Asking price	**$2,800,000**
Purchase method	**Cash**
Community type	**All age**
Land area	**34 acres**
Year built	**1970**
Mobile home lots	**36**
Reported occupancy	**91.6%**
Average MH lot rent	**$200 / month**

RV lots	**7**
Average RV lot rent	**$200 / month**
Reported park-owned homes	**14**
Average park-owned rent	**$500 / month**
Water infrastructure	**2 wells**
Sewer infrastructure	**4 septic tanks**

Utilities: The description states water and sewer are included in lot rent. The utility table separately lists tenant-paid individual water service; billing allocation requires confirmation.

Seller reports no issues or violations.

FINANCIAL OVERVIEW

Reported Income & Expenses

Attached statement: January 1 - October 25, 2026

Gross income	**$189,400.00**
Operating expenses	**$42,246.44**
Net operating income	**$147,153.56**

Reported expense ratio: **22.3%**

The listing labels its financials and cap rate as actual.

ASKING PRICE

$2,800,000

ADVERTISED CAP RATE

5.3%

PROPERTY PHOTOGRAPHS

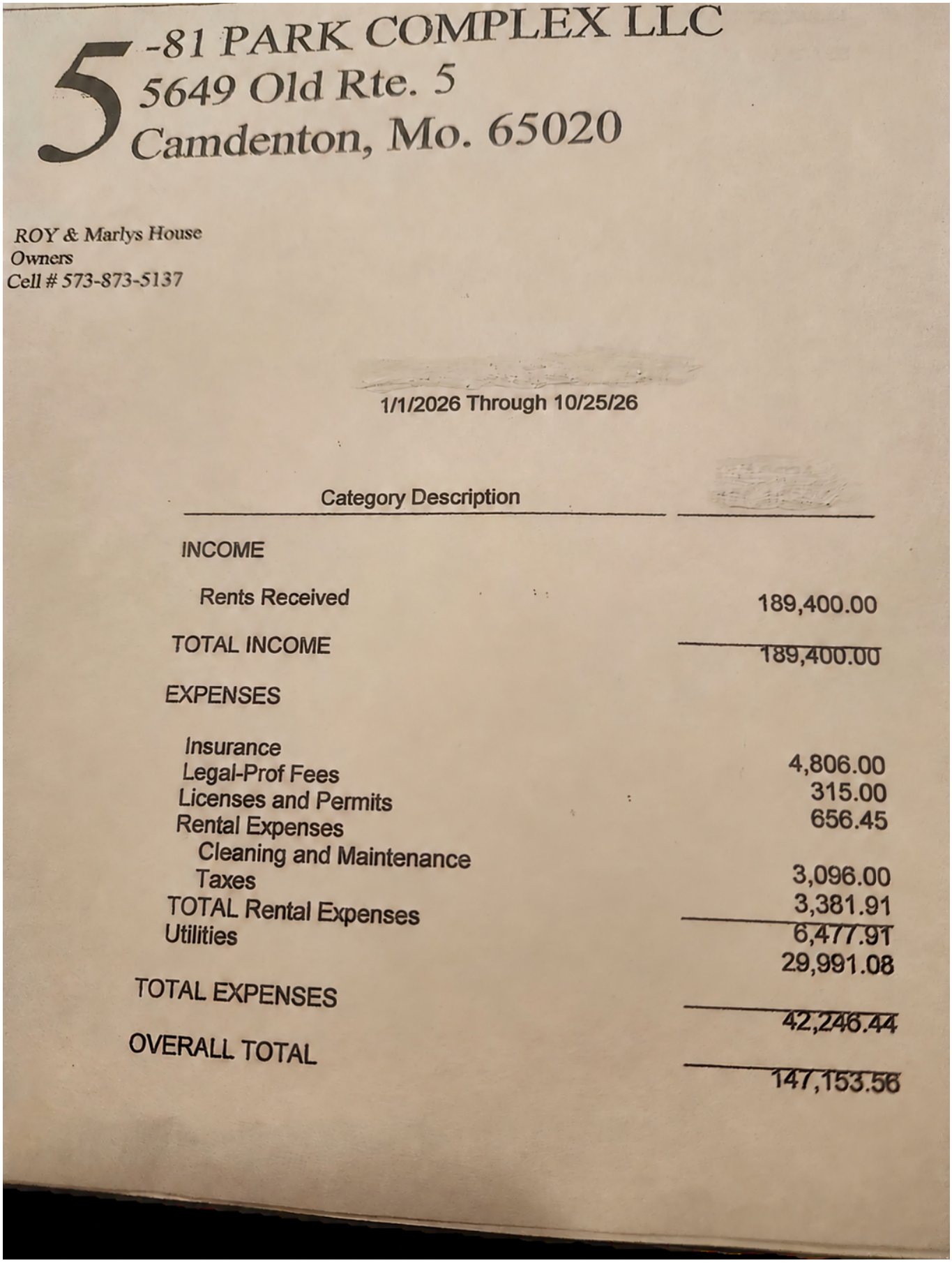




Seller-supplied photographs

FINANCIAL STATEMENT

Seller-supplied document | January 1 - October 25, 2026



5-81 PARK COMPLEX LLC
5649 Old Rte. 5
Camdenton, Mo. 65020

ROY & Marlys House
Owners
Cell # 573-873-5137

1/1/2026 Through 10/25/26

Category Description	
INCOME	
Rents Received	189,400.00
TOTAL INCOME	189,400.00
EXPENSES	
Insurance	4,806.00
Legal-Prof Fees	315.00
Licenses and Permits	656.45
Rental Expenses	
Cleaning and Maintenance	3,096.00
Taxes	3,381.91
TOTAL Rental Expenses	6,477.91
Utilities	29,991.08
TOTAL EXPENSES	42,246.44
OVERALL TOTAL	147,153.56

CONTACT

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Property information and financial figures supplied by seller. Information is subject to verification by purchaser.