

NAUVOO MOBILE HOME PARK

225 Barnett Street | Nauvoo, IL
OFFERING MEMORANDUM



Nauvoo Mobile Home Park

CONTENTS

01 Executive Summary

- Investment Summary
- Unit Mix Summary

02 Location

- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map
- Traffic Counts
- Drive Times
- Drive Times (Heat Map)

03 Property Description

- Property Features
- Property Images

04 Rent Roll

- Rent Roll

05 Financial Analysis

- Income & Expense Analysis

06 Demographics

- General Demographics
- Race Demographics

07 Company Profile

- Advisor Profile

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01 **Executive Summary**

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

ADDRESS	225 Barnett Street Nauvoo IL 62354
COUNTY	Hancock
MARKET	Fort Madison-Keokuk, IA-IL Metropolitan Area
LAND SF	169,448 SF
LAND ACRES	3.89
NUMBER OF UNITS	25
YEAR BUILT	1955
YEAR RENOVATED	ongoing
APN	01-36-000-726
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$850,000
PRICE PER UNIT	\$34,000
OCCUPANCY	84.00%
NOI (CURRENT)	\$78,285
NOI (Pro Forma)	\$84,986
CAP RATE (CURRENT)	9.21%
CAP RATE (Pro Forma)	10.00%
GRM (CURRENT)	9.31
GRM (Pro Forma)	8.63

DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE
2025 Population	2,925	24,007	40,724
2025 Median HH Income	\$62,535	\$60,850	\$61,765
2025 Average HH Income	\$77,382	\$78,723	\$80,832

Nauvoo Mobile Home Park (Introduction)

- Nauvoo Mobile Home Park is a well-maintained, 25-pad manufactured housing community located in the historic river town of Nauvoo, Illinois. Situated on 3.89 acres and zoned commercially for manufactured housing, the property presents a stable, income-producing investment with immediate upside potential through infill opportunities. Believed to have been established approximately 70 years ago, the park has stood the test of time in a community that continues to draw steady regional interest for its quality of life, affordability, and tourism appeal.

Nauvoo Mobile Home Park (Location & Market overview)

- Nauvoo sits along the scenic Mississippi River in Hancock County, Illinois, roughly 90 miles west of Peoria and 45 miles southwest of Burlington, Iowa. Best known for its deep historical ties to the Church of Jesus Christ of Latter-day Saints (LDS), Nauvoo attracts hundreds of thousands of visitors each year who come to tour the beautifully restored Nauvoo Temple, pioneer-era homes, and living-history sites. Tourism supports a vibrant small-town economy with restaurants, shops, and lodging catering to both visitors and residents. Beyond its religious tourism base, the area also offers river recreation, wineries, and local festivals, providing year-round activity and stability for the local housing market.

Nauvoo Mobile Home Park (Summary)

- The park's current owner has held the property for a little over a year and is selling as part of a broader asset repositioning strategy. The community is not located in a flood zone, and its commercial zoning ensures the continued legal operation of the park. Nauvoo MHP currently operates with 25 total pads, 21 of which are occupied, offering a high occupancy rate and immediate cash flow. The property is professionally managed with both an on-site manager and an on-site maintenance man providing consistent oversight and upkeep.

Nauvoo Mobile Home Park (Tenancy)

- Of the 25 pads, 18 are tenant-owned homes (TOHs) and 3 are park-owned homes (POHs). The average pad rent is \$300 per month, with the most recent increase effective August 1, 2025. The three POHs rent for an average of \$650 per month, with the owner holding clear titles to all. The last rent increase for the park-owned homes occurred on May 1, 2025. The park maintains 100% current rent collections, and all tenants are on written leases. Rent payments are accepted via Cash App, Venmo, and traditional checks, providing convenience and consistent collections. There are no tenants behind on rent at this time. No units are being held for back taxes.

Nauvoo Mobile Home Park (Infrastructure & Utilities)

- The park is connected to city water and city sewer, both of which are paid by the park. Garbage service is also provided. The underground water and sewer lines are believed to be PVC, ensuring durability and reduced maintenance costs. Each pad has individual electric and gas meters, and tenants are billed directly by the utility providers. While there are no water meters installed at each pad and no RUBS or back-billing, the system is fully functional and easily adaptable for future meter installations. The electrical pedestals are rated at 100 amps. Roads within the park are gravel and considered to be in good condition, with maintenance handled by the park. Tenants mow their own lots, while the park mows the common areas and vacant pads, and the on-site maintenance man provides snow removal as needed.

Nauvoo Mobile Home Park (Condition & Recent Improvements)

- The current owner has renovated three homes during his ownership, improving the overall quality and appearance of the community. He notes that if he were to retain the property, his next step would be to add two homes on the remaining vacant pads to achieve full occupancy. All existing trailers are in place and no removals are required, with one trailer currently vacant and ready for occupancy.

Nauvoo Mobile Home Park (Investment Highlights)

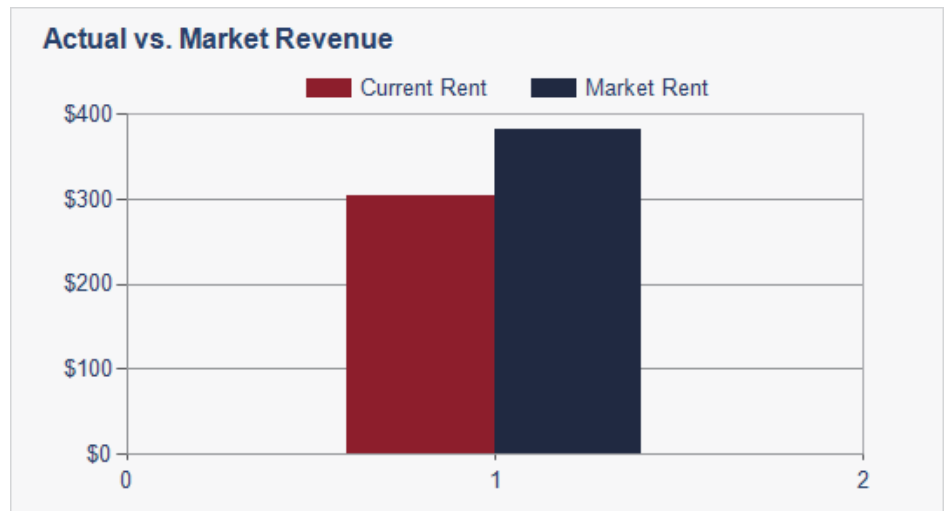
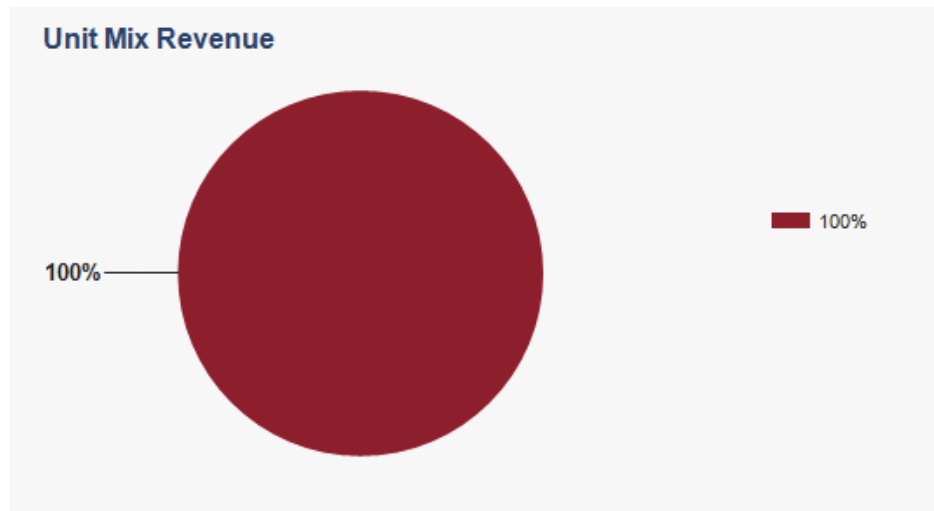
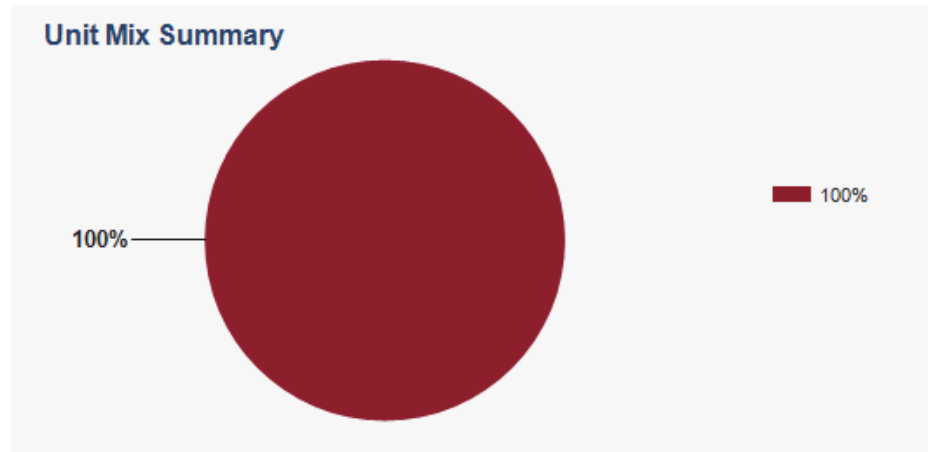
- Nauvoo MHP offers investors a stable and straightforward acquisition in a tight-knit, tourism-supported community. The park's strong collections, reliable tenancy, and public utilities provide a low-maintenance investment with room for incremental income growth through modest rent increases or full occupancy. With its established infrastructure, local management in place, and proximity to one of Illinois' most visited historic towns, this property combines dependable cash flow with long-term appreciation potential.

Nauvoo Mobile Home Park (Financing)

- There are no assumable loans or creative financing structures in place for this MHP; the seller is NOT open to seller-financing or Morby Stack offers.



		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
	25	\$304	\$7,605	\$383	\$9,180
Totals/Averages	25	\$304	\$7,605	\$383	\$9,180





02

Location

- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map
- Traffic Counts
- Drive Times
- Drive Times (Heat Map)

Nauvoo, IL

- Nauvoo is a small city in Hancock County, Illinois, on the Mississippi River near Fort Madison, Iowa. The population of Nauvoo was 950 at the 2020 census. Nauvoo attracts visitors for its historic importance and its religious significance to members of several groups: The Church of Jesus Christ of Latter-day Saints; the Community of Christ (formerly the Reorganized Church of Jesus Christ of Latter-day Saints); other groups stemming from the Latter Day Saint movement; and the Icarians. The city and its immediate surrounding area are listed on the National Register of Historic Places as the Nauvoo Historic District.
- The Church of Jesus Christ of Latter-day Saints also owns most of the other historic sites in Nauvoo, including the homes of Brigham Young, Heber C. Kimball, and other early members of the church, as well as other significant buildings. Most of these sites are open to the public, with demonstrations and displays, and there are self-guided driving tours as well as wagon tours. These tours are free, as are the stage and riverside theatrical productions. There is a large visitors' center complete with two theaters.
- The median home cost in Nauvoo is \$123,700. Home appreciation the last 10 years has been 45.4%. Home Appreciation in Nauvoo is up 14.9%.
- Renters make up 25.0% of the Nauvoo population.
- The typical 1-bedroom unit rents for \$650/month.
The typical 2-bedroom unit rents for \$780/month.
The typical 3-bedroom unit rents for \$1,040/month.
The typical 4-bedroom unit rents for \$1,200/month.
- Nauvoo has an unemployment rate of 5.3%. The US average is 6.0%.
- Future job growth over the next ten years is predicted to be 17.2%, which is lower than the US average of 33.5%.
- The Median household income of a Nauvoo resident is \$43,000 a year. The US average is \$69,021 a year.
- Nauvoo violent crime is 17.5. (The US average is 22.7)
Nauvoo property crime is 19.9. (The US average is 35.4)

Hancock County, IL

- Hancock County is a county in the U.S. state of Illinois. According to the 2020 census, it has a population of 17,620. Its county seat is Carthage, and its largest city is Hamilton. The county is composed of rural towns with many farmers.

Hancock County is part of the Fort Madison-Keokuk, IA-IL-MO Micropolitan Statistical Area.

- Here are some of the largest employers in Hancock County, IL:
 - Professional Swine Management (Carthage System) — ~500 employees (company-wide); HQ in Carthage managing a large multi-state pork system.
 - Memorial Hospital (Carthage) — 241 employees (direct); 566 direct+indirect jobs countywide per its 2024 impact report.
 - West Central FS (Ag cooperative; HQ Carthage) — ~124 employees (company-wide estimate); operates agronomy/fuels/grain across the region with a Carthage location.
 - Hamilton CCSD 328 (school district) — ~101 employees.
 - Southeastern CUSD 337 (school district) — ~80 employees.

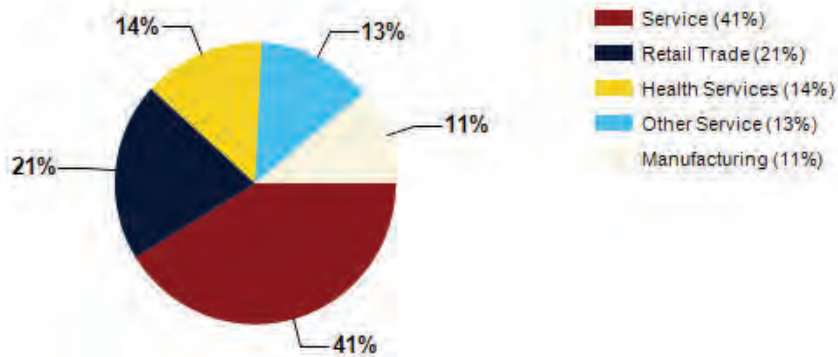
Fort Madison-Keokuk, IA-IL-MO Micropolitan Statistical Area

- The Fort Madison–Keokuk, IA-IL-MO Micropolitan Statistical Area, as defined by the United States Census Bureau, locally known as the "Tri-State" area, was an area consisting of three counties – one in southeast Iowa, one in northeast Missouri, and one in west central Illinois, anchored by the cities of Fort Madison, Iowa and Keokuk, Iowa.

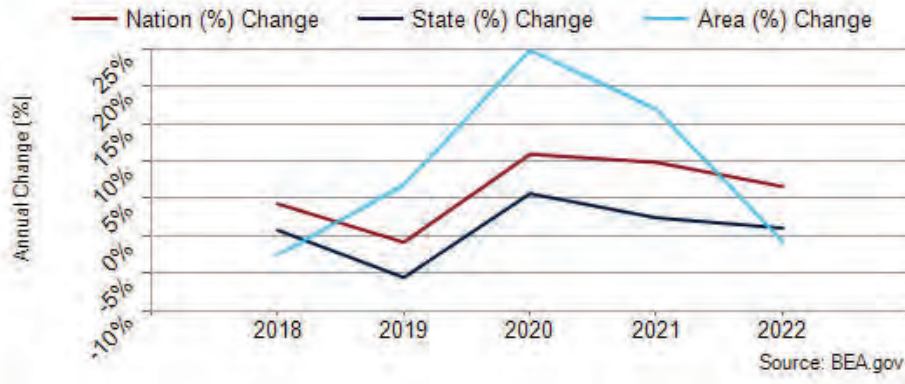
- Here are the ten largest employers in the Fort Madison-Keokuk, IA-IL-MO Micropolitan area:

- Roquette America (Keokuk, IA) — ~450
- Conagra Brands (Fort Madison, IA) — ~450–540
- Siemens Gamesa Renewable Energy (Fort Madison, IA) — ~250
- Iowa Fertilizer Company (Wever, IA) — ~200–242
- Fort Madison Community School District (Fort Madison, IA) — ~546
- Keokuk Community School District (Keokuk, IA) — ~301
- Silgan Containers (Fort Madison, IA) — ~140
- Climax Molybdenum / Freeport-McMoRan (Fort Madison, IA) — ~125
- City of Keokuk (Keokuk, IA) — ~163
- City of Fort Madison (Fort Madison, IA) — ~119

Major Industries by Employee Count



Hancock County GDP Trend







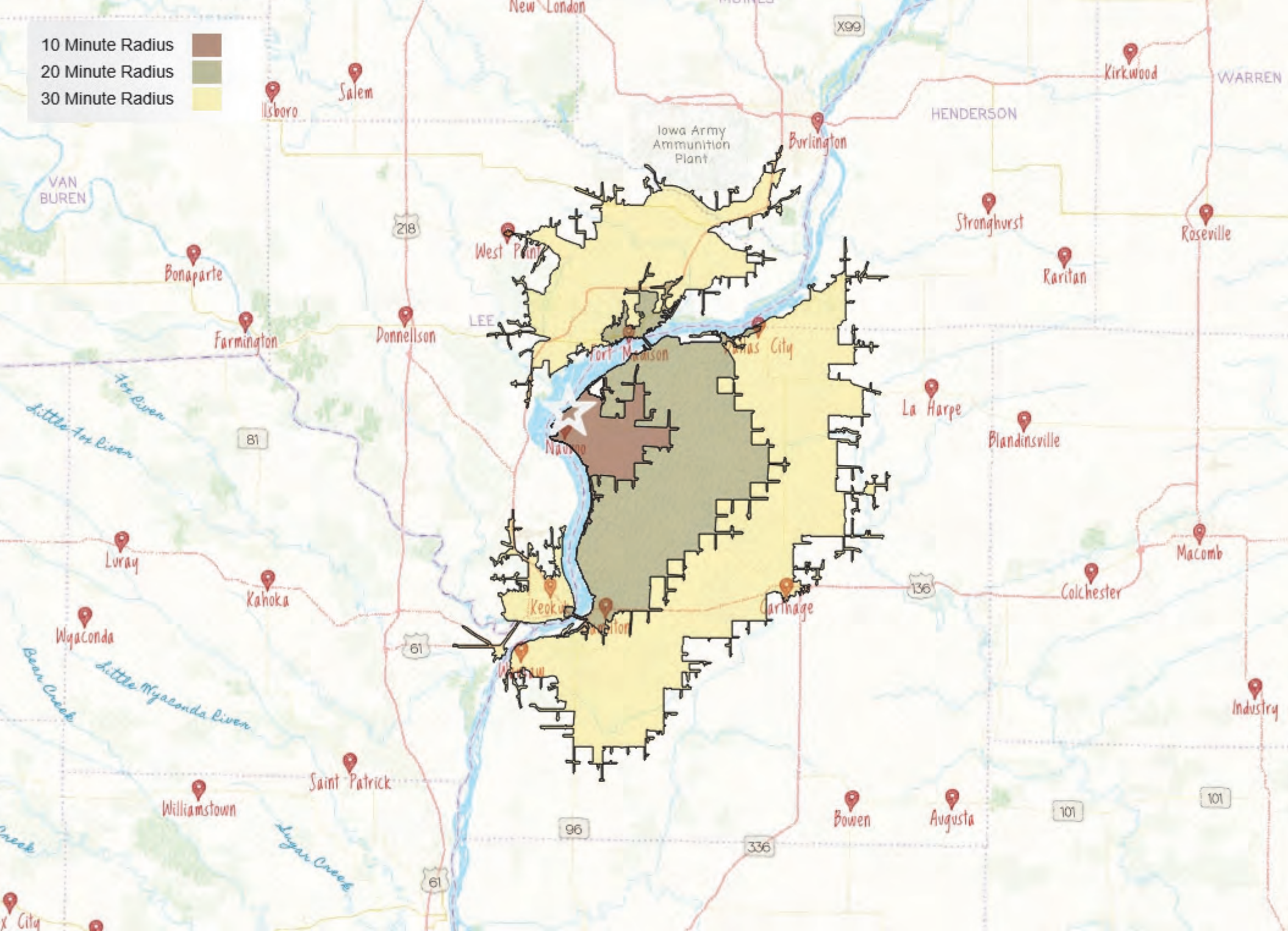




- 1** Fort Madison
13.38 miles | 23.5 minutes
- 2** Walmart
16.49 miles | 25.5 minutes
- 3** Macomb
49.44 miles | 57.0 minutes
- 4** Burlington
29.87 miles | 37.3 minutes
- 5** Quincy
47.04 miles | 63.5 minutes
- 6** Galesburg
72.92 miles | 86.2 minutes
- 7** Kirksville
97.78 miles | 117.0 minutes



- 10 Minute Radius
- 20 Minute Radius
- 30 Minute Radius





03 Property Description

Property Features

Property Images

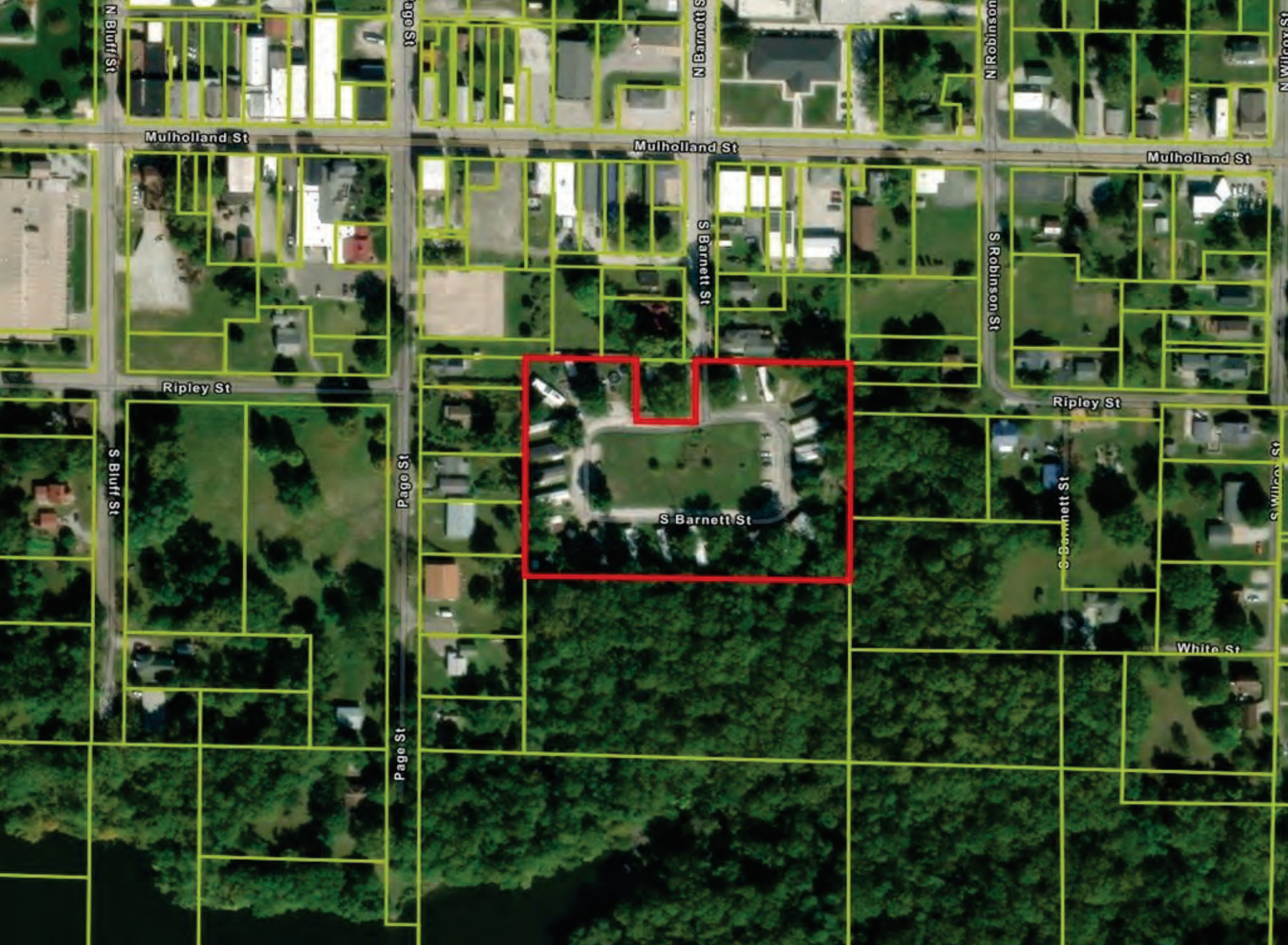
PROPERTY FEATURES

NUMBER OF UNITS	25
LAND SF	169,448
LAND ACRES	3.89
YEAR BUILT	1955
YEAR RENOVATED	ongoing
# OF PARCELS	1
ZONING TYPE	Commercial-MHP
BUILDING CLASS	C
TOPOGRAPHY	Flat
LOCATION CLASS	C
LOT DIMENSION	169 x 362 x 495 x 360 x 236 x 102 x 90 x 102
NUMBER OF PARKING SPACES	50
PARKING RATIO	2:1

UTILITIES

WATER	City (Paid by park)
TRASH	Private (Paid by park)
GAS	Public (Paid by tenant)
ELECTRIC	Public (Paid by tenant)
SEWER	City (Paid by park)







04

Rent Roll

Rent Roll

Unit	Current Rent	Market Rent	Notes
1	\$330.00	\$330.00	TOH.
2	\$300.00	\$330.00	RTO.
3	\$300.00	\$330.00	TOH.
4	\$675.00	\$700.00	POH.
5	\$650.00	\$675.00	POH.
6	\$300.00	\$330.00	TOH.
7	\$300.00	\$330.00	TOH.
8	\$650.00	\$675.00	POH.
9	\$300.00	\$330.00	TOH.
10	\$300.00	\$330.00	TOH.
11	\$300.00	\$330.00	RTO.
12	\$300.00	\$330.00	TOH.
13	\$300.00	\$330.00	TOH.
14	\$0.00	\$330.00	Vacant pad.
15	\$0.00	\$330.00	Vacant trailer currently being used for storage.
16	\$300.00	\$330.00	TOH.
17	\$300.00	\$330.00	TOH.
18	\$0.00	\$330.00	Vacant pad.
19	\$300.00	\$330.00	TOH.
20	\$300.00	\$330.00	TOH.
21	\$300.00	\$330.00	TOH.
22	\$300.00	\$330.00	TOH.
23	\$0.00	\$0.00	This pad is combined with #22.
24	\$300.00	\$330.00	TOH.
25	\$500.00	\$530.00	RTO.
Totals / Averages	\$7,605.00	\$9,180.00	



05

Financial Analysis

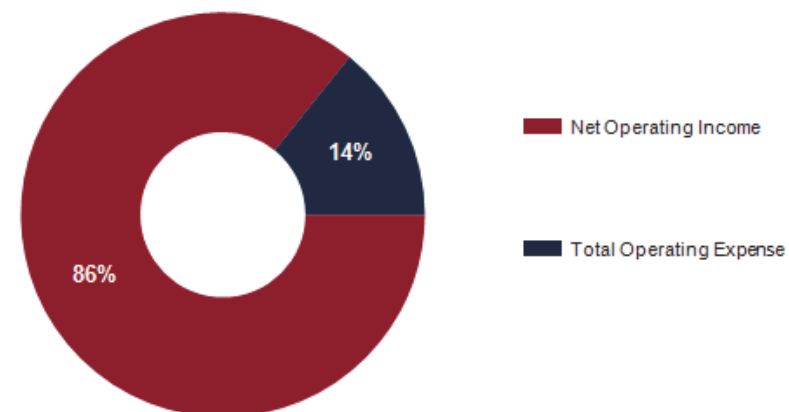
Income & Expense Analysis

REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Pad rental income	\$75,960	83.2%	\$83,160	84.5%
Rental income above pad rental	\$12,900	14.1%	\$12,900	13.1%
RTO income above pad rental	\$2,400	2.6%	\$2,400	2.4%
Occupancy *	84.00%		100.00%	
Effective Gross Income	\$91,260		\$98,460	
Less Expenses	\$12,975	14.21%	\$13,474	13.68%
Net Operating Income	\$78,285		\$84,986	

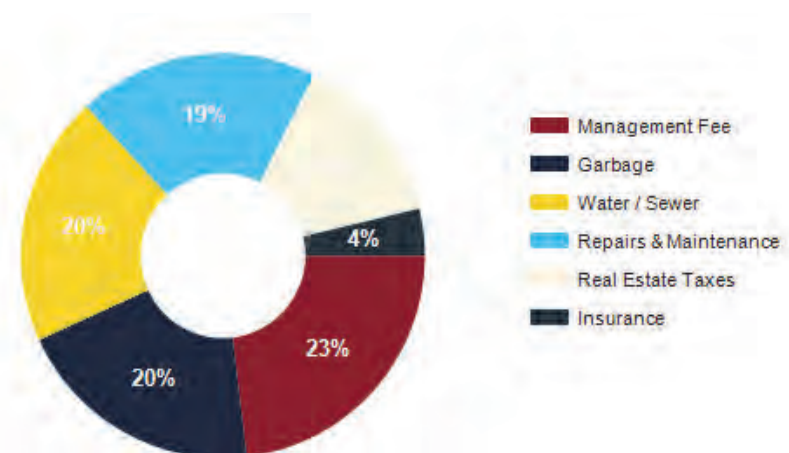
* vacancy amount factored into gross revenue

Income Notes: Rent roll & financials provided on 10-20-2025. Pro Forma reflects a \$30/month increase in the pad rental rate.



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$1,790	\$72	\$1,879	\$75
Insurance	\$485	\$19	\$510	\$20
Management Fee	\$3,000	\$120	\$3,000	\$120
Garbage	\$2,600	\$104	\$2,730	\$109
Repairs & Maintenance	\$2,500	\$100	\$2,625	\$105
Water / Sewer	\$2,600	\$104	\$2,730	\$109
Total Operating Expense	\$12,975	\$519	\$13,474	\$539
% of EGI	14.21%		13.68%	

DISTRIBUTION OF EXPENSES CURRENT





06

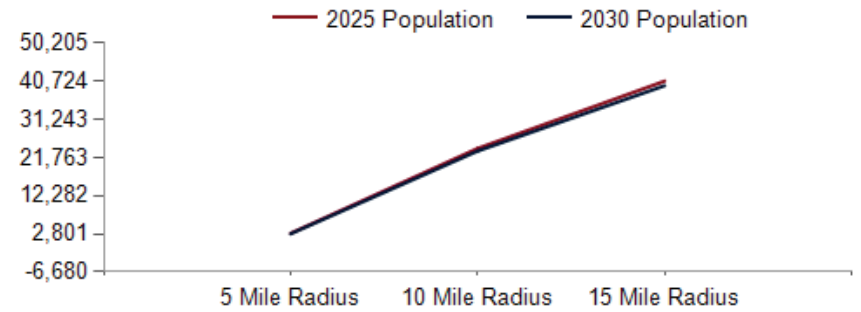
Demographics

General Demographics

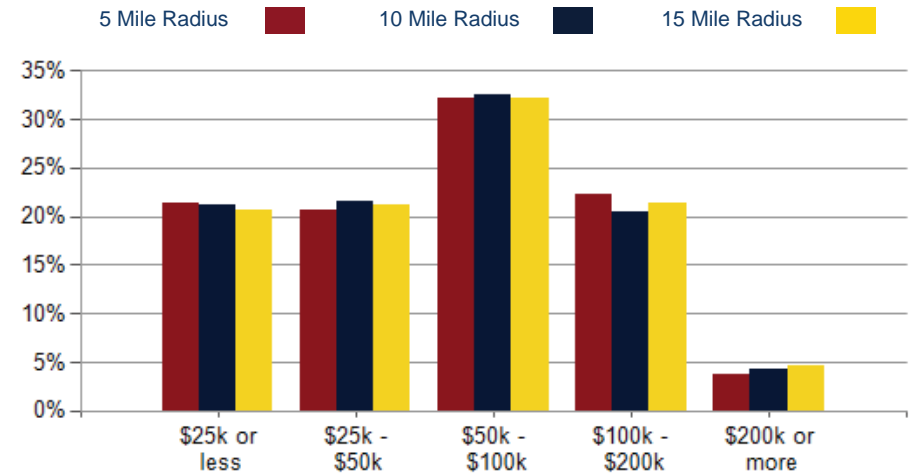
Race Demographics

POPULATION	5 MILE	10 MILE	15 MILE
2000 Population	3,604	27,489	47,513
2010 Population	3,455	26,488	45,266
2025 Population	2,925	24,007	40,724
2030 Population	2,801	23,358	39,569
2025 African American	36	658	945
2025 American Indian	18	91	129
2025 Asian	6	125	186
2025 Hispanic	99	974	1,358
2025 Other Race	33	267	386
2025 White	2,679	21,432	36,857
2025 Multiracial	150	1,420	2,205

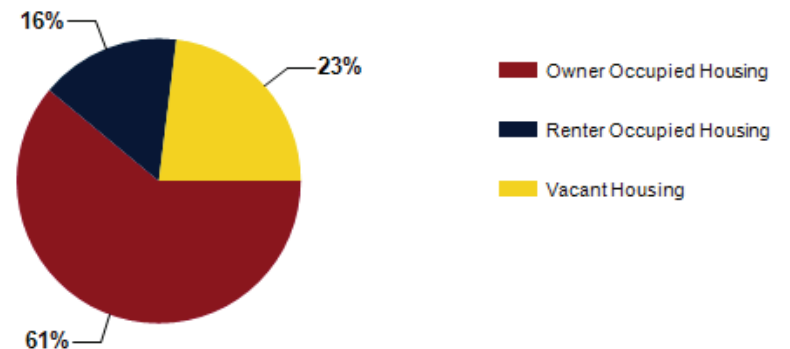
2025 HOUSEHOLD INCOME	5 MILE	10 MILE	15 MILE
less than \$15,000	152	916	1,684
\$15,000-\$24,999	126	1,273	1,958
\$25,000-\$34,999	104	984	1,699
\$35,000-\$49,999	164	1,237	2,025
\$50,000-\$74,999	203	1,805	3,151
\$75,000-\$99,999	215	1,555	2,499
\$100,000-\$149,999	248	1,595	2,824
\$150,000-\$199,999	43	510	951
\$200,000 or greater	48	448	819
Median HH Income	\$62,535	\$60,850	\$61,765
Average HH Income	\$77,382	\$78,723	\$80,832



2025 Household Income



2025 Own vs. Rent - 5 Mile Radius

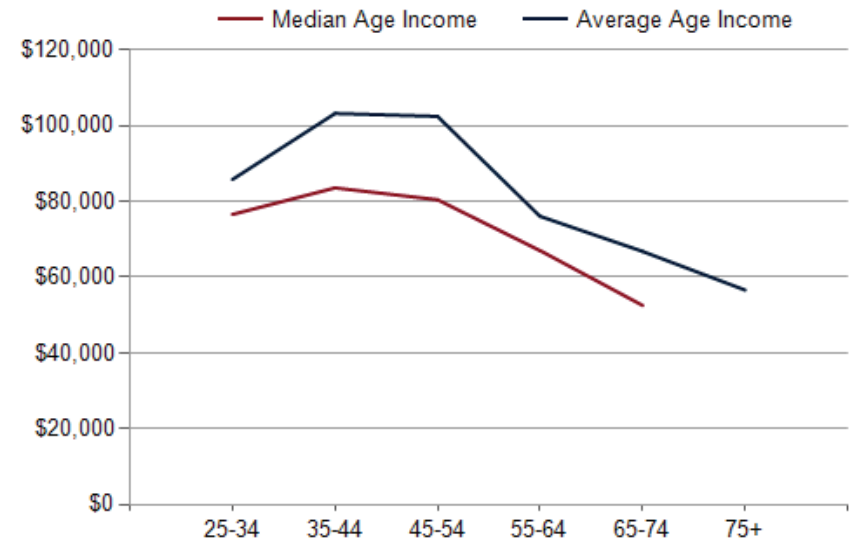
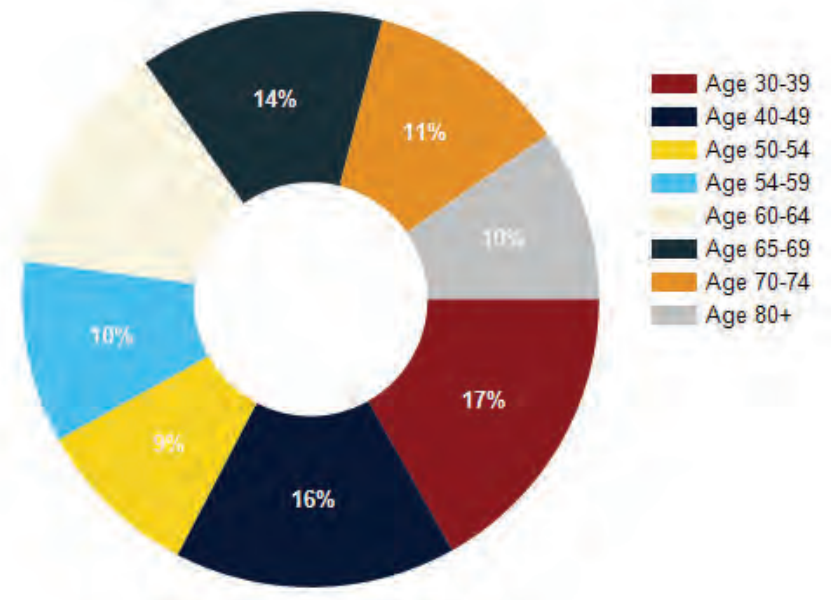


Source: esri

2025 POPULATION BY AGE	5 MILE	10 MILE	15 MILE
2025 Population Age 30-34	150	1,335	2,294
2025 Population Age 35-39	168	1,458	2,370
2025 Population Age 40-44	170	1,409	2,401
2025 Population Age 45-49	129	1,320	2,214
2025 Population Age 50-54	175	1,405	2,417
2025 Population Age 55-59	193	1,439	2,456
2025 Population Age 60-64	249	1,787	2,986
2025 Population Age 65-69	259	1,761	3,037
2025 Population Age 70-74	214	1,594	2,703
2025 Population Age 75-79	183	1,243	2,126
2025 Population Age 80-84	113	811	1,325
2025 Population Age 85+	98	779	1,219
2025 Population Age 18+	2,405	19,298	32,510
2025 Median Age	51	46	45
2030 Median Age	51	46	46

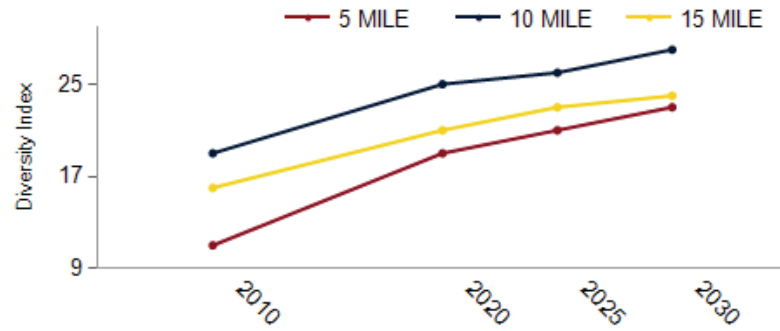
2025 INCOME BY AGE	5 MILE	10 MILE	15 MILE
Median Household Income 25-34	\$76,564	\$68,572	\$70,032
Average Household Income 25-34	\$85,796	\$83,346	\$86,816
Median Household Income 35-44	\$83,569	\$78,823	\$80,266
Average Household Income 35-44	\$103,228	\$101,842	\$104,808
Median Household Income 45-54	\$80,443	\$77,785	\$78,479
Average Household Income 45-54	\$102,455	\$98,033	\$99,417
Median Household Income 55-64	\$67,009	\$62,130	\$64,390
Average Household Income 55-64	\$76,058	\$82,114	\$84,787
Median Household Income 65-74	\$52,518	\$51,400	\$51,414
Average Household Income 65-74	\$66,798	\$68,887	\$70,099
Average Household Income 75+	\$56,597	\$53,509	\$55,364

Population By Age



DIVERSITY INDEX	5 MILE	10 MILE	15 MILE
Diversity Index (+5 years)	23	28	25
Diversity Index (current year)	21	26	23
Diversity Index (2020)	19	25	21
Diversity Index (2010)	11	19	16

POPULATION DIVERSITY



POPULATION BY RACE

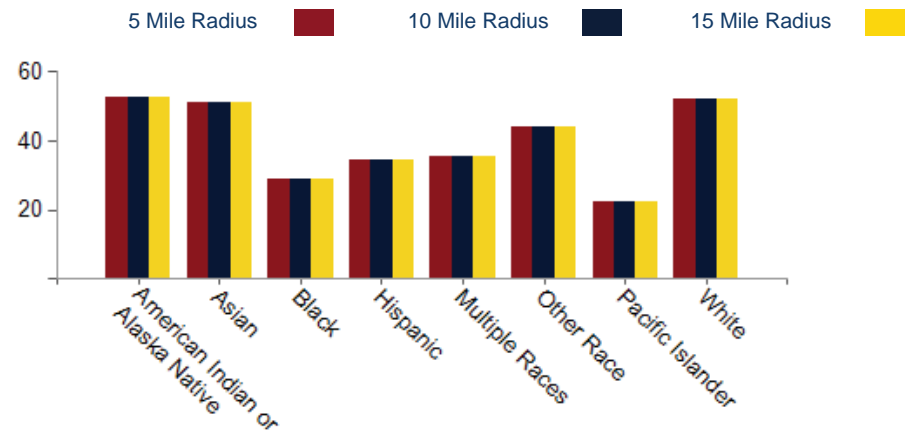


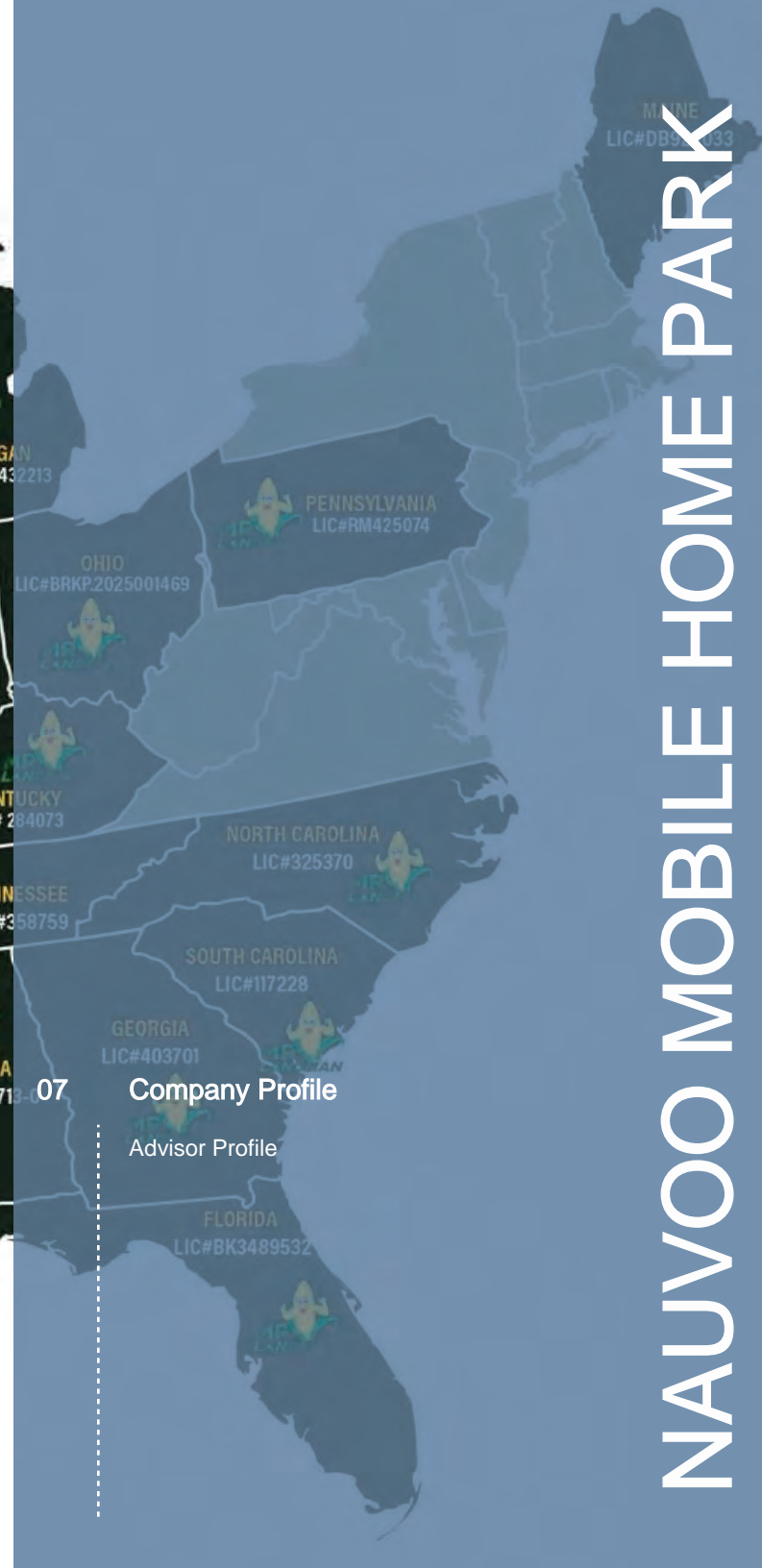
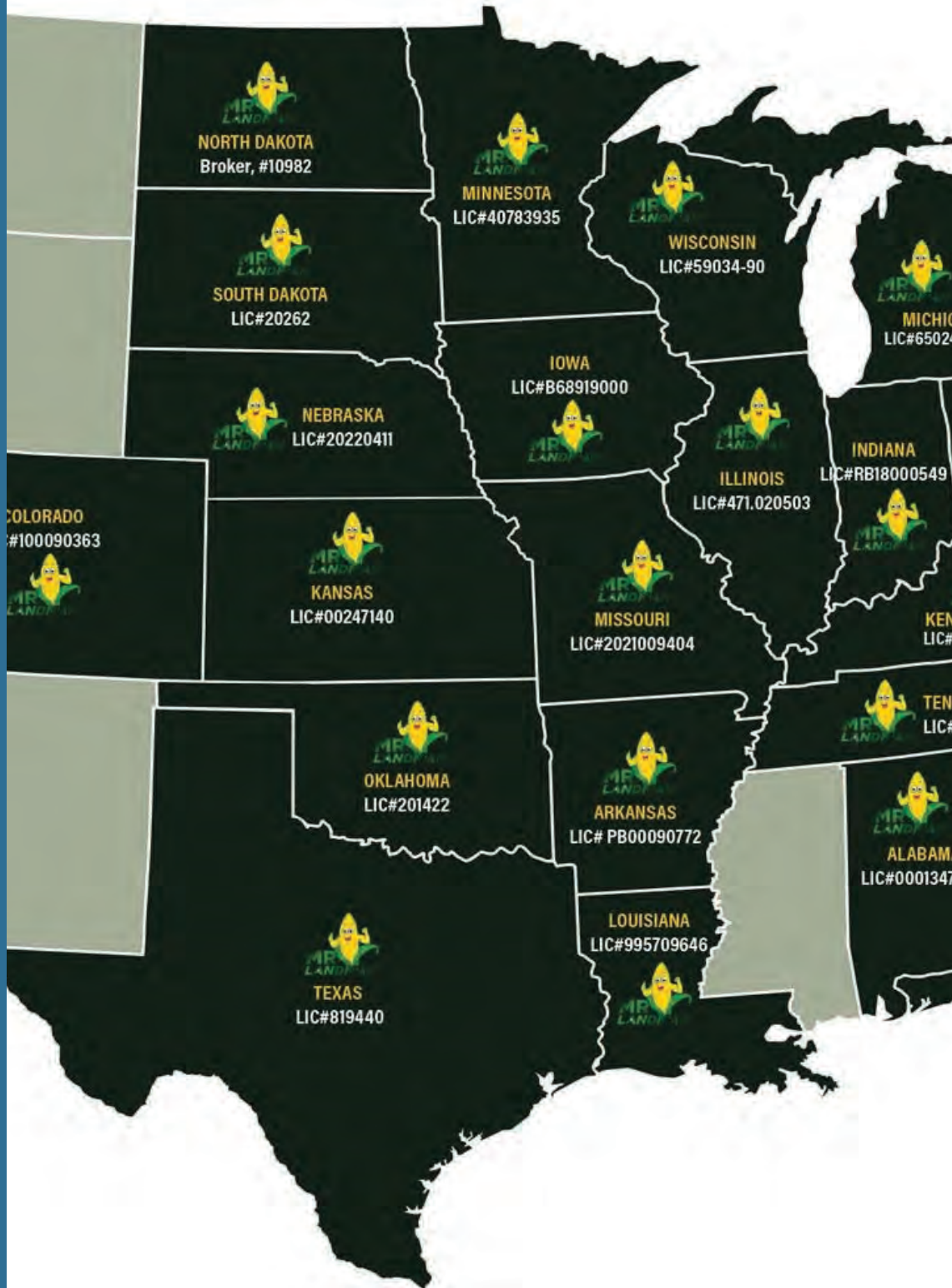
2025 POPULATION BY RACE	5 MILE	10 MILE	15 MILE
African American	1%	3%	2%
American Indian	1%	0%	0%
Asian	0%	1%	0%
Hispanic	3%	4%	3%
Multiracial	5%	6%	5%
Other Race	1%	1%	1%
White	89%	86%	88%

2025 MEDIAN AGE BY RACE

	5 MILE	10 MILE	15 MILE
Median American Indian/Alaska Native Age	53	49	49
Median Asian Age	51	44	43
Median Black Age	29	37	36
Median Hispanic Age	35	31	31
Median Multiple Races Age	36	25	25
Median Other Race Age	44	42	41
Median Pacific Islander Age	23	29	28
Median White Age	52	47	47

2025 MEDIAN AGE BY RACE





07 Company Profile

Advisor Profile



Jon Fisher
Designated Managing Broker

I was raised on the original family farm that was settled back in the mid-1860's. I graduated from Unity High School in 1991 where I served as the class president. I attended the University of Illinois where I graduated with a degree in agricultural economics in 1995. After graduating college, I started my own agri-business and grew it into an international enterprise that had customers in all 50 states and 15 foreign countries. I was honored to have been named the 2015 Illinois Friend of Agriculture Award Winner by the Illinois Department of Agriculture.

I am a blessed single dad to two amazing children. My oldest son, Jonathon, is 25 and works for State Farm Corporate. My daughter, Reagan, is 15 and is a sophomore. My hobbies include watching sports & going to church.

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Licensed Texas Broker, Mr. LANDMAN, LLC, License #819440
Licensed Ohio Principal Broker, MR. LANDMAN, LLC #BRKP.2025001469

Nauvoo Mobile Home Park

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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 MR LANDMAN and it should not be made available to any other person or entity without the written consent of MR LANDMAN.

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 MR LANDMAN. 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. MR LANDMAN 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, MR LANDMAN has not verified, and will not verify, any of the information contained herein, nor has MR LANDMAN 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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