



# TABLE ROCK VILLAGE

*For Sale*

Table Rock Village consists of 48 residential units 12 of which are 3 bedroom duplexes, and 6 fourplex (villa) units. Additionally there is a very spacious 41,373 Sq Ft Nursing Care Facility. Kimberling City and the Branson area are complimented by the Beautiful Table Rock Lake in Southwestern Missouri. Abundant jobs, and infrastructure with a mild nearly bug free climate makes this an outstanding place to live.



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# TABLE ROCK VILLAGE

**Table Rock Village: \$7,620,000.00**  
(48 Residential Units & Care Facility)

Consists of 48 residential units

- 12 - 3 bedroom duplexes
- 6 - fourplex (villa) units



Scan for drone video!

This property has its own Water well, tower, Supply and treatment as well as a municipal sewer system with an average total expense of \$1,500 monthly for oversight plus utilities.

Current occupancy is as of May 2024 and subject to improve (we keep gaining quality tenants). We aren't just letting anyone in.

\$48,000/monthly gross income potential at 100% occupancy. Does not include care facility which leased for \$31,000/month until covid and lease expiration in December 2020.



Setting the trend for how Real Estate is sold in the Midwest.

This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller and human error can occur. It's the Buyer's responsibility to satisfy himself with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval. The Seller further reserves the right to reject any and all offers. All inquiries, inspections, appointments, and offers must be sent through:

**RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.**

# CARE FACILITY

## Care Facility: \$2,750,000.00

This 41,373 Sq Ft Health Care Facility was all current and in operation up until December of 2020. It consists of 60 total rooms, plus hallways and common areas for laundry, kitchen, and dining/reception areas. It was leased prior to Covid for approximately \$32,000.00/month. In December of 2020 the lease expired, so when Covid hit, it was not renewed. Prior ownership elected to close the facility, and the property was offered for sale in conjunction with the residential units that surround the property. The care facility and parking area lies on Lot 18 (6.2 Acres according to the Tax Map) of Table Rock Village, which sits on the end of Fountain Lane, a County Road. County Maintenance takes care of the access road right up to the Mailbox.

The East wing has full bathrooms in each room. The rest of the facility has common area bath/shower areas just like most nursing Care Facilities. This would work well for many other uses: a Drug Rehabilitation Center, Restaurant area on the front, Monthly rentals, etc. Motel but an exemption would be required as Stone County is currently prohibiting nightly rentals.

The Care Facility sits on the most pristine 6 acres of the hill, with views of Table Rock Lake nearly 280 Degrees! Should a buyer decide it is functionally obsolete, this can be demolished and removed for an estimated \$250,000.00

Upside rent increase potential is good here with no rent caps and most are 12 month leases on the residential. If Care Facility is approved for rezoning, Lease tenant has option to purchase for \$2,750,000.00 or make the \$25,000.00 minimum monthly payments with 8.5% interest on the balance. Lease option is available for review to any interested parties, and has not been executed at the time of this post/advertising. Inquire with listing agents for updated information, and we will strive to keep this information current.

- Built in 1981 with a new addition and renovations in the Front Dining/Reception area constructed in 2007.
- Water/Sewer shared with adjacent properties: A well and sewer share agreement will be included with the property to comprise of 50/50 of the operational expenses and maintenance to be shared with the Adjacent neighbor residential properties who are benefiting.
- Outflow permits: The MO DNR outflow permit for the hot water boiler has been temporarily modified due to the functional obsolescence of the Boiler Hot water heating system. Each room should have its own Heating and Cooling and several of the common areas are already set up with their own current HVAC. This is a temporary modification to the permit, and I understand it can be put back in place (there is a process) to any prospective purchaser interested or needing this permit. Permit numbers can be provided for the facility and discussions with the MO DNR are encouraged as part of any buyer's due diligence.
- Generator and Transfer Switch: A 80 KW propane powered generator and automatic transfer switch is included with the property.
- Access Easement to the North residential units shall be drafted not less than 30 ft wide across existing roadways/parking areas.

# PHOTOS



# PHOTOS

