

Arlington Heights

1377 Arlington Rd, Taylorsville, CA



Listing Team



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01

Offering Summary

OFFERING SUMMARY

Location

1377 Arlington Rd, Taylorsville, CA 95983

Financial

Listing Price	\$999,000
Price / Unit	\$25,615
Current NOI	\$76,766
Current Cap Rate	7.68%
Proforma NOI	\$94,863
Proforma Cap Rate	9.50%

Property

Total Units	39
Est. Year Built	1970
POH	3
TOH	25
Vacant Lots	11
Acres	±5.08
Sites / Acre	~7.68

Executive Summary

Arlington Heights MHP is a 39-unit, all-age manufactured housing community located at 1377 Arlington Road in Taylorsville, within the scenic Sierra Nevada foothills of Plumas County. Situated on approximately 5.08 acres, the property features a desirable tenant-owned home (TOH) structure, including 25 TOH units, 3 park-owned homes (POH), and 39 total sites, with 11 vacant sites ready for infill. Originally built in 1970, the community offers stable in-place cash flow alongside clear operational upside.

Offered at \$999,000 (\$25,615 per space), Arlington Heights is priced below the \$30,775 per unit average of recent Northern California comparable sales, presenting an attractive basis in a supply-constrained affordable housing market. The property currently generates \$240,700 in gross annual income with \$163,934 in expenses, resulting in a net operating income of \$76,766 and a 7.68% cap rate. Average rents of approximately \$526 per month remain below market, providing a clear path for revenue growth through strategic rent increases and improved management.

The property sits in a scenic Sierra mountain setting with access to Plumas National Forest, Lake Almanor, and the Feather River corridor. Quincy, the county seat, serves as the regional hub approximately 1.5 hours to Oroville and 1.5 hours from Reno and Lake Tahoe. Plumas County led all 58 California counties in home sales growth at the close of 2025 with a 133.3% year-over-year increase, and median property values rose 10% to \$360,200 (source: <https://www.noradarealestate.com/blog/plumas-leads-californias-housing-market-as-22-counties-post-double-digit-sales-growth/>).

A property overview scene with a mountain background, a building, a truck, a boat, a picnic table, and an RV.

02

Property Overview

PROPERTY DETAILS

Property Information

Address	1377 Arlington Rd, Taylorsville, CA 95983
Total Units	25 TOH, 3 POH, 11 Vacant (39 Total)
Designation	All-Age
Occupancy	72%
Amenities	Laundry Room; Attractive Scenic Setting
POH	3
APNs	111-190-014-000 & 111-190-015-000
County	Plumas
Est. Year Built	1970
Lot Size	±5.08 AC
Ownership Type	Fee Simple
Rent Control	No

Utility Provider

Service	Provider	Paid By	Meter
Electric	Local Utility	Tenant	Direct-Billed
Propane	Local	Landlord	Bulk Tank
Water	Well	Landlord	Included
Sewer	Septic	Landlord	Included
Trash	Commercial Bin	Landlord	Included



PROPERTY OVERVIEW

- ▶ Arlington Heights is a 39-space MHC in Taylorsville, CA (Plumas County), set in a scenic Sierra mountain corridor with strong demand for affordable manufactured housing.
 - **Location:** 1377 Arlington Heights Rd near Plumas National Forest, Lake Almanor & the Feather River.
 - **Regional Access:** ~1.5 hrs to Oroville, Reno & Lake Tahoe; Quincy (county seat) serves as the regional hub.
 - **Market Momentum:** Plumas County led all 58 CA counties in 2025 home-sales growth (+133.3% YoY); median values up 10% to \$360,200.

- ▶ A rare value-add MHC offering solid in-place income with clear upside through infill, rent growth, and expense recapture.
 - **Community:** 5.08 acres, 39 spaces (25 TOH / 3 POH / 11 vacant), all-ages, built 1970.
 - **Price:** \$999,000 (\$25,615/space) — **7.68% cap** on in-place \$76,766 NOI.
 - **Financials:** \$240,700 GAI / \$163,934 expenses, average rents ~\$526/mo (below-market).
 - **Occupancy:** 71.8% - 11 vacant sites ready for infill.
 - **Value-Add:** lease-up vacant spaces, rents to market.



PROPERTY PHOTOS



PROPERTY PHOTOS



An aerial photograph of a rural landscape, featuring a wide valley with scattered trees and a small town with several buildings. The background shows rolling hills and mountains covered in dense evergreen forests. The entire image is overlaid with a semi-transparent orange filter.

03

Financial Overview

FINANCIAL UNDERWRITING

INCOME	(2025)	(Year 1)	Notes
Rental Income	\$210,426	\$220,947	5% Rent increase
Other Income	\$30,274	\$30,274	
Total Income	\$240,700	\$251,221	
EXPENSES			
Property Taxes	\$10,412	\$10,412	Prop 13 Reassessed
Management Fee	\$12,626	\$13,257	Mgmt Fee 6.0% from assumptions
Advertising & Marketing	\$3,764	\$3,820	1.5% expense inflation
Electric	\$60,048	\$60,949	1.5% expense inflation
Garbage	\$11,156	\$11,323	1.5% expense inflation
Insurance	\$10,867	\$11,030	1.5% expense inflation
Legal & Professional	\$12,138	\$2,000	Normalized post-acquisition
Propane	\$31,368	\$31,839	1.5% expense inflation
Repairs & Maintenance	\$1,737	\$1,763	1.5% expense inflation
Permits & Fees	\$2,065	\$2,096	1.5% expense inflation
Water System	\$7,754	\$7,871	1.5% expense inflation
Total Expenses (62.2%)	\$163,934	\$156,359	
FINANCIAL SUMMARY			
Net Operating Income (NOI)	\$76,766	\$94,863	

RENT ROLL

Lot	Type	Rent
1	TOH	\$707.73
2	TOH	\$545.09
3	TOH	\$1,068.50
4	TOH	\$657.93
5	POH	\$1,154.19
6	Vacant	\$0.00
7	Vacant	\$0.00
8	Vacant	\$0.00
9	Vacant	\$0.00
10	TOH	\$528.52
11	TOH	\$779.75
12	TOH	\$711.93
13	TOH	\$671.08
14	POH	\$1,791.85
15	TOH	\$674.66
16	TOH	\$899.52
17	Vacant	\$0.00
18	TOH	\$899.08
19	TOH	\$749.48
20	Vacant	\$0.00

Lot	Type	Rent
21	TOH	\$480.00
22	TOH	\$480.00
23	TOH	\$480.00
24	TOH	\$480.00
25	Vacant	\$0.00
26	TOH	\$480.00
27	Vacant	\$0.00
28	TOH	\$480.00
82	TOH	\$480.00
83	TOH	\$435.00
84	Vacant	\$0.00
85	Vacant	\$0.00
86	Vacant	\$0.00
87	POH	\$900.00
88	TOH	\$435.00
89	TOH	\$480.00
90	TOH	\$480.00
91	TOH	\$435.00
92	TOH	\$435.00
39	3 POH	\$526

An aerial photograph of a valley, overlaid with a semi-transparent orange filter. The scene shows a wide valley floor on the left, a dense forested ridge on the right, and mountains in the background. A road or path runs through the center of the valley.

04

Market Comparables

SALES COMPARABLES

Subject Property – Arlington Heights MHP

Address:	1377 Arlington Rd
Unit Count	39
Listing price	\$999,000
Price Per Unit:	\$25,615
Sale Date:	On-Market

Comp #1 – 137 Acacia Ave

Address:	137 Acacia Ave
Unit Count:	23
Price Per Unit:	\$40,435
Sale Date:	12/22/2025

Comp #2 – 24850 5th Ave

Address:	24850 5th Ave
Unit Count:	54
Price Per Unit:	\$24,074
Sale Date:	12/15/2025

Comp #3 – 3922 Pentz Rd

Address:	3922 Pentz Rd
Unit Count:	22
Price Per Unit:	\$46,364
Sale Date:	9/25/2025

Comp #4 – 7075 Clark Rd

Address:	7075 Clark Rd
Unit Count:	67
Price Per Unit:	\$18,000
Sale Date:	2/13/2025

Comp #5 – 165 Russell Ave

Address:	165 Russell Ave
Unit Count:	20
Price Per Unit:	\$25,000
Sale Date:	1/27/2024

Comparables Overview

Comp #	Address	City	State	Unit Count	Price Per Unit	Sale Date
Subject	1377 Arlington Rd	Taylorsville	CA	39	\$25,615	On-Market
1	137 Acacia Ave	Oroville	CA	23	\$40,435	12/22/2025
2	24850 5th Ave	Los Molinos	CA	54	\$24,074	12/15/2025
3	3922 Pentz Rd	Paradise	CA	22	\$46,364	9/25/2025
4	7075 Clark Rd	Paradise	CA	67	\$18,000	2/13/2025
5	165 Russell Ave	Susanville	CA	20	\$25,000	1/27/2024
			Avg (Excl. Subject):	37	\$30,775	

Note: Buyer to verify all information.

SALE COMPARABLES MAP

1377 Arlington Rd

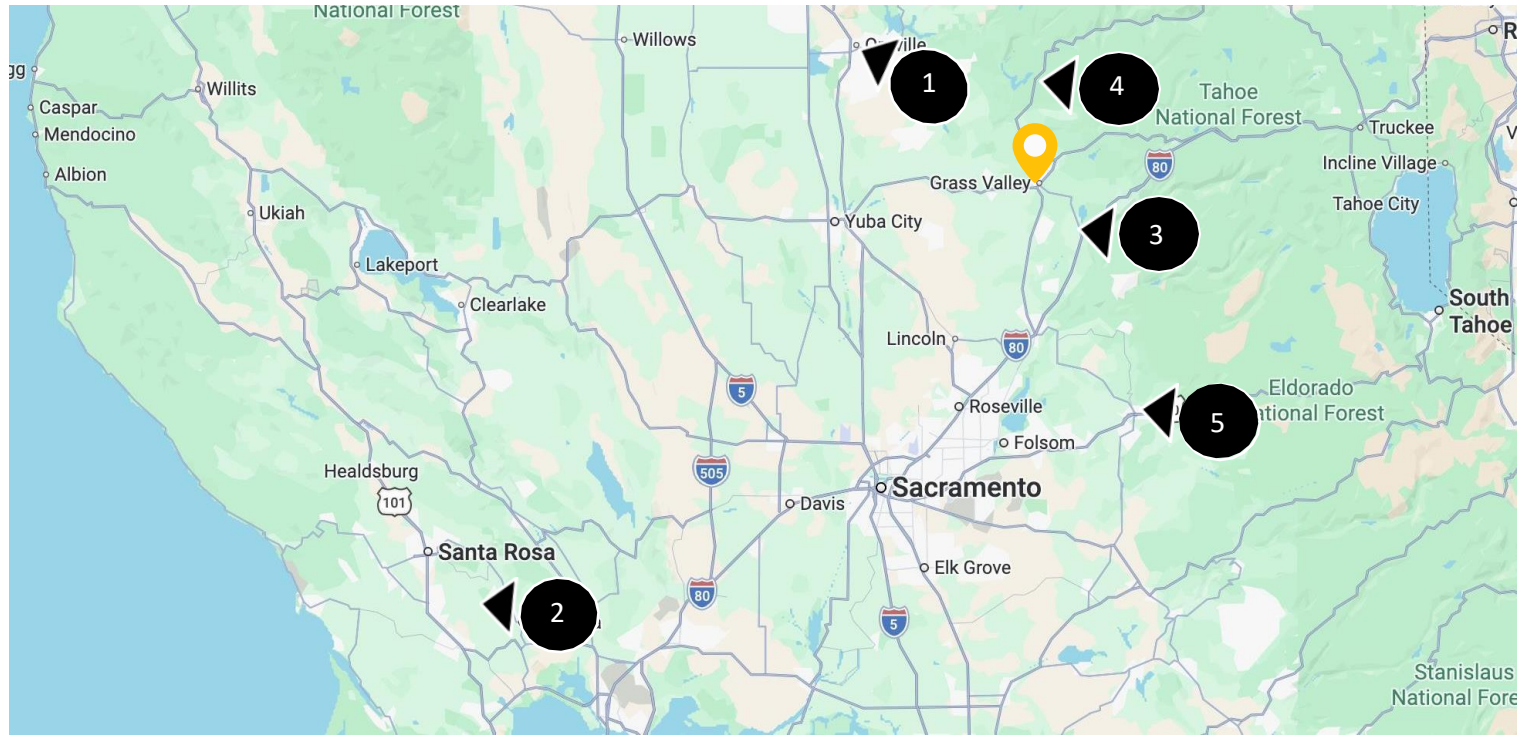
1. 137 Acacia Ave

2. 24850 5th Ave

3. 3922 Pentz Rd

4. 7075 Clark Rd

5. 165 Russell Ave



Comparables Overview

Comp #	Address	City	State	Unit Count	Price Per Unit	Sale Date
Subject	1377 Arlington Rd	Taylorville	CA	39	\$25,615	On-Market
1	137 Acacia Ave	Oroville	CA	23	\$40,435	12/22/2025
2	24850 5th Ave	Los Molinos	CA	54	\$24,074	12/15/2025
3	3922 Pentz Rd	Paradise	CA	22	\$46,364	9/25/2025
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Note: Buyer to verify all information.

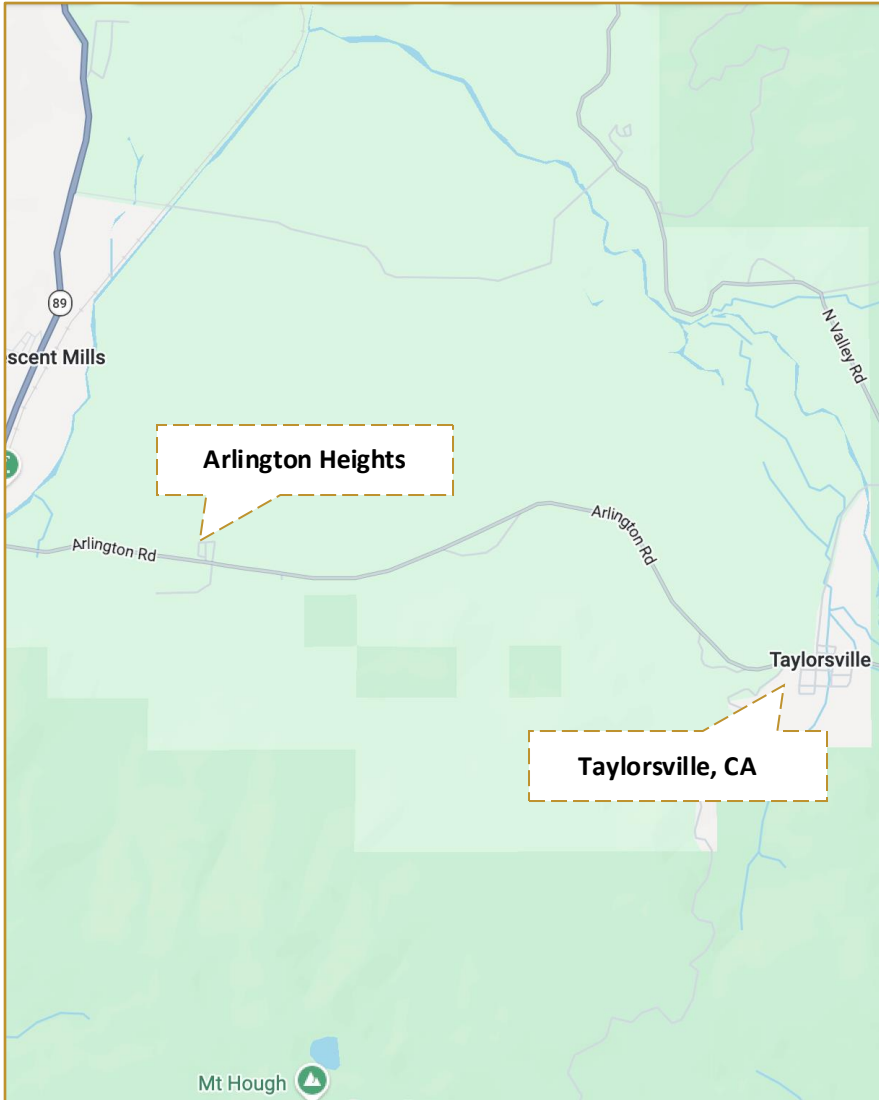
An aerial photograph of a mountainous landscape, overlaid with a semi-transparent orange filter. The scene shows a valley with a small settlement of buildings and a parking lot, surrounded by dense evergreen forests. The mountains in the background are rugged and also covered in forest.

05

Location Overview

SITE MAP

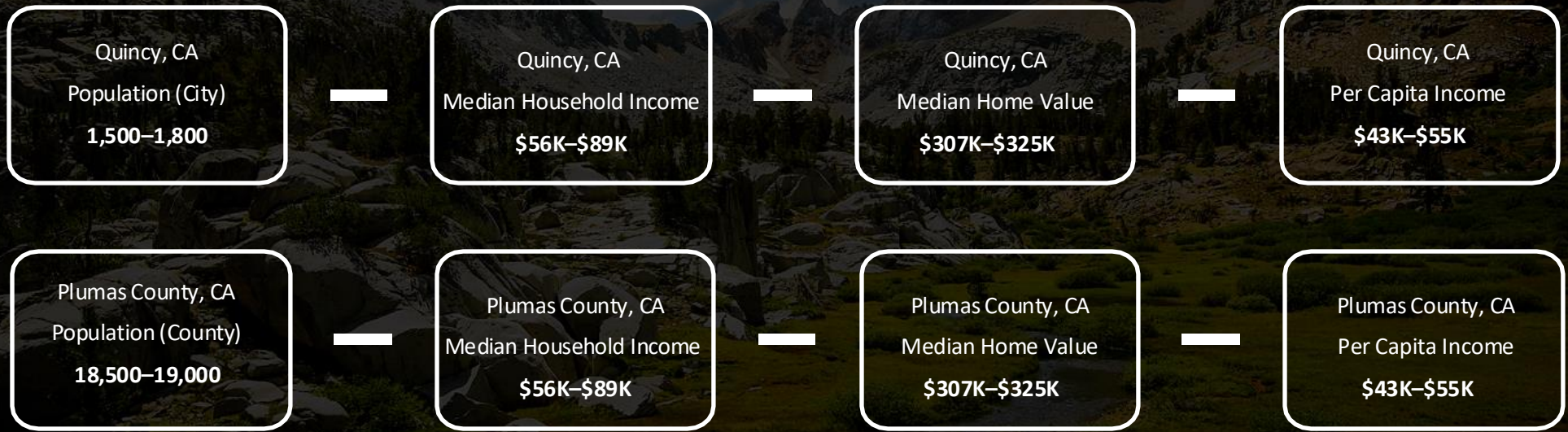
Aerial Map



Regional Map



MARKET OVERVIEW



Location Overview:

Taylorsville sits in the scenic Sierra Nevada foothills of Plumas County, with Quincy — the county seat and primary economic hub — located approximately 12–15 miles (20–25 minutes) to the northeast. Quincy serves as the main service center for Taylorsville residents, providing grocery and retail, schools, county services, healthcare, and employment. Other nearby towns include Greenville (~15–20 miles south), Chester (~35–40 miles northwest in the Lake Almanor region), and Susanville (~70+ miles northeast). The broader Chico, CA MSA, roughly 1.5–2 hours southwest, represents the closest major regional anchor, offering CSU Chico, established healthcare systems, and a diversified retail and education employment base. Plumas County has recently led California in home sales growth, with appreciation supported by limited developable land and continued demand for affordable rural housing.



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SUBMISSION DETAILS:

All interested parties are invited to participate by submitting a non-binding Letter of Intent. Interested parties are invited to submit their proposals via a non-binding Letter of Intent to dylanb@cricommercial.com. Your offer should include the proposed purchase price, specifics of the earnest money deposit, and an outline of the due diligence period, including its length and scope. Additionally, detail the anticipated timeframe for closing, provide a summary of the buyer's track record in similar transactions, and describe the buyer's qualifications to complete the purchase. A comprehensive summary of the financing plan should also be included. Ensure your submissions are clear and thorough to aid in a smooth evaluation process.

DUE DILIGENCE

[CLICK HERE](#)