



WHISPERING PINES MOBILE HOME PARK

1950 MAIN ST - WEAVERVILLE, CA



IN ASSOCIATION WITH
SCOTT REID & PARASELL, INC.
A LICENSED CALIFORNIA BROKER #02101543



POWERED BY **SMI** REAL ESTATE

An aerial photograph of a residential area, likely a resort or retirement community, set against a backdrop of forested mountains. The houses are scattered among trees, with a prominent two-story wooden house in the center. The overall scene is peaceful and scenic.

INVESTMENT OVERVIEW

INVESTMENT HIGHLIGHTS

- 1 Single Family House
- 1 Commercial Space
- No rent control in Weaverville, CA
- Proximity to CVS, Dollar General, Redding Rancheria Trinity Health Center, and downtown Weaverville
- All public utilities available with the option to sub-meter and collect for water usage
- Sites individually metered for electric
- Convenient access to local bus routes
- 45 miles west of Redding
- Surrounded by stunning natural beauty

\$1,100,000

PRICE

36

TOTAL UNITS/SPACES

9.5%

SCHEDULED CAP RATE

\$498

AVERAGE RENT

5.11

ACRES







LOCATION OVERVIEW

WEAVERVILLE, CALIFORNIA

Nestled in the heart of Northern California's picturesque Trinity County, Weaverville offers a unique blend of small-town charm and natural beauty. Known for its rich Gold Rush history and stunning mountain views, this serene community provides a welcoming environment for residents seeking tranquility and connection with nature.

With its vibrant local culture, friendly atmosphere, and proximity to outdoor recreational activities such as hiking, fishing, and boating, Weaverville is an ideal location for a mobile home park. The town's low crime rate and strong sense of community further enhance its appeal as a desirable place to live, ensuring a stable and attractive investment opportunity.

LOCATION OVERVIEW



An aerial photograph of a residential area, likely a resort or retirement community, set against a backdrop of forested mountains. The houses are scattered among trees, and a large, prominent wooden house is visible in the lower center. The text "FINANCIAL OVERVIEW" is overlaid in white, bold, sans-serif font across the middle of the image.

FINANCIAL OVERVIEW

INCOME & EXPENSES

INCOME	SCHEDULED		PRO FORMA		NOTES
	ANNUAL	PER SITE	ANNUAL	PER SITE	
MH/RV Rent	\$159,456	\$6,133	\$217,423	\$8,362	[1]
General Vacancy	(\$7,973)	(\$307)	(\$21,742)	(\$836)	[2]
%- Gen, Vacancy	5%		10%		
Apartment/Housing Rent	-	-	\$10,200	\$10,200	[3]
General Vacancy	-	-	(\$510)	(\$510)	
%- Gen. Vacancy	5%		5%	\$31	
Commercial	\$16,440	\$16,440	\$16,440	\$16,440	[4]
General Vacancy	-	-	(\$822)	(\$822)	
%-Gen. Vacancy			5%		
Total Rental Income	\$167,923	\$4,665	\$220,989	\$6,139	[5]
Effective Gross Income	\$167,923	\$4,665	\$220,989	\$6,139	

OPERATING EXPENSES	ANNUAL	PER SITE	ANNUAL	PERSITE	
Taxes	\$12,100	\$336	\$12,100	\$336	[6]
Insurance	\$3,326	\$92	\$9,978	\$277	[7]
Utilities	\$26,815	\$745	\$27,888	\$775	[8]
R&M	\$10,000	\$278	\$10,400	\$289	[9]
Payroll / Management	\$22,083	\$613	\$22,967	\$638	[10]
Professional Services	\$1,468	\$41	\$1,527	\$42	[11]
Administrative	\$1,679	\$47	\$1,746	\$49	[12]
Operating Reserves	\$2,200	\$61	\$2,288	\$64	[13]
Total Operating Expenses	(\$79,672)	(\$2,213)	(\$88,894)	(\$2,469)	
Expense Ratio %	47.45%		40.23%		
Net Operating Income	\$88,251	\$2,451	\$132,095	\$3,669	

Mobile Home/RV Rent (Home)	\$13,044	\$4,348	\$13,847	\$4,616	[14]
General Vacancy	(\$652)	(\$217)	(\$692)	(\$231)	
% General Vacancy	5%		5%		
Additional Expense	\$4,000	\$1,333	\$4,500	\$1,500	[15]
Cash Flow After MH/RV Rent	\$104,643	\$2,907	\$149,749	\$4,160	

FINANCIAL NOTES

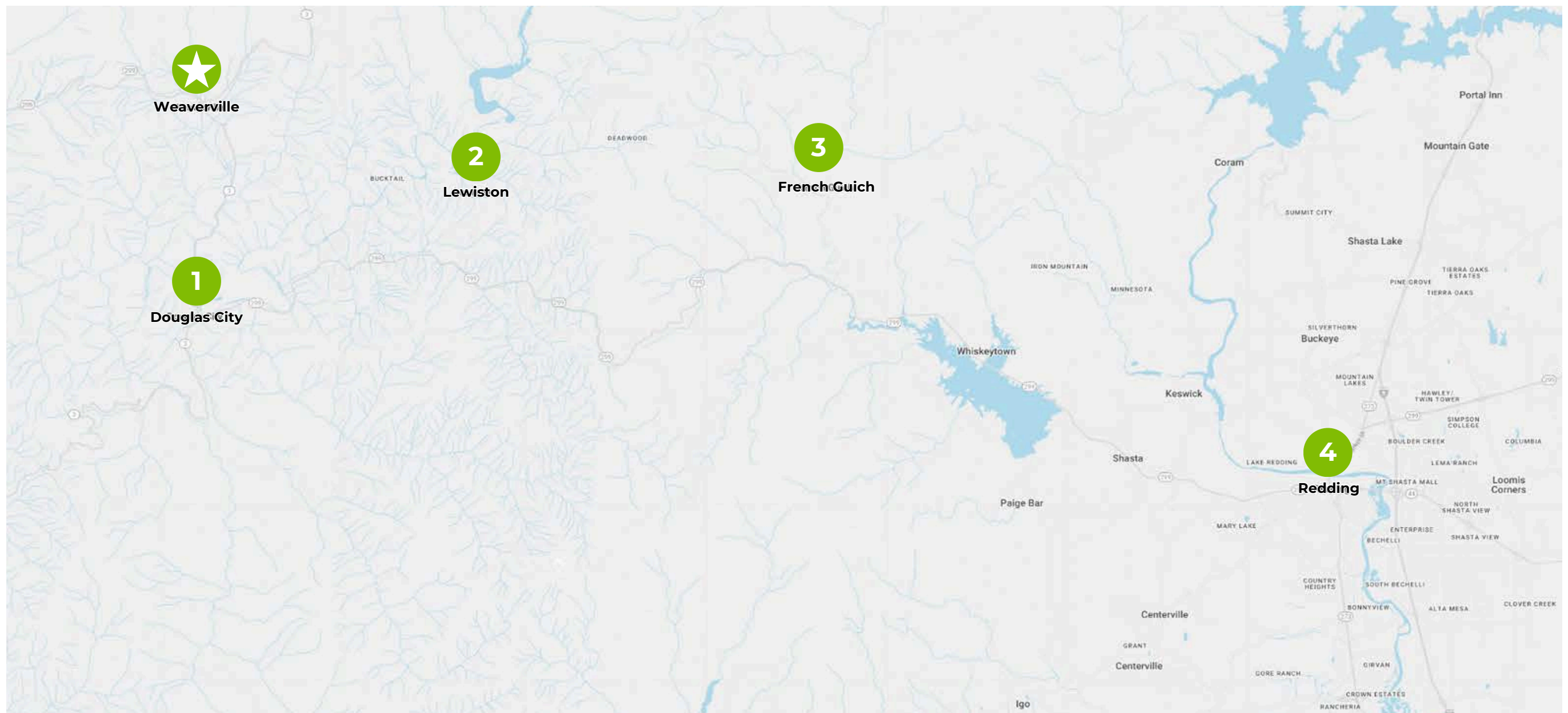
- [1]** Scheduled is based on the current rent roll. Pro Forma assumes 5% rent increase on current rent roll, lease-up of vacant spaces at \$523 per space. Park-owned home spaces have home rent income separated in this analysis and a shell value for the park-owned home value of an estimated \$100,000.
- [2]** Scheduled is based on standard 5% vacancy factor. Pro Forma is based on 10% vacancy factor.
- [3]** Repairs being finalized after long-time tenant turnover. Available to be leased up shortly.
- [4]** Scheduled and Pro Forma are based on the commercial space being leased to current tenant \$1,370 per month on a gross lease basis.
- [5]** Scheduled is based on total rental income from all spaces.
- [6]** Scheduled and Pro Forma are adjusted to reflect property tax adjustment upon sale of 1.1% of the Sale price.
- [7]** Park currently on CA Fair Plan. Pro forma adjusted to reflect increased coverage if desired and rising insurance costs.
- [8]** Actual is based on Seller supplied Profit and Loss Statement.

FINANCIAL NOTES

- [9]** Scheduled and Pro Forma are adjusted to \$250 per tenant-owned mobile home spaces, and \$750 per park-owned home and commercial space.
- [10]** Scheduled based on Profit and Loss Statement for Park Manager's salary and Pro Forma is increased 5%. Manager also receives free rent as a part of their compensation.
- [11]** Scheduled is based on Seller supplied Profit and Loss Statement and Pro Forma is increased 5%.
- [12]** Scheduled and Pro Forma are adjusted to 1% of the EGI.
- [13]** Scheduled and Pro Forma are adjusted to \$50 per space, and \$250 per for the single-family home and commercial space.
- [14]** Scheduled is based on an estimate of income from park-owned homes.
- [15]** Scheduled and Pro Forma are adjusted based on estimate of expense related to park-owned home spaces for R & M, management and reserves. Park-owned home inventory estimated value is \$100,000.

RENT COMPARABLES

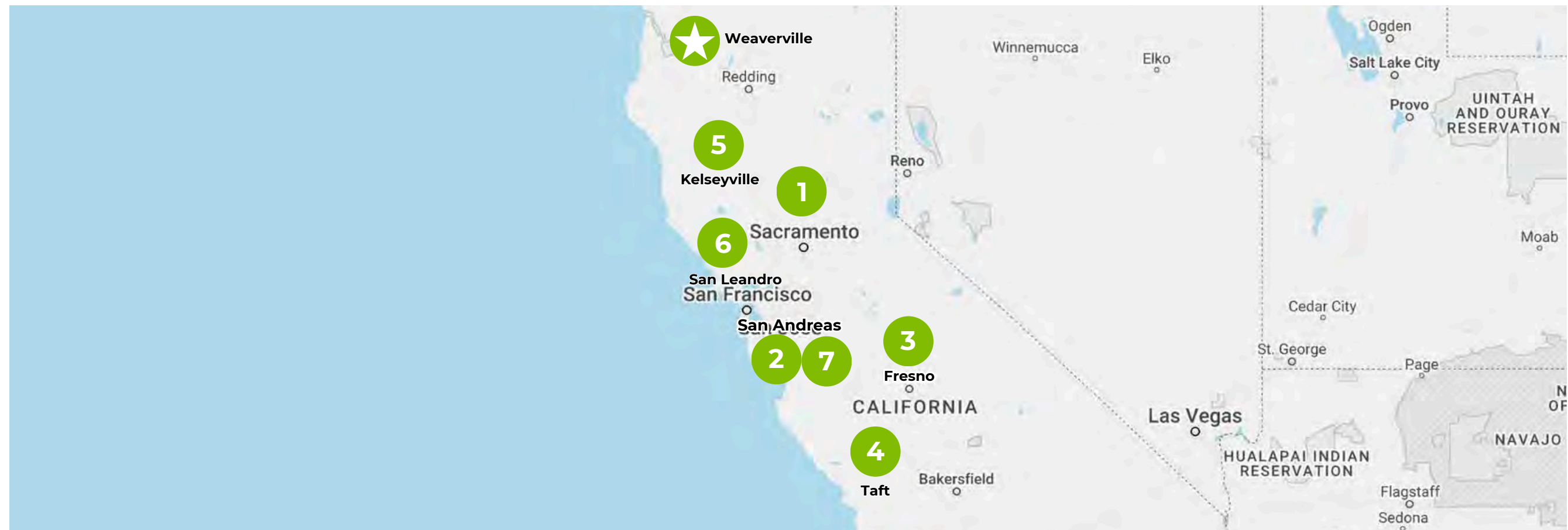
Property #	Property	City	State	Sites	Average Rent	W/S/T Included	Distance
S	Whispering Pines	Weaverville	CA	35	\$498	Yes	
1	Frank's Mobile Home Park	Douglas City	CA	42	\$425	S/T	4.6 Miles
2	Trinity Dam Mobile Home Park	Lewiston	CA	36	\$495	None	6.5 Miles
3	Clear Creek Mobile Estates	French Gulch	CA	85	\$600	None	14 Miles
4	Redding Lakeside Mobile Estates	Redding	CA	34	\$625	None	30 Miles



SALE COMPARABLES

Property #	Property	City	State	Sale date	Price	Sites	Price/space
S	Whispering Pines	Weaverville	CA	Subject	\$1,100,000	35*	\$31,429
1	Casa Grande MHP	Sacramento	CA	25/07/2024	\$2,650,000	43	\$61,628
2	San Andreas MHP	San Andreas	CA	18/05/2024	\$1,300,000	22	\$59,091
3	Fresno MHP	Fresno	CA	05/09/2023	\$4,000,000	52	\$76,923
4	Buena Vista MHP	Taft	CA	29/06/2023	\$7,300,000	117	\$62,393
5	Walnut Estates MHP	Kelseyville	CA	01/04/2024	\$2,180,000	39	\$55,897
6	Del Rio MHP	San Leandro	CA	01/12/2023	\$3,800,000	52	\$73,077
7	Gold Strick MHP	San Andreas	CA	18/05/2023	\$5,400,000	64	\$84,375

*Does not include commercial space





POWERED BY **SMI** REAL ESTATE



IN ASSOCIATION WITH
SCOTT REID & PARASELL, INC.
A LICENSED CALIFORNIA BROKER #02101543

ASHLEY OFFENSEND

415.710.4918
ASHLEY@SELLMHP.COM

SCOTT REID

949.942.6578
SCOTT@PARASELLINC.COM

WWW.SELLMHP.COM