

# Two Creeks MHP

61 Browns Ranch Rd, Weaverville, CA 96093



# NON - ENDORSEMENT & DISCLAIMER NOTICE

---

## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified 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. Marcus & Millichap 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, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the 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 Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS OF VALUE AND SHOULD NOT BE CONSIDERED AN APPRAISAL. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

## NON - ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Activity ID #ZAF0020180

**Marcus & Millichap**

OFFICES THROUGHOUT THE U.S. AND CANADA  
marcusmillichap.com



PRESENTED BY

---

**Frank Rogers**

Managing Director Investments  
Office: San Francisco  
Direct: 415.625.2132  
Frank.Rogers@marcusmillichap.com  
License: CA #00968134

**Peter Alimam**

Associate Director Investments  
Office: San Francisco  
Direct: 415.625.2127  
Peter.Alimam@marcusmillichap.com  
License: CA #02121615

Marcus & Millichap



# TABLE OF CONTENTS

---

<b>SECTION 1</b> <b>INVESTMENT OVERVIEW</b>	5
<b>SECTION 2</b> <b>FINANCIAL ANALYSIS</b>	11
<b>SECTION 3</b> <b>SALE COMPARABLES</b>	15

---

SECTION 1

# Investment Overview

PROPERTY SUMMARY

---

REGIONAL MAP

---

AERIAL MAP

---

PARK PHOTOS

---

PARK PHOTOS

---

Marcus & Millichap

# PROPERTY SUMMARY // Two Creeks MHP

## PROPERTY DESCRIPTION

Two Creeks MHP is a senior park located at 61 Browns Ranch Road in Weaverville, California. It is a 25-space park that is licensed for 25 mobile homes. The park is on city water and sewer. Gas and electric are direct billed to the residents. Trash and sewer are flat rate pass throughs. Rents average \$445 and water is included in the rent. The park is located on one parcel totaling 3.81 acres. There is an on-site laundry room at the park. There is no rent or vacancy control in the town of Weaverville. Annual rent increases take effect every May. The next rental increase takes effect May 2026 for \$25.

Weaverville is the county seat of Trinity County. The town was founded in 1850 being a historic California Gold Rush town. Weaverville has a total of 10.4 sq miles of land. The town has a Mediterranean climate, though owing to its inland valley location Weaverville is wetter and observes much larger diurnal temperature variations. Weaverville's has a population of 3,667.

## PROPERTY HIGHLIGHTS

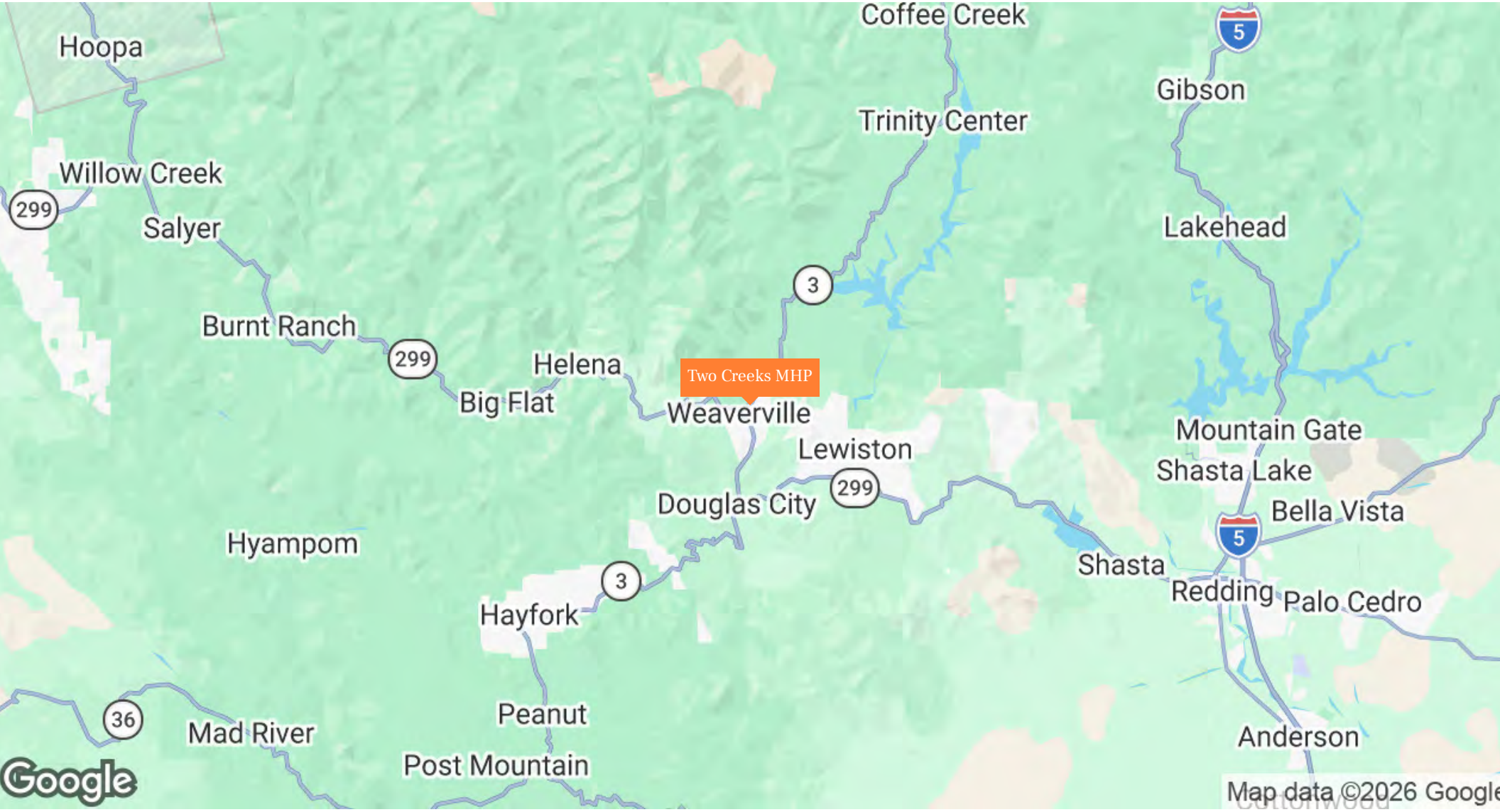
- Non-Rent Controlled Market
- Direct Billed Gas & Electric
- Upside in Rents and Trash Pass Through
- City Water & Sewer
- 55+ Community
- 1 Park Owned Unit



## OFFERING SUMMARY

Listing Price:	\$1,175,000
Cap Rate:	6.95%
# of Sites	25
Price/Site:	\$47,000
Average Rent:	\$446
Lot Size:	3.81 Acres
Sites/Acre:	6.56
Approximate Year Built:	1970

Two Creeks MHP // REGIONAL MAP



AERIAL MAP // **Two Creeks MHP**

---



Two Creeks MHP // PARK PHOTOS



PARK PHOTOS // Two Creeks MHP



SECTION 2

# Financial Analysis

RENT ROLL

---

PROFIT & LOSS

---

PRICE POINTS

---

Marcus & Millichap

## RENT ROLL // Two Creeks MHP

Count	Site #	Site Type	Lot Rent	
1	1	MH	\$ 439	
2	2	MH	\$ 439	Manager
3	3	MH	\$ 419	
4	4	MH	\$ 439	
5	5	MH	\$ 449	
6	6	MH	\$ 449	
7	7	MH	\$ 449	
8	8	MH	\$ 449	
9	9	MH	\$ 394	Vacant
10	10	MH	\$ 449	
11	11	POH	\$ 1,500	Vacant
12	12	MH	\$ 449	
13	13	MH	\$ 449	
14	14	MH	\$ 449	
15	15	MH	\$ 449	
16	16	MH	\$ 439	
17	17	MH	\$ 439	
18	18	MH	\$ 489	
19	19	MH	\$ 439	
20	20	MH	\$ 449	
21	21	MH	\$ 439	
22	22	MH	\$ 439	
23	23	MH	\$ 449	
24	24	MH	\$ 449	
25	25	MH	\$ 439	
			\$ 12,152	

## Two Creeks MHP // PROFIT & LOSS

Income	Year 1	Year 2	Notes
Space Rent	\$ 145,822	\$ 160,404	
Late Fees	\$ 250	\$ 250	
Laundry	\$ 42	\$ 42	
Storage	\$ 1,300	\$ 1,300	
Sewer	\$ 7,728	\$ 7,728	\$28/mo.
Trash	\$ 6,304	\$ 6,304	\$22.84/mo.
Vacancy	\$ (22,733)	\$ (25,007)	
<b>Total Income</b>	<b>\$ 138,712</b>	<b>\$ 151,021</b>	
Expenses	Year 1	Year 2	Notes
Real Estates Taxes	\$ 12,003	\$ 12,003	1.0139% + \$90.
Insurance	\$ 5,000	\$ 5,000	
Electric	\$ 700	\$ 700	
Water & Sewer	\$ 11,780	\$ 11,780	
Trash	\$ 7,098	\$ 7,098	
Repairs & Maintenance	\$ 5,000	\$ 5,000	
Office Supplies	\$ 500	\$ 500	
Legal/Professional	\$ 2,500	\$ 2,500	
Outside Services	\$ 2,510	\$ 2,510	
Travel	\$ 500	\$ 500	
Manager Concession	\$ 7,000	\$ 7,000	
Operating Reserves	\$ 2,500	\$ 2,500	\$100/site.
<b>Total Expenses</b>	<b>\$ 57,091</b>	<b>\$ 57,091</b>	
% EGI	41%	38%	
<b>Net Operating Income</b>	<b>\$ 81,621</b>	<b>\$ 93,930</b>	

PRICE POINTS // Two Creeks MHP

---

<b>PRICE</b>	<b>CURRENT CAP</b>	<b>COST PER SITE</b>
<b>\$1,175,000</b>	<b>6.95%</b>	<b>\$47,000</b>
<b>GRM</b>	<b>EXP PER SITE</b>	<b>EXP / %</b>
<b>8.47</b>	<b>\$2,284</b>	<b>41.16%</b>

SECTION 3

# Sale Comparables

SALE COMPS MAP

---

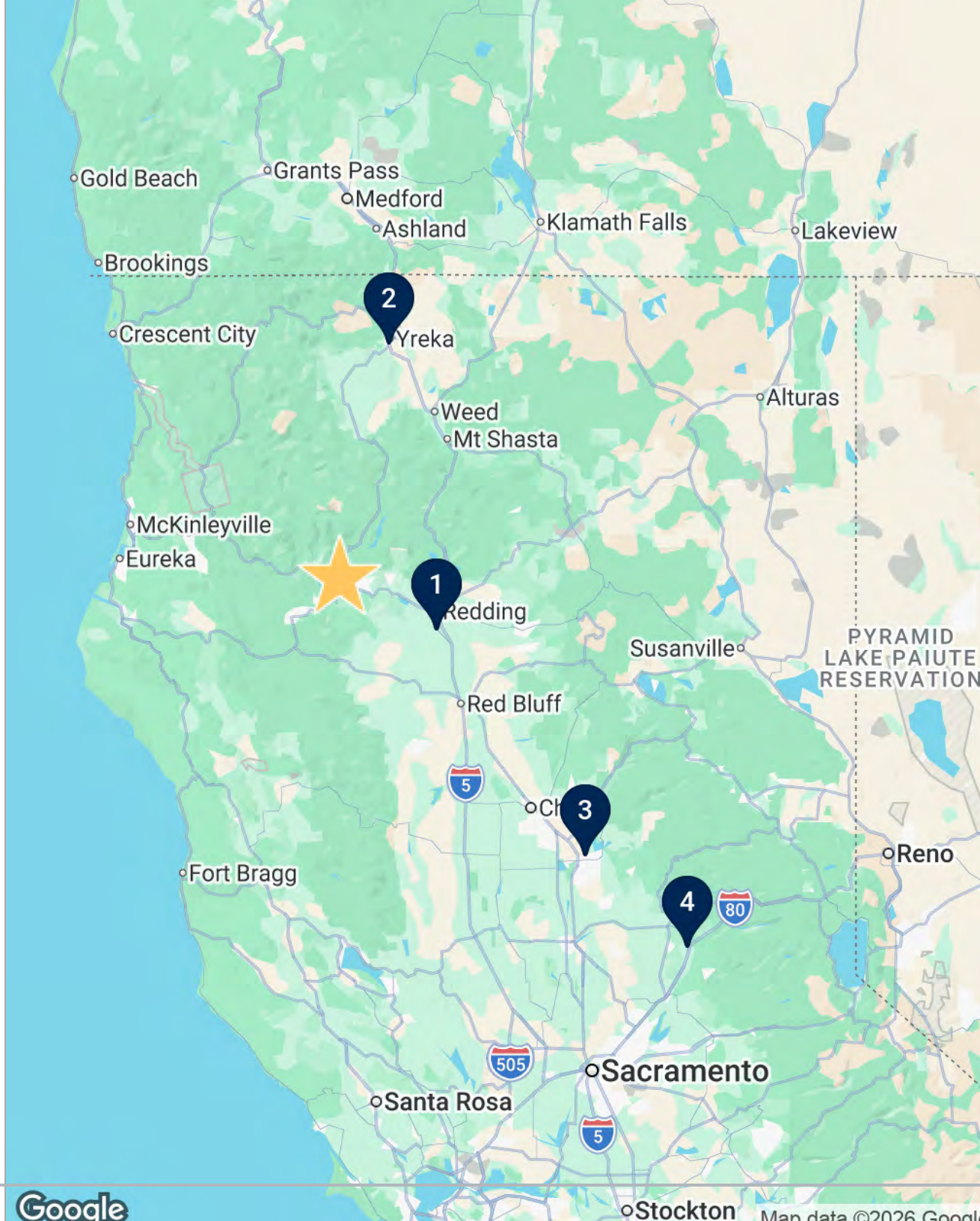
SALE COMPS SUMMARY

---






Marcus & Millichap

## SALE COMPS MAP

- ★ Two Creeks MHP
- 1 Cottonwood Ridge
- 2 Waiiaka RV Park
- 3 Shady Rest MHP
- 4 Shady Glen Estates



## Two Creeks MHP // SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	CAP RATE	# OF SITES	\$/SITE	LOT SIZE	OCCUPANCY	CLOSE
	<b>Two Creeks MHP</b> 61 Browns Ranch Rd Weaverville, CA 96093	\$1,175,000	6.95%	25	\$47,000	3.81 AC	92%	-
	SALE COMPARABLES	PRICE	CAP RATE	# OF SITES	\$/SITE	LOT SIZE	OCCUPANCY	CLOSE
	<b>Cottonwood Ridge</b> 7252 Whitehouse Dr Anderson, CA 96007	\$4,100,000	7.00%	73	\$56,164	10.75 AC	90%	03/11/2025
	<b>Waiiaka RV Park</b> 240 Sharps Rd Yreka, CA 96097	\$3,000,000	7.25%	63	\$47,619	7.41 AC	92%	03/30/2025
	<b>Shady Rest MHP</b> 37 Acacia Ave Oroville, CA 95966	\$930,000	7.00%	23	\$40,434	1.81 AC	90%	12/22/2025
	<b>Shady Glen Estates</b> 525 Gladyscon Rd Colfax, CA 95713	\$10,200,000	6.75%	118	\$86,440	24.66 AC	95%	09/09/2025
	<b>AVERAGES</b>	<b>\$4,557,500</b>	<b>7.00%</b>	<b>69</b>	<b>\$65,812</b>	<b>11.16 AC</b>	<b>92%</b>	<b>-</b>



PRESENTED BY

---

**Frank Rogers**

Managing Director Investments  
Office: San Francisco  
Direct: 415.625.2132  
Frank.Rogers@marcusmillichap.com  
License: CA #00968134

**Peter Alimam**

Associate Director Investments  
Office: San Francisco  
Direct: 415.625.2127  
Peter.Alimam@marcusmillichap.com  
License: CA #02121615

Marcus & Millichap