



**SPERRY**

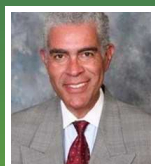
SPERRY COMMERCIAL

**123**

MCCORD AVENUE  
BAKERSFIELD, CA 93308

4 J'S TRAILER PARK

Offering Memorandum



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## FINANCIAL ANALYSIS

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# Property Summary



## PROPERTY DESCRIPTION

Offered as a 2 Park Portfolio with 106 McCord, Four J-s Trailer Park is comprised of 18 Mobile Home Spaces and 1 Single Story Duplex that fronts McCord situated on an approximate 0.76-acre lot.

The Property offers:

City Services for Water, Sewer and Utilities

Asphalt Streets that are in Good Condition

Laundry Room

7 Park Owned Homes included with the Sale (Estimated \$15,000 Value)

## PROPERTY HIGHLIGHTS

- 7.63 CAP Rate - Pending
- City Services for Utilities/Water/Sewer
- Can be Purchased with 106 McCord at an 8.01 CAP
- Opportunity Zone Tax Benefits

## OFFERING SUMMARY

<b>Sale Price:</b>	\$920,000
<b>Number of Units:</b>	20
<b>Lot Size:</b>	32,670 SF
<b>Building Size:</b>	1,102 SF
<b>NOI:</b>	\$70,574.00
<b>Pending Cap</b>	7.47

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
<b>Total Households</b>	1,776	6,143	11,688
<b>Total Population</b>	4,700	16,349	30,474
<b>Average HH Income</b>	\$34,229	\$34,528	\$42,060

# Property Description



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Offered as a 2 Park Portfolio with 106 McCord, Four J-s Trailer Park is comprised of 18 Mobile Home Spaces and 1 Single Story Duplex that fronts McCord situated on an approximate 0.76-acre lot.

The Property offers:

City Services for Water, Sewer, and Utilities

Asphalt Streets that are in Good Condition

Laundry Room

7 Park Owned Homes are included with the Sale (Estimated \$150,000 Value)

## LOCATION DESCRIPTION

Located in the City of Bakersfield, Four Jay Trailer Park is situated in the city's 'Oildale' area. The location is in a Federal Opportunity Zone offering investor incentives. National retailers are located within a few blocks of the property including McDonalds, Jack in the Box, Sonic, Starbucks, and other local restaurants and markets.



# Complete Highlights



## LOCATION INFORMATION

Building Name	4 J's Trailer Park
Street Address	123 McCord Avenue
City, State, Zip	Bakersfield, CA 93308
County	Kern
Market	Kern County

## BUILDING INFORMATION

NOI	\$70,574.00
Cap Rate	7.7 CAP

## PROPERTY HIGHLIGHTS

- 7.7 CAP on Current 90% Occupancy
- City Services for Utilities/Water/Sewer
- Property can be Purchased with 106 McCord
- Opportunity Zone Tax Benefits

# Complete Highlights



## PROPERTY HIGHLIGHTS

- - 1,102 SF building with 20 units
- 7.7 CAP Rate
- - City services for utilities, water, and sewer
- - Opportunity Zone tax benefits for investors
- - Potential to be purchased with 106 McCord
- Sale Includes 7 Park Owned Homes - Estimated \$105,000





# Aerial Map





# Retailer Map



TRAFFIC COUNT



Map data ©2024



SECTION 1

# FINANCIAL ANALYSIS

# Financial Summary



## INVESTMENT OVERVIEW

Price	\$920,000
Price per Unit	\$37,0000*
CAP Rate	7.70%

## NOVEMBER 2024

## OPERATING DATA

Total Scheduled Income	\$144,210
Gross Income	\$144,210
Operating Expenses	\$73,636
Net Operating Income	\$70,574
Pre-Tax Cash Flow	\$70,574

## NOVEMBER 2024

\* Pricing is based on an allocation of \$200,000 for the Duplex and \$40,000 Cost-per-Space for the 18 Mobile Home Spaces.

# Income & Expenses



## INCOME SUMMARY

NOVEMBER 2024

Gross Scheduled Rent	\$135,820
Utility Income	\$15,446
Laundry Income - Estimated	\$1,344
Less Vacancy	(\$8,400)
Vacancy Cost	\$0
<b>GROSS INCOME</b>	<b>\$144,210</b>

## EXPENSES SUMMARY

NOVEMBER 2024

Estimated Real Estate Tax (1.26%)	\$11,592
Electricity	\$26,409
Gas	\$4,364
Water	\$1,990
Trash	\$704
Landscape	\$1,000
Maintenence	\$9,262
Supplies	\$1,327
Pest Control	\$450
Property Insurance	\$9,128
Management	\$3,910
Legal/Fees - Estimated for 2024	\$3,500
<b>OPERATING EXPENSES</b>	<b>\$73,636</b>

<b>NET OPERATING INCOME</b>	<b>\$70,574</b>
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