

Del Sur Gardens

Lancaster, CA (Los Angeles County)



Confidentiality Acknowledgement

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Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs.

ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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The Offering

Excellent opportunity to acquire a park with multiple angles of upside near major Southern California metros.

Del Sur Gardens offers a value-add RV park in a historically strong MH/RV submarket. The park has opportunity for income growth as it is currently \pm 80% occupied with mostly extended stay residents. There is also a value-add component in potentially converting utilities over to city services for better operating efficiency. The current average rate at the park equates to \$442/month while incoming tenants pay a rate of \$530/month. Amenities at the +/- 4.1-acre park include a clubhouse, on-site laundry, showers, BBQ pits, and a large park area.

Lancaster, CA is located just north of Los Angeles, it offers a quieter and more affordable alternative but is still a part of the County. It boasts mature infrastructure with convenient access to major employment nodes, attracting Fortune 500 companies and development opportunities. Additionally, Lancaster enjoys proximity to stunning natural landscapes, providing easy access to outdoor recreation and adventure.

Please do not visit or contact anyone in the community without approval from the listing agents.



Offering Overview

Property Summary – Del Sur Gardens

Site Address	9020 W Ave J
City, State, Zip	Lancaster, CA 93536
County	Los Angeles
Site Area	+/- 4.1 acres
Total Units	33 Sites
Park Owned Units	None
Occupancy	+/- 80%

Utility & Billing Summary

Service	Provider/Type	Paid By	Tenant Billing
Water	Well	Park	Included
Sewer	Septic	Park	Included
Electric	SoCal Edison	Tenant	Metered/RV
Trash	Large Bins	Park	Included

Listing Contacts



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 Sale Associate
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 Lic. 02083972

Listing Price: \$790,000

Please do not contact anyone at the property or visit the property without approval from listing brokers.

Please refer to the Information Process page.

Investment Highlights

- Infill Upside Opportunity
- Potential to Convert to City Services
- Strong MH/RV Submarket

This listing will be sold through the California licensed real estate agent(s)/brokers(s) above. All questions, comments, or other communication should be directed through accordingly.

Offering Process

- Offers will be responded to as received
- Due diligence materials provided with acceptance of confidentiality agreement
- Additional detail and guidance may be forthcoming and will be noticed to all interested parties
- Seller may request an interview call with the most qualified offers
- Any relevant buyer information or experience is encouraged to be submitted with an offer but is not required

Document Center

Investors agreeing to the terms and conditions set forth in the confidentiality agreement can expect an invitation to a password-protected document center containing electronic forms of the offering memorandum, operating statements, rent roll, and other information that should be useful in your evaluation of the property. For questions regarding the document center, please contact:

Jez Lawson | jez.lawson@cbre.com | 805.286.7733

Property Visits

All tours or site visits are to be arranged exclusively through CBRE. Please do not contact on-site staff directly or go to the property without scheduling a visit. To schedule a tour please contact:

Norman Sangalang | norm.sangalang@cbre.com | 619.944.6676

Exclusive Representation

CBRE is exclusively representing the seller in the disposition of Del Sur Gardens.

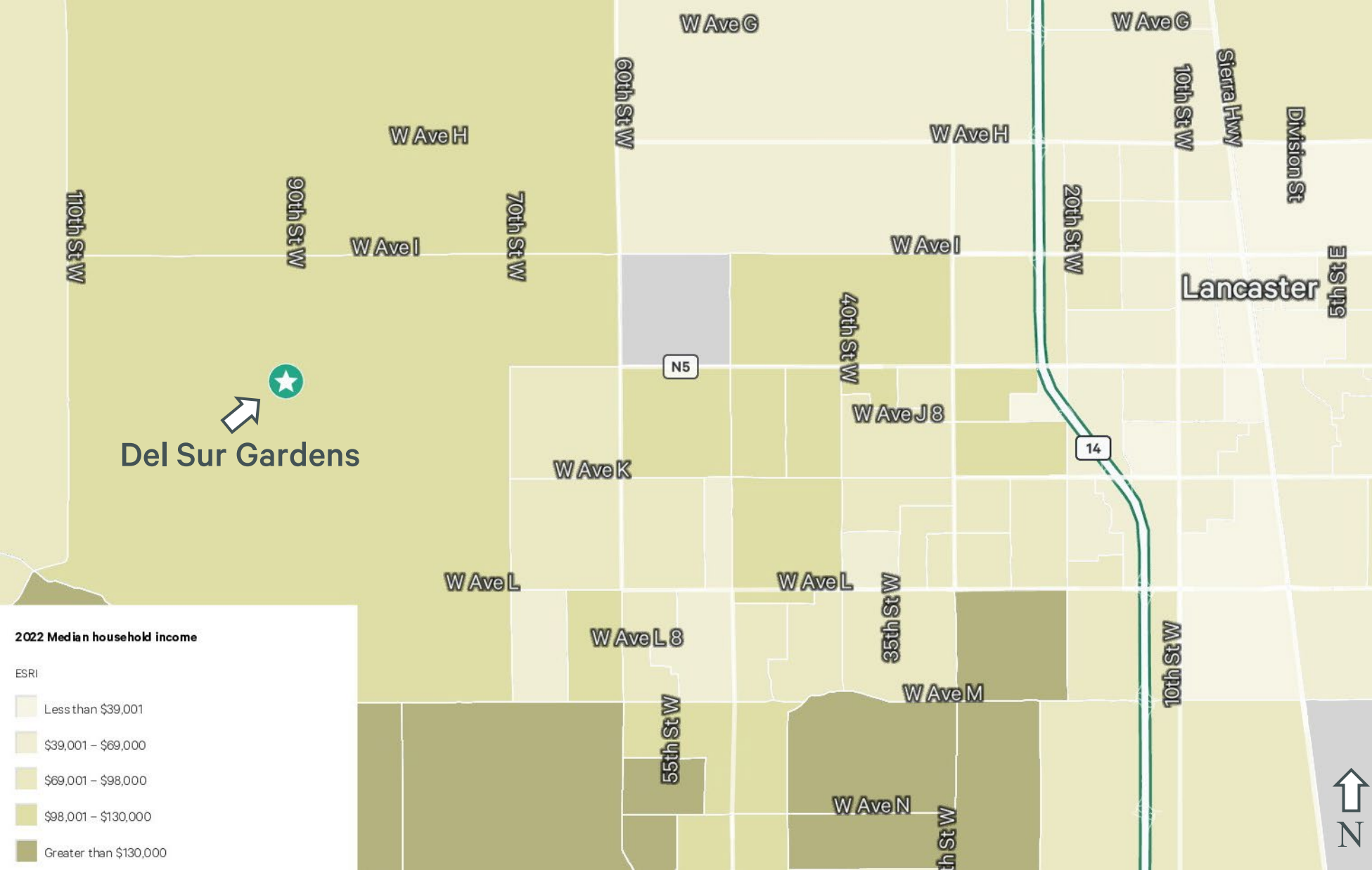
Communication

All communications, inquiries, and requests should be addressed to the CBRE Team, as representatives of the seller. Management at the property should not be contacted directly. The seller reserves the right to remove the property from the market. Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the property, to terminate discussions with any party at any time, or to extend the deadlines set forth in the time schedule.

You are solely responsible for independently verifying the information in this memorandum. Any reliance on it is solely at your own risk.

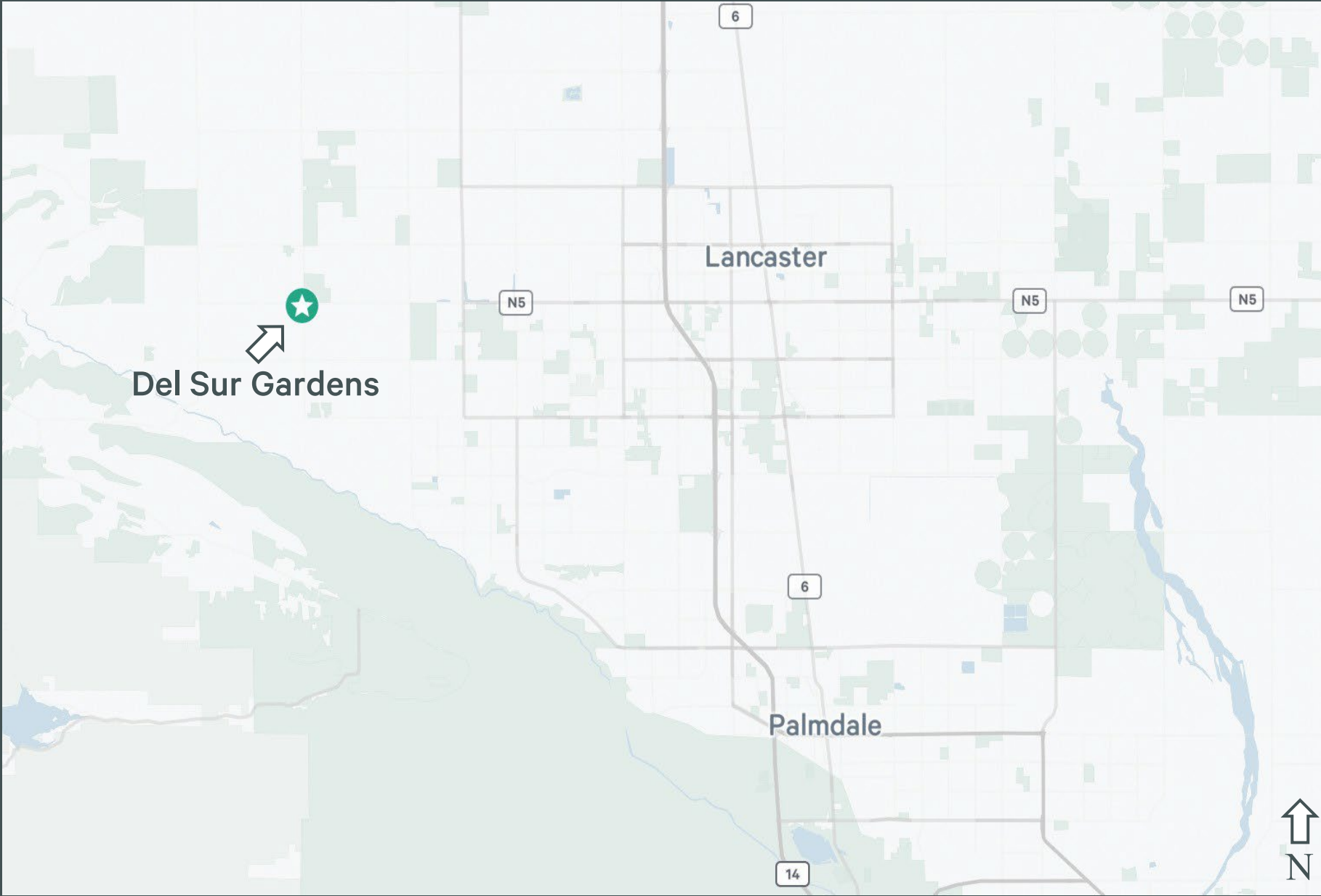


Median Household Income



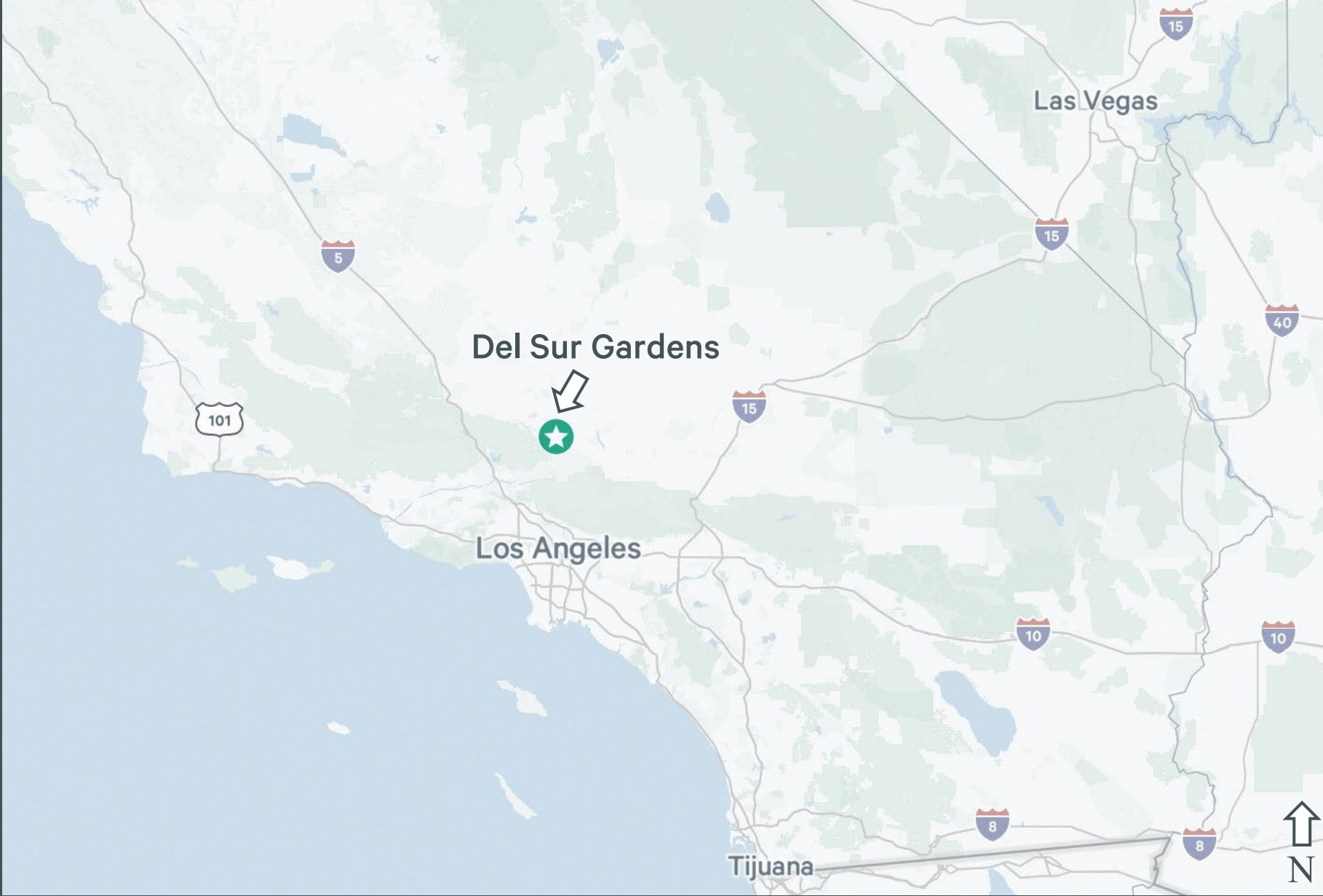
Disclaimer: All maps are for illustrative purposes only. Not to scale.

Local Area Map



Disclaimer: All maps are for illustrative purposes only. Not to scale.

Regional Area Map



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Site Map



Property Amenities

- Clubhouse
- On-site laundry
- Showers
- BBQ Pits
- Park/Playground Area



Confidentiality Agreement

Del Sur Gardens - 9020 W Ave J, Lancaster, CA 93536

The property owner has requested that all interested parties agree to this Confidentiality Agreement. Upon execution of this agreement, any additional information will be provided only at the discretion of the property owner(s) and their instructions to CBRE (listing brokers). “Due Diligence” level materials may only be released with an accepted proposal or at the discretion of the property owner(s).

I, _____ hereby understand that the salient property “Information” for the property referenced in this offering package is intended for the sole use as a qualified investor and/or as a representing broker/agent. I acknowledge that the information herein and any additional “Information” about this property will be kept absolutely confidential and is not to be redistributed. Broker/agent acknowledges that a new Confidentiality Agreement must be submitted and accepted by CBRE for each prospective investor individually.

I also agree that neither I, nor any affiliated party will visit the property or discuss park matters with park occupants, employees, or government agencies without expressed approval. Neither I nor any affiliated party will attempt to contact ownership and will direct any and all communications through CBRE only.

All property visits must be approved by listing brokers. Absolutely no contact with tenants, management, ownership, or governmental agency without approval from listing brokers.

DO NOT CONTACT MANAGEMENT OR DISTURB OCCUPANTS.

Please contact listing brokers before any visit to the site.

Prospective Investor:

Company Name

Print Full Name

Email (optional)

Phone Number

Signature

Date

Representing Broker/Agent (Optional):

Company Name

Print Full Name

Email

Phone Number

Signature

Date



Listing Contacts



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