

AVINE REAL ESTATE

EXCLUSIVE OFFERING



Acres of Paradise · MHC Development

6280 PENTZ RD, PARADISE, CA 95969

ASKING PRICE

\$1,050,000

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EXCLUSIVE OFFERING

Investment Summary

SELLER FINANCING AVAILABLE TO QUALIFIED BUYERS

DOWN PAYMENT

\$262,500

SELLER CARRY

\$787,500

INTEREST RATE

6.00% I/O

TERM

5 Years

Acres of Paradise is a 58-site, 15.2-acre all age manufactured home community development opportunity, located in Paradise, Butte County, CA, and offered at \$1,050,000 with seller financing. The Property has an active permit to operate and is HCD-permitted for 53 manufactured home sites and 5 RV sites with drain, providing for a predominantly long-term community with the RV component offering income diversification. Substantial engineering, design, and utility work has already been completed, reducing a new owner's timeline to accepting residents.

The Property is offered with attractive seller financing terms of 25% down payment and 6.00% interest only rate over a five-year term with no prepayment penalty. This structure is intended to provide runway for the buyer to obtain final approvals, develop sites, remaining infrastructure, and in-fill the community. Comparable manufactured home communities in Paradise command space rents averaging \$582 per month and are achieving average occupancy of 88%, supporting the income potential of the completed community.

The offering price of \$1,050,000 for Acres of Paradise MHP equates to \$18,103 per site and \$69,079 per acre. Comparable manufactured home community development opportunities in Paradise, CA with gas and electric installed have traded for an average of \$21,589 per site and \$152,917 per acre. The property's pricing equates to a 16% discount to the comparable average price per site and 55% discount to the comparable average price per acre, offering an attractive investment basis.

Pre-development is in its final stages; the mobile home park site design and septic system engineering are complete, and PG&E has already installed new electric and gas lines and connections for direct-billed utilities. The septic system has been engineered as a wastewater treatment system consisting of one lift station, one 15,000-gallon tank, and leach lines located in the lower southeast portion of the Property. Public water service is available through Paradise Irrigation District. Water service is currently active, the city meter is operational, and the Town of Paradise has approved the initial plans. The current owner has completed all debris removal work and has engineered the unit layout, fire hydrant installation, grading, communication utility infrastructure, retaining wall, storm drain, erosion control, tree planting, and irrigation improvements, which are ready to submit for HCD approval.

Following the 2018 Camp Fire, Paradise has experienced steady population recovery and rebuilding, while the high cost and measured pace of new single-family construction drives demand toward manufactured housing. The community sits within 7 min of retail and services in Paradise, 27 min of Chico, and 1 hour 40 min of Sacramento, with large commuter and retiree resident bases supporting long-term occupancy stability. Acres of Paradise offers a rare combination of entitled, utility-ready development and built-in seller financing!

ASKING PRICE

\$1,050,000

TOTAL SITES

58

MARKET
OCCUPANCY

88%

PRICE/SITE

\$18,103

MARKET
RENT AVG.

\$582

SITE MIX

53 MH
5 RV

TOTAL ACRES

15.20

PRICE/ACRE

\$69,079

SITE/ACRE

3.82

DESIGNATION

All Age

RENT CONTROL

No

COUNTY

Butte

APN

053-250-049-000

053-250-115-000

053-250-117-000

LAND USE

Commercial -

Vacant Land



EXCLUSIVE OFFERING

Investment Highlights

01 SELLER FINANCING

Seller financing overview:

- Price: **\$1,050,000**
- Seller Carry: **\$787,500 (75%)**
- Down Payment: **\$262,500 (25%)**
- Interest Rate: **6.00% Interest-Only**
- Term: **5 Years**
- Balloon Payment: **Due at the end of term; no prepayment penalty.**

02 PRE-DEVELOPMENT

Final stages of pre-development underway with design for the mobile home park and septic system complete, electric and gas connections established, and engineering pending final approvals. As engineering plans are completed, the permitting process should be more efficient by submitting to HCD for approval and permits.

03 PG&E INSTALLATION

New electric and gas lines and connections have been established by PG&E, following a multi-year process. New gas and electric utilities in place will reduce buyer’s timeline to accepting residents. The connections are set up for direct billed service, reducing future management burden compared to sub-metered service.

04 SEPTIC DESIGN COMPLETE

Septic system design engineering has been completed. The current design is for a wastewater treatment system with one 15,000-gallon septic tank, one lift station, and a leach field area located in the lower southeast portion of the property. Buyer may explore other configurations.

05 HCD PERMITTED SITES

Acres of Paradise has an active permit to operate and is HCD-permitted for 53 MH sites and 5 RV sites with drain. The majority MH sites provide for a predominantly long-term community. The RV component offers potential income diversification through the ability to accept different stay durations and more broad of a customer base.

06 LOCATION

The property is located within 7 minutes of major retail and services in Paradise, CA; 27 minutes of Chico, CA; and 1 hour 40 minutes of Sacramento, CA. Comparable manufactured home communities in Paradise are earning space rents averaging \$582 and experiencing average occupancy of 88%.



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Property Location

Butte County Fire Station

2.4 mi · 05 min · Emergency Services

Town of Paradise, CA

3.3 mi · 07 min · Services, Retail, Employment

Bille Park

3.4 mi · 08 min · Public Recreation Area

Paradise Lake

9.0 mi · 18 min · Hiking, Paddling, Fishing

Chico

17.8 mi · 27 min · University City & Economic Hub

Enloe Health Medical Center

18.6 mi · 28 min · Regional Hospital & Trauma Center

Oroville

22.6 mi · 28 min · Local Employment & Services

Sacramento International Airport

83.9 mi · 1 hr 33 min · Major International Airport

Sacramento

88.6 mi · 1 hr 40 min · State Capital & Employment Hub



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Market Overview

MARKET OVERVIEW & LOCATION

Paradise, CA is a residential community in the Sierra Nevada foothills of Butte County, known for its scenic natural beauty and abundant outdoor recreation. The town has seen substantial rebuilding and population recovery in recent years, with thousands of new homes constructed and residents returning after the 2018 Camp Fire. Paradise is positioned within 27 minutes of Chico, 28 minutes of Oroville, and ~1.5 hours of Sacramento, providing access to major employment markets while maintaining a lower cost of living.

ECONOMIC DRIVERS & EMPLOYMENT

Paradise serves as a residential and retirement hub within the greater Chico metropolitan area. The immediate local economy is anchored by an active reconstruction sector and retail and services throughout the Skyway and Clark Road corridors. Many Paradise residents commute to Chico, which is home to California State University, Chico and healthcare systems including Enloe Health and Adventist Health Feather River's expanding outpatient and clinic services.

HOUSING DEMAND

Paradise's affordable housing inventory experiences demand generated by returning residents, a steadily rebuilding population, and a retiree and fixed-income base. A housing stock dramatically reduced by the 2018 wildfire, combined with the high cost and measured pace of new single-family construction and rising property insurance premiums, creates demand for affordable options. Mobile home communities serve as essential housing in a market where conventional supply remains constrained and affordability is key.



Paradise is in the midst of a profound municipal recovery. After the 2018 Camp Fire reduced the town's population from roughly 26,000 to fewer than 5,000, Paradise has rebuilt at a rapid pace. According to the California Department of Finance, Paradise has been the fastest-growing city in California for two consecutive years, with population climbing 9.2% year-over-year to over 10,500 residents as of January 2026. On the infrastructure side, Paradise is underway on its first-ever municipal sewer system, with design of the wastewater treatment facility underway as of early 2026 and construction slated to begin in 2028. The Paradise sewer project is explicitly intended to bring back commercial businesses and enable denser residential development in the town. Rising construction costs and elevated insurance premiums have priced many returning households out of site-built homes, while the broader Butte County market remains tight (Chico multifamily vacancy sits below 4%, with rents roughly 20% under the state average). Manufactured housing communities occupy a unique position in this market, offering the area's most attainable housing at a fraction of replacement cost, in a town projected to continue absorbing new residents for years as it rebuilds.



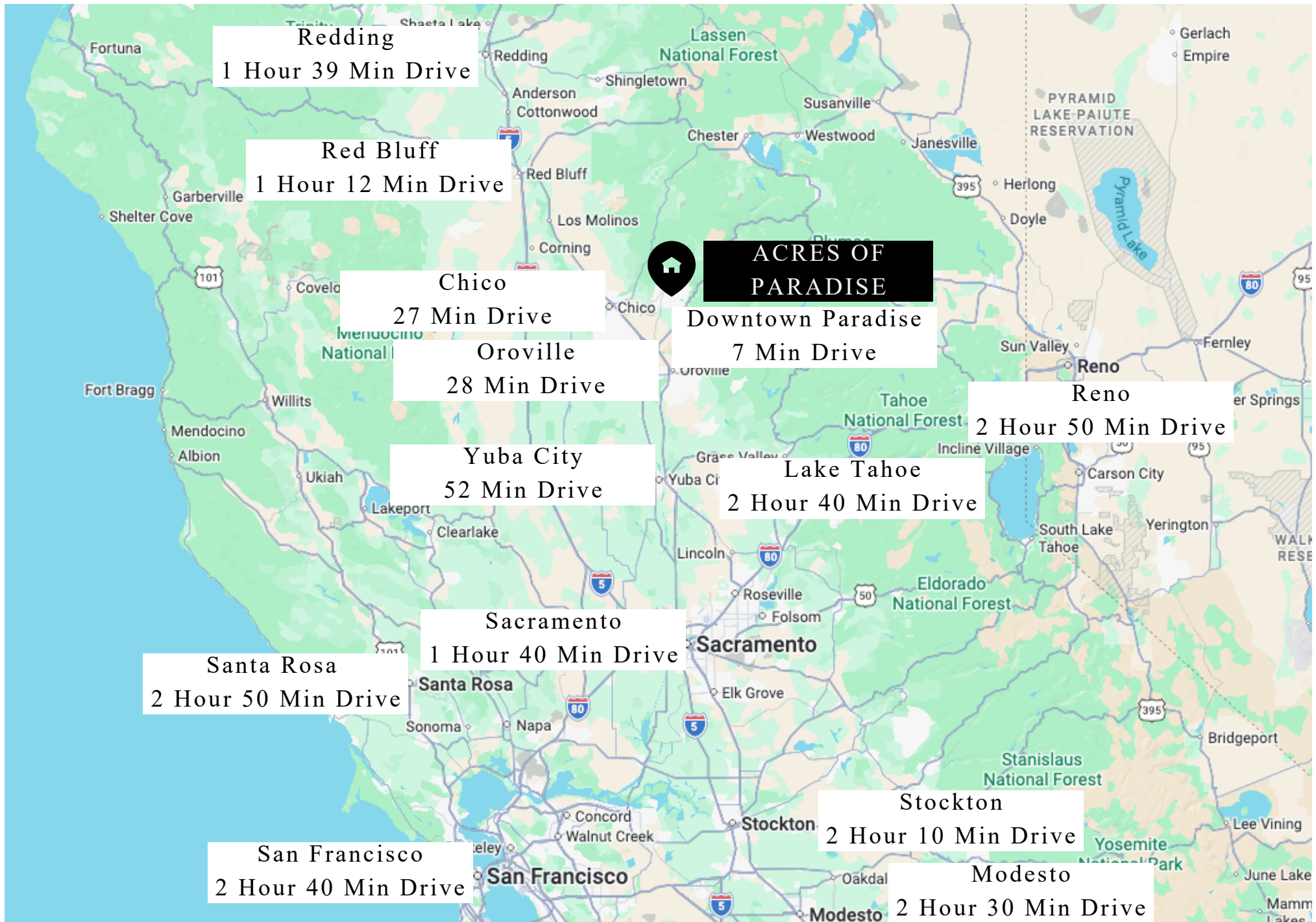


Image source: Google Maps; imagery may not reflect current conditions

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Utilities & Amenities

PG&E

New lines and connections have been established by PG&E for direct billed gas and electric service at each site. Existing PG&E connections will significantly reduce buyer’s timeline to accepting residents. Direct billed utilities will reduce operational burden upon project completion.

SEPTIC & WATER SYSTEM

Engineering and design have been completed for the new septic system. The system is designed as an extensive wastewater treatment system, though a buyer may explore alternative configurations. Public water service is active, and the existing meter remains operational. The system needs new private lines installed, and the Town of Paradise has approved initial plans.

HCD-PERMIT

Acres of Paradise currently has an active permit to operate and is HCD-permitted for 53 MH sites and 5 RV sites with drain, providing for a predominantly long-term community with the RV component offering income diversification.

LAND

Acres of Paradise comprises over 15 acres of land. With 58 HCD-permitted sites, the Property offers extremely low density of less than 4 sites per acre. The low site density allows for large, private lots which command premium rents. Comparable manufactured home community development opportunities in Paradise, CA with gas and electric installed have traded for an average of \$21,589 per site and \$152,917 per acre.

ENGINEERING OVERVIEW

The current owner has completed all debris removal work and has engineered the unit layout, fire hydrant installation, grading, communication utility infrastructure, retaining wall, storm drain, erosion control, tree planting, and irrigation improvements, which are ready to submit for HCD approval.



UTILITIES	PROVIDER	BILLING TYPE	PAID BY
WATER	Paradise Irrigation District	TBD	TBD
SEWER	Private	TBD	TBD
TRASH	Northern Recycling	TBD	TBD
ELECTRIC	PG&E	Direct Billed	Tenant
GAS	PG&E	Direct Billed	Tenant



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Property lines are approximate and for illustration purposes only

Parcel Overview

PARCEL OVERVIEW	PARCEL #1	PARCEL #2	PARCEL #3
Combined Parcels Total Acres: 15.20	• APN: 053-250-049-000 • Land Use: CZ • Acres: 10.41	• APN: 053-250-115-000 • Land Use: CZ • Acres: 4.17	• APN: 053-250-117-000 • Land Use: CV • Acres: 0.62



EXCLUSIVE OFFERING			ACRES OF PARADISE · SUBJECT PROPERTY						
Rent Survey			CITY	STATE	SITES	RENT	DESIGNATION	OCCUPANCY	UTILITIES
			Paradise	CA	58	N/A	All Age	N/A	N/A
PROPERTY NAME		ADDRESS	CITY	STATE	SITES	RENT	DESIGNATION	OCCUPANCY	UTILITIES
01	Paradise Ridge MHP	6656 Pentz Road	Paradise	CA	64	\$550	All Age	88%	Not Incl.
02	Sherwood Forest MHP	1280 Wagstaff Road	Paradise	CA	73	\$595	All Age	N/A	Not Incl.
03	Paradise MHE	1354 Elliot Road	Paradise	CA	39	\$650	All Age	85%	Not Incl.
04	Forest Glen MHP	1080 Pearson Road	Paradise	CA	24	\$525	Age-Restricted	80%	W Incl.
05	Idlewild Estates	5393 Sawmill Road	Paradise	CA	37	\$600	All Age	N/A	Not Incl.
06	Blue Haven Estates	5510 Clark Road	Paradise	CA	37	\$585	All Age	100%	Not Incl.
AVERAGE · (EXCLUDING SUBJECT PROPERTY)					46	\$584		88%	

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Rent Survey Map

01 · PARADISE RIDGE MHP

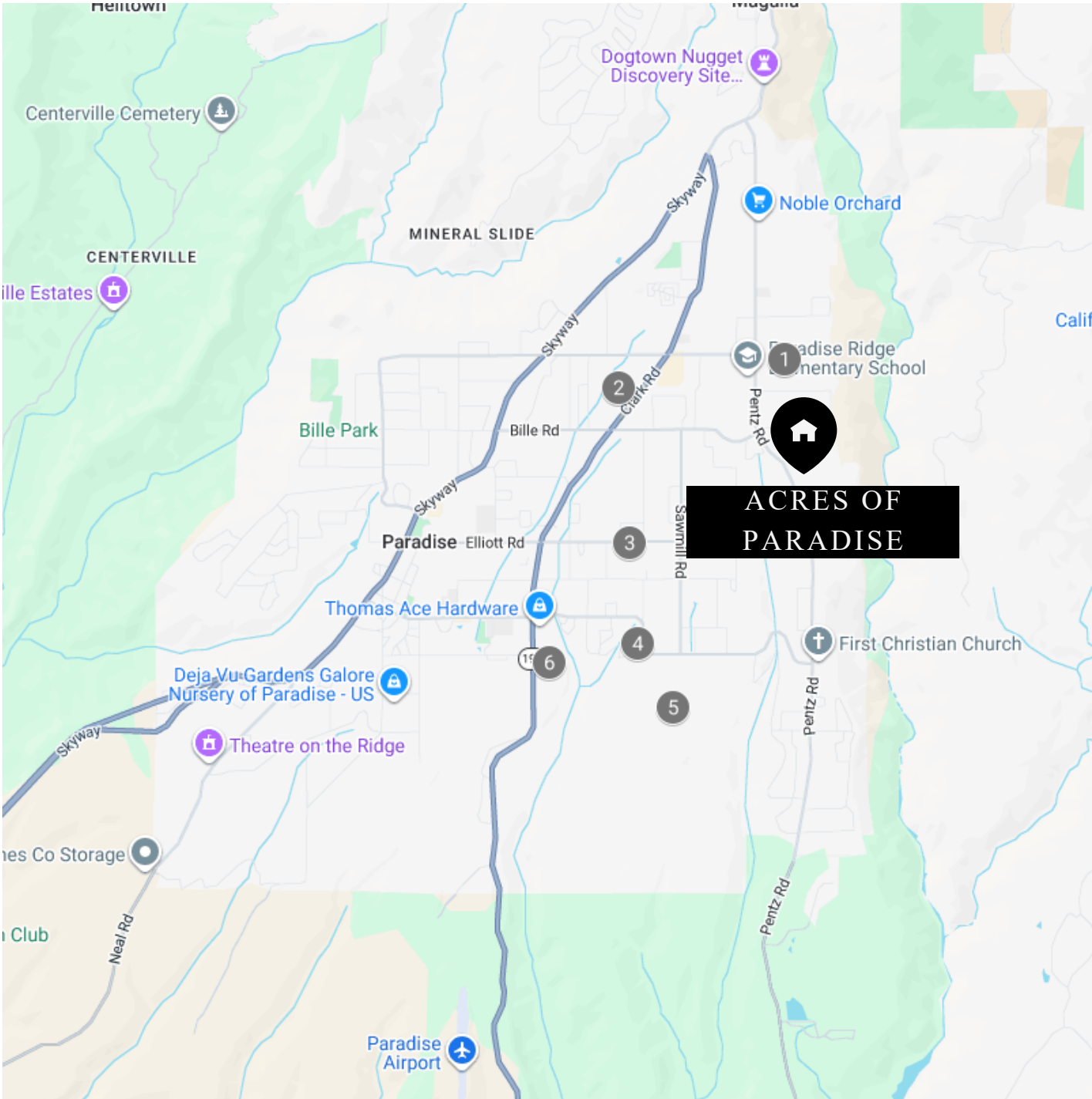
02 · SHERWOOD FOREST MHP

03 · PARADISE MHE

04 · FOREST GLEN MHP

05 · IDLEWILD ESTATES

06 · BLUE HAVEN ESTATES





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Sales
Comps

ACRES OF PARADISE · SUBJECT PROPERTY									
ADDRESS	CITY	STATE	SITES	PRICE	PRICE/ SITE	ACRES	PRICE/ ACRE	PG&E	
6280 Pentz Rd	Paradise	CA	58	\$1,050,000	\$18,103	15.20	\$69,079	Installed	

SALES COMPS <u>WITH</u> PG&E ELECTRIC & GAS INSTALLED										
NAME		ADDRESS	CITY	STATE	SITES	PRICE	PRICE/SITE	ACRES	PRICE/ACRE	SALE DATE
01	Blue Spruce MHE	7035 Pentz Rd	Paradise	CA	32	\$635,000	\$19,844	3.88	\$163,660	Jan 2026
02	Holly Hills MHE	5471 S Libby Rd	Paradise	CA	47	\$935,800	\$19,911	6.29	\$148,776	Aug 2024
03	Sherwood Forest MHP	1280 Wagstaff Rd	Paradise	CA	73	\$1,826,000	\$25,014	12.48	\$146,314	Apr 2024
AVERAGE · (EXCLUDING SUBJECT PROPERTY)					51	\$1,132,267	\$21,589	7.55	\$152,917	

SALES COMPS <u>WITHOUT</u> PG&E ELECTRIC & GAS INSTALLED										
NAME		ADDRESS	CITY	STATE	SITES	PRICE	PRICE/SITE	ACRES	PRICE/ACRE	SALE DATE
01	Pine Springs MHE	6920 Clark Rd	Paradise	CA	64	\$575,000	\$8,984	9.08	\$63,326	Mar 2025
02	Pheasant Ridge MHE	7075 Clark Rd	Paradise	CA	67	\$603,000	\$9,000	6.13	\$98,369	Feb 2025
03	Lime Saddle MHE	4333 Pentz Rd	Paradise	CA	31	\$520,000	\$16,774	7.73	\$67,270	Oct 2023
04	Cape Cod MHE	6799 Skyway	Paradise	CA	49	\$775,000	\$15,816	3.98	\$194,724	Sep 2023
05	Idlewild MHE Land	5393 Sawmill Rd	Paradise	CA	37	\$650,000	\$17,568	4.26	\$152,582	Apr 2023
AVERAGE · (EXCLUDING SUBJECT PROPERTY)					50	\$624,600	\$13,628	6.24	\$115,254	

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Sales Comps Map

SALES COMPS WITH PG&E INSTALLED

01 · BLUE SPRUCE MHE

02 · HOLLY HILLS MHE

03 · SHERWOOD FOREST MHP

SALES COMPS WITHOUT PG&E INSTALLED

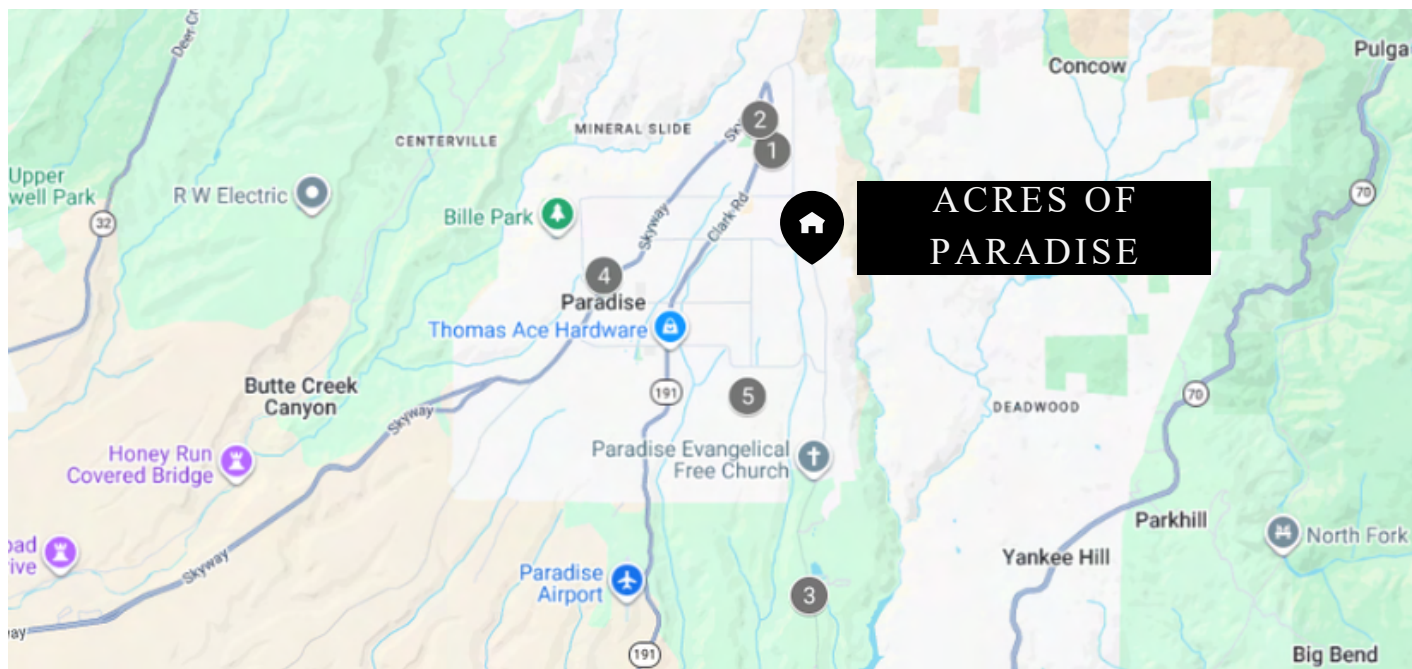
01 · PINE SPRINGS MHE

02 · PHEASANT RIDGE MHE

03 · LIME SADDLE MHE

04 · CAPE COD MHE

05 · IDLEWILD MHE





EXCLUSIVE OFFERING

Confidentiality & Disclaimer Notice

This Offering Memorandum (the "Memorandum") has been prepared by AVINE REAL ESTATE (DRE License #02257582) ("Broker") on behalf of the owner of the subject property (the "Seller") solely for informational purposes to assist qualified prospective purchasers (each, a "Recipient") in evaluating a potential acquisition of the property described herein (the "Property"). This Memorandum does not constitute, and shall not be construed as, an offer to sell or a solicitation of an offer to purchase the Property or any interest therein, nor does it constitute a representation that no change in the status of the Property has occurred since the date of preparation. **No Warranty or Representation.** The information, data, and projections contained in this Memorandum have been obtained from sources believed to be reliable, including information provided by the Seller and third-party sources; however, neither Broker nor Seller has independently verified all such information. No representation or warranty, express or implied, is made by Broker, Seller, or any of their respective officers, directors, employees, affiliates, or agents as to the accuracy, completeness, or reasonableness of the information contained herein. Recipients should not rely on this Memorandum or any of its contents in making any investment decision. Broker and Seller expressly disclaim any and all liability for representations or warranties, expressed or implied, contained in, or for omissions from, this Memorandum or any other written or oral communication transmitted to any Recipient in connection with the Property. **Independent Investigation.** This Memorandum is not a substitute for a thorough due diligence investigation. The Recipient acknowledges that it is a sophisticated party with the knowledge and experience to evaluate the merits and risks of the proposed transaction, and that it will rely solely on its own independent investigation, analysis, and judgment in determining whether to proceed with a purchase of the Property. Broker has not conducted any independent engineering, environmental, structural, mechanical, or title inspections or investigations. Prospective purchasers are strongly encouraged to retain qualified professionals to conduct their own inspections and to consult their own legal, tax, and financial advisors prior to making any investment decision. **Financial Projections.** All financial projections, pro forma statements, income and expense estimates, rent assumptions, and other forward-looking information contained in this Memorandum are provided for illustrative purposes only. Such projections are based on assumptions and estimates that may prove to be incorrect, and actual results may differ materially from those projected. Past performance and current market conditions are not necessarily indicative of future results. No representation is made that projected results will be achieved. **Property Condition.** The Property is being offered for sale "as-is, where-is, with all faults" as of the date of closing. No representations are made regarding the condition, square footage, lot size, age, zoning classification, permitted uses, environmental condition, or compliance with applicable laws or regulations, including without limitation the Americans with Disabilities Act, Title 24 accessibility requirements, or federal, state, or local environmental statutes. Photographs and renderings, if any, contained herein may not reflect current property condition. **Manufactured Housing & Regulatory Matters.** As a manufactured housing community, the Property may be subject to rent stabilization or rent control ordinances, tenant noticing and relocation requirements, utility billing regulations (including CPUC submetering rules), HCD permitting requirements, and other laws uniquely applicable to mobile home parks under California law, including but not limited to the Mobilehome Residency Law (Civil Code §798 et seq.). Buyers are solely responsible for independently verifying all regulatory requirements and their impact on current and future operations. **Not a Securities Offering.** This Memorandum does not constitute an offer of securities. No federal or state securities registration has been filed with respect to any interest in the Property. Recipients should consult their own securities counsel regarding the applicability of federal and state securities laws to any proposed transaction. **Confidentiality.** This Memorandum is confidential and is being delivered solely to the named Recipient and its authorized representatives. By accepting this Memorandum, Recipient agrees: (i) to hold its contents in strict confidence; (ii) not to copy, reproduce, or distribute this Memorandum or its contents, in whole or in part, without the prior written consent of Broker; (iii) not to contact or communicate with the Seller, property management, tenants, employees, lenders, or any other party related to the Property without the prior written consent of Broker; and (iv) to promptly return or destroy this Memorandum upon request. Recipient acknowledges that unauthorized disclosure may cause irreparable harm to Broker and Seller for which monetary damages would be an inadequate remedy, and that Broker and Seller shall be entitled to seek equitable relief, including injunctive relief, in addition to all other remedies available at law or in equity. **No Obligation; Subject to Change.** This offering is subject to prior sale, withdrawal, modification, or cancellation without notice. Seller reserves the right to reject any and all offers in its sole and absolute discretion and is under no obligation to proceed with a sale. Broker is obligated to present all offers to Seller but has no authority to accept or reject any offer on Seller's behalf. The delivery of this Memorandum does not grant the Recipient any right to inspect, access, or conduct due diligence on the Property. Access to the Property is strictly prohibited without prior written authorization from Broker. **Broker Representation.** Broker represents the Seller in this transaction unless otherwise disclosed in writing. Broker's fiduciary obligations run to the Seller. Recipients are advised to retain their own representation. **Governing Law.** This Memorandum and any disputes arising hereunder shall be governed by and construed in accordance with the laws of the State of California, without regard to its conflict of laws principles.



EXCLUSIVE OFFERING

Offering Details

ASKING PRICE

\$1,050,000

ALL OFFERS TO BE SUBMITTED VIA EMAIL TO
tim@avinerealestate.com

NON-BINDING LOI OR PURCHASE AGREEMENT

Prospective purchasers are requested to submit offers including all material terms and conditions, including, without limitation: (i) purchase price; (ii) earnest money deposit; (iii) due diligence period; (iv) closing timeline; (v) relevant track record; (vi) evidence of financial capacity and ability to close; and (vii) a summary of the proposed financing structure.

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