



OFFERING MEMORANDUM

# Herlong Mobile Home & RV Park

740-990 Arroyo Dr. Herlong, CA 96113



**HERLONG**  
**Mobile Home**  
**& RV Park**



Marcus & Millichap

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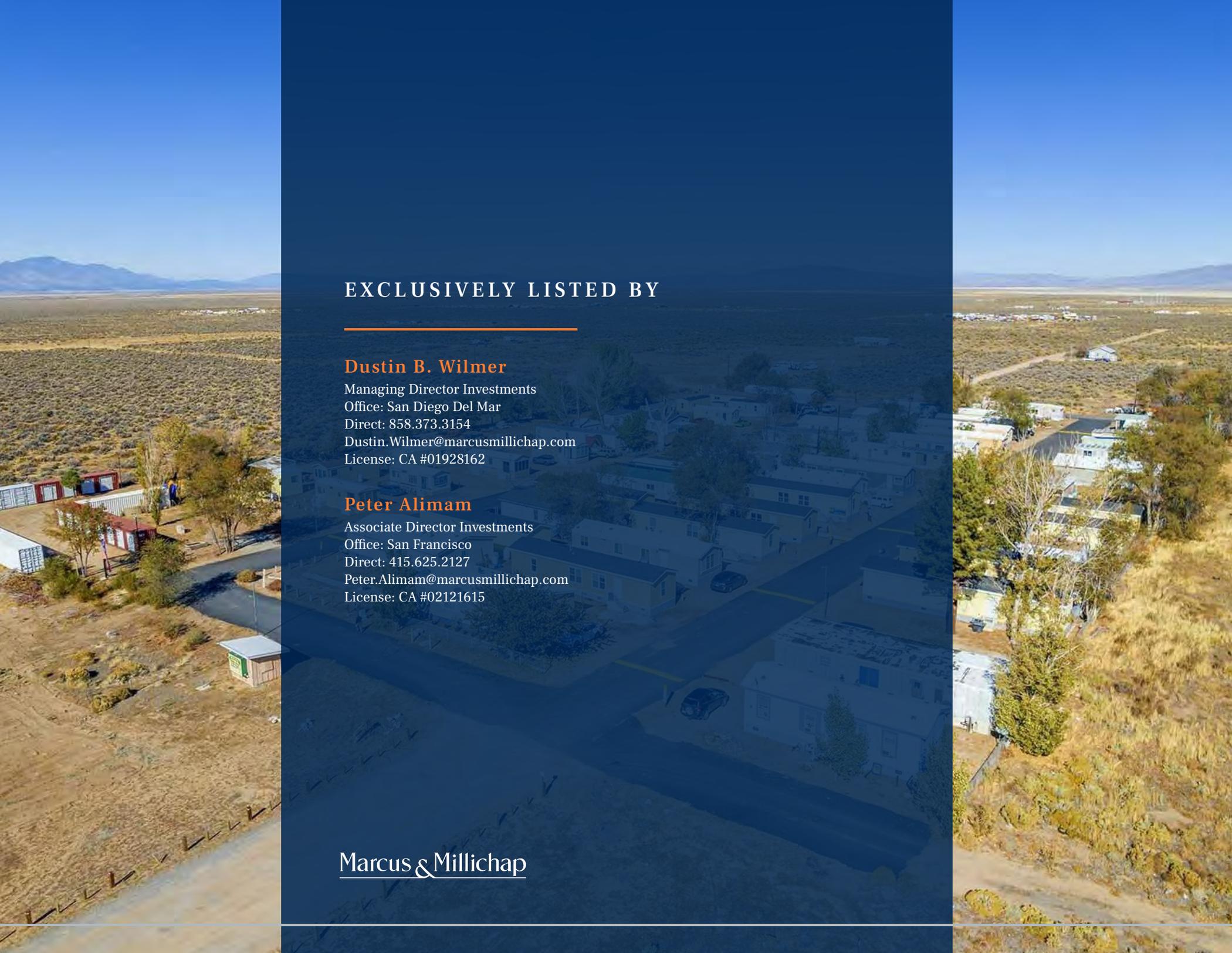
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## OFFERING SUMMARY



Listing Price  
**\$2,400,000**



Rate of Return  
**8.48%**



# of Sites  
**73**

### FINANCIAL

Listing Price (Real Estate)	\$1,000,000 (\$13,700 / Per Site)
Listing Price (POH Portfolio)	\$1,400,000 (\$31,111 / Per Home)
Current Budget Gross Income	\$418,071
2025 Gross Income	\$412,618
Underwritten Expense % (Park/Combined)	54.45% / 51.29%
NOI (Park/Combined)	\$123,413 / \$203,636
Park Cap Rate   Combined (POH Income) Rate of Return	12.34% / 8.48%
Combined Price Per Site	\$32,877

### OPERATIONAL

Total Sites	73 (63 HCD Permitted MH Sites   10 Permitted RV/PM Sites) + 10 Storage Units
Current Site Mix	47 POH's   4 TOH's
POH Mix	17 SW MH   15 DW MH   13 PM
Vacancy	18 Vacant POH's   17 Vacant Sites
Sites/Acre	2.73
Lot Size	26.75 Acres
Occupancy	44%
Approximate Year Built	1980



## Herlong Mobile Home & RV Park // PROPERTY DETAILS

### PROPERTY SUMMARY

Type of Park	All- Age Mobile Home   Storage   Additional Land
Rent Control	No
Assessors Parcel Number	910-000-070-000 (Park) 131-100-060-000 (Park) 139-090-049-000 (Land)

### SITE DESCRIPTION

Sites	73 (63 HCD Permitted MH Sites   10 HCD Permitted RV/PM Sites) + 10 Storage Units
Storage Units	10
Park Owned Park Models	13
Park Owned Mobile Homes	32 (17 Single-Wides   15 Double Wides)
Vacant POH's	18 (13 MH   5 PM)
Vacant Sites	17
Approximate Year Built	1980
Lot Size (Park)	6.89 Acres
Lot Size (Adjoining Vacant Land)	19.86 Acres
Type of Ownership	Fee Simple
Financing	New Bank Debt
Sites/Acre	10.59
Parking	Ample
Resident Off Street Parking	Yes
Guest Parking	Yes
Website	<a href="#">Click Here for Herlong MHP Website</a>

### UTILITIES & AMENITIES

	PAID BY	METER	OTHER
Water	Landlord	Sub-Metered/Master-Metered	-
Electric	Tenant	Sub-Metered	50-Amp
Gas	Tenant	-	Propane
Sewer	Tenant	Pass-Through	Sewer Lines
Trash	Landlord	-	CNS Waste Solutions

## INVESTMENT HIGHLIGHTS // Herlong Mobile Home & RV Park



### PROPERTY HIGHLIGHTS

- Non-Rent Controlled Market
- Upside in Rents | Below Market Lot-Rent \$400
- Municipal Water
- Sites 1-50 on Municipal Sewer - Sites 51-61 on Septic with Hook-Up Available
- 20 Acre Expansion Opportunity
- Centralized Gas Available - Tenants Use Propane
- Laundry Room



## Herlong Mobile Home & RV Park // INFRASTRUCTURE AND PARK COMPONENTS



### INFRASTRUCTURE AND PARK COMPONENTS:

- Electric: Sub-metered 50 Amp service. Direct burial. Two distribution centers within the park, three homes per breaker.
- Gas Lines: There is a centralized gas system which is not currently utilized. Seller provides all tenants with a 120gal propane tank which they are responsible for refilling.
- Water Lines: Galvanized piping. Seller has sub-metered 6 of the homes but is not currently charging tenants for water.
- Sewer Lines: Cast Iron (must be confirmed through Buyers DD). Most tenants are passed through a sewer charge of \$28.37. As new homes are installed, seller has removed p-traps and installed ABS piping. Spaces 1-50 are on a lift station and connected to City Sewer. Spaces 51-61 were built more recently and have their own individual septic system which can be tied into the lift station if so desired.
- Trash: Two dumpsters on-site. Trash services are provided by CNS Waste Solutions and paid for by seller.
- Drainage: West to East surface drainage.
- Laundry Room: There are three brand new stackable washer/dryer units, three top-loading washers and three top-loading dryers all owned by the park. Seller has re-roofed and renovated the laundry building and there is a new change machine within.
- Roads: Asphalt and in fair condition. No improvements have been made to roads.
- Park-Owned Homes- The Park Owned Home Portfolio is included in the Purchase Price.
- Storage Sheds: The Storage Sheds are NOT included in the Purchase Price. Principals must agree to a Personal Property Storage Shed Purchase Price prior to opening escrow. There are 8 Storage units.





## FINANCIAL ANALYSIS - INCOME // Herlong Mobile Home & RV Park

Income	2023 Actuals	2024 Actuals	2025 Actuals	Real Property Budget	POH Estimate	Combined Estimate	%	Notes
Site Rent	\$ 269,861	\$ 288,539	\$ 326,557	\$ 349,644		\$ 349,644	83.63%	Per the rent roll.
POH Rental Income					\$ 339,576	\$ 339,576	81.22%	Per the rent roll.
Utility Income	\$ 83,137	\$ 89,009	\$ 90,717	\$ 89,863		\$ 89,863	21.49%	Average of 2024 & 2025 numbers.
Other Rental Income	\$ 5,278	\$ (507)	\$ (5,106)	\$ (112)		\$ (112)	-0.03%	Average of 2023, 2024, & 2025 numbers.
Physical Vacancy (Lot)				\$ (168,456)		\$ (168,456)	-40.29%	RPB excludes managers rent credit.
Physical Vacancy (POH)					\$ (192,444)	\$ (192,444)	-46.03%	
<b>Total Income</b>	<b>\$ 358,275</b>	<b>\$ 377,042</b>	<b>\$ 412,168</b>	<b>\$ 270,939</b>	<b>\$ 147,132</b>	<b>\$ 418,071</b>	<b>100.00%</b>	

## Herlong Mobile Home & RV Park // FINANCIAL ANALYSIS - EXPENSES

Expenses	2023 Actuals	2024 Actuals	2025 Actuals	Real Property Budget	POH Estimate	Combined Estimate	%	Notes
<b>Management/Payroll</b>								
Wages - Manager	\$ 17,160	\$ 17,108	\$ 17,060	\$ 8,542	\$ 8,542	\$ 17,084	7.97%	Average of 2024 & 2025 numbers.
Wages - Other	\$ 55	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	Average of 2024 & 2025 numbers.
Employer PR Taxes	\$ 1,513	\$ 1,526	\$ 1,543	\$ 767	\$ 767	\$ 1,534	0.72%	Average of 2024 & 2025 numbers.
Insurance - Workers Compensation	\$ 1,670	\$ 2,245	\$ 1,744	\$ 998	\$ 998	\$ 1,996	0.93%	Average of 2024 & 2025 numbers.
Insurance - Health	\$ -	\$ -	\$ 117	\$ -	\$ -	\$ -	0.00%	N/A.
Employee Rent	\$ 7,800	\$ 7,800	\$ 7,800	\$ 3,900	\$ 3,900	\$ 7,800	3.64%	Average of 2024 & 2025 numbers.
Management Fees	\$ 6,000	\$ 6,000	\$ 6,000	\$ 3,000	\$ 3,000	\$ 6,000	2.80%	Average of 2024 & 2025 numbers.
<b>Total Payroll/MGT</b>	<b>\$ 34,198</b>	<b>\$ 34,679</b>	<b>\$ 34,265</b>	<b>\$ 17,207</b>	<b>\$ 17,207</b>	<b>\$ 34,414</b>	<b>16.05%</b>	
<b>Utilities</b>								
Gas	\$ 3,491	\$ 2,813	\$ 2,088	\$ 2,450	\$ -	\$ 2,450	1.14%	Average of 2024 & 2025 numbers.
Electric	\$ 68,139	\$ 64,047	\$ 65,925	\$ 64,986	\$ -	\$ 64,986	30.31%	Average of 2024 & 2025 numbers.
Electric - Sewer Plant/Ponds	\$ -	\$ 91	\$ -	\$ 46	\$ -	\$ 46	0.02%	Average of 2024 & 2025 numbers.
Water	\$ 7,664	\$ 4,790	\$ 5,288	\$ 5,039	\$ -	\$ 5,039	2.35%	Average of 2024 & 2025 numbers.
Sewer	\$ 9,322	\$ 7,802	\$ 8,511	\$ 8,156	\$ -	\$ 8,156	3.80%	Average of 2024 & 2025 numbers.
Trash	\$ 12,966	\$ 10,855	\$ 12,682	\$ 11,768	\$ -	\$ 11,768	5.49%	Average of 2024 & 2025 numbers.
Street Lights	\$ 20	\$ 199	\$ 158	\$ 178	\$ -	\$ 178	0.08%	Average of 2024 & 2025 numbers.
Cable TV	\$ (14)	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	Average of 2024 & 2025 numbers.
<b>Total Utilities</b>	<b>\$ 101,588</b>	<b>\$ 90,597</b>	<b>\$ 94,651</b>	<b>\$ 92,624</b>	<b>\$ -</b>	<b>\$ 92,624</b>	<b>43.19%</b>	
<b>Repairs &amp; Maintenance</b>								
Common Areas	\$ (364)	\$ (9,390)	\$ (4,095)	\$ (6,742)	\$ -	\$ (6,742)	-3.14%	Average of 2024 & 2025 numbers.
Park Owned Homes	\$ -	\$ 45,409	\$ 10,600	\$ -	\$ 28,005	\$ 28,005	13.06%	Average of 2024 & 2025 numbers.
Electrical	\$ 357	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	Average of 2024 & 2025 numbers.
Pest Control	\$ 650	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	Average of 2024 & 2025 numbers.
Street Repair	\$ 35,000	\$ 3,780	\$ -	\$ 1,890	\$ -	\$ 1,890	0.88%	Average of 2024 & 2025 numbers.
Other Expense	\$ 2,684	\$ 8,437	\$ 7,389	\$ 3,956	\$ 3,956	\$ 7,912	3.69%	Average of 2024 & 2025 numbers.
<b>Total Maintenance</b>	<b>\$ 38,327</b>	<b>\$ 48,235</b>	<b>\$ 13,894</b>	<b>\$ (897)</b>	<b>\$ 31,961</b>	<b>\$ 31,064</b>	<b>14.49%</b>	
<b>G&amp;A</b>								
Accounting	\$ -	\$ -	\$ 1,484	\$ 742	\$ -	\$ 742	0.35%	Average of 2024 & 2025 numbers.
Advertising - Promotion	\$ -	\$ 7,883	\$ 10,805	\$ 4,672	\$ 4,672	\$ 9,344	4.36%	Average of 2024 & 2025 numbers.
Bank Charges	\$ 66	\$ 33	\$ 138	\$ 85	\$ -	\$ 85	0.04%	Average of 2024 & 2025 numbers.
Credit Checks	\$ 875	\$ 1,295	\$ 1,365	\$ 665	\$ 665	\$ 1,330	0.62%	Average of 2024 & 2025 numbers.
Dues Subscriptions Fees	\$ 6,485	\$ 4,454	\$ 6,207	\$ 5,331	\$ -	\$ 5,331	2.49%	Average of 2024 & 2025 numbers.
Equipment Lease/Rentals	\$ 143	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	Average of 2024 & 2025 numbers.
Legal - Evictions	\$ 15,103	\$ 3,982	\$ 79	\$ 1,015	\$ 1,015	\$ 2,030	0.95%	Average of 2024 & 2025 numbers.
Legal - General	\$ 804	\$ 5,600	\$ 3,100	\$ 2,175	\$ 2,175	\$ 4,350	2.03%	Average of 2024 & 2025 numbers.
Licenses - Permits	\$ 1,568	\$ 1,874	\$ 2,224	\$ 2,049	\$ -	\$ 2,049	0.96%	Average of 2024 & 2025 numbers.
Meals - Entertainment	\$ 97	\$ 75	\$ 30	\$ 52	\$ -	\$ 52	0.02%	Average of 2024 & 2025 numbers.
Office Supplies	\$ 68	\$ 1,163	\$ 2,095	\$ 1,629	\$ -	\$ 1,629	0.76%	Average of 2024 & 2025 numbers.
Organizational Costs	\$ 112	\$ 198	\$ 248	\$ 223	\$ -	\$ 223	0.10%	Average of 2024 & 2025 numbers.
Outside Services	\$ 4,034	\$ 4,154	\$ 4,574	\$ 4,364	\$ -	\$ 4,364	2.04%	Average of 2024 & 2025 numbers.
Payroll Service	\$ 2,854	\$ 3,016	\$ 3,184	\$ 3,100	\$ -	\$ 3,100	1.45%	Average of 2024 & 2025 numbers.
Postage	\$ 184	\$ 96	\$ 113	\$ 105	\$ -	\$ 105	0.05%	Average of 2024 & 2025 numbers.
Telephone	\$ 1,227	\$ 1,649	\$ 1,699	\$ 1,674	\$ -	\$ 1,674	0.78%	Average of 2024 & 2025 numbers.
Tenant Services	\$ -	\$ 44	\$ -	\$ 22	\$ -	\$ 22	0.01%	Average of 2024 & 2025 numbers.
Travel	\$ 225	\$ 1,663	\$ 2,650	\$ -	\$ -	\$ -	0.00%	N/A.
Cash Over/Short	\$ (0)	\$ 658	\$ 40	\$ 349	\$ -	\$ 349	0.16%	Average of 2024 & 2025 numbers.
<b>Total G&amp;A</b>	<b>\$ 33,843</b>	<b>\$ 37,836</b>	<b>\$ 40,035</b>	<b>\$ 28,252</b>	<b>\$ 8,527</b>	<b>\$ 36,779</b>	<b>17.15%</b>	
<b>Taxes &amp; Insurance</b>								
Property Taxes	\$ 3,142	\$ 9,215	\$ 9,312	\$ 10,340	\$ -	\$ 10,340	4.82%	1.034% of price.
Park Owned Homes Insurance	\$ 8,619	\$ -	\$ 9,712	\$ -	\$ -	\$ -	0.00%	Broker estimate.
Prop-Liability Insurance	\$ 1,429	\$ -	\$ -	\$ -	\$ 9,215	\$ 9,215	4.30%	Broker estimate.
<b>Total Taxes &amp; Insurance</b>	<b>\$ 13,191</b>	<b>\$ 9,215</b>	<b>\$ 19,024</b>	<b>\$ 10,340</b>	<b>\$ 9,215</b>	<b>\$ 19,555</b>	<b>9.12%</b>	
<b>Total Expenses</b>	<b>\$ 221,147</b>	<b>\$ 220,562</b>	<b>\$ 201,869</b>	<b>\$ 147,526</b>	<b>\$ 66,910</b>	<b>\$ 214,435</b>		
<b>% EGI</b>	<b>61.73%</b>	<b>58.50%</b>	<b>48.98%</b>	<b>54.45%</b>	<b>45.48%</b>	<b>51.29%</b>		
<b>Net Operating Income</b>	<b>\$ 137,128</b>	<b>\$ 156,480</b>	<b>\$ 210,299</b>	<b>\$ 123,413</b>	<b>\$ 80,223</b>	<b>\$ 203,636</b>		

<b>REAL PROPERTY PRICE POINTS</b>		
<b>PRICE</b>	<b>CURRENT CAP</b>	<b>PRICE PER SITE</b>
<b>\$1,000,000</b>	<b>12.34%</b>	<b>\$13,700</b>
<b>GRM</b>	<b>EXP PER SITE</b>	<b>EXP / %</b>
<b>3.69</b>	<b>\$2,021</b>	<b>55.93%</b>

<b>POH PORTFOLIO PRICING</b>		
<b>PRICE</b>	<b># OF PARK MODELS</b>	<b># OF MOBILE HOMES</b>
<b>\$1,400,000</b>	<b>13</b>	<b>32</b>
	<b>PRICE PER PM</b>	<b>PRICE PER MH</b>
	<b>\$31,111</b>	<b>\$31,111</b>

<b>COMBINED PRICE POINTS</b>		
<b>PRICE</b>	<b>RATE OF RETURN</b>	<b>PRICE PER SITE</b>
<b>\$2,400,000</b>	<b>8.48%</b>	<b>\$32,877</b>
<b>GRM</b>	<b>EXP PER SITE</b>	<b>EXP / %</b>
<b>5.74</b>	<b>\$2,937</b>	<b>51.29%</b>

## Herlong Mobile Home & RV Park // RENT ROLL

Count	Site #	Site Type	Site Rent	Home Rent
1	1	MH Vacant	\$ 350	\$ 500
2	2	POH	\$ 400	\$ 600
3	3	POH	\$ 400	\$ 800
4	4	MH	\$ 340	\$ -
5	5	MH Vacant	\$ 396	\$ 500
6	6	POH Storage	\$ 400	\$ 50
7	7	MH Vacant	\$ 350	\$ 500
8	8	POH	\$ 400	\$ 526
9	9	POH	\$ 400	\$ 500
10	10	POH	\$ 400	\$ 500
11	11	MH Vacant	\$ 478	\$ 400
12	12	MH	\$ 413	\$ -
13	13	POH	\$ 400	\$ 475
14	14	MH Vacant	\$ 350	\$ 500
15	15	POH	\$ 400	\$ 600
16	16	POH	\$ 400	\$ 358
17	17	POH	\$ 400	\$ 416
18	18	POH	\$ 400	\$ 500
19	19	POH	\$ 400	\$ 465
20	20	POH	\$ 400	\$ 500
21	21	POH	\$ 350	\$ 500
22	22	POH	\$ 400	\$ 500
23	23	POH	\$ 400	\$ 495
24	24	POH	\$ 400	\$ 500
25	25	MH Vacant	\$ 350	\$ 500
26	26	POH Storage	\$ 400	\$ 50
27	27	POH	\$ 400	\$ 325
28	28	POH	\$ 400	\$ 425
29	29	POH	\$ 400	\$ 500
30	30	POH	\$ 400	\$ 300
31	31	POH	\$ 400	\$ 475
32	32	MH Vacant	\$ 350	\$ 500
33	33	Vacant Site	\$ 350	\$ 500
34	34	MH Vacant	\$ 350	\$ 500
35	35	POH	\$ 400	\$ 521

Count	Site #	Site Type	Site Rent	Home Rent
36	36	POH	\$ 400	\$ 500
37	37	POH	\$ 400	\$ 625
38	38	POH	\$ 400	\$ 500
39	39	MH Vacant	\$ 396	\$ 500
40	40	MH Vacant	\$ 350	\$ 500
41	41	POH	\$ 400	\$ 437
42	42	POH	\$ 400	\$ 416
43	43	MH Vacant	\$ 350	\$ 500
44	44	MH Vacant	\$ 350	\$ 500
45	45	POH	\$ 400	\$ 521
46	46	MH Vacant	\$ 350	\$ 500
47	47	POH	\$ 400	\$ 453
48	48	MH Vacant	\$ 350	\$ 500
49	49	POH	\$ 300	
50	50	MH Vacant	\$ 350	\$ 500
51	51	MH Vacant	\$ 368	\$ 500
52	51A	PO Park Model	\$ 400	\$ 265
53	52	PO Park Model	\$ 400	\$ 200
54	52A	PO Park Model	\$ 400	\$ 175
55	53	PO Park Model	\$ 400	\$ 200
56	53A	PO Park Model	\$ 400	\$ 150
57	54	PO Park Model	\$ 400	\$ 200
58	54A	PO Park Model	\$ 400	\$ 200
59	55	PO Park Model	\$ 400	\$ 175
60	55A	PO Park Model	\$ 400	\$ 175
61	56	Double-Up Site	\$ 484	\$ -
62	56A	Double-Up Site	\$ 550	\$ 400
63	57	Double-Up Site	\$ 400	\$ 800
64	57A	Double-Up Site	\$ 550	\$ 400
65	58	PO Park Model	\$ 400	\$ 175
66	58A	PO Park Model	\$ 400	\$ 175
67	59	PO Park Model	\$ 400	\$ 225
68	59A	PO Park Model	\$ 400	\$ 250
69	60	Double-Up Site	\$ 562	\$ -
70	60A	Double-Up Site	\$ 550	\$ 400

# RENT ROLL // Herlong Mobile Home & RV Park

Count	Site #	Site Type	Site Rent	Home Rent
71	61	Double-Up Site	\$ 350	\$ -
72	61A	Double-Up Site	\$ 550	\$ 500
73	62	Vacant Site	\$ 350	\$ 500

Gross Potential Monthly Gross Rents			
Sites	Site Rent	Home Rent	Total Rent
73	\$29,137	\$28,298	\$57,435
Less Vacancy/Manager Rent Credits			
Sites	Site Rent	Home Rent	Total Rent
41	\$15,338	\$16,037	\$31,375
Current Monthly Rents			
Sites	Site Rent	Home Rent	Total Rent
32	\$13,799	\$12,261	\$26,060
Annual Rents @ Current Occupancy			
Sites	Site Rent	Home Rent	Total Rent
32	\$165,588	\$147,132	\$312,720
Gross Potential Annual Rents			
Sites	Site Rent	Home Rent	Total Rent
73	\$349,644	\$339,576	\$689,220

Site Type	Site Count
MH	2
Vacant Site	17
Double-Up Site	8
PO Park Model	13
POH	31
POH Storage	2
<b>Total</b>	<b>73</b>

Key
Vacant Site
POH Vacant
Common Area
On Market
Employee
Double-Up Sites



AERIAL MAP // **Herlong Mobile Home & RV Park**

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SECTION 1

# Sale Comparables

SALE COMPS MAP

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SALE COMPS SUMMARY

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# SALE COMPS MAP

 Herlong Mobile Home & RV Park

 1 Arena RV Park

 2 Shady Rest MHP

 3 Antelope Creek MHP

 4 North Redding RV Village

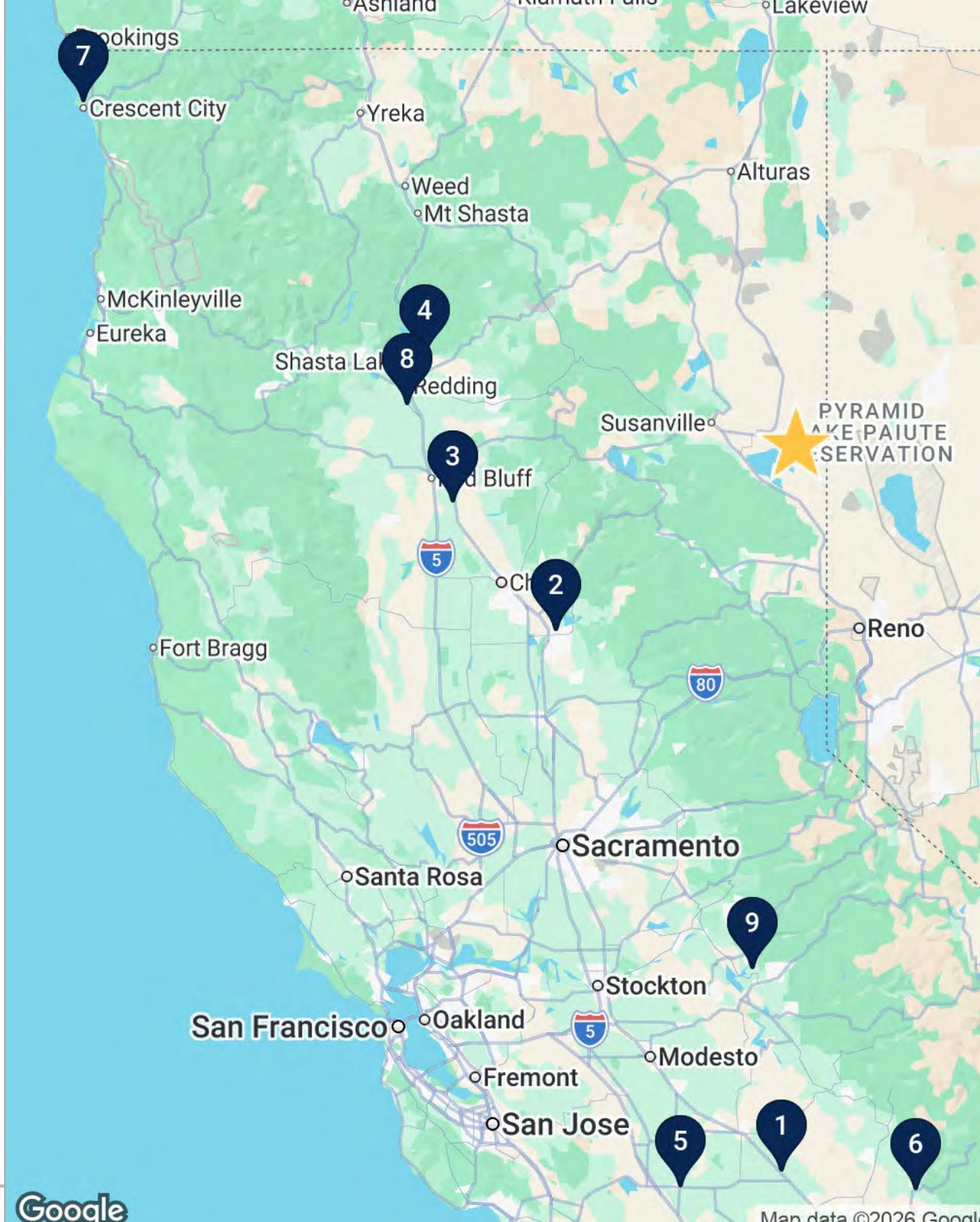
 5 Tanner TP

 6 Sandy Creek Village

 7 Golden Hills MHC

 8 Cottonwood Ridge MHP

 9 Sonora Estates



## Herlong Mobile Home & RV Park // SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	CAP RATE	# OF SITES	\$/SITE	LOT SIZE	OCCUPANCY	CLOSE
	<b>Herlong Mobile Home &amp; RV Park</b> 740-990 Arroyo Dr. Herlong, CA 96113	\$2,400,000	12.34%	73	\$32,877	26.75 AC	44%	On Market
	SALE COMPARABLES	PRICE	CAP RATE	# OF SITES	\$/SITE	LOT SIZE	OCCUPANCY	CLOSE
	<b>Arena RV Park</b> 203 S Chowchilla Blvd Chowchilla, CA 93610	\$1,640,000	7.50%	42	\$39,047	2.95 AC	100%	12/30/2025
	<b>Shady Rest MHP</b> 37 Acacia Ave Oroville, CA 95966	\$930,000	7.80%	23	\$40,434	1.81 AC	90%	12/22/2025
	<b>Antelope Creek MHP</b> 24850 5th Ave Los Molinos, CA 96055	\$1,300,000	14.05%	54	\$24,074	12.39 AC	100%	12/15/2025
	<b>North Redding RV Village</b> 14216 Bear Mountain Rd Redding, CA 96003	\$1,150,000	10.90%	71	\$16,197	50.53 AC	60%	10/06/2025
	<b>Tanner TP</b> 1529 Tanner Rd Los Banos, CA 93635	\$765,000	-	30	\$25,500	1.7 AC	80%	08/08/2025
	<b>Sandy Creek Village</b> 30501 Auberry Rd Auberry, CA 93602	\$1,825,000	8.00%	45	\$40,555	20.32 AC	95%	08/01/2025

## SALE COMPS SUMMARY // Herlong Mobile Home & RV Park

	SUBJECT PROPERTY	PRICE	CAP RATE	# OF SITES	\$/SITE	LOT SIZE	OCCUPANCY	CLOSE
7	<b>Golden Hills MHC</b> 1950 Northcrest Dr Crescent City, CA 95531	\$6,700,000	8.52%	214	\$31,308	20 AC	95%	03/11/2025
8	<b>Cottonwood Ridge MHP</b> 7252 Whitehouse Dr Anderson, CA 96007	\$4,100,000	7.40%	73	\$56,164	10.75 AC	97%	03/11/2025
9	<b>Sonora Estates</b> 22466 S Airport Rd Sonora, CA 95370	\$3,800,000	6.89%	84	\$45,238	20.43 AC	60%	01/14/2025
	<b>AVERAGES</b>	<b>\$2,467,778</b>	<b>8.88%</b>	<b>71</b>	<b>\$34,919</b>	<b>15.65 AC</b>	<b>86%</b>	<b>-</b>

SECTION 2

# Rent Comparables

RENT COMPS MAP

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RENT COMPS SUMMARY

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PARCEL MAP

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RETAILER MAP

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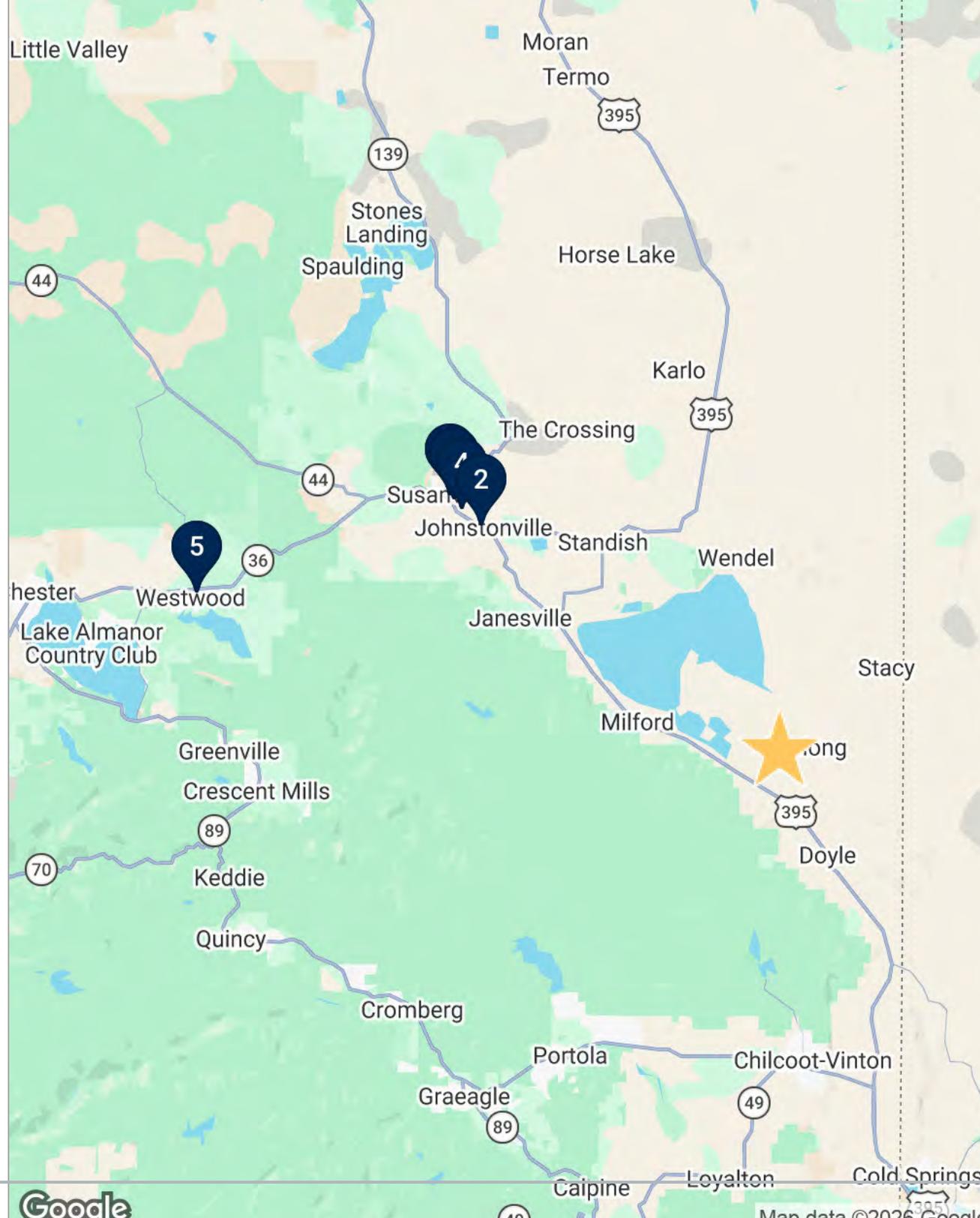
DEMOGRAPHICS

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Marcus & Millichap

# RENT COMPS MAP

-  Herlong Mobile Home & RV Park
-  Wagon Wheel MHP
-  1 Lassen MHP
-  2 Hidden Acres MHP
-  3 Susanville Village MH & RV Park
-  4 Lassen West Village
-  5



## Herlong Mobile Home & RV Park // RENT COMPS SUMMARY

	SUBJECT PROPERTY	# OF SITES	AVERAGE RENT	LOT SIZE
	<b>Herlong Mobile Home &amp; RV Park</b> 740-990 Arroyo Dr. Herlong, CA 96113	73	\$538	26.75 AC
	<b>RENT COMPARABLES</b>	<b># OF SITES</b>	<b>AVERAGE RENT</b>	<b>LOT SIZE</b>
	<b>Wagon Wheel MHP</b> 290 Russell Ave Susanville, CA 96130	23	\$550	1.95 AC
	<b>Lassen MHP</b> 704 Bangham Ln Susanville, CA 96130	32	\$575	5.19 AC
	<b>Hidden Acres MHP</b> 2965 Johnstonville Rd Susanville, CA 96130	14	\$660	101.0 AC
	<b>Susanville Village MH &amp; RV Park</b> 702 Johnstonville Rd Susanville, CA 96130	49	\$475	6.84 AC
	<b>Lassen West Village</b> 464 Mooney Rd Westwood, CA 96137	98	\$525	21.54 AC
	<b>AVERAGES</b>	<b>43</b>	<b>\$557</b>	<b>27.3 AC</b>

# PARCEL MAP // Herlong Mobile Home & RV Park



Herlong Mobile Home & RV Park // RETAILER MAP



Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

## DEMOGRAPHICS // Herlong Mobile Home & RV Park

POPULATION	10 Miles	30 Miles	50 Miles
<b>2030 Projection</b>			
Total Population	2,618	21,834	470,945
<b>2025 Estimate</b>			
Total Population	2,638	22,088	452,036
<b>2020 Census</b>			
Total Population	2,744	23,459	429,123
<b>2010 Census</b>			
Total Population	2,781	24,828	386,491
<b>Daytime Population</b>			
2025 Estimate	1,654	13,742	428,385
HOUSEHOLDS	10 Miles	30 Miles	50 Miles
<b>2030 Projection</b>			
Total Households	766	5,919	190,297
<b>2025 Estimate</b>			
Total Households	757	5,922	181,745
Average (Mean) Household Size	2.2	2.0	2.5
<b>2020 Census</b>			
Total Households	740	5,929	165,477
<b>2010 Census</b>			
Total Households	832	6,064	145,888

HOUSEHOLDS BY INCOME	10 Miles	30 Miles	50 Miles
<b>2025 Estimate</b>			
\$250,000 or More	1.4%	4.5%	6.1%
\$200,000-\$249,999	1.3%	2.6%	2.8%
\$150,000-\$199,999	3.2%	8.0%	8.6%
\$125,000-\$149,999	6.4%	7.1%	7.9%
\$100,000-\$124,999	10.8%	12.7%	11.8%
\$75,000-\$99,999	8.3%	14.2%	14.7%
\$50,000-\$74,999	24.1%	18.5%	16.9%
\$35,000-\$49,999	14.5%	10.5%	10.6%
\$25,000-\$34,999	8.8%	7.7%	6.9%
\$15,000-\$24,999	13.0%	7.5%	6.4%
Under \$15,000	8.2%	6.6%	7.6%
Average Household Income	\$68,805	\$90,848	\$101,178
Median Household Income	\$57,295	\$82,845	\$84,314
Per Capita Income	\$26,150	\$31,807	\$40,887

## Herlong Mobile Home & RV Park // DEMOGRAPHICS

POPULATION PROFILE	10 Miles	30 Miles	50 Miles
<b>Population By Age</b>			
2025 Estimate	2,638	22,088	452,036
0 to 4 Years	3.8%	3.5%	5.2%
5 to 14 Years	7.7%	8.5%	11.6%
15 to 17 Years	2.6%	2.8%	3.4%
18 to 19 Years	1.0%	1.4%	2.8%
20 to 24 Years	4.9%	6.9%	6.7%
25 to 29 Years	6.4%	9.4%	7.5%
30 to 34 Years	9.2%	9.8%	7.9%
35 to 39 Years	10.8%	9.2%	7.2%
40 to 49 Years	17.3%	14.4%	11.9%
50 to 59 Years	12.0%	11.4%	11.9%
60 to 64 Years	5.5%	5.8%	6.2%
65 to 69 Years	6.4%	5.8%	5.8%
70 to 74 Years	5.2%	4.7%	4.8%
75 to 79 Years	4.0%	3.3%	3.6%
80 to 84 Years	1.6%	1.6%	2.0%
Age 85+	1.6%	1.4%	1.5%
Median Age	44.0	42.0	39.0

POPULATION PROFILE	10 Miles	30 Miles	50 Miles
<b>Population 25+ by Education Level</b>			
2025 Estimate Population Age 25+	2,110	16,974	317,790
Elementary (0-8)	4.9%	5.1%	5.2%
Some High School (9-11)	16.5%	16.0%	7.2%
High School Graduate (12)	25.9%	32.9%	25.8%
Some College (13-15)	32.7%	26.5%	25.4%
Associate Degree Only	8.7%	8.7%	8.9%
Bachelor's Degree Only	8.0%	8.0%	17.4%
Graduate Degree	3.3%	2.8%	10.1%
<b>HOUSING UNITS</b>			
<b>Occupied Units</b>			
2030 Projection	904	7,194	207,218
2025 Estimate	894	7,202	197,963
Owner Occupied	507	4,601	105,476
Renter Occupied	249	1,383	76,428
Vacant	137	1,280	16,217
<b>Persons in Units</b>			
2025 Estimate Total Occupied Units	757	5,922	181,745
1 Person Units	30.6%	25.6%	30.4%
2 Person Units	41.0%	42.6%	33.7%
3 Person Units	12.4%	13.1%	15.2%
4 Person Units	9.2%	9.7%	11.5%
5 Person Units	3.0%	5.8%	5.7%
6+ Person Units	3.7%	3.2%	3.5%

## DEMOGRAPHICS // Herlong Mobile Home & RV Park



### POPULATION

In 2025, the population in your selected geography is 452,036. The population has changed by 16.96 percent since 2010. It is estimated that the population in your area will be 470,945 five years from now, which represents a change of 4.2 percent from the current year. The current population is 51.6 percent male and 48.4 percent female. The median age of the population in your area is 39.0, compared with the U.S. average, which is 40.0. The population density in your area is 57 people per square mile.



### HOUSEHOLDS

There are currently 181,745 households in your selected geography. The number of households has changed by 24.58 percent since 2010. It is estimated that the number of households in your area will be 190,297 five years from now, which represents a change of 4.7 percent from the current year. The average household size in your area is 2.5 people.



### INCOME

In 2025, the median household income for your selected geography is \$84,314, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 74.29 percent since 2010. It is estimated that the median household income in your area will be \$96,769 five years from now, which represents a change of 14.8 percent from the current year.

The current year per capita income in your area is \$40,887, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$101,178, compared with the U.S. average, which is \$103,571.



### EMPLOYMENT

In 2025, 224,382 people in your selected area were employed. The 2010 Census revealed that 56.1 percent of employees are in white-collar occupations in this geography, and 20.8 percent are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 23.00 minutes.



### HOUSING

The median housing value in your area was \$467,496 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 83,573.00 owner-occupied housing units and 62,314.00 renter-occupied housing units in your area.



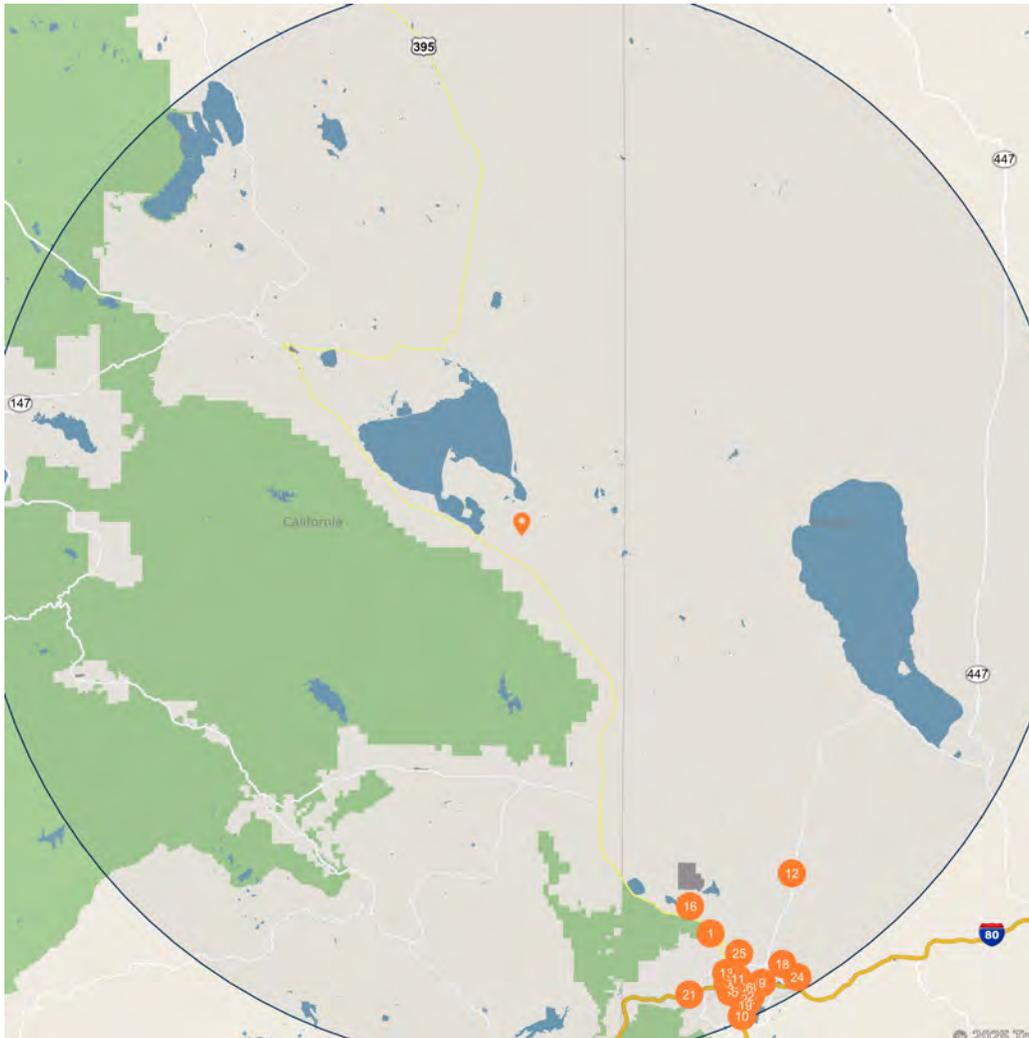
### EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 26.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 8.9 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 16.8 percent vs. 8.8 percent, respectively.

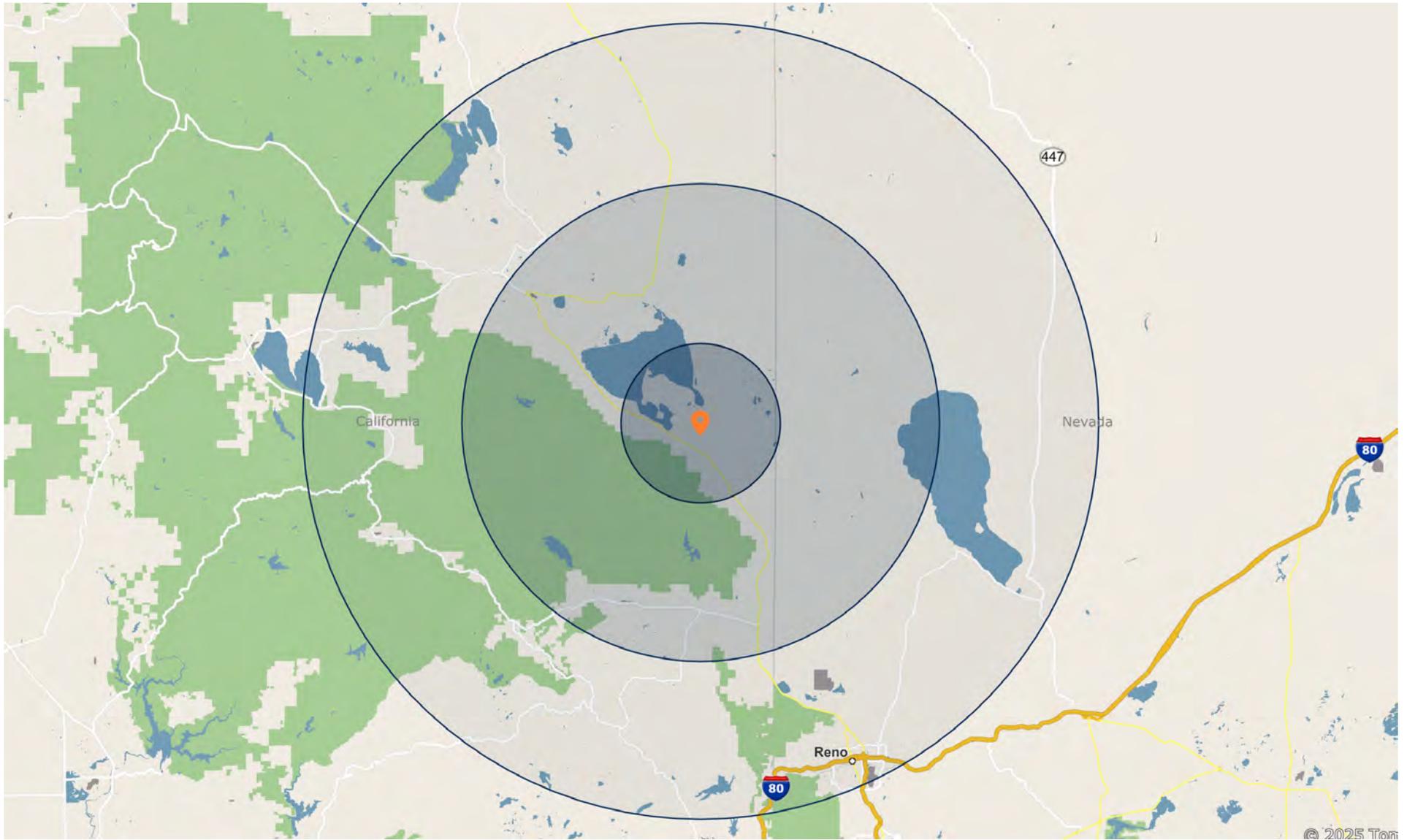
The area had fewer high-school graduates, 2.5 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 34.4 percent in the selected area compared with the 19.6 percent in the U.S.

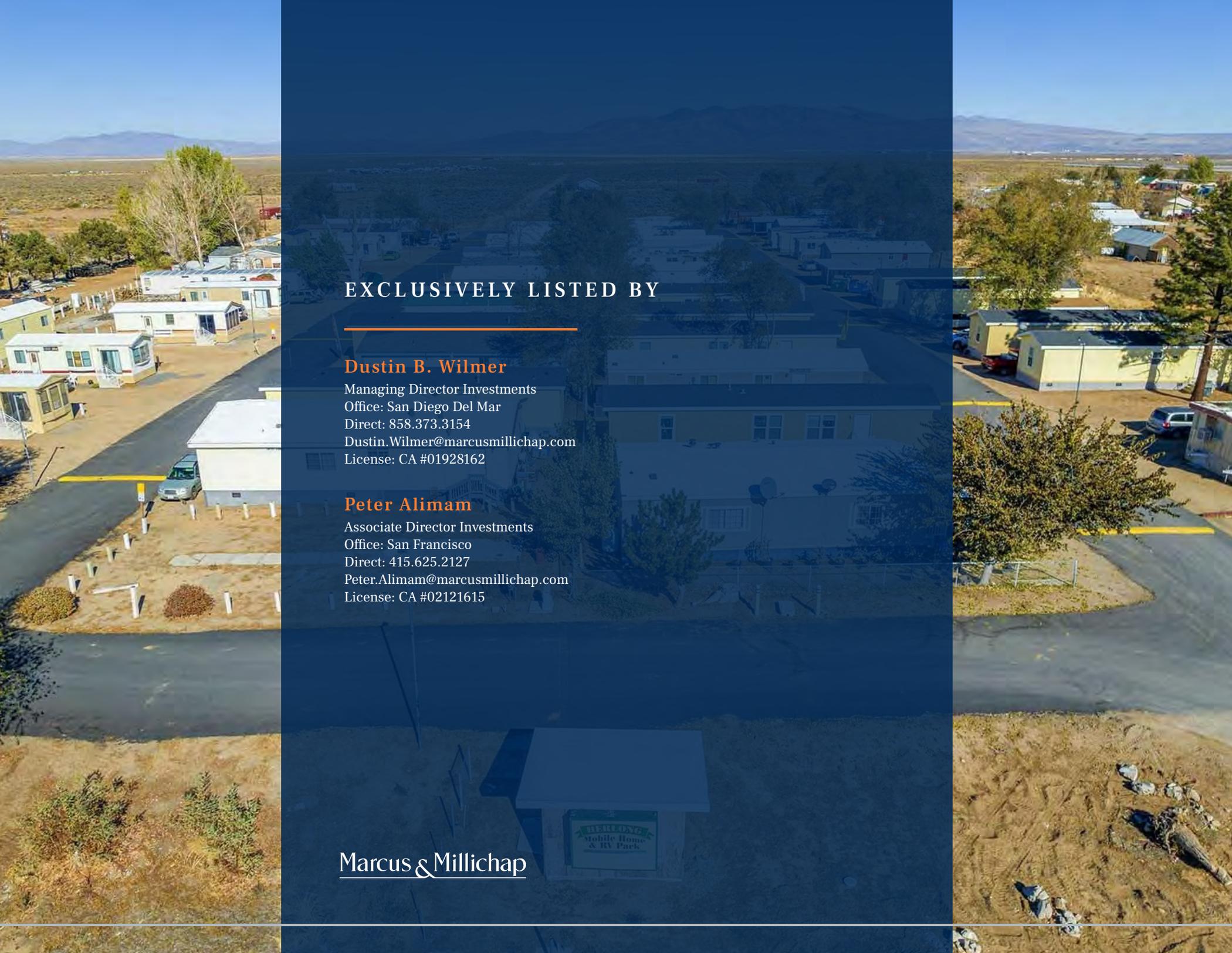
## Herlong Mobile Home & RV Park // DEMOGRAPHICS



<b>Major Employers</b>		<b>Employees</b>
1	Chewy Com LLC-	10,204
2	Allied Universal Topco LLC-	5,002
3	Boomtown LLC-	4,784
4	Eldorado Resorts LLC-EI Dorado Hotel & Casino	2,401
5	Cc-Reno LLC-Circus Circus Reno Ht & Casino	2,000
6	MEI-Gsr Holdings LLC-Grand Sierra Resort	1,500
7	Prime Hlthcare Svcs - Reno LLC-	1,370
8	Sierra Development Company-Club Cal-Neva	1,300
9	Nugget Sparks LLC-Nugget Casino Resort	1,100
10	Golden Road Motor Inn Inc-Atlantis Casino Resort	1,000
11	Washoe County NV-	1,000
12	San Mar Corporation-Sanmar Nevada	965
13	University of Nevada Reno-	944
14	Monarch Growth Inc-	910
15	Its National LLC-	800
16	Penney Opco LLC-JC Penney	788
17	Compass Group Usa Inc-Panera Bread	778
18	Washoe County School District-Edward C Reed High School	683
19	Dolan Automotive Group LLC-Reno Toyota	600
20	Caesars Entertainment Inc-	548
21	Performance Physcl Therapy Inc-Performance Physical Therapy	513
22	United States Postal Service-US Post Office	506
23	Grand Sierra Resort Corp-	501
24	Northern Nevada Medical Ctr LP-Northern Nevada Medical Center	500
25	Nevada System Higher Education-Truckee Meadows Cmnty College	500

DEMOGRAPHICS // Herlong Mobile Home & RV Park





EXCLUSIVELY LISTED BY

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