



Claremont MHP | 333 Crescent, Quincy, CA 95971

OFFERING MEMORANDUM

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PROPERTY OVERVIEW

Fantastic investment opportunity! The Claremont Trailer Village is located in the beautiful mountain town of Quincy California. Comprised of 26 permanent manufactured home spaces as well as 4 RV spaces and an additional studio apartment unit. This park has been a part of the Quincy community for years and fills a very important role in the need for affordable housing in the area. The desirable location puts it within close proximity to the Quincy Airport, Feather River College and Plumas District Hospital as well the local Elementary, Middle and High School. The property is connected to city water and sewer, making maintenance costs very affordable and the onsite laundry facilities help keep the homeowners content, while adding to the overall bottom line... In addition to all of the benefits offered by the park itself, owner financing is available at very reasonable terms, helping to ensure tremendous positive cash flow from day one.

\$1,299,000
List Price

7.40%
Cap Rate

PROPERTY INFORMATION

Street Address	333 Crescent
City, State, Zip	Quincy, CA 95971
County	Plumas
Total Lots	30 + 1 Studio Apartment Unit
Total Property Size	2.55 AC



PROPERTY HIGHLIGHTS

- » Connected to City Sewer and Water Service
- » No park-owned homes – all units owned by residents
- » Fantastic location
- » Great long-term occupancy record
- » Current space rents are far below market offering tremendous upside potential with little-to-no additional owner expense
- » **EXTREMELY REASONABLE OWNER-FINANCING TERMS**



PROPERTY PHOTOS

Plumas District Hospital

333 Crescent St
2.55 Acres Quincy, CA

Crescent St

PROPERTY PHOTOS

Crescent St

333 Crescent St
2.55 Acres Quincy, CA



PROPERTY PHOTOS

Feather River College

1.3 mi

Gansner Park

333 Crescent St
2.55 Acres Quincy, CA

Quincy-Gansner-Spanish Creek Airfield - 201

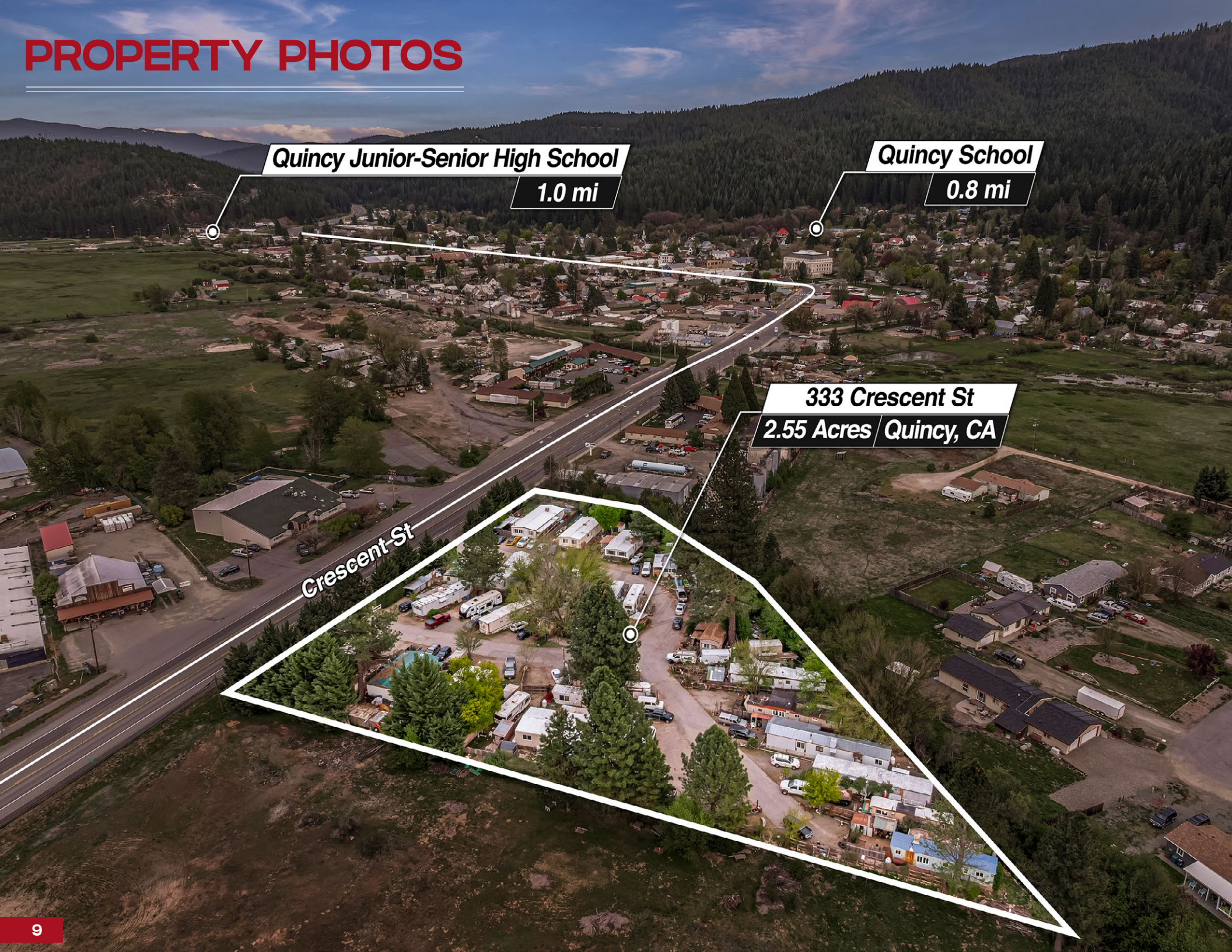
Crescent-St



PROPERTY PHOTOS



PROPERTY PHOTOS



Quincy Junior-Senior High School

1.0 mi

Quincy School

0.8 mi

333 Crescent St

2.55 Acres Quincy, CA

Crescent St

PROPERTY PHOTOS



LOCATION MAP



RENO

SACRAMENTO

SAN FRANCISCO

RENT ROLL OVERVIEW



Space Number	Monthly Rent
1	\$425
2	\$425
3	\$425
4	\$425
5	\$400
6	\$400
7	\$400
8	\$400
9	\$400
10	MGR FREE
10.5	\$400
11	\$400
12	\$400
13	\$400
14	\$425
15	MGR FREE
16	\$425
17	\$400
18	\$400
19	\$400
20	\$400
21	\$400
22	\$375
23	\$400
24	\$650
25	\$221
26	\$400
27	\$400
28 3-C	\$400
29 3-A	\$400
30 3-B	\$850
Laundry Room	\$200
Total	\$12,446

INVESTMENT ANALYSIS

Investment Analysis

Purchase Price	\$1,299,000.00
Initial Investment (Down Payment)	\$275,000.00
Seller Carry	\$1,024,000.00

Monthly Income	\$12,446.00
	12
Annual Income	\$149,352.00

Gross Rent Multiplier **9.0**
(Sales Price/Annual Income)

Annual Income	\$149,352.00
Estimated Annual Expenses (35%)	\$52,273.20
Net Operating Income (NOI)	\$97,078.80

CAP Rate **7.40%**
(NOI/Purchase Price)



QUINCY, CA OVERVIEW

Quincy is a small city located in Plumas County in Northern California. Known for its historic Gold Rush roots, Quincy has a charming downtown area with Victorian-era architecture and a rich history tied to the California Gold Rush of the mid-1800s. The city is surrounded by scenic natural beauty, including forests, mountains, and lakes, making it a popular destination for outdoor activities such as hiking, fishing, camping, and boating.

Quincy serves as the county seat of Plumas County and offers a mix of historic sites, outdoor adventure opportunities, and a close-knit community vibe. It is also known for its access to the Sierra Nevada mountains and proximity to natural attractions like Lake Almanor and Indian Valley.

The economy historically centered around natural resource industries, particularly:

Forestry and Logging: Once a major economic driver due to extensive timber harvesting in the national forest.

Mining: During the Gold Rush era, mining was significant, although it has diminished over time.

Tourism and Recreation: Today, tourism plays a crucial role, attracting visitors for outdoor activities, festivals, and scenic drives, contributing significantly to local businesses and services.

Agriculture: Small-scale farming, ranching, and local produce also support the economy.

Healthcare and Government Services: These sectors provide employment for residents, with government services playing a significant administrative role given its status as a county seat.





QUINCY, CALIFORNIA OVERVIEW

The Sierra Nevada Mountains are a major mountain range in eastern California that stretch roughly 400 miles from north to south. Near Quincy, CA, the Sierra Nevada is characterized by rugged peaks, dense forests, and stunning natural beauty. The range includes many high peaks, with Mount Whitney, the highest point in the contiguous U.S., located to the south. Near Quincy, notable peaks include Sierra Buttes and other rugged summits. The mountains offer opportunities for hiking, backpacking, skiing, camping, fishing, and mountain biking, attracting outdoor enthusiasts year-round.

In Quincy, California, major employers include Sierra Pacific Industries, Plumas Unified School District, and Safeway. Additionally, Sierra Pacific Industries is a large lumber and millwork producer in the U.S. Other notable employers in the Quincy area include Caltrans (CA Dept. of Transportation), UPS, and Dollar Tree.

The Plumas District Hospital skilled nursing facility is nearing completion. When fully operational, their Skilled Nursing Facility will host 36 beds at full capacity, and bring 79 job opportunities to the community, contributing a total of \$2 million per year in salaries and wages. The facility will provide long term custodial care.



**Total
Population**

1,580



**Average
Household Income**

\$96,988



**Annual HHI
Growth Rate**

15.5%

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