

Exclusive Offering

# Hidden Oaks MHP

CRI Commercial Manufactured Housing Division

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# Hidden Oaks MHP

Price: \$559,000

25950 Thornton Rd, Thornton, CA 95686



# Investment Summary

Hidden Oaks Mobile Home Park presents a unique investment opportunity in the highly desirable Thornton, CA area. The park features 8 mobile home lots on  $\pm 1.91$  AC, offering consistent cash flow with upside potential.

Situated just 30 minutes south of downtown Sacramento, 15 minutes northwest of downtown Lodi, and 20 minutes north of downtown Stockton, this location is ideal for commuters seeking affordable housing options in a quiet, rural setting.

With a 100% occupancy rate, the potential lies in raising rents to market rates, boosting the property's revenue. Thornton's strong demand for affordable housing makes this a strategic investment for sustained long-term growth.

Hidden Oaks Mobile Home Park offers strong cash flow, driven by high demand for affordable housing. This investment opportunity allows buyers to acquire a fully occupied, income-generating property, with room for expansion.



# Property Details

## Hidden Oaks MHP

<b>Sales Price</b>	<b>\$559,000</b>
<b>Total Units</b>	8
<b>NOI</b>	\$40,006
<b>Price per Unit</b>	\$69,875
<b>Rent Control</b>	No
<b>Year Built</b>	N/A
<b>Est. Lot Size</b>	±1.91AC
<b>County</b>	San Joaquin
<b>Zoning</b>	R-L*
<b>APN / Parcel</b>	001-150-510

**POH's Unit #2 & #3  
Included In Sale**



# Investment Highlights

- ❑ **Included in Sale** – 2 Park owned homes
- ❑ **Featuring a total of 8 units** – 8 Mobile Homes; 5 double-wide and 3 single-wide
- ❑ **Financial Appeal** – Sale price \$559,000, with 7.16% cap rate and \$40,006 NOI
- ❑ **Below Market Rents** – Current average base rent is \$585, with potential to increase to \$643.50 in one year based on market conditions.
- ❑ **Utilities** – The property is serviced by public water and a private septic system.





POH Unit #2



POH Unit #3





# Rent Roll

Unit	Tenants	Unit Type	Current Rent Charge	Proforma Rent
1	Occupied	TOH	\$585	\$643.50
2	Occupied	POH	\$785	\$785
3	Occupied	POH	\$885	\$885
4	Occupied	TOH	\$585	\$643.50
5	Occupied	TOH	\$585	\$643.50
6	Occupied	TOH	\$585	\$643.50
7	Occupied	TOH	\$585	\$643.50
8	Occupied	POH (Not Included in Sale)	\$935	\$643.50
<b>Total</b>			<b>\$5,530</b>	<b>\$5,531</b>



# Financial Underwriting

	Current (12 Months)		Market (Year 1)	
	Per Unit	Annual	Per Unit	Annual
<b>Income (Annualized)</b>				
Gross Potential Rent	\$8,287	\$66,295	\$8,297	\$66,376
Gas & Electric Reim	\$2,524	\$20,194	\$2,549	\$20,396
Parking	\$50	\$600	\$76	\$606
<b>Effective Gross Income</b>	<b>\$10,861</b>	<b>\$87,089</b>	<b>\$10,922</b>	<b>\$87,378</b>
<b>Expenses</b>				
Management	-	-	\$250	\$2,000
Repairs & Maintenance	\$575	\$4,597	\$475	\$3,797
Licenses	\$74	\$589	\$74	\$595
New Property Tax (1.0858%)	\$708	\$5,662	\$759	\$6,070
Special Tax Assessments	\$358	\$2,866	\$362	\$2,895
Insurance (Annual)	\$122	\$979	\$500	\$4,000
Utilities	\$3,467	\$27,737	\$3,502	\$28,015
<b>Total Expenses</b>		<b>\$42,430</b>		<b>\$47,372</b>
<b>Net Operating Income</b>		<b>\$44,659</b>		<b>\$40,006</b>
<b>Expenses / EGI</b>		<b>48.72%</b>		<b>54.22%</b>

<b>Price</b>	<b>\$559,000 (Including POH's)</b>
Total Units	8
Price / Unit	\$69,875
TOH	5
POH	3 (2 Included In Sale)
Market CAP	7.16%
Year Built	UNK
Est. Lot Size	±1.91 AC
County	San Joaquin
Zoning	R-L*
APN / Parcel	001-150-510

Utilities	Paid By	Meter	Provider
Water	Landlord	Included	Municipal
Septic	Landlord	Included	Private
Trash	Landlord	Included	Commercial Bins
Electric	Tenant	Sub-Metered	PG&E
Propane	Tenant	Sub-Metered	Campora

Current				Market			
Units	Type	Rent	Gross	Units	Type	Rent	Gross
5	TOH	\$585	\$2,925	6	TOH	\$644	\$3,861
3	POH	\$868	\$2,605	2	POH	\$835	\$1,670
<b>8</b>	<b>Total / Avg.</b>	<b>\$727</b>	<b>\$5,530</b>	<b>8</b>	<b>Total / Avg.</b>	<b>\$691.75</b>	<b>\$5,531</b>







# Sale Comparables

#	Property Name	Street Address	City	County	State	Total Units	Sale Price	Price / Unit	Sale Date
	<b>Hidden Oaks MHP</b>	<b>25950 Thornton Rd</b>	<b>Thornton</b>	<b>San Joaquin</b>	<b>CA</b>	<b>8</b>	<b>\$559,000</b>	<b>\$69,875</b>	<b>TBD</b>
1)	Casa Grande MHP	2312 Auburn Blvd	Sacramento	Sacramento	CA	43	\$2,850,000	\$66,279	Jul-24
2)	Chalet MHP	856 E H St	Oakdale	Stanislaus	CA	14	\$1,015,000	\$72,500	Dec-23
3)	Del Rio MHP	1550 162 <sup>nd</sup> Ave	San Leandro	Alameda	CA	50	\$3,800,000	\$76,000	Dec-23
4)	Fresno MHP	1362 N Hughes Ave	Fresno	Fresno	CA	64	\$4,000,000	\$62,500	Sep-23
5)	San Andreas MHP	607 Mountain Ranch Rd	San Andreas	Calaveras	CA	22	\$1,300,000	\$59,091	Jun-23
6)	Gold Strike MHP	1885 Gold Strike Rd	San Andreas	Calaveras	CA	64	\$5,425,000	\$84,766	May-23
<b>Averages (Excluding Subject)</b>						<b>43</b>	<b>\$3,065,000</b>	<b>\$70,189</b>	

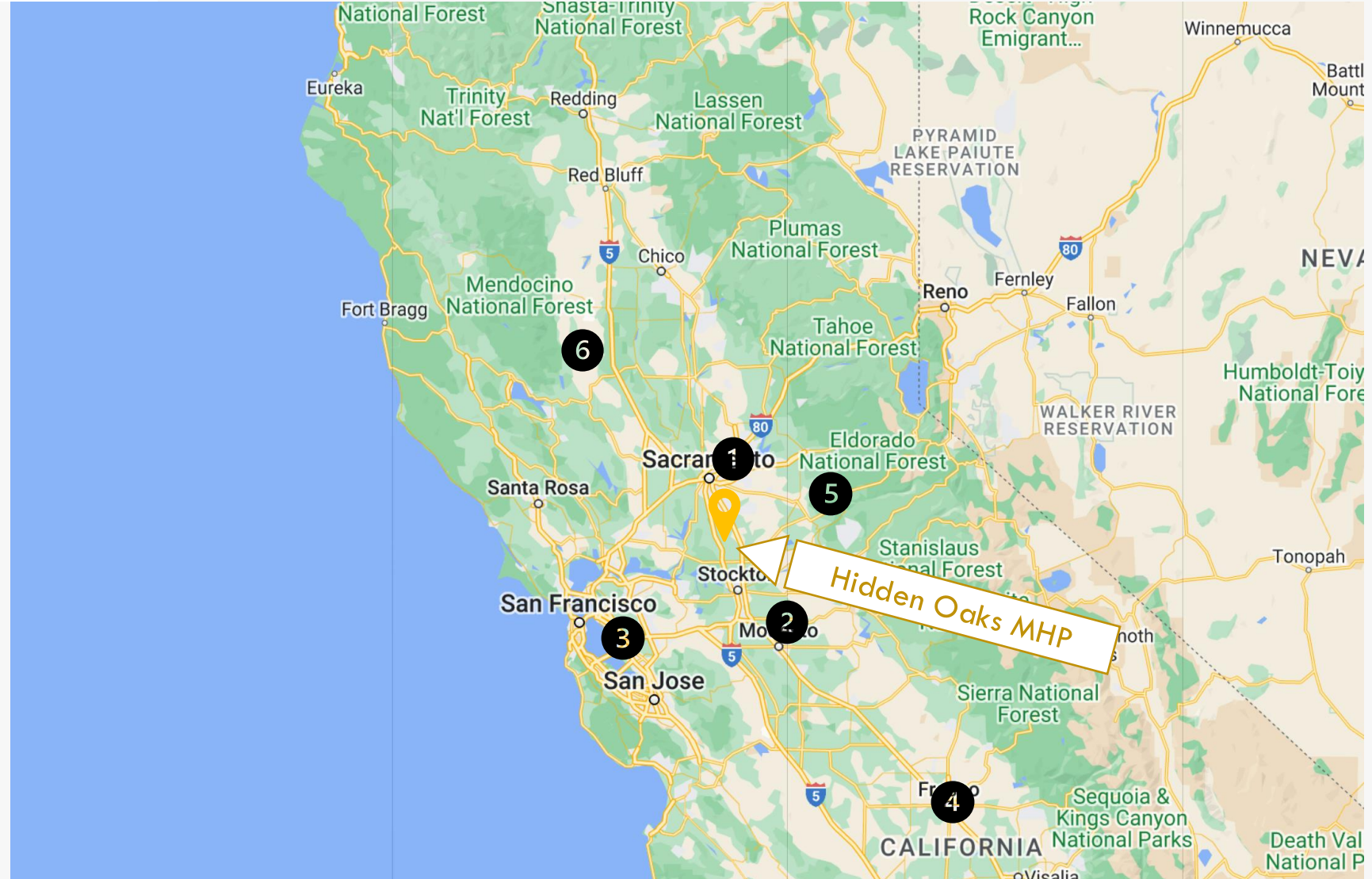


# Sale Comps Map



## Hidden Oaks MHP

- 1) Casa Grande MHP
- 2) Chalet MHP
- 3) Del Rio MHP
- 4) Fresno MHP
- 5) San Andreas MHP
- 6) Gold Strike MHP





# Rent Survey

#	Property Name	Street Address	City	State	Total Units	Lot Rent	Occupancy	Designation	Utilities	Distance (mi)
	<b>Hidden Oaks MHP</b>	<b>25950 Thornton Rd</b>	<b>Thornton</b>	<b>CA</b>	<b>8</b>	<b>\$585</b>	<b>100%</b>	<b>All Ages</b>	<b>(W,S,T) Included</b>	<b>Subject</b>
1)	Galt Mobile Estates	820 N Lincoln Way	Galt	CA	136	\$871	98%	All Ages	Excluded	10
2)	Three Palms MHP	604 Pringle Ave	Galt	CA	129	\$742	98%	Age Restricted	Excluded	10
3)	Casa De Lodi MHP	812 E Turner Rd	Lodi	CA	240	\$845	100%	Age Restricted	Excluded	14
4)	Friendly Village MHP	8600 West Ln	Stockton	CA	175	\$720	99%	Age Restricted	Excluded	18
5)	Rancho Marina RV & MHP	395 Brannon Island Rd	Isleton	CA	74	\$895	82%	All Ages	Excluded	20
6)	Big Wheel MHP	3907 E Fremont St	Stockton	CA	59	\$456	83%	All Ages	Excluded	26
<b>Averages (Excluding Subject)</b>					<b>136</b>	<b>\$755</b>	<b>93%</b>			<b>3.3</b>

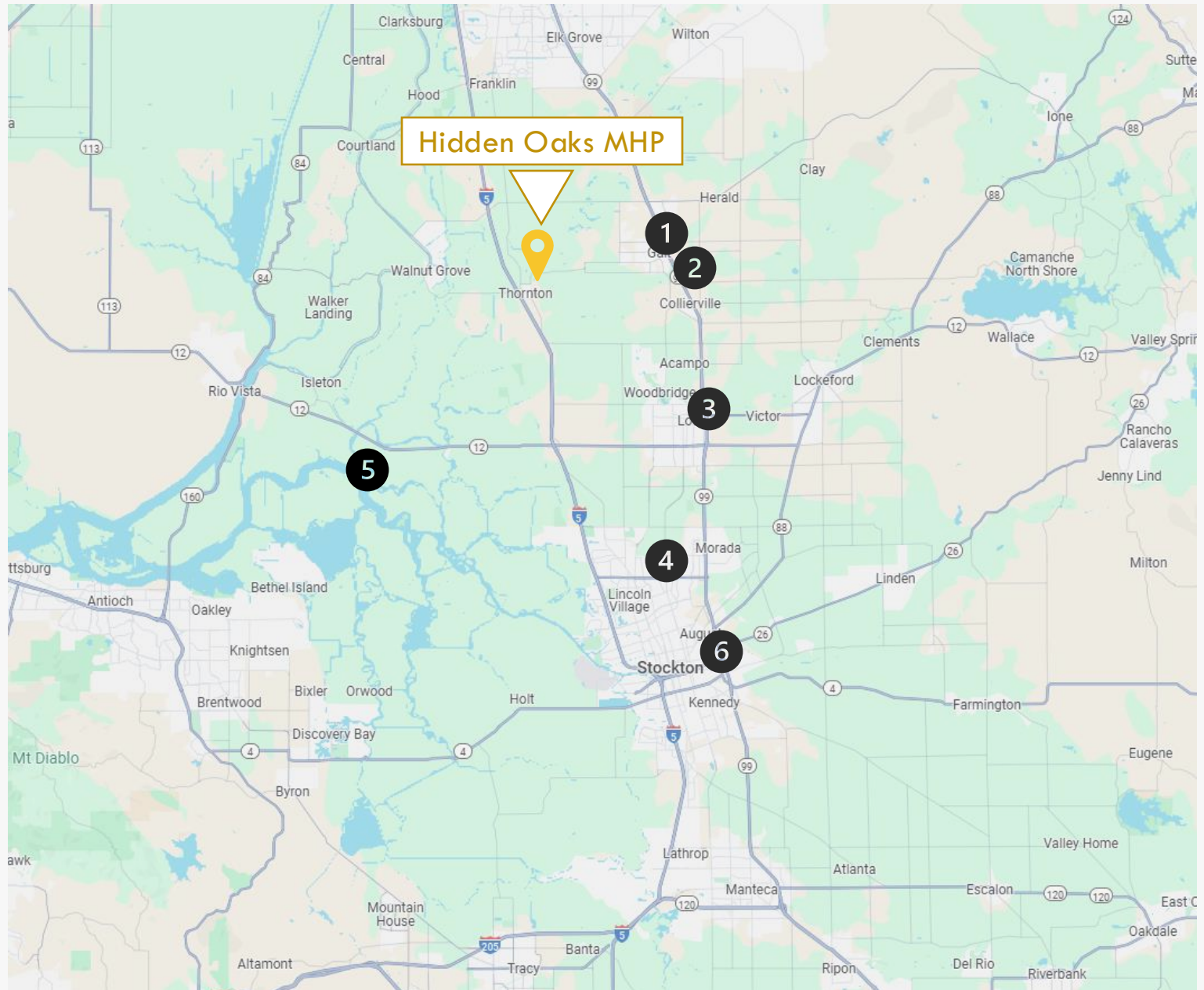


# Rent Survey Map



## Hidden Oaks MHP

- 1) Galt Mobile Estates
- 2) Three Palms MHP
- 3) Casa De Lodi MHP
- 4) Friendly Village MHP
- 5) Rancho Marina RV & MHP
- 6) Big Wheels MHP









# Offering Details



## Hidden Oaks Mobile Home Park

Price:

**\$559,000**

Offer Deliverance

Please submit all offers to:

**[nrockwell@cricommercial.com](mailto:nrockwell@cricommercial.com) &  
[dylanb@cricommercial.com](mailto:dylanb@cricommercial.com)**

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