

Exclusive Offering

Driftwood Mobile Home Park

CRI Commercial Manufactured Housing Division

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Driftwood MHP

Price: \$1,995,000

32303 E Trimmer Springs Rd, Sanger, CA 93657



Offering Summary

Investment Summary

Driftwood Mobile Home Park is a rare destination-lake investment featuring 41 spaces on the shores of beautiful Lone Pine Lake. Known as a serene second-home getaway, the park attracts consistent demand from residents who return for its peaceful, recreation-oriented setting.

The property is offered with strong seller-financing options, providing an attractive capital structure that enhances cash flow and lowers acquisition barriers - an uncommon advantage for a stabilized lakefront asset.

Significant revenue upside exists, rents haven't been raised in over five years, and the on-site store - currently closed - can be reactivated to generate meaningful ancillary income.

Operational improvement opportunities include modernized management, tighter oversight, and optimized expenses. A private well and septic system further support long-term stability.

With its irreplaceable lakefront location, strong occupancy, and multiple levers for immediate growth, Driftwood MHP represents an exceptional value-add investment with the potential to become a premier recreational community in the Eastern Sierra region.

Location	
32303 E Trimmer Springs Rd, Sanger, CA	
Financial	
Sale Price	\$1,995,000
Price / Site	\$48,659
NOI	\$39,003
NOI (Proforma)	\$170,987
Average Site Rent	\$434
Property	
Site Count	41
Year Built	1966
Buildings	Convenience Store, Common Area / Bathrooms
Lot Size	+/- 4.66 Acres
County	Fresno

Property Details

Property Description

Property Information	
Site Count	41
Occupancy	59%
Age Designation	All Ages
Park Owned Homes	4
APN	153-170-14
County	Fresno
Year Built	1966
Est. Lot Size	±4.66AC
Utilities – Water	Well
Utilities – Sewer	Septic
Rent Control	NO

Driftwood Mobile Home Park is a 41-space community located on Pine Flat Lake, approximately 35 miles east of Fresno. The ±4.66-acre property offers direct access to the lake and surrounding Eastern Sierra recreation areas.

The park's infrastructure is a primary strength. It operates on a private well and septic system, both in good condition with sufficient capacity for current and future use. Permanent residents are direct-billed for all utilities, and short-term spaces are sub-metered, allowing clean pass-through of usage. Sewer lines and the well system are reported to be well-maintained and functioning without issues.

Operational opportunities include bringing rents to current market levels, improving management oversight, and optimizing RV and short-term spaces. The on-site store, currently unused, offers potential for additional functional or operational use. Several RV spaces can also be repurposed or upgraded with park model units to stabilize and improve occupancy.

Overall, Driftwood MHP provides a reliable utility setup and a straightforward platform for operational improvement in a lakefront location near Fresno.

Utility Provider

Service	Provider	Paid By	Meter
Electric	PG&E	Mixed	Mixed
Propane	Kamps	Tenant	Direct-Billed
Water	Well	Owner	-
Sewer	Septic	Owner	-
Trash	Granite	Owner	-

Investment Highlights

- **Strong Seller Financing** – The seller is open to financing and creative terms to support the buyer.
- **Below Market Rents** – Rents have not been increased in last 5+ years, room to increase rents to market rates.
- **Infilling Vacant Sites** – Installation of Park Models, and improve management to capitalize on rents in peak seasons
- **Modernizing Management** – Proper marketing and utility bill backs will sufficiently improve the bottom line throughout peak seasons
- **Utilities** – Consistent meter reads will improve the parks revenue and decrease expenses
- **Turnaround Opportunity** – Deferred convenience store has the potential to bring in sufficient revenue especially during peak seasons





Rent Roll

Unit #	Rent (\$/mo)	Proforma Rent	Type
1	0	\$550	Park Assistant
2	\$450	\$550	TOH
3	\$450	\$550	TOH
4	0	\$550	POH
5	\$500	\$550	TOH
6	\$450	\$550	TOH
7	\$475	\$550	TOH
8	\$485	\$550	TOH
9	\$485	\$550	TOH
10	\$485	\$550	TOH
11	\$450	\$550	TOH
12	\$495	\$550	TOH
13	\$395	\$550	TOH
14	\$475	\$550	TOH
15	\$475	\$550	TOH
16	0	\$450	Overnight/Monthly
17	0	\$450	Overnight/Monthly
18	0	\$450	Overnight/Monthly
19	0	\$450	Overnight/Monthly
20	0	\$450	Overnight/Monthly
21	\$395	\$550	TOH

22	\$495	550	TOH
23	\$475	\$550	TOH
24	\$395	\$550	TOH
25	\$395	\$550	POH
26	\$395	\$550	TOH
27	0	\$550	Vacant
28	0	\$550	Vacant
29	0	\$550	Vacant
30	0	\$550	POH
31	0	\$550	POH
101	0	\$450	Vacant
102	0	\$450	Vacant
103	0	\$450	Vacant
104	0	\$450	Vacant
105	0	\$450	Vacant
106	\$350	\$450	TOH
107	\$375	\$450	TOH
108	\$300	\$450	TOH
109	\$385	\$450	TOH
110	\$385	\$450	TOH
Monthly Total		\$10,415	\$21,050

Financial Underwriting

INCOME	Per Unit	Annualized	Per Unit	Market
Rental Income	\$3,048	\$124,980	\$6,161	\$252,600
Vacancy	5.00%	\$0	\$0	-\$308
Total Income	\$3,048	\$124,980	\$5,853	\$239,970
EXPENSES	Per Unit	Current	Per Unit	Market
Property Taxes	1.020%	\$496	\$20,349	\$496
Insurance		\$6	\$253	\$6
Business insurance		\$19	\$761	\$19
Property Insurance		\$20	\$833	\$20
Permits		\$55	\$2,262	\$55
Repairs & Maintenance		\$814	\$33,394	\$400
Utilities		\$13	\$552	\$13
Disposal & Waste Fees		\$102	\$4,179	\$102
PG&E		\$563	\$23,086	\$563
Software & Apps		\$8	\$309	\$8
Total Expenses	68.79%	\$2,097	\$85,977	\$1,683
FINANCIAL SUMMARY	Per Unit	Annual	Per Unit	Annual
NOI	\$951	\$39,003	\$4,170	\$170,987

Price	\$1,995,000
Total Units	41
Price / Unit	\$48,659
POH	4
Market CAP	8.57%
Year Built	1966
Est. Lot Size	±4.66 AC
County	Fresno
Zoning	RE
APN / Parcel	153-170-14

Aerial Photos



*Property boundaries shown are approximate and may not represent exact surveyed lines.

Sale Comparables

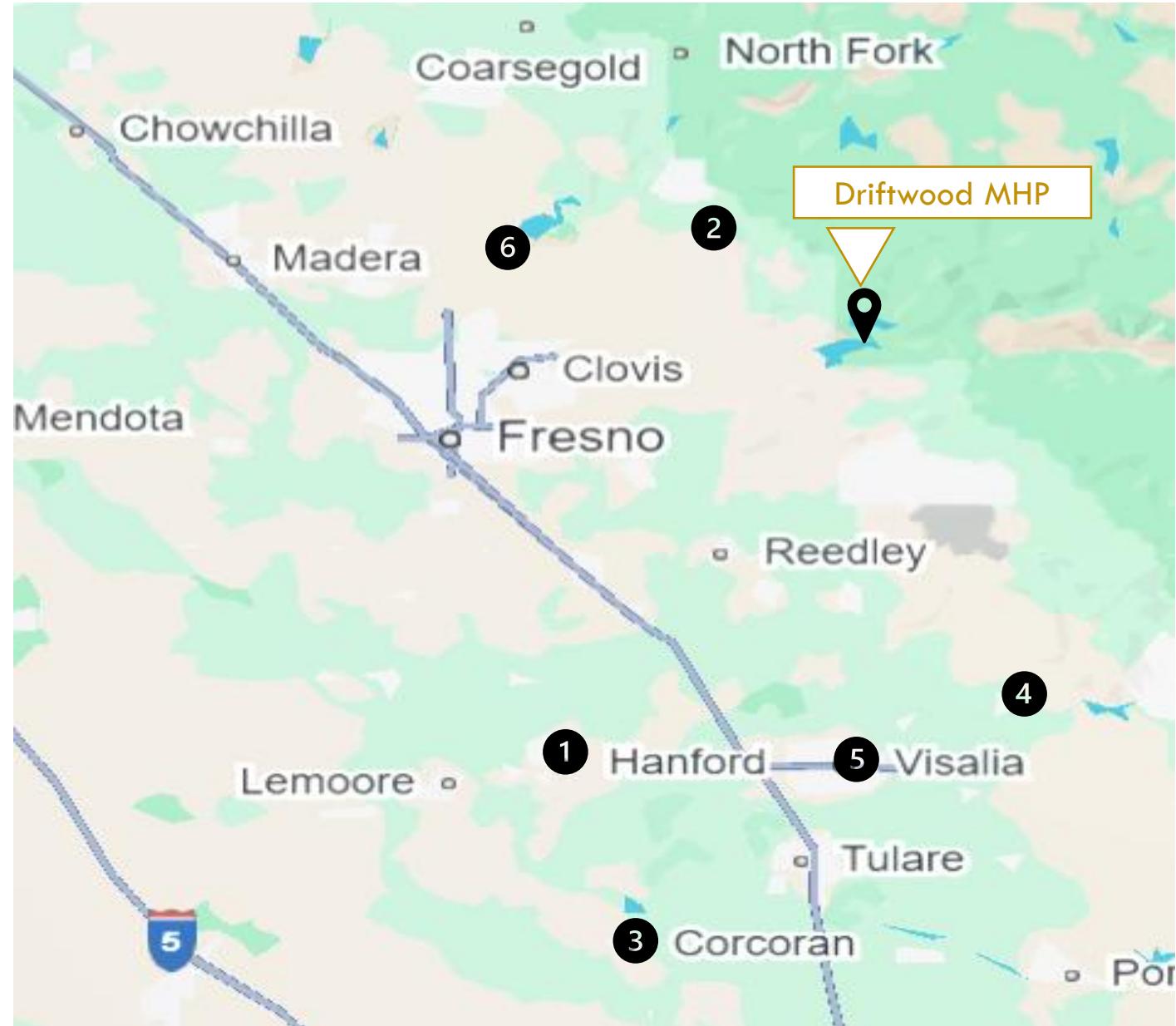
#	Property Name	Street Address	City	County	State	Total Units	Sale Price	Price / Unit	Sale Date
	Driftwood MHP	32303 E Trimmer Springs Rd	Sanger	Fresno	CA	41	\$1,995,000	\$48,659	TBD
1)	Belair Mobile Home Park	10954 Hanford Armona Rd	Hanford	Kings	CA	68	\$4,650,000	\$68,382	9/3/2025
2)	Sandy Creek Village	30501 Auberry Rd	Auberry	Fresno	CA	45	\$1,825,000	\$40,556	8/1/2025
3)	Kings Mobile Lodge & RV Park	620 Otis Ave	Corcoran	Kings	CA	30	\$2,050,000	\$68,333	12/30/2024
4)	Castle Rock Mobile Ranch	690 Wutchumna Ave	Woodlake	Tulare	CA	20	\$1,250,000	\$62,500	12/27/2024
5)	Sierra Mobile Village	935 E Tulare Ave	Visalia	Tulare	CA	18	\$1,230,000	\$68,056	12/27/2024
6)	Millerton Lake Trailer Park	17045 N Faint Rd	Friant	Fresno	CA	35	\$2,000,000	\$57,143	10/9/2024
Averages (Excluding Subject)						36	\$2,167,500	\$60,828	

Sale Comps Map



Driftwood Mobile Home Park

- 1) Belaire Mobile Home Park
- 2) Sandy Creek Village
- 3) Kings Mobile Lodge & RV Park
- 4) Castle Rock Mobile Ranch
- 5) Sierra Mobile Village
- 6) Millerton Lake Trailer Park



Rent Survey

#	Property Name	Street Address	City	State	Total Units	Lot Rent	Designation	Utilities	Distance (mi)
	Driftwood Mobile Home Park	32303 E Trimmer Springs Rd	Sanger	CA	41	\$434	All Ages	(W,S,T) Included	Subject
1)	Cove Island Mobile Home Park	32301 E Trimmer Springs Rd	Sanger	CA	40	\$550	All Ages	W/S	0.1
2)	Oak Knolls Trailer Park	30367 E Trimmer Springs Rd	Sanger	CA	76	\$650	All Ages	W/S/T	3.1
3)	Ponderosa Trailer Park	29884 E Trimmer Springs Rd	Sanger	CA	22	\$600	All Ages	W/S/T	3.2
4)	Highland Bend River Park	25385 E Trimmer Springs Rd	Sanger	CA	14	\$550	All Ages	W/S/T	7.7
5)	Kings Canyon Mobile Home Park	35671 E Kings Canyon Rd	Dunlap	CA	100	\$490	All Ages	W/S/T	25
Averages (Excluding Subject)					50	\$568			7.82

Rent Survey Map



Driftwood Mobile Home Park

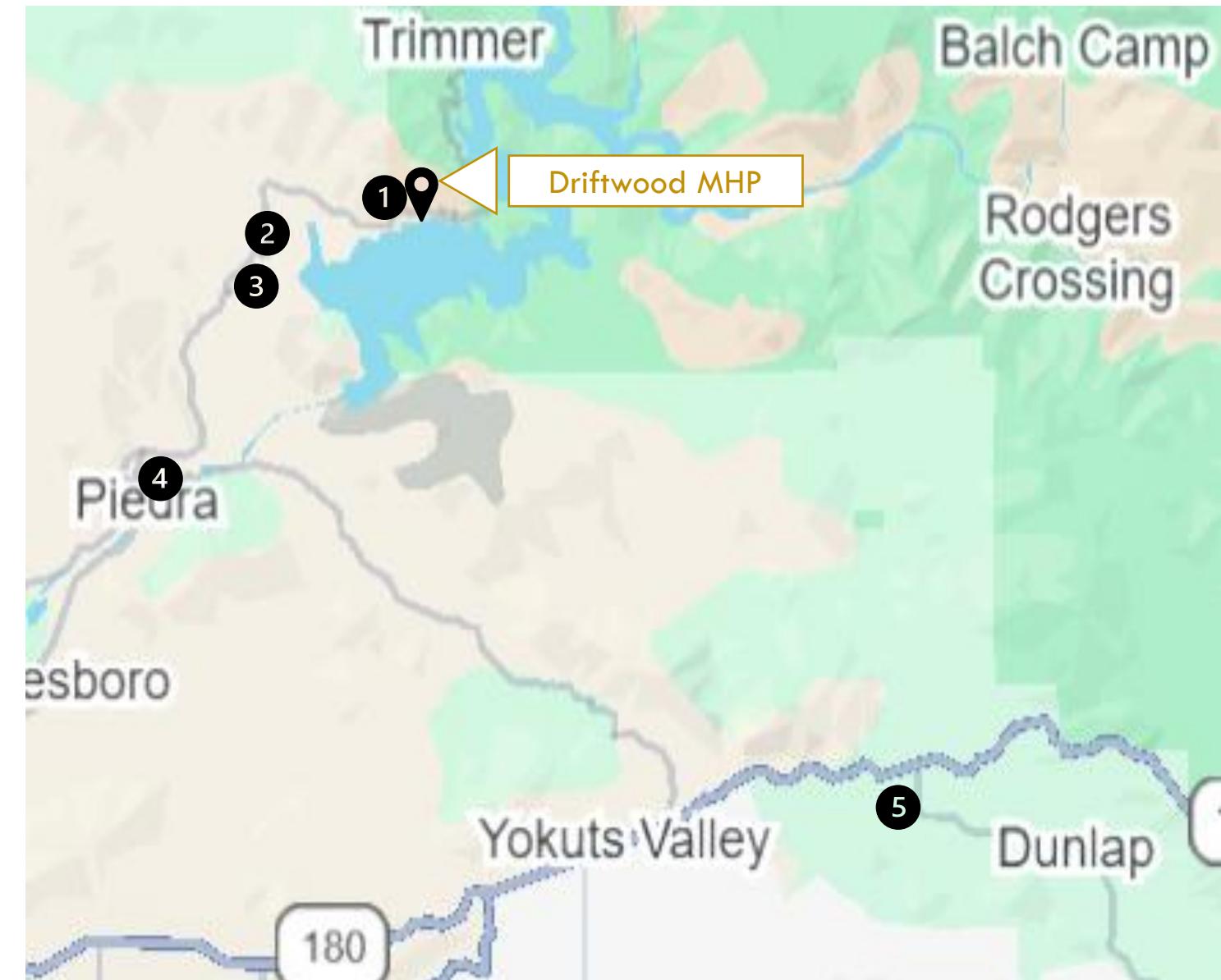
1) Cove Island Mobile Home Park

2) Oak Knolls Trailer Park

3) Ponderosa Trailer Park

4) Highland Bend River Park

5) Kings Canyon Mobile Home Park





Offering Details

Price:

\$1,995,000

Offer Deliverance

Please submit all offers to:

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