

Twin Oaks

5755 Old Highway 53 Clearlake, CA 95422



FOR SALE

Jeff Harrison

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Amit Urban

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BellStreet

For Sale

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Property Description

Exceptional value-add opportunity in the heart of Clearlake. This mobile home park offers investors the rare chance to acquire a well-located asset with significant upside potential through strategic management, operational improvements, and future site optimization. Positioned in a growing rental market with strong demand for affordable housing, the property features a desirable layout, convenient access to local amenities, and long-term income growth potential.

Property Highlights

- Prime value-add mobile home park investment in Clearlake
- Significant upside through rent growth and operational efficiencies
- Strong demand driver for affordable housing in the local market
- Opportunity to improve occupancy and increase NOI over time
- Large potential for enhanced cash flow through strategic management

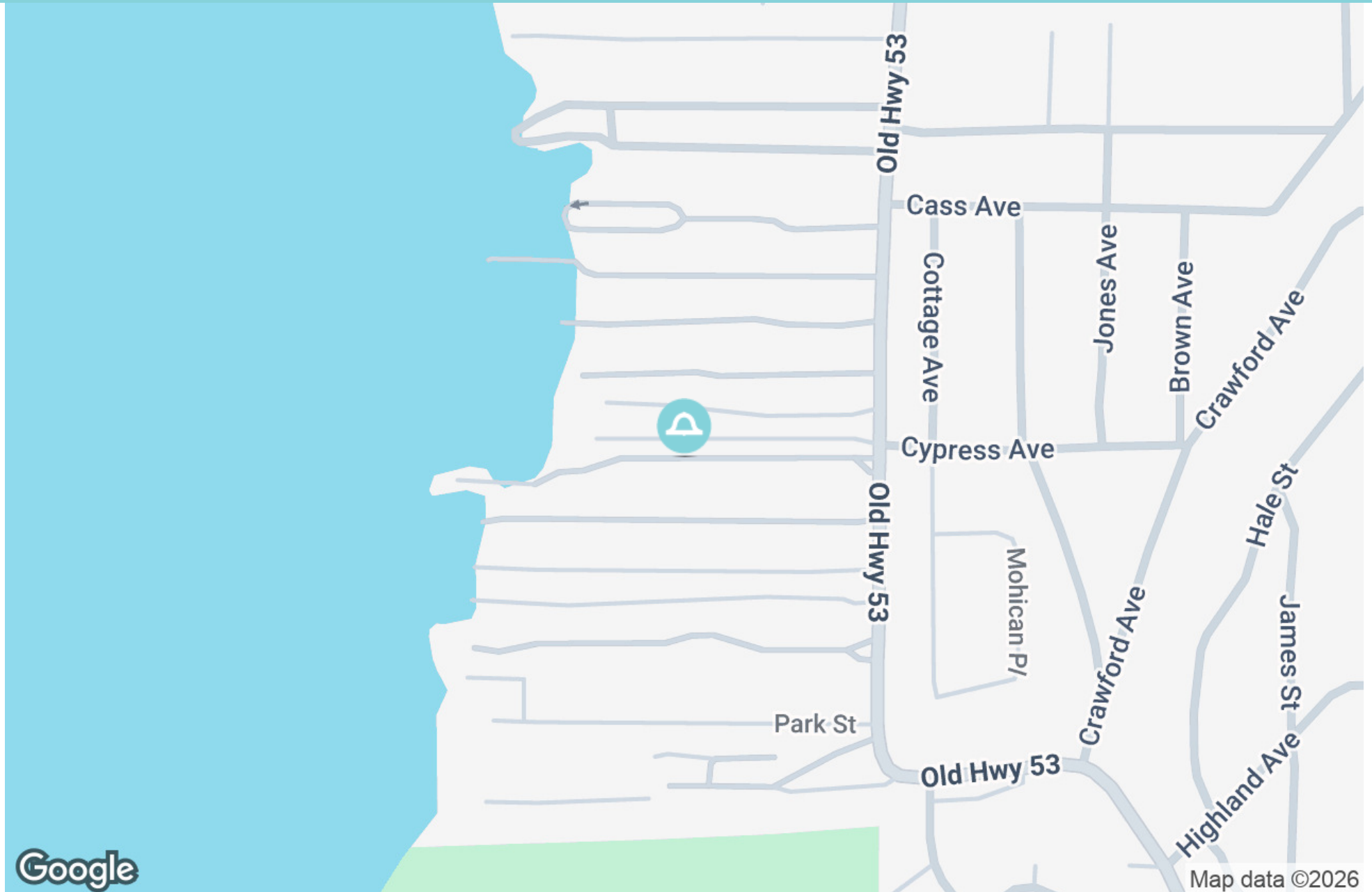
Offering Summary

Sale Price:	\$1,850,000
Number of Units:	22
Lot Size:	2.58 Acres

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	163	644	1,915
Total Population	475	1,859	5,434
Average HH Income	\$63,748	\$62,761	\$58,447

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Suite	Bedrooms	Bathrooms	Rent	Market Rent	Lease Start	Lease End
1 MH Park Owned	2	1	\$1,325	\$1,300	7/1/2022	6/30/2023
2 MH Park Owned	2	1	\$1,125	\$1,400	11/25/2024	11/25/2025
3 MH Park Owned Vacant	2	1	-	\$1,400	-	-
4 MH Park Owned	3	2	\$1,400	\$1,800	7/12/2023	7/11/2024
5 MH Park Owned	3	2	\$1,485	\$1,800	9/1/2021	-
6 MH Park Owned	2	1	\$1,150	\$1,400	2/7/2025	2/7/2026
7 Cottage Park Owned Vacant	1	1	-	\$1,100	-	-
8 Cottage Park Owned	2	1	\$1,250	\$1,400	9/1/2021	8/31/2022
9 MH Park Owned Vacant	3	2	-	\$1,800	-	-
10 MH Park Owned	3	2	\$1,420	\$1,800	1/17/2025	1/31/2026
11 MH Park Owned	3	2	\$1,420	\$1,800	12/20/2024	12/31/2025
12 MH Park Owned	2	1	\$1,325	\$1,400	7/15/2024	6/30/2025
13 Cottage Park Owned Vacant	2	1	-	\$1,400	-	-
14 Cottage Park Owned	2	1	\$925	\$1,200	5/16/2024	5/31/2025
15 Cottage Park Owned	1	1	\$925	\$1,200	4/13/2024	3/30/2025
Office Park Owned (Convert to MH)	-	-	-	\$1,200	-	-
RV 1 Park Owned	-	-	-	\$1,200	-	-
RV 2 Park Owned	-	-	-	\$1,200	-	-
RV 3 Park Owned	-	-	-	\$1,200	-	-
RV 4 Park Owned	-	-	-	\$1,200	-	-
RV 5 Park Owned	-	-	-	\$1,200	-	-
RV 6 Park Owned	-	-	-	\$1,200	-	-
Totals			\$13,750	\$30,600		

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Income Summary	Current	Pro-Forma
Rental Income	\$165,000	\$367,200
RUBS Income (\$150 per unit/month)	-	\$39,600
Vacancy Cost	(\$16,500)	(\$36,720)
Gross Income	\$148,500	\$370,080
Expenses Summary	Current	Pro-Forma
Property Taxes 1.117037	\$23,407	\$23,407
Special Assessments	\$6,895	\$6,895
Maintenance	\$6,000	\$6,000
Utilities	\$55,140	\$55,140
Insurance	\$13,086	\$10,000
Managers fee (7%)	\$10,395	\$23,133
Groundskeeping	-	\$7,200
Operating Expenses	\$114,923	\$131,776
Net Operating Income	\$33,577	\$238,304

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Unit Type	Count	% Of Total
3 bedroom 2 bath	5	22.70%
2 bedroom 1 bath	5	22.70%
2 Bedroom 1 bath Cottage	2	9.10%
1 bedroom 1 bath Cottage	3	13.60%
Managers office	1	4.50%
RV Spaces	6	27.30%
Totals/Averages	22	99.90%

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Investment Overview	Current	Pro-Forma
Price	\$1,850,000	\$2,000,000
Price per Unit	\$84,091	\$90,909
GRM	11.21	5.45
CAP Rate	1.81%	11.92%
Total Return (yr 1)	\$33,577	\$238,304

Operating Data	Current	Pro-Forma
Gross Scheduled Income	\$165,000	\$367,200
Vacancy Cost	\$16,500	\$36,720
Gross Income	\$148,500	\$370,080
Operating Expenses	\$114,923	\$131,776
Net Operating Income	\$33,577	\$238,304

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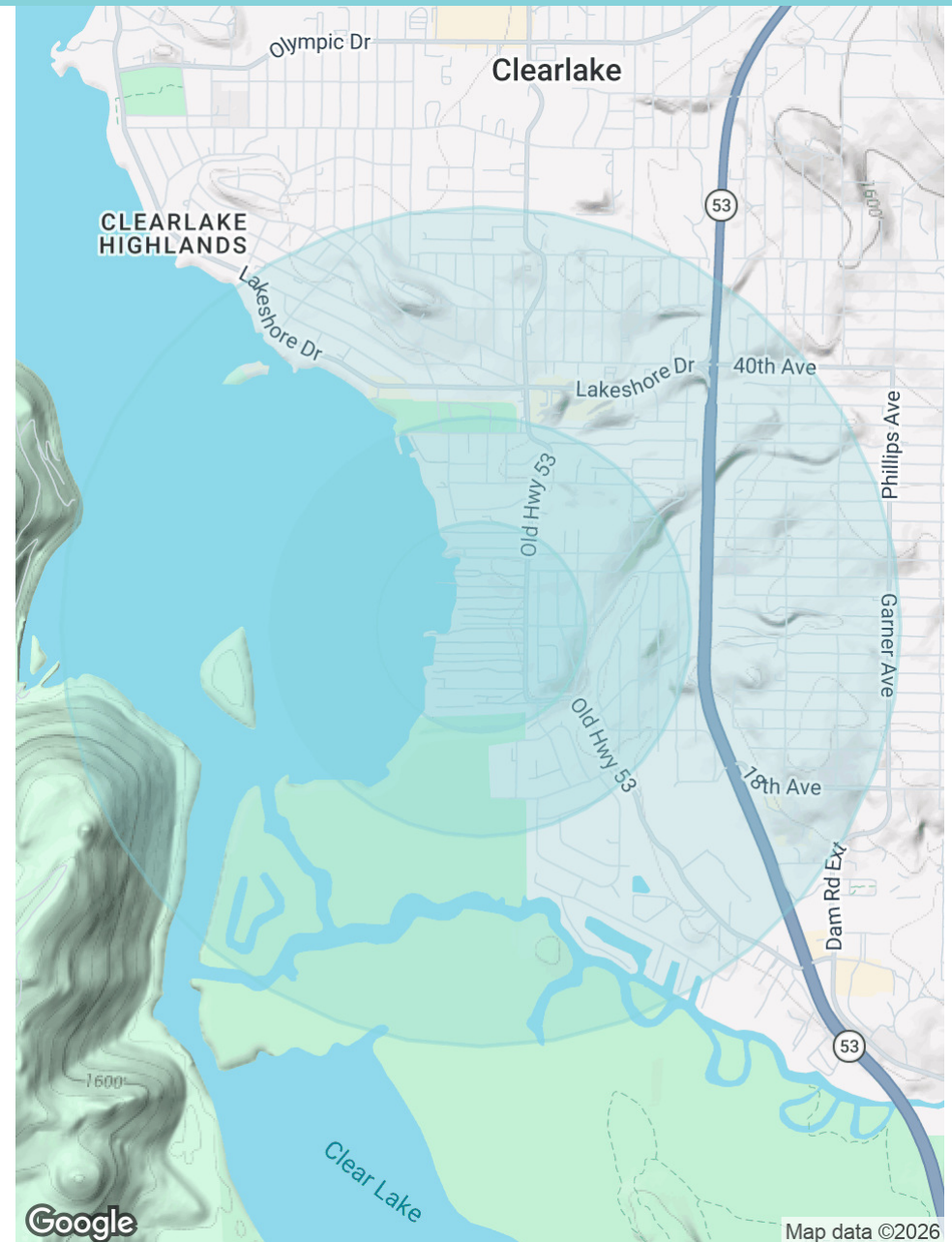
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	475	1,859	5,434
Average Age	34.8	35.1	36.8
Average Age (Male)	37.3	37.9	40.6
Average Age (Female)	31.5	31.4	32.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	163	644	1,915
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$63,748	\$62,761	\$58,447
Average House Value	\$295,447	\$294,265	\$260,605

2023 American Community Survey (ACS)



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Jeff Harrison

Associate Advisor

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Direct: **916.710.3099**

CalDRE #02196246

Professional Background

Jeff Harrison brings over a decade of experience in the service and restaurant industry, where he built a reputation for exceptional client service, leadership, and performance under pressure. From bartending and serving to managing operations, he developed the ability to anticipate needs, communicate clearly, and consistently deliver results.

Raised in a family involved in commercial real estate, Jeff developed an early understanding of investment property and business strategy. He combines that foundation with a relationship-driven approach, focusing on long-term partnerships and strategic value for his clients.

Originally from Reno, Nevada, Jeff grew up in Elk Grove, California, and later spent three years living on the Big Island of Hawaii (2022–2025), expanding his network and market perspective. Extensive travel throughout Japan, Europe, Thailand, and Africa has given him a global outlook and the ability to connect with clients from diverse backgrounds.

A dedicated runner and outdoor enthusiast, Jeff approaches real estate with discipline, energy, and consistency. When he's not working, he enjoys camping, skiing, and spending time at the beach with his wife.

Jeff is committed to delivering a high level of service and helping clients navigate commercial real estate with confidence and clarity.

BellStreet

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415.942.1111

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Amit Urban

Director

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CalDRE #01998926

Professional Background

Amit Urban's journey from Sunnyvale, California, to becoming the director of BellStreet San Jose is marked by a blend of global experiences, financial expertise, and an entrepreneurial mindset that makes him a standout in commercial real estate. With a degree in International Development from UCLA and minors in political science and Mandarin Chinese, Amit brings an analytical edge and a global perspective to his role.

Before entering commercial real estate, Amit spent years as a management consultant, specializing in helping international companies navigate the complexities of operating in China. This experience honed his skills in marketing analysis, data-driven decision-making, and the cultivation of effective partnerships—tools that now serve as cornerstones of his approach to commercial real estate.

With over ten years of commercial real estate experience, Amit's philosophy revolves around creating sustainable cash flow and maximizing equity for his clients, always with a forward-thinking mindset on financial growth. His emphasis on partnerships and understanding global markets ensures clients receive sound advice and a partner committed to their long-term success.

At BellStreet, Amit is known for his ability to synthesize complex information and turn it into actionable results. His financial savvy and international experience make him an indispensable asset to our team and a trusted advisor to his clients.

My specialties and experience include:

- 1031 Exchanges - Investment Analysis - Passive Replacement Options - Net Leased Investments
- Investment Sales - Development

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