

Investment Opportunity: Mobile Home/Trailer Park in Modesto, CA
 Special Purpose For Sale | 521 W Hatch Rd Modesto, CA 95351



**CENTRAL CA
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Sale Price	\$600,000
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OFFERING SUMMARY

Building Size:	±6,900 SF
Lot Size:	±1.856 Acres
Price / SF:	\$86.96
Cap Rate:	7.02%
NOI:	\$42,132
Zoning:	R:1
Market:	Modesto
Submarket:	SW Modesto
Cross Streets:	W Hatch Rd & Dallas St
APN:	038-054-033-000

PROPERTY HIGHLIGHTS

- Investment Opportunity: Mobile Home Park
- (8) Trailers + (1) 2-Bed/1-Bath Home
- 7.02% Cap & 5.37% Cash-on-Cash Return After Stabilized
- Stable Income to Produce \$67,008 In Annual Rents
- ±6,900 SF on ±1.856 Acres w/ Ample Yard Area
- Private Parking On Site | Access From W Hatch Rd
- Long Term Tenants w/ Upside Potential Via Leasing
- Easy Access to Highway 99 On/Off Ramps
- Requires Little Management or Maintenance From Landlord
- Close Proximity to Many Schools and Shopping Areas
- Strong Demand for Affordable Housing in Modesto
- Steadily Growing Rental Market

Jared Ennis
 Executive Vice President
 CalDRE #01945284
 jared@centralcacommercial.com
 559.705.1000

Kevin Land
 Executive Managing Director
 CalDRE #01516541
 kevin@centralcacommercial.com
 559.705.1000

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PROPERTY DESCRIPTION

Fully leased mobile home/trailer park with (8) trailers and (1) 2-bed/1-bath home totaling $\pm 6,900$ SF of space on $\pm 25,900$ SF of land. Value add opportunity with actual rents of \$67,008.00/year. The site offers ample yard area with room for storage or additional mobile homes/trailers, access from W Hatch Rd, convenient parking, & easy access to nearby CA-99 on/off ramps. The close proximity to schools and shopping areas make it a great location for tenants. This mobile home community presents a compelling investment opportunity in one of the Central Valley's steadily growing rental markets. With strong demand for affordable housing in Modesto, this property is well positioned to deliver consistent occupancy and reliable cash flow.

LOCATION DESCRIPTION

Located east of CA-99 and south of CA-132 in Modesto, CA. Easy north/south Hwy 99 access & will benefit from this large, expanding commercial/residential market. Modesto is located in the Central Valley region, 68 miles south of Sacramento and 90 miles north of Fresno. Distances from other places include: 40 miles north of Merced, California, 92 miles east of San Francisco, 66 miles west of Yosemite National Park, and 24 miles south of Stockton.

The city, in the San Joaquin Valley, is surrounded by rich farmland. Stanislaus County ranks sixth among California counties in farm production. It is home to Gallo Family Winery, the largest family-owned winery in the United States. Led by milk, almonds, chickens, walnuts, and corn silage, the county grossed nearly \$3.1 billion in agricultural production in 2011. The farm-to-table movement plays a central role in Modesto living in the Central Valley.



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SUITE	TENANT NAME	ANNUAL RENT
1	MH Lot	\$5,880
2	MH Lot	\$5,880
3	MH Lot	\$5,880
4	MH Lot	\$6,396
5	MH Lot	\$6,396
6	MH Lot	\$5,880
7 - MH + Land	MH Lot	\$8,100
8	MH Lot	\$6,396
Small Home	House - 2bed/1bath	\$16,200
TOTALS		\$67,008
AVERAGES		\$7,445

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INCOME SUMMARY	2026 CURRENT	PROFORMA
Rental Income	\$67,008	\$76,200
GROSS INCOME	\$67,008	\$76,200
EXPENSES SUMMARY	2026 CURRENT	PROFORMA
Property Taxes	\$7,200	\$7,200
Insurance	\$3,800	\$3,800
Capital Reserves & Vacancy (10%)	\$6,401	\$6,401
Management Fee	\$4,200	\$4,200
Grounds Maintenance	\$2,500	\$2,500
Septic Pumping	\$775	\$775
OPERATING EXPENSES	\$24,876	\$24,876
NET OPERATING INCOME	\$42,132	\$51,324

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INVESTMENT OVERVIEW	2026 CURRENT	PROFORMA
Price	\$600,000	\$600,000
Price per SF	\$87	\$87
CAP Rate	7.02%	8.55%
Cash-on-Cash Return (yr 1)	5.37%	10.47%
Total Return (yr 1)	\$17,136	\$26,328
Debt Coverage Ratio	1.3	1.58

OPERATING DATA	2026 CURRENT	PROFORMA
Total Scheduled Income	\$67,008	\$76,200
Gross Income	\$67,008	\$76,200
Operating Expenses	\$24,876	\$24,876
Net Operating Income	\$42,132	\$51,324
Pre-Tax Cash Flow	\$9,659	\$18,851

FINANCING DATA	2026 CURRENT	PROFORMA
Down Payment	\$180,000	\$180,000
Loan Amount	\$420,000	\$420,000
Debt Service	\$32,473	\$32,473
Debt Service Monthly	\$2,706	\$2,706
Principal Reduction (yr 1)	\$7,476	\$7,476

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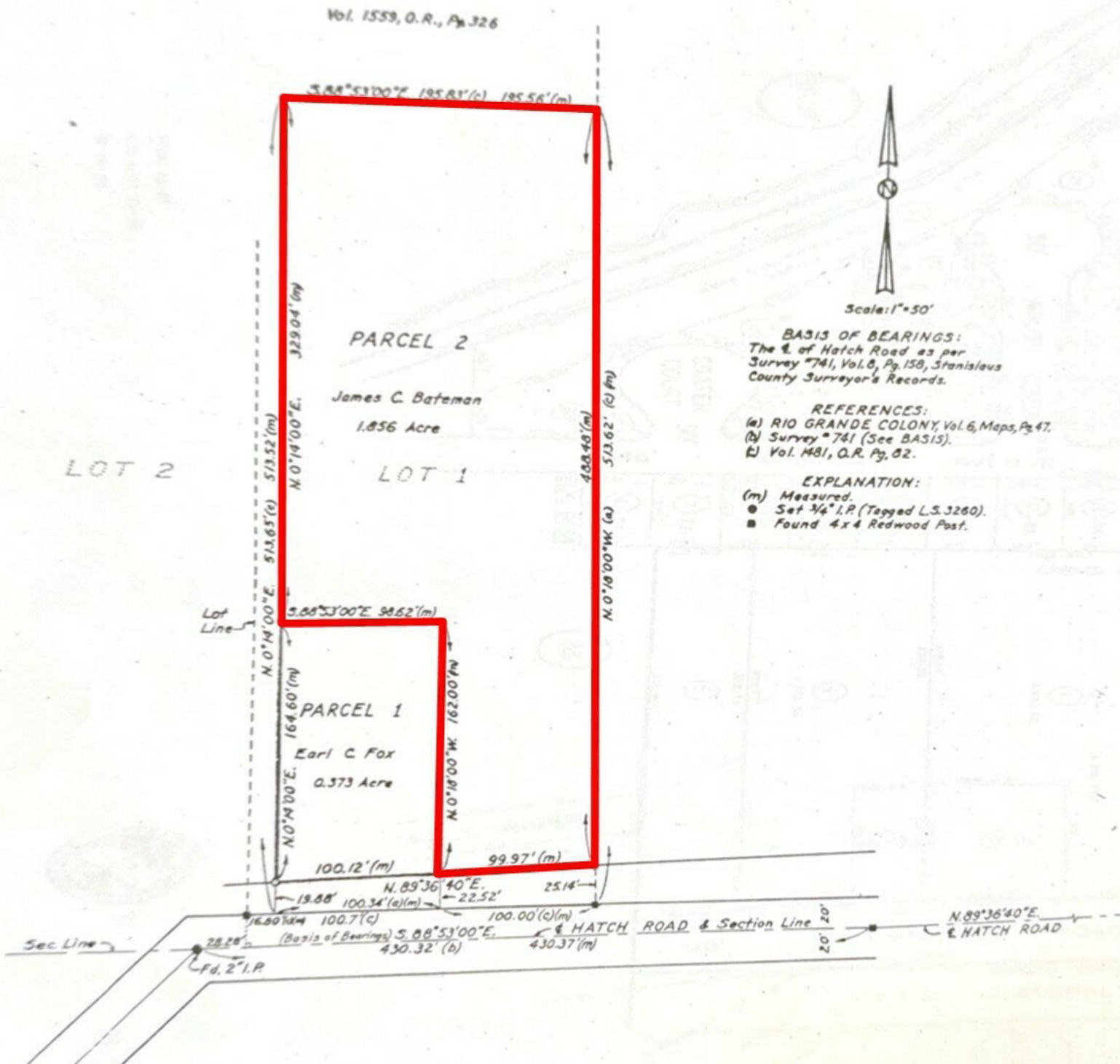
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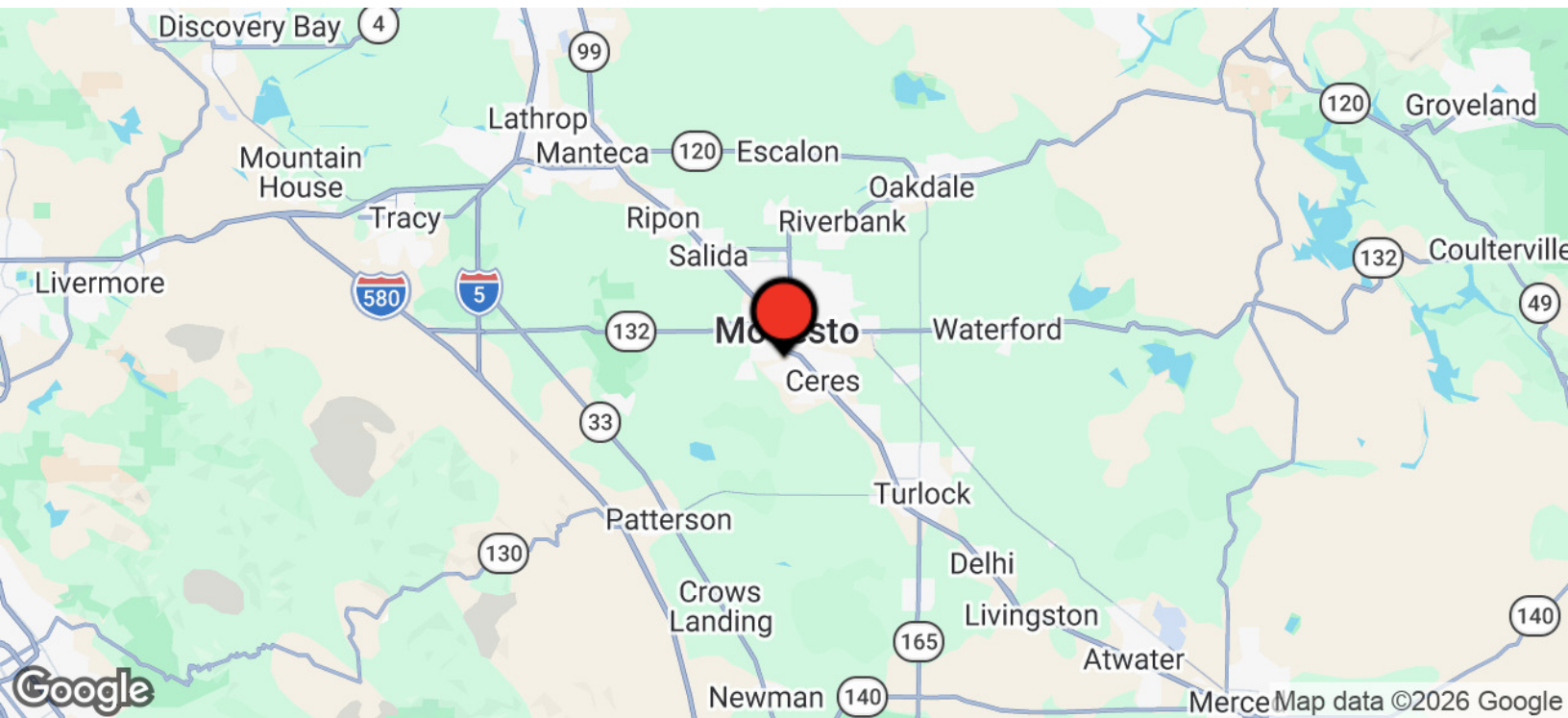
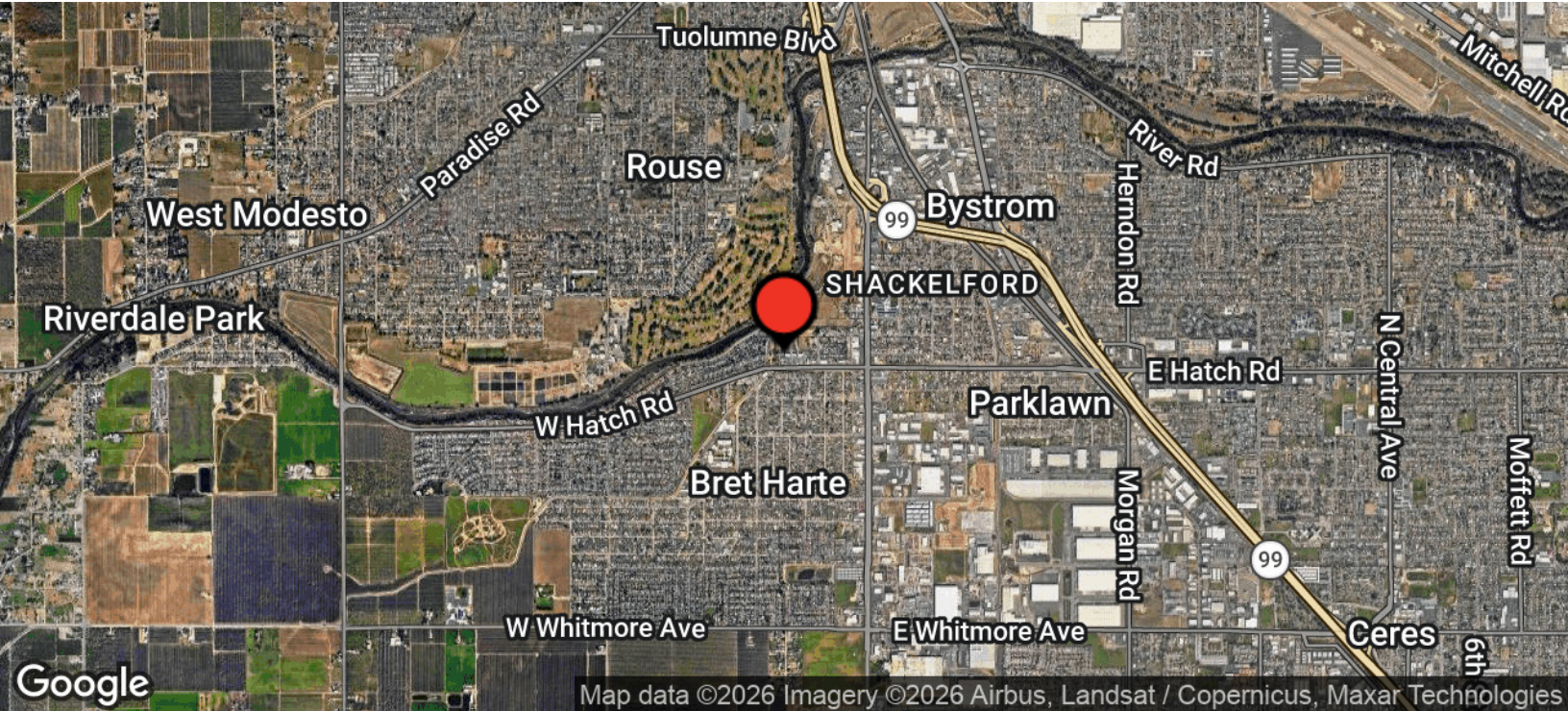
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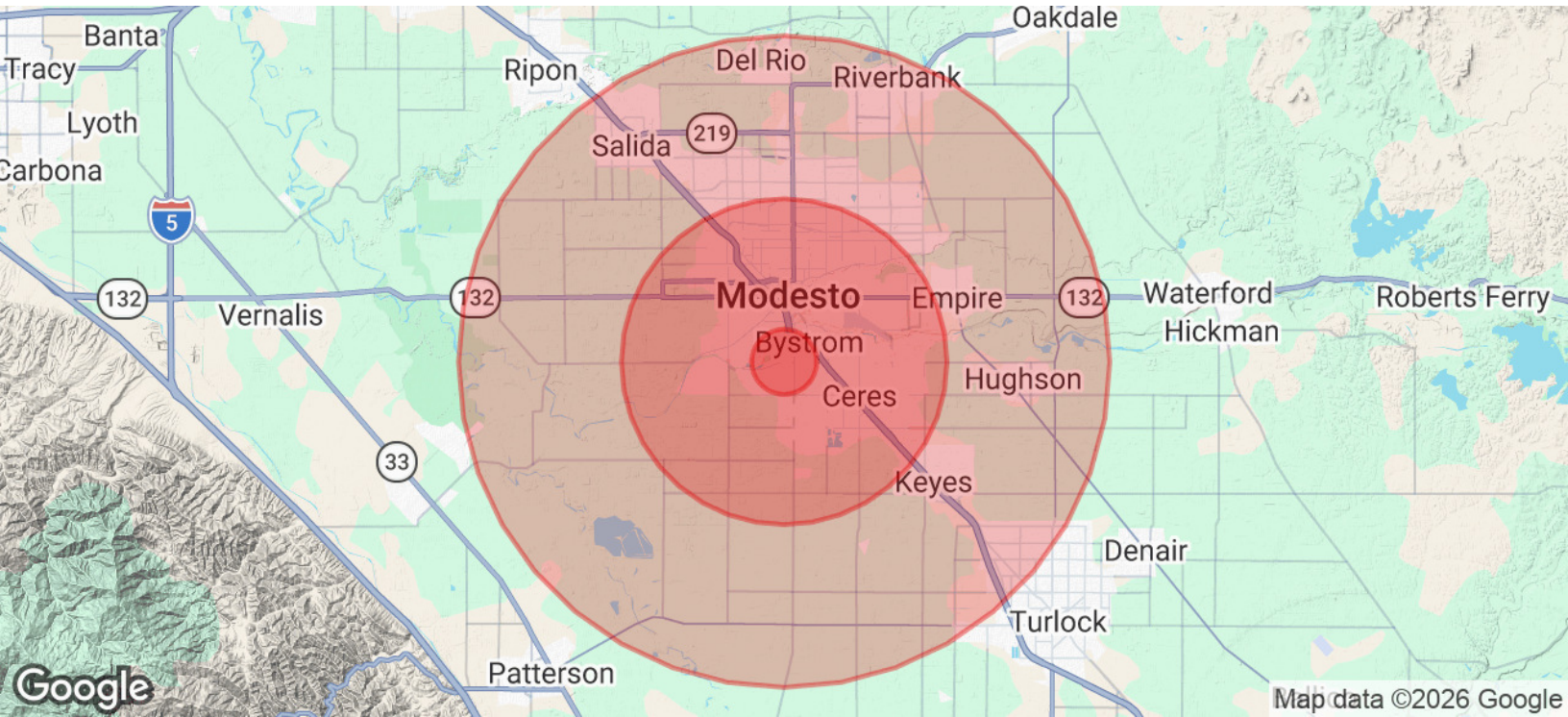
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	18,844	208,029	390,534
Average Age	26.2	33.5	35.4
Average Age (Male)	24.5	32.4	34.4
Average Age (Female)	27.5	34.5	36.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,586	62,999	123,922
# of Persons per HH	4.1	3.3	3.2
Average HH Income	\$67,250	\$88,838	\$101,730
Average House Value	\$314,233	\$394,052	\$455,633

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	85.5%	57.5%	49.8%

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