

Gold Oaks Mobile Home Park

12594 Kennedy Flat Rd, Martell, CA 95642



NON - ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS OF VALUE AND SHOULD NOT BE CONSIDERED AN APPRAISAL. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

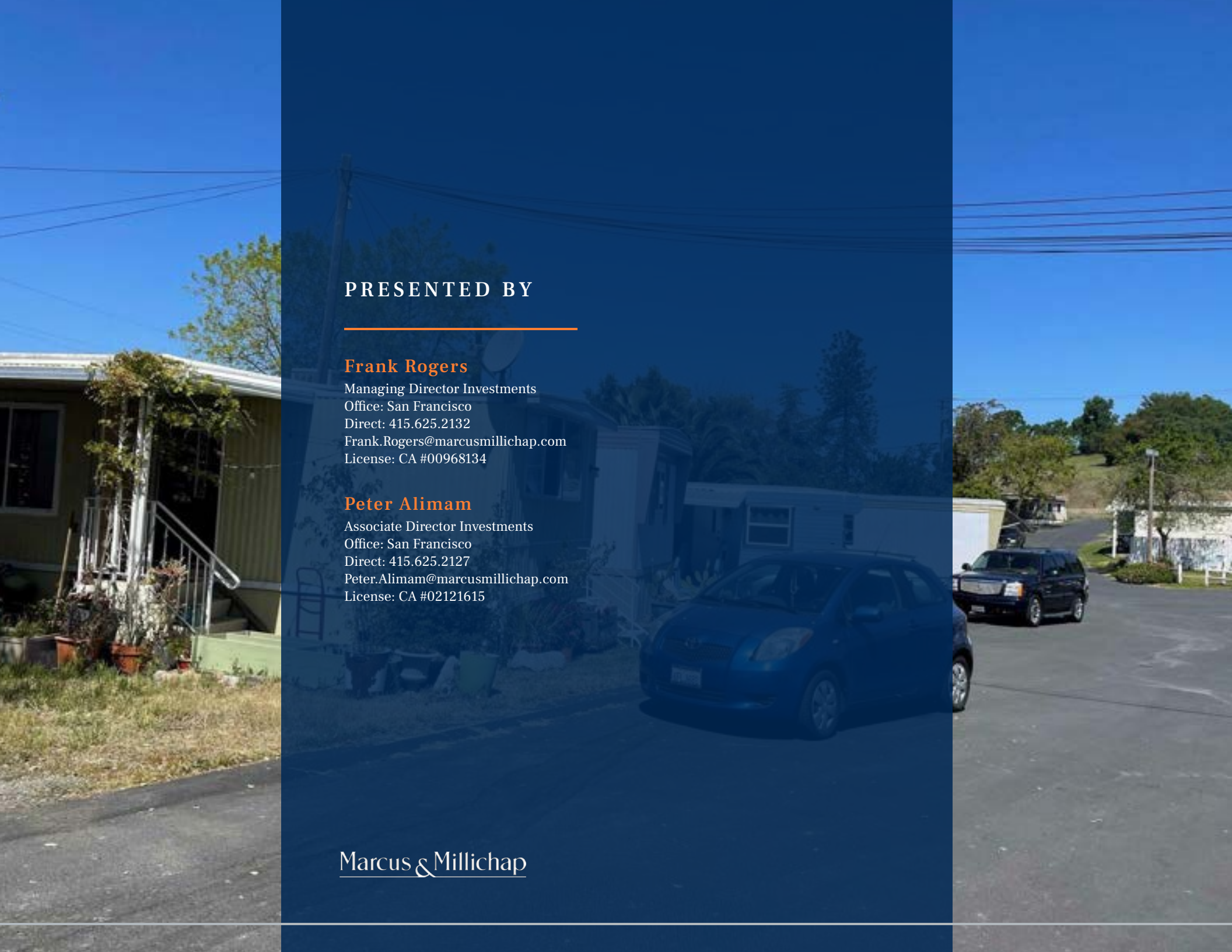
NON - ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Activity ID #ZAE0020328

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com



PRESENTED BY

Frank Rogers

Managing Director Investments
Office: San Francisco
Direct: 415.625.2132
Frank.Rogers@marcusmillichap.com
License: CA #00968134

Peter Alimam

Associate Director Investments
Office: San Francisco
Direct: 415.625.2127
Peter.Alimam@marcusmillichap.com
License: CA #02121615

Marcus & Millichap



TABLE OF CONTENTS

SECTION 1 INVESTMENT OVERVIEW	5
--	---

SECTION 2 FINANCIAL ANALYSIS	11
---	----

SECTION 3 SALE COMPARABLES	15
---	----

SECTION 1

Investment Overview

PROPERTY SUMMARY

PARK PHOTOS

PARK PHOTOS

LOCAL MAP

AERIAL MAP

Marcus & Millichap

PROPERTY SUMMARY // Gold Oaks Mobile Home Park

PROPERTY DESCRIPTION

Gold Oaks MHP is located at 12594 Kennedy Flat Road in Martell, California. It is a 26-space park that is licensed for 24 mobile homes and 2 RV's. The park consists of 17 resident owned mobile homes, 4 resident owned RV's, 1 park owned mobile home, 1 park owned RV, and 3 vacant sites. The on-site manager resides in the park owned mobile home. Gold Oaks is an all age community serviced by municipal water and sewer. Water and sewer are sub-metered and trash is passed through. Gas and electric is direct billed by PG&E. There is no rent control in Jackson. The last rental increase took effect July 1, 2025.

Jackson is a city in and the county seat of Amador County, California. Jackson, named after Colonel Alden Jackson, was founded in 1848 around a year-round spring. Settlement of the region by American pioneers was stimulated by the discovery of gold in the Sierra foothills around 1848. Although Amador County was an important mining center, its County seat of Jackson was not typical of the early gold camps. The camp grew quickly, as besides being a popular mining spot, it was also a convenient stopping place on the road from Sacramento to the Southern Mines. The camp became an important supply and transportation center for the neighboring town. Jackson is the center of trade and industry in Amador County. The majority of the shopping centers, government offices, and many businesses are located in Jackson and its neighbor town, Martell.

PROPERTY HIGHLIGHTS

- City Utilities
- Non-Rent Controlled Market
- Upside in Rents



OFFERING SUMMARY

Listing Price:	\$2,295,000
Cap Rate:	6.16%
# of Sites	26
Price/Site:	\$88,269
Average Rent:	\$750
Lot Size:	1.7 Acres
Sites/Acre:	15.29
Approximate Year Built:	1970

Gold Oaks Mobile Home Park // PARK PHOTOS



PARK PHOTOS // Gold Oaks Mobile Home Park



Gold Oaks Mobile Home Park // LOCAL MAP



AERIAL MAP // Gold Oaks Mobile Home Park



SECTION 2

Financial Analysis

RENT ROLL

FINANCIAL DETAILS

DEBT ANALYSIS

Marcus & Millichap

RENT ROLL // Gold Oaks Mobile Home Park

Count	Unit #	Type	Rent	Manager
1	1	POH	\$ 745	
2	2	MH	\$ 745	
3	3	MH	\$ 745	
4	5	MH	\$ 745	
5	7	MH	\$ 745	
6	8	MH	\$ 745	
7	9	MH	\$ 745	
8	10	MH	\$ 745	
9	11	MH	\$ 745	
10	12	MH	\$ 895	
11	13	MH	\$ 745	
12	14	MH	\$ 745	
13	15	RV	\$ 745	
14	16	MH	\$ 745	
15	17	RV	\$ 745	
16	18	RV	\$ 745	
17	19	RV	\$ 745	
18	20	MH	\$ 895	
19	21	RV	\$ 745	
20	22	MH	\$ 745	
21	23	MH	\$ 745	
22	24	MH	\$ 745	
23	25	MH	\$ 745	
24	26	MH	\$ 745	
25	27	PORV	\$ 575	
26	28	MH	\$ 745	

Gross Potential Rent
\$ 19,500
Less Manager Rent Credit & Vacancy
\$ (2,980)
Monthly Gross Rent
\$ 16,520
Annual Gross Rent
\$ 198,240
Potential Gross Rent
\$ 234,000

Vacant

Gold Oaks Mobile Home Park // FINANCIAL DETAILS

INCOME	2023	2024 ACTUAL	CURRENT	% OF GROSS	\$ / UNIT	NOTES
Gross Potential Rental Income	\$172,902	\$161,575	\$234,000		\$9,000	November RR Annualized
Physical Vacancy			(\$26,820)			
Manager Rent Credit			(\$8,940)			Unit #1
Effective Gross Rental Income	\$172,902	\$161,575	\$198,240			
Late Fees and Other Income ¹	\$815	\$805	\$550		\$21	November 24 - October 25
Water Income	\$5,426	\$4,977	\$5,594		\$215	November 24 - October 25
Sewer Income	\$21,307	\$19,010	\$21,421		\$824	November 24 - October 25
Trash Income	\$13,054	\$13,283	\$15,299		\$588	November 24 - October 25
Laundry Income	\$171		\$90		\$3	November 24 - October 25
Effective Gross Income	\$213,675	\$199,650	\$241,194		\$9,277	

EXPENSES	2023	2024 ACTUAL	CURRENT	% OF GROSS	\$ / UNIT	NOTES
Real Estate Taxes	\$17,638	\$21,609	\$23,425	9.71%	\$901	1.012% of Price Plus \$200 in Direct Charges
Insurance	\$5,676	\$1,901	\$10,130	4.20%	\$390	Actual Annual Policy
Water	\$5,245	\$5,009	\$5,827	2.42%	\$224	November 24 - October 25
Sewer	\$18,232	\$17,862	\$18,871	7.82%	\$726	November 24 - October 25
Trash	\$15,030	\$16,574	\$16,871	6.99%	\$649	November 24 - October 25
Electric & Gas	\$858	\$284	\$477	0.20%	\$18	November 24 - October 25
Operating Expense	\$1,294	\$7,435	\$2,300	0.95%	\$88	November 24 - October 25
Repairs and Maintenance	\$12,058	\$11,041	\$12,000	4.98%	\$462	Broker Estimate
On-Site Management Fee	\$429	\$363	\$363	0.15%	\$14	2024 Actual
Off-Site Management Fees	\$19,059	\$18,962	\$9,500	3.94%	\$365	Broker Estimate
Total Operating Expenses	\$95,519	\$101,040	\$99,764	41.36%	\$3,837	
NET OPERATING INCOME	\$118,156	\$98,610	\$141,430			

DEBT ANALYSIS // Gold Oaks Mobile Home Park

SUMMARY

Price	\$2,295,000	
Down Payment	\$803,250	35%
Number of Spaces	26	
Price Per Space	\$88,269	
Spaces/Acre	15	
Lot Size	1.73 Acres	
Approx. Year Built	1970	
Occupancy	85%	

RETURNS	Current	Year 1
CAP Rate	6.16%	7.29%
GRM	9.81	9.34
Cash-on-Cash	3.89%	7.10%
Debt Coverage Ratio	1.28	1.52

Financing	1st Loan
Loan Amount	\$1,491,750
Loan Type	New
Interest Rate	6.25%
Amortization	30 Years
Year Due	2035

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation

# OF SPACES	SPACE TYPE	CURRENT RENT	MARKET RENTS
20	Mobile Home	\$760	\$798
6	RV	\$717	\$753

OPERATING DATA

INCOME		Current		Year 1
Gross Scheduled Rent		\$234,000		\$245,700
Less: Vacancy/Deductions (GPR	15.3%	\$35,760	8.8%	\$21,669
Total Effective Rental Income		\$198,240		\$224,031
Other Income		\$42,954		\$42,954
Effective Gross Income		\$241,194		\$266,985
Less: Expenses	41.4%	\$99,764	37.4%	\$99,764
Net Operating Income		\$141,430		\$167,221
Cash Flow		\$141,430		\$167,221
Debt Service		\$110,220		\$110,220
Net Cash Flow After Debt Servic	3.89%	\$31,210	7.10%	\$57,001
Principal Reduction		\$17,480		\$18,605
Total Return	6.06%	\$48,691	9.41%	\$75,606

EXPENSES		Current		Year 1
Real Estate Taxes		\$23,425		\$23,425
Insurance		\$10,130		\$10,130
Water		\$5,827		\$5,827
Sewer		\$18,871		\$18,871
Trash Removal		\$16,871		\$16,871
Electric & Gas		\$477		\$477
General & Administrative		\$2,300		\$2,300
Repairs & Maintenance		\$12,000		\$12,000
On-Site Management Fee		\$363		\$363
Off-Site Management Fee		\$9,500		\$9,500
Total Expenses	41.36%	\$99,764	37.37%	\$99,764
Expenses/Space		\$3,837		\$3,837

SECTION 3

Sale Comparables

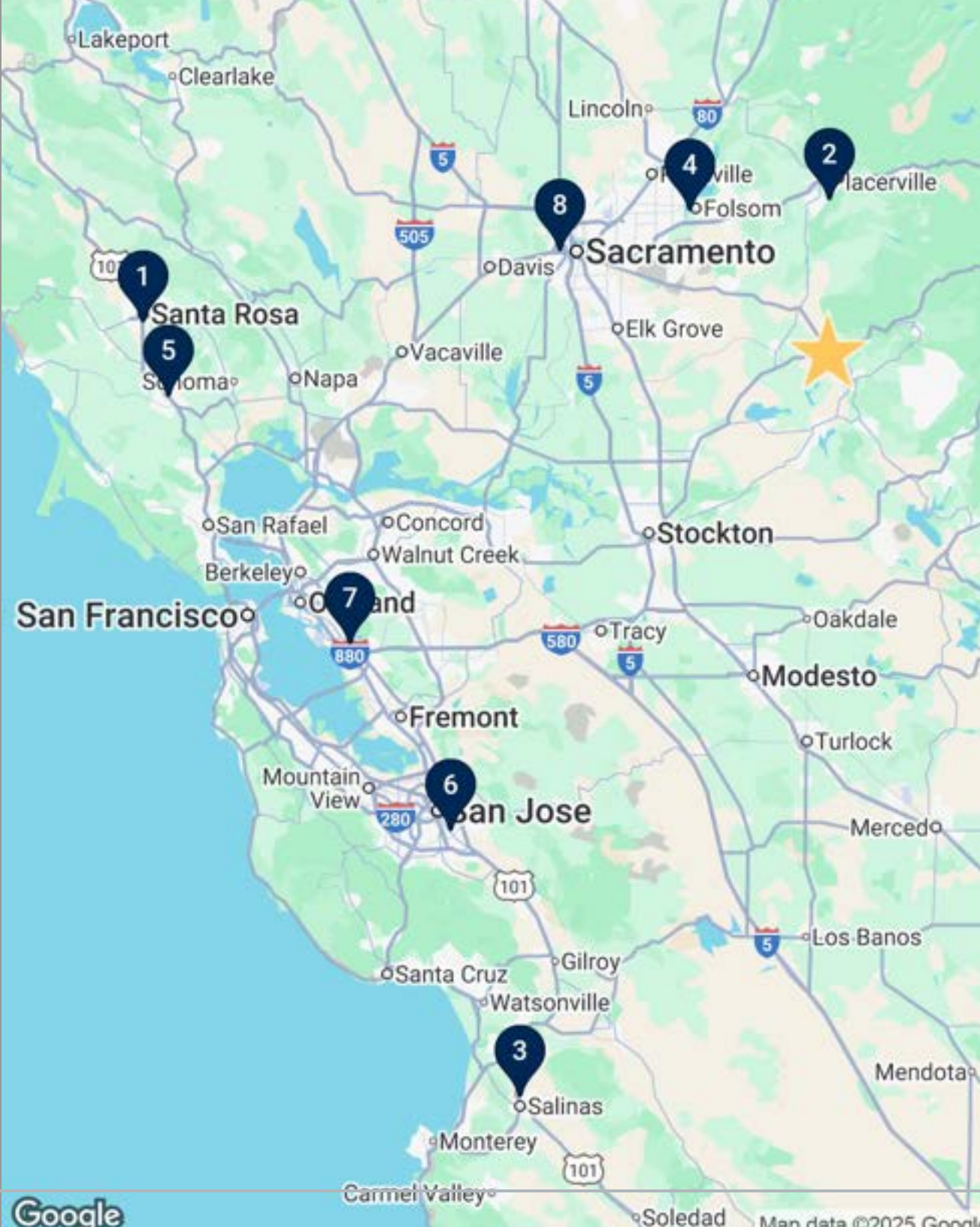
SALE COMPS MAP

SALE COMPS SUMMARY

Marcus & Millichap

SALE COMPS MAP

- ★ Gold Oaks Mobile Home Park
- 1 Colgan Gardens
- 2 Diamond Manor MHP
- 3 Mid Town Mobile Terrace
- 4 Cobbleridge MHP
- 5 Capri Villa
- 6 Western TP
- 7 Bal Trailer Court
- 8 Agape MHP

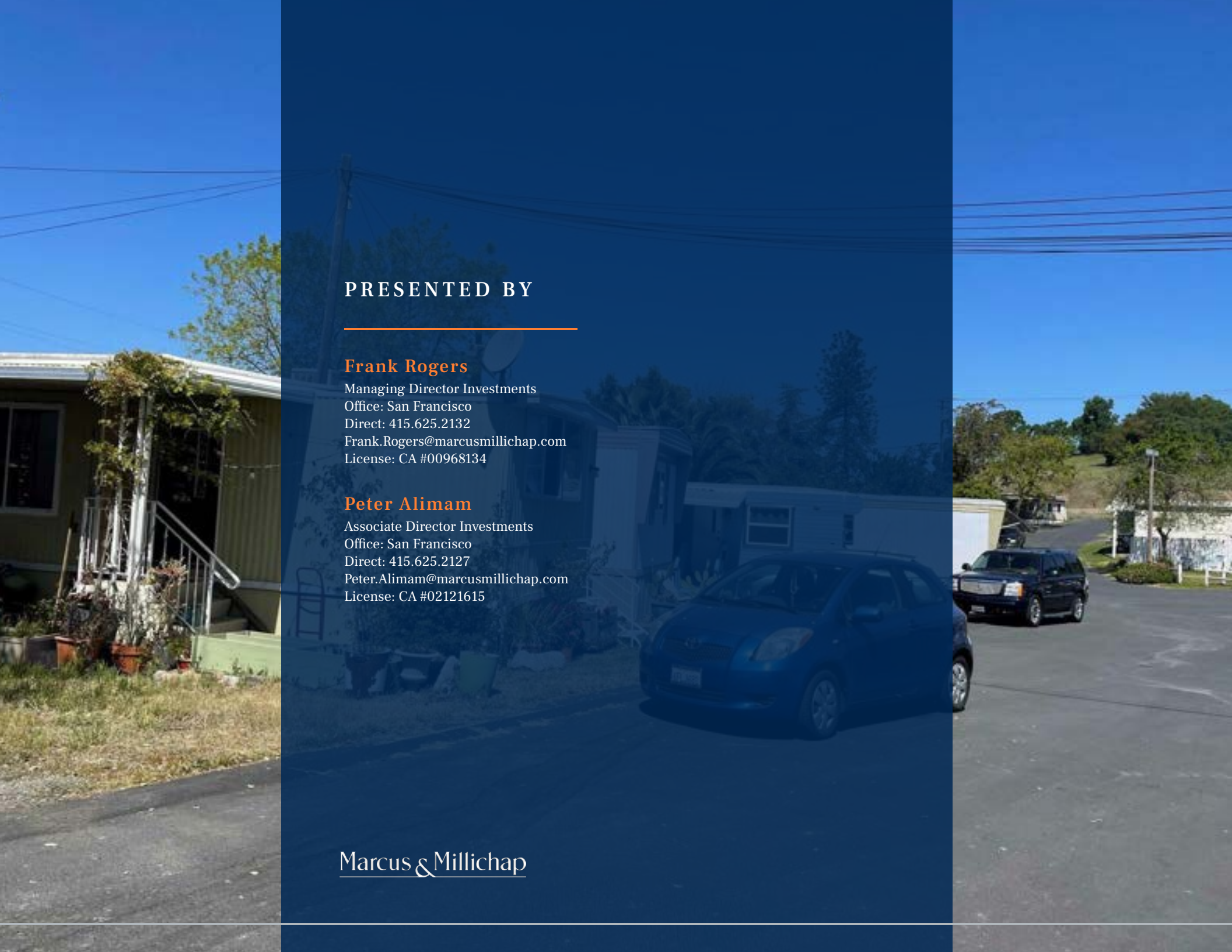


Gold Oaks Mobile Home Park // SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	CAP RATE	# OF SITES	\$/SITE	LOT SIZE	OCCUPANCY	CLOSE
	Gold Oaks Mobile Home Park 12594 Kennedy Flat Rd Martell, CA 95642	\$2,295,000	6.16%	26	\$88,269	1.7 AC	89%	-
	SALE COMPARABLES	PRICE	CAP RATE	# OF SITES	\$/SITE	LOT SIZE	OCCUPANCY	CLOSE
	Colgan Gardens 1670 Santa Rosa Ave Santa Rosa, CA 95404	\$2,625,000	6.00%	33	\$79,545	1.25 AC	90%	03/07/2025
	Diamond Manor MHP 1281 Pleasant Valley Rd Diamond Springs, CA 95619	\$5,150,000	5.75%	59	\$87,288	9 AC	100%	12/30/2024
	Mid Town Mobile Terrace 1117 Baldwin St Salinas, CA 93906	\$8,085,000	6.85%	80	\$101,062	6.12 AC	100%	11/19/2024
	Cobbleridge MHP 1002 Sibley St Folsom, CA 95630	\$3,200,000	5.15%	41	\$78,048	3.96 AC	97%	10/16/2024
	Capri Villa 717 N McDowell Blvd Petaluma, CA 94954	\$6,050,000	6.15%	69	\$87,681	6.03 AC	100%	04/23/2024
	Western TP 2800 Monterey Rd San Jose, CA 95111	\$10,350,000	6.00%	92	\$112,500	4.1 AC	100%	03/13/2024

SALE COMPS SUMMARY // Gold Oaks Mobile Home Park

	SUBJECT PROPERTY	PRICE	CAP RATE	# OF SITES	\$/SITE	LOT SIZE	OCCUPANCY	CLOSE
7	Bal Trailer Court 14831 Bancroft Ave San Leandro, CA 94578	\$2,975,000	5.53%	33	\$90,151	1.2 AC	95%	11/08/2023
8	Agape MHP 2355 W Capitol Ave West Sacramento, CA 95691	\$4,105,000	4.91%	48	\$85,520	2.17 AC	100%	11/02/2022
	AVERAGES	\$5,317,500	5.79%	57	\$93,486	4.23 AC	98%	-



PRESENTED BY

Frank Rogers

Managing Director Investments
Office: San Francisco
Direct: 415.625.2132
Frank.Rogers@marcusmillichap.com
License: CA #00968134

Peter Alimam

Associate Director Investments
Office: San Francisco
Direct: 415.625.2127
Peter.Alimam@marcusmillichap.com
License: CA #02121615

Marcus & Millichap