

---

# Rough & Ready Village

## All Ages Community

---

14533 Rough and  
Ready Hwy  
Rough and Ready, CA

**\$4,195,000**



**John Sheedy**

[jsheedy@parkbrokerage.com](mailto:jsheedy@parkbrokerage.com)

602.821.4666

**PARKBROKERAGE**  
COMMERCIAL REAL ESTATE

Park Brokerage and Commercial Real Estate LLC nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property.



# Investment Highlights - Rough and Ready



## OFFERING SUMMARY

<b>TOTAL SITES</b>	<b>59</b>
<b>MH SITES</b>	<b>21</b>
<b>APARTMENTS</b>	<b>4</b>
<b>RV SITES</b>	<b>32</b>
<b>MONTHLY RENT - 2024</b>	<b>\$690</b>
<b>UTILITIES INCLUDED</b>	<b>NONE</b>
<b>95975 MH RENT AVERAGE</b>	<b>\$1,697</b>
<b>95975 VACANCY RATE</b>	<b>4.80%</b>
<b>95975 MEDIAN HOME COST</b>	<b>\$594,500 (REDFIN)</b>
<b>95975 MEDIAN RENT</b>	<b>\$2,000</b>

## GENERAL INFORMATION

<b>ADDRESS</b>	<b>14533 ROUGH AND READY HIGHWAY</b>
<b>CITY/STATE/ZIP</b>	<b>ROUGH AND READY</b>
<b>COUNTY</b>	<b>NEVADA</b>
<b>COMMUNITY TYPE</b>	<b>ALL-AGES COMMUNITY</b>
<b>TOTAL ACREAGE</b>	<b>APPROX. 8.5 ACRES</b>
<b>UTILITIES</b>	<b>WELL/LAGOON</b>
<b>FLOOD ZONE</b>	<b>NO</b>
<b>OPPORTUNITY ZONE</b>	<b>NO</b>

# Executive Summary

Introducing Rough & Ready Mobile Village, a 59-site mobile home park which includes four apartments nestled in the historic town of Rough and Ready, California. This charming park is situated directly across from the new Fire Station, adjacent to the Post Office, and surrounded by Gold Rush Era mining relics, providing a unique and picturesque setting. Despite its serene environment, the park is conveniently close to shopping and restaurants in Grass Valley, and just an hour from Sacramento MSA. The village offers a peaceful rural lifestyle while being conveniently located near larger towns like Grass Valley and Nevada City, which provide additional amenities and services. The community boasts a variety of outdoor activities, including hiking and fishing, making it ideal for nature enthusiasts. As of recent data, the median home price in Nevada County is approximately \$620,000 reflecting a need for affordable housing.

Rough & Ready Mobile Village features a mix of permanent RVs and mobile units, all set on a scenic hill overlooking the natural forest. The park offers a cooler climate compared to the valley, and its rents, increased as of 2024 are 10% below market rates with no local rent control ordinance. The property operates on a private well and treatment lagoon, both maintained monthly by a licensed contractor. Gas is partially submetered via several propane tanks, while the rest of the park utilizes a minimum 50amp master-metered electric system. Broker underwriting assumes a \$50 increase in April 2025. Roads were recently redone and several improvements have been completed since ownership including renovating office and clubhouse. There are no park-owned homes however there are is four apartment units.

The front building has been leased to a tourist-drive retail store and Irish restaurant which should be open in next few months. New signage and additional dumpsters were also added to increase curb appeal. Seller has drilled a new second well with a backup generator so utilities systems are state of the art and ready for the new owner.

Please contact our in-house mortgage broker George Waidelich at 925.588.9318 or at [George@parkbrokerage.com](mailto:George@parkbrokerage.com) to discuss bank or CMBS financing options.

**NO SELLER FINANCING. DO NOT DISTURB MANAGEMENT AND TENANTS AS THEY ARE NOT AWARE THE PARK IS FOR SALE. CONTACT THE BROKER TO SCHEDULE A MEETING ON-SITE. YOU MAY DISCREETLY DRIVE THROUGH THE COMMUNITY.**

**CLICK HERE FOR DROPBOX**

Financial Data Including Excel Sheets, Rent Rolls, Pictures

## KEY FINANCIAL HIGHLIGHTS

Sales Price: Market Pricing

Year 1 NOI: \$336,682

Year 1 Expense Ratio: 45%

Average Space Rent: \$690

Cap Rate: 8.0%

Opportunity Zone: No

New Financing or Cash

**PARKBROKERAGE**  
COMMERCIAL REAL ESTATE



# PARCEL KEY HIGHLIGHTS

Acreage: Approx. 8.5

Age: Built 1958

County: Nevada

Rent Control: None

Vacancy Control: None

Flood Zone: None

Designated Parking Spaces



---

# UTILITIES

---

Water:  
Well

Sewer:  
Lagoon

Trash:  
Community Dumpsters

Electric & Gas:  
Sub-metered

---



---

# UNIT BREAKDOWN

---

59 Total Spaces

21

32

Mobile Homes

RV Sites

4

2

Apartment Units

Vacancies



# Financials - Income

## Profit & Loss 12 Month Recap

Property: Rough & Ready Village, LLC  
Monthly recap 09/01/23 - 08/31/24 (cash basis)

	TTM	YEAR 1
<b>INCOME</b>		
40000 INCOME		
40002 Rental Revenue - MH Space Rent Incom	160,482	\$178,135
40006 Late Fees	3,147	\$3,493
40010 Application Fee	-35	-\$39
40011 Rental Revenue-Apartment Inc.	41,475	\$49,450
40013 RV Rents	186,557	\$210,078
40017 HCD - MRL Protection Act	430	\$477
40000 Total INCOME	392,056	\$441,594
40020 UTILITY INCOME		
40022 Electric Income	49,117	\$51,573
40023 Garbage Income	17,588	\$18,467
40024 Gas Income	26,346	\$27,663
40026 Sewer Income	21,245	\$22,307
40028 Water Income	24,262	\$25,475
40020 Total UTILITY INCOME	138,558	\$145,486
40040 INCOME OTHER		
40051 NSF Fee Income	105	\$108
40062 Commercial Property Income	1,500	\$18,000
40091 Parking Fee 1	1,077	\$1,109
40040 Total INCOME OTHER	2,682	\$2,763
<b>TOT. INCOME</b>	<b>533,296</b>	<b>\$609,061</b>

Represents current rent roll plus \$50 rent increase for April 1 and ownership beginning Jan 1.

Retail store leased, will be open in less than 90 days and begin paying \$1500/mo



# Financials - Expenses

EXPENSE			
60000 OPERATING EXPENSE			
60001 Advertising and Promotion	6,818	\$1,500	
60013 Business Licences and Permits	1,797	\$1,851	← One-time expense for absorption.
60031 Dues and Subscriptions	602	\$620	
60040 Eviction Fees	3,810	\$2,924	
60098 Meals and Entertainment	139	\$143	
60100 Office Supplies	155	\$160	
60007 Postage Fees	50	\$52	
60000 Total OPERATING EXPENSE	13,372	\$7,250	
60080 INSURANCE EXPENSE			
60084 Commercial Property Ins	22,576	\$24,000	
60080 Total INSURANCE EXPENSE	22,576	\$24,000	← Increased insurance on reset.
61000 OFF SITE MANAGEMENT FEE EXPENSE			
63011 Supplemental Offsite Mail Fee	107	\$100	
60012 Supplemental Offsite Billing Fee	1,815	\$1,800	
61001 Off Site Mgmt Base Fees	27,600	\$16,100	
61000 Total OFF SITE MANAGEMENT FEE EX	29,522	\$18,000	← 3% OF GROSS REVENUE
62000 ON SITE MANAGER			
62002 On Site Manager - Wages	15,960	\$16,359	
62003 On Site Manager - Payroll Taxes	1,467	\$1,503	
62005 On Site Manager - Payroll Proce	157	\$161	
62006 On Site Manager - Workers Comp	2,340	\$2,399	
62000 Total ON SITE MANAGER	19,923	\$20,421	
64000 REPAIR AND MAINTENANCE EXPENSE			
64004 Landscaping & Groundskeeping	10,500	\$10,763	
64005 Pond	3,451	\$3,538	
64006 General R&M	8,628	\$8,833	
64008 Small Tools and Equipment	939	\$962	
64000 Total REPAIR AND MAINTENANCE EXPI	23,518	\$24,095	← seems about right for this sort of deal
65000 TAXES			
65005 Property Tax	27,824	\$45,560	
65000 Total TAXES	27,824	\$46,010	← Prop 13, moved up to represent new sales price.
66000 UTILITIES			
66002 Electric	68,160	\$70,205	
66004 Garbage	15,892	\$16,369	
66005 Gas	19,099	\$19,672	
66007 Sewer/Septic	11,778	\$12,131	
66010 Water	13,634	\$14,043	
66000 Total UTILITIES	128,564	\$132,420	
68150 Travel Expense	176	\$181	
<b>TOT. EXPENSE</b>	<b>265,474</b>	<b>\$272,378</b>	← 51% expense load
<b>NET INCOME</b>	<b>267,822</b>	<b>\$336,682</b>	

# Rent Roll

## Rent Roll Analysis

Property: Rough & Ready Village, LLC  
As of 09/23/24

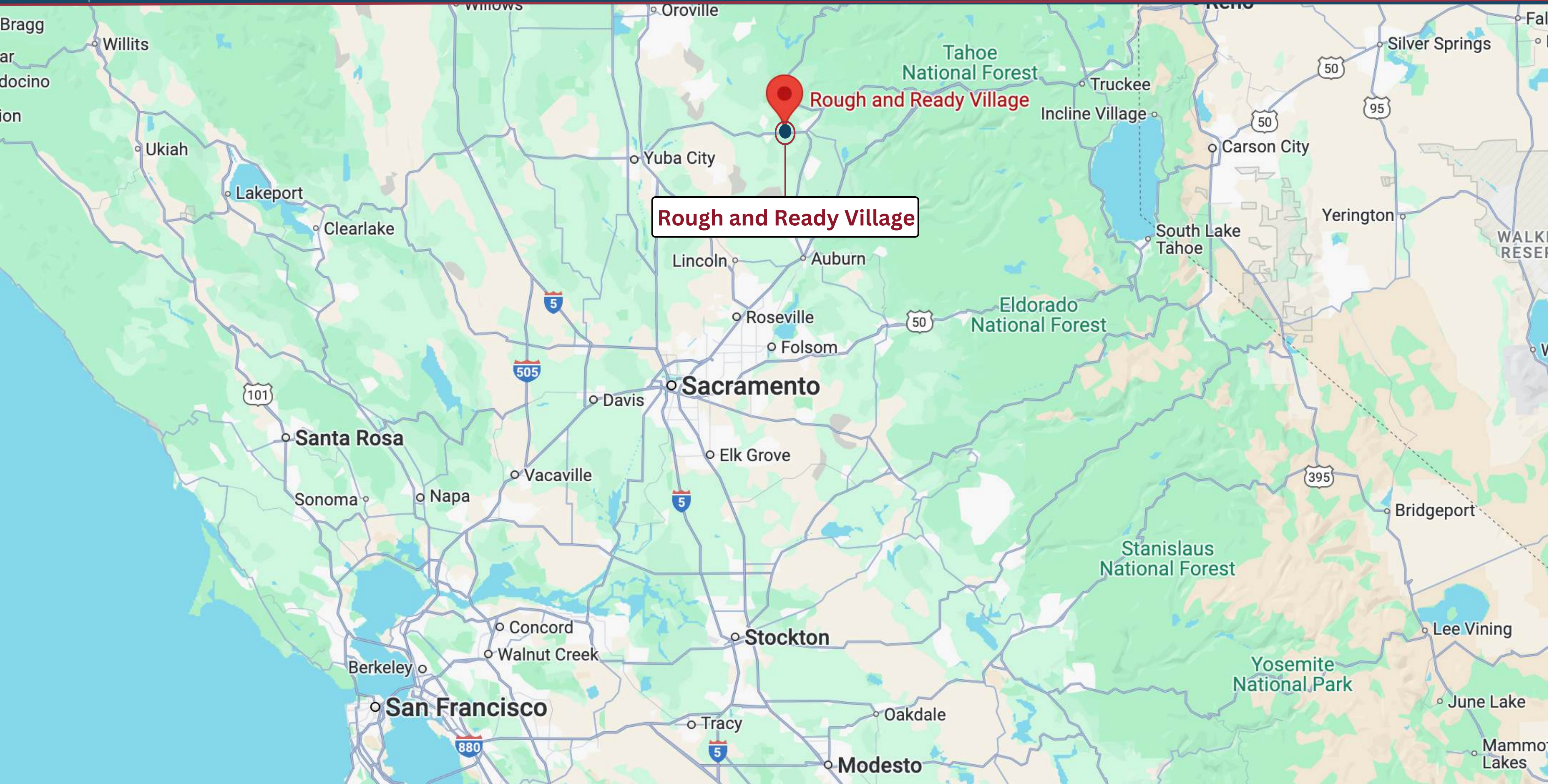
Tenant Name	Unit	Unit Type	Sq Ft	Market Rent	Rent	Vacancy Loss	Misc Charges	Total Charges	Balance	Security Deposit	Increase Amount	Last Rent Increase	Move In	Move Out	Lease End
<b>Rough &amp; Ready Village, LLC</b>															
Stahoski, Janis Lee	1	Space	0	0.00	690.00	0.00	102.50	792.50	0.00	0.00	45.00	04/01/24	12/8/08		
Davis, Charles	01BS	RV	0	0.00	525.00	0.00	102.50	627.50	0.00	525.00	525.00	04/01/24	3/18/24		
Macmenigall, Mich	2	Space	0	0.00	690.00	0.00	102.50	792.50	0.00	0.00	45.00	04/01/24	1/1/12		
Bogdanoff, Steven	02BS	RV	0	0.00	640.00	0.00	102.50	742.50	0.00	0.00	45.00	04/01/24	10/25/00		
Stahoski, Shirley	3	Space	0	0.00	690.00	0.00	102.50	792.50	50.00	0.00	45.00	04/01/24	11/30/17		
<VACANT>	4	Space	0	0.00	0.00	0.00	102.50	102.50	0.00	0.00	0.00				
Smith, Mina & Mart	5	Space	0	0.00	690.00	0.00	102.50	792.50	0.00	0.00	45.00	04/01/24	4/1/04		
Smith, Curtis & Aur	6	Space	0	0.00	690.00	0.00	102.50	792.50	0.00	0.00	45.00	04/01/24	8/19/02		
Briggs, Vicki	7	Space	0	0.00	745.00	0.00	102.50	847.50	0.00	0.00	745.00	05/01/24	4/17/24		3/31/25
Price, Elizabeth	8	Space	0	0.00	690.00	0.00	102.50	792.50	0.00	0.00	45.00	04/01/24	4/1/04		
Uren, Judith	9	Space	0	0.00	690.00	0.00	102.50	792.50	0.00	0.00	45.00	04/01/24	1/10/05		
Brown, Judith Susa	10	Space	0	0.00	690.00	0.00	102.50	792.50	0.00	0.00	45.00	04/01/24	6/10/13		
Lesneski, Elizabeth	11	RV	0	0.00	525.00	0.00	102.50	627.50	0.00	525.00	525.00	06/01/24	5/31/24		
Farris, Tamara	12	Space	0	0.00	690.00	0.00	102.50	792.50	395.89	0.00	45.00	04/01/24	12/18/18		
Rich, Dion	13	RV	0	0.00	525.00	0.00	102.50	627.50	0.00	0.00	525.00	04/01/24	2/22/24		
Combs, Judy	14	Space	0	0.00	690.00	0.00	102.50	792.50	0.00	0.00	45.00	04/01/24	7/13/18		
Walters, Breannah	15	Space	0	0.00	690.00	0.00	132.50	822.50	-0.19	0.00	45.00	04/01/24	5/14/17		
Phenix, Diane/Dev	16	RV	0	0.00	525.00	0.00	102.50	627.50	0.00	525.00	525.00	03/01/24	2/21/24		
Console, Steven	17	RV	0	0.00	640.00	0.00	102.50	742.50	0.00	0.00	0.00		4/1/24		
Griffin, David	18	RV	0	0.00	640.00	0.00	102.50	742.50	0.00	0.00	45.00	04/01/24	2/1/08		
Taliaferro, Elizabet	19	RV	0	0.00	640.00	0.00	132.50	772.50	223.10	0.00	45.00	04/01/24	2/15/20		
Laney, Vicki	20	RV	0	0.00	525.00	0.00	102.50	627.50	0.00	525.00	525.00	07/01/24	7/1/24		
Poulter, Dennis	21	RV	0	0.00	525.00	0.00	102.50	627.50	0.00	525.00	525.00	08/01/24	7/15/24		
Riley, Mearl	22	RV	0	0.00	640.00	0.00	132.50	772.50	0.00	0.00	45.00	04/01/24	11/1/03		
Coleman, Carole	23	RV	0	0.00	640.00	0.00	102.50	742.50	0.00	0.00	45.00	04/01/24	8/1/20		
Shea, David	24	RV	0	0.00	640.00	0.00	102.50	742.50	0.00	0.00	45.00	04/01/24	12/1/19		
Safakish, Nariman	24B	RV	0	0.00	640.00	0.00	102.50	742.50	-1.75	595.00	45.00	04/01/24	8/9/23		
Clanton/Raley, Linc	25	Space	0	0.00	690.00	0.00	102.50	792.50	0.00	0.00	45.00	04/01/24	5/25/23		4/30/24
Lewis, Linda	26	Space	0	0.00	690.00	0.00	102.50	792.50	0.00	0.00	45.00	04/01/24	9/1/20		
<VACANT>	27	RV	0	0.00	0.00	0.00	102.50	102.50	0.00	0.00	0.00				
Petrich, Carolyn	31	RV	0	0.00	640.00	0.00	102.50	742.50	0.00	0.00	45.00	04/01/24	10/1/22		
Lyons, Traci	32	RV	0	0.00	640.00	0.00	102.50	742.50	-0.01	0.00	45.00	04/01/24	7/2/99		
Hoffman, Andrew	33	RV	0	0.00	525.00	0.00	102.50	627.50	0.00	525.00	525.00	06/01/24	6/1/24		
Macias, Natalie	34	RV	0	0.00	525.00	0.00	102.50	627.50	0.00	525.00	525.00	07/01/24	5/31/24		
Riedel, Carley	35	RV	0	0.00	525.00	0.00	102.50	627.50	0.00	525.00	525.00	05/01/24	4/25/24		
Mlodzinska, Joann	37	RV	0	0.00	640.00	0.00	102.50	742.50	-829.34	0.00	45.00	04/01/24	5/1/20		
Lazo/Portillo, Filibe	40	RV	0	0.00	525.00	0.00	102.50	627.50	-0.95	525.00	525.00	06/01/24	5/7/24		
Gonzales, Sandra	41	RV	0	0.00	640.00	0.00	102.50	742.50	0.00	0.00	45.00	04/01/24	3/7/20		

Tenant Name	Unit	Unit Type	Sq Ft	Market Rent	Rent	Vacancy Loss	Misc Charges	Total Charges	Balance	Security Deposit	Increase Amount	Last Rent Increase	Move In	Move Out	Lease End
Misagal, Megan	42	RV	0	0.00	595.00	0.00	102.50	697.50	-2.65	595.00	595.00	01/01/24	12/15/23		
Bailey/Manthey, Br	43	RV	0	0.00	640.00	0.00	102.50	742.50	0.00	595.00	45.00	04/01/24	8/1/23		
Irvine, Michael	44	RV	0	0.00	640.00	0.00	102.50	742.50	0.00	595.00	45.00	04/01/24	9/8/23		
Wessels, Kyle	50	RV	0	0.00	640.00	0.00	102.50	742.50	0.00	0.00	45.00	04/01/24	5/1/20		
Alcala, Kathy	51	RV	0	0.00	0.00	0.00	102.50	102.50	0.00	525.00	0.00		9/19/24		
Creamer, Mark	52	RV	0	0.00	640.00	0.00	102.50	742.50	-5.67	595.00	45.00	04/01/24	5/17/23		
Bennett, Jessica	53	RV	0	0.00	525.00	0.00	102.50	627.50	0.00	525.00	525.00	08/01/24	7/18/24		
Kieman (Rough an	14503	Comm	0	0.00	1,500.00	0.00	375.00	1,875.00	0.00	750.00	1,500.00	07/01/24	4/1/24		3/31/29
Strauss, Tracy	A	RV	0	0.00	640.00	0.00	102.50	742.50	0.00	0.00	45.00	04/01/24	6/24/23		
Henry, Jared	A1	Apartment	0	0.00	851.78	0.00	102.50	954.28	0.00	600.00	65.28	04/01/24	3/1/22		
Pate, Kelsey	A2	Apartment	0	0.00	895.00	0.00	102.50	997.50	-0.81	895.00	895.00	06/01/24	5/3/24		4/30/25
Clark, Greg & Julie	A3	Apartment	0	0.00	1,006.65	0.00	102.50	1,109.15	0.00	700.00	77.15	04/01/24	2/2/12		
Wilkes, Dawson	A4	Apartment	0	0.00	1,023.44	0.00	102.50	1,125.94	-1,416.11	945.00	78.44	04/01/24	8/1/23		7/31/24
Curtis MANAGER,	B	Space	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		2/1/13		
Wirtz, Roger	C	Space	0	0.00	690.00	0.00	102.50	792.50	0.00	0.00	45.00	04/01/24	10/16/07		
Chambers, Patricia	D	Space	0	0.00	690.00	0.00	102.50	792.50	0.00	0.00	45.00	04/01/24	10/16/05		
Estrada Burgarin, E	E	Space	0	0.00	690.00	0.00	102.50	792.50	0.00	0.00	45.00	04/01/24	9/1/21		
Goggin, Denise	F	Space	0	0.00	690.00	0.00	102.50	792.50	0.00	0.00	45.00	04/01/24	10/1/05		
Summers/Jensen, G	G	RV	0	0.00	525.00	0.00	102.50	627.50	0.00	0.00	525.00	05/01/24	4/19/24		
Hammond, Normar	H	Space	0	0.00	690.00	0.00	102.50	792.50	0.00	645.00	45.00	04/01/24	7/1/23		6/30/24
Smith/Adbib, Jonat	I	Space	0	0.00	0.00	0.00	102.50	102.50	0.00	745.00	0.00		9/11/24		9/10/25
<b>Totals for Rough &amp; Ready Village, LLC</b>			0	0.00	36,216.87	0.00	6,307.50	42,524.37	-1,588.49	14,030.00	11,785.87				

Sq Ft	Market Rent	Rent	Vacancy Loss	Misc Charges	Total Charges	Balance	Security Deposit	Increase Amount
0	0.00	36,216.87	0.00	6,307.50	42,524.37	-1,588.49	14,030.00	11,785.87

## Report Summary

Detail	Value
Total Possible Rent	36,216.87
Vacancy Rent	0.00
Occupied Unit Rent	36,216.87
# of Units	59
Vacant Units	2
Occupancy	96.61%



**ROUGH AND READY VILLAGE**  
14533 Rough & Ready Hwy, Rough & Ready, CA 95975  
**\$690/month**

**Rough and Ready Village**

**Sierra Pines Mobile Park**  
62 Primrose Ln, Grass Valley, CA 95945  
**\$750/month**

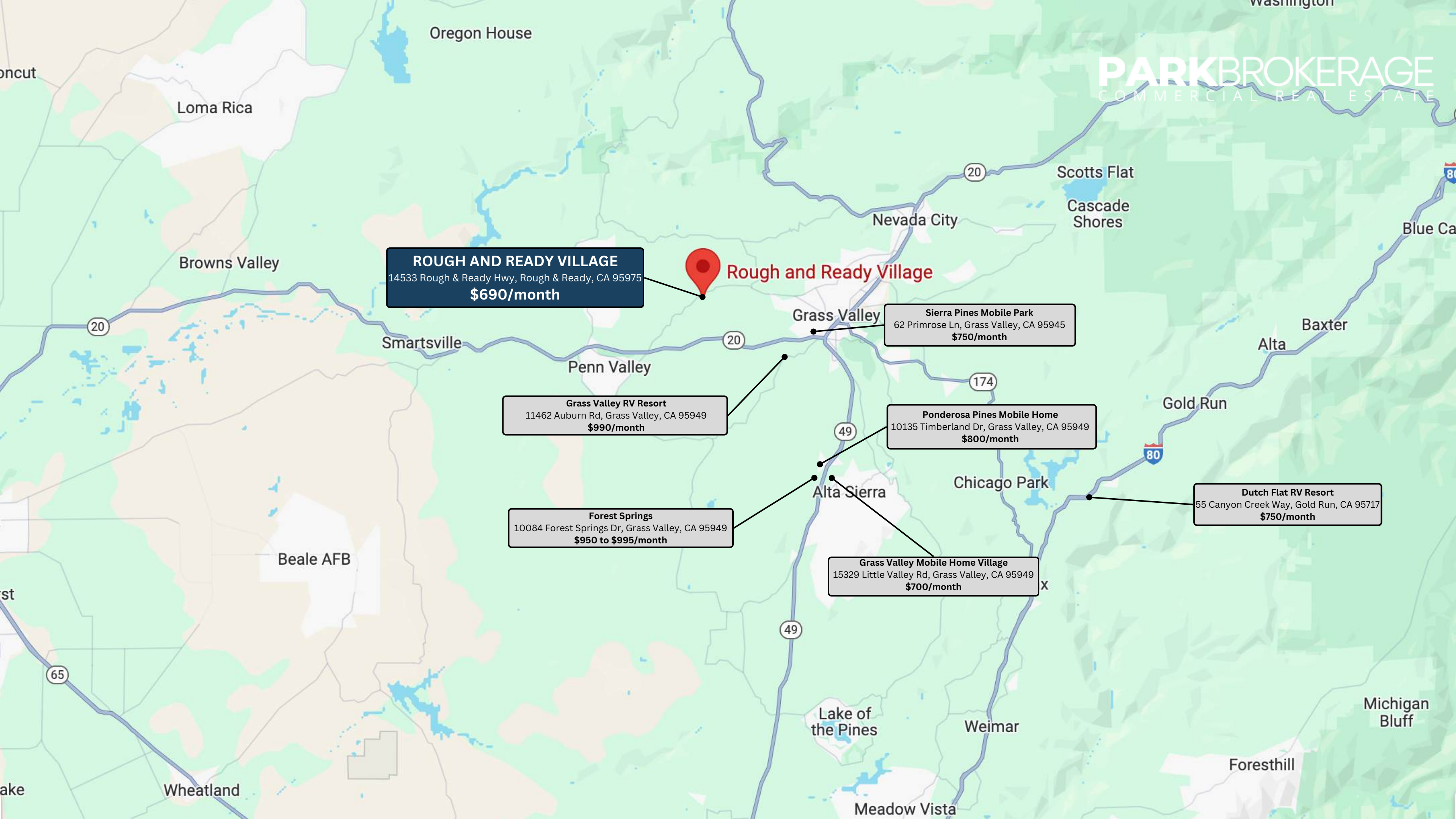
**Grass Valley RV Resort**  
11462 Auburn Rd, Grass Valley, CA 95949  
**\$990/month**

**Ponderosa Pines Mobile Home**  
10135 Timberland Dr, Grass Valley, CA 95949  
**\$800/month**

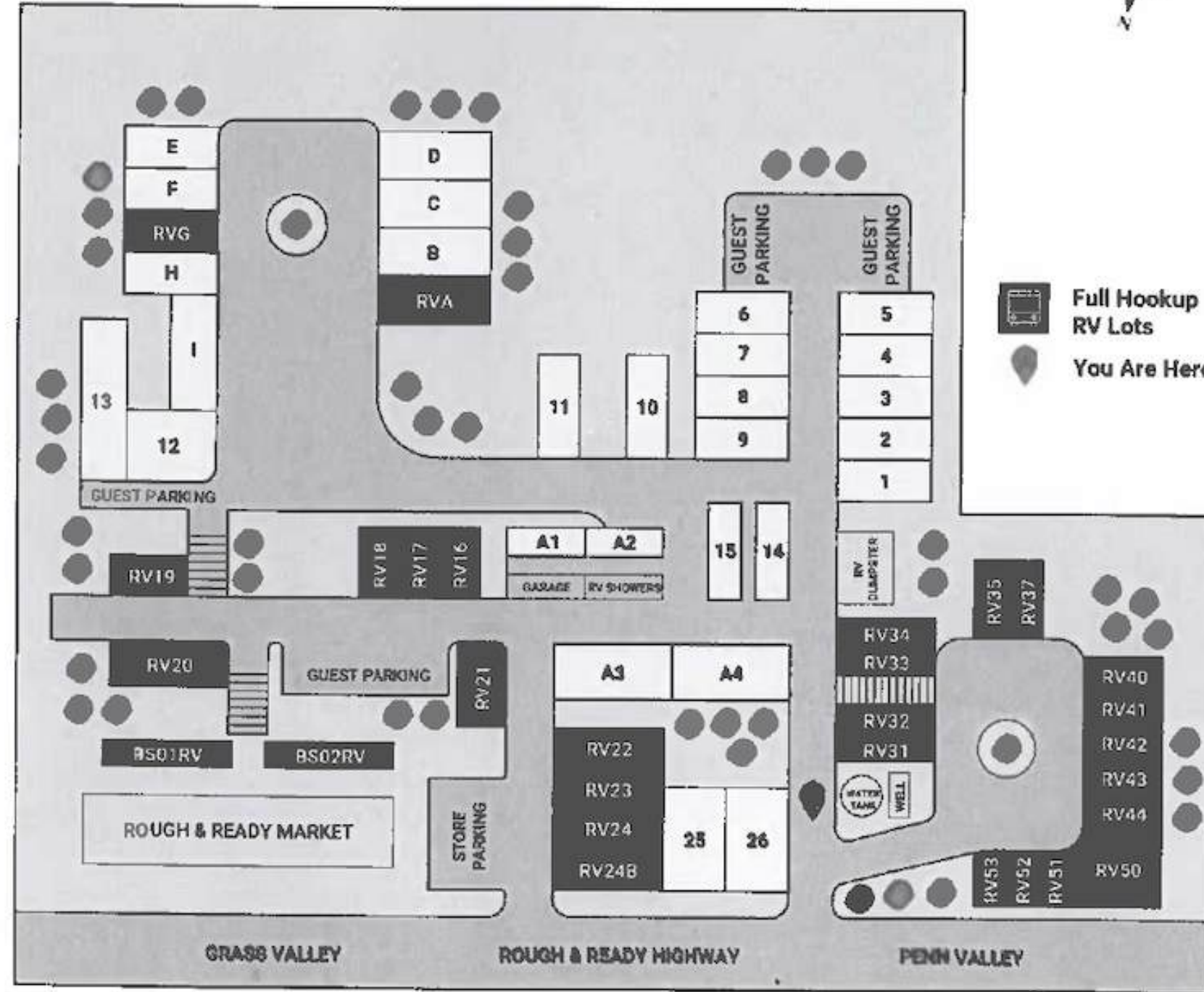
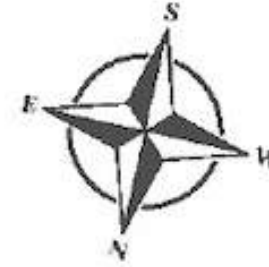
**Forest Springs**  
10084 Forest Springs Dr, Grass Valley, CA 95949  
**\$950 to \$995/month**

**Grass Valley Mobile Home Village**  
15329 Little Valley Rd, Grass Valley, CA 95949  
**\$700/month**

**Dutch Flat RV Resort**  
55 Canyon Creek Way, Gold Run, CA 95717  
**\$750/month**



# Rough & Ready



# Rent Comparables

Park Name	Address	Monthly Rent	# of lots	Unit Mix	Amenities	Type
Dutch Flat RV Resort	55 Canyon Creek Way, Gold Run, CA 95717	\$750/month	61	100% DW	Pool, playground, clubhouse	All-ages
Forest Springs	10084 Forest Springs Dr, Grass Valley, CA 95949	\$950/month	373	N/A	Clubhouse, swimming pool, off-street parking	Age Restricted 55+
Grass Valley Mobile Home Village	15329 Little Valley Rd, Grass Valley, CA 95949	\$700/month	104	N/A	Pool, playground, clubhouse	All-ages
Ponderosa Pines Mobile Home	10135 Timberland Dr, Grass Valley, CA 95949	\$800/month	139	N/A	Clubhouse, swimming pool, library	Age Restricted 55+
Grass Valley RV Resort	1462 Auburn Rd, Grass Valley, CA 95949	\$990/month	148	N/A	Pool & hot tub, pet park, pickleball court	All-ages
Sierra Pines Mobile Park	62 Primrose Ln, Grass Valley, CA 95945	\$750/month	188	N/A	Clubhouse, swimming pool, off-street parking	Age Restricted 55+
<b>Average</b>		<b>\$820</b>				
<b>Rough &amp; Ready Village</b>	<b>14533 Rough &amp; Ready Hwy Rough &amp; Ready, CA 95975</b>	<b>\$690/month</b>	<b>59</b>	<b>90% SW / 10% DW</b>	<b>Well/Lagoon, Paved Roads, Large Sites</b>	<b>All-ages</b>

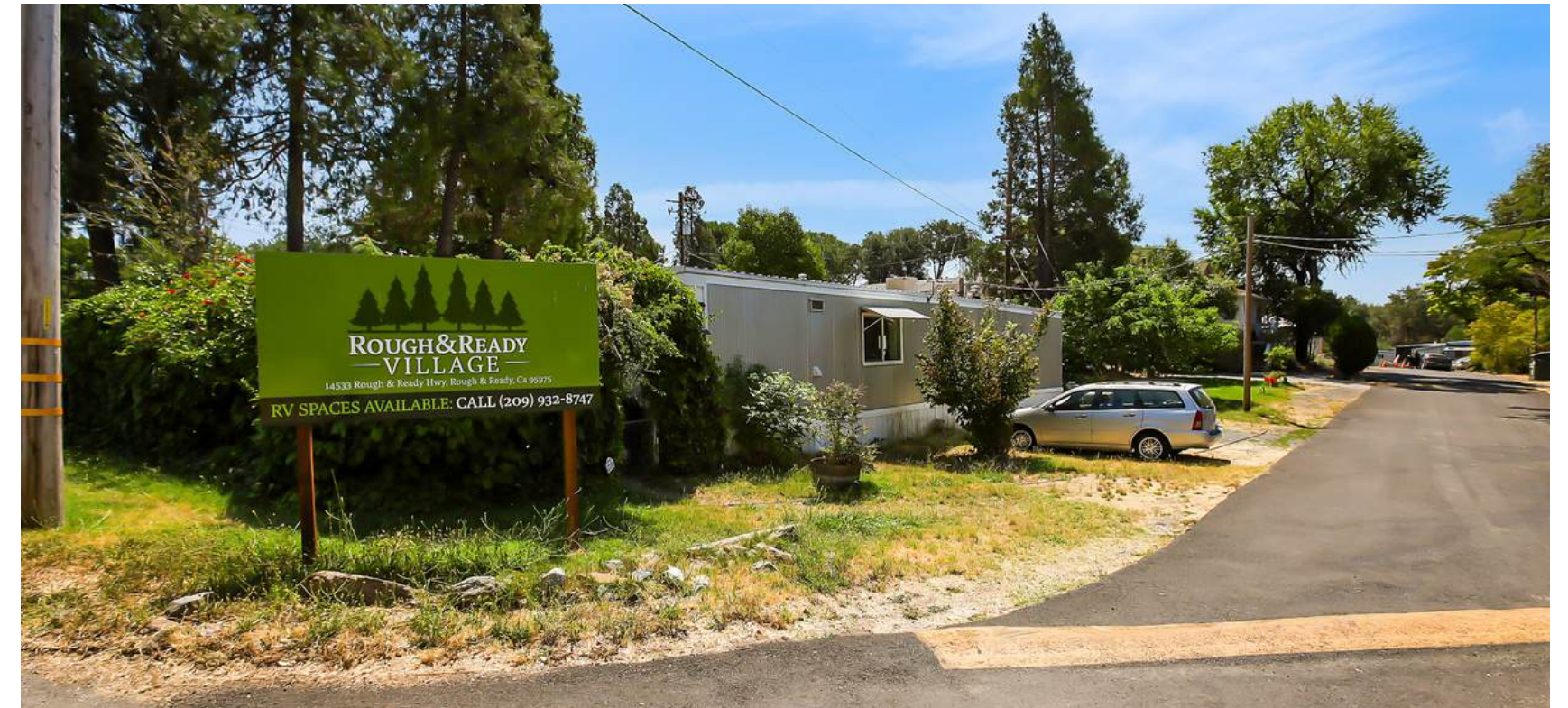
# Additional Photos

---

**PARKBROKERAGE**  
COMMERCIAL REAL ESTATE



# Additional Photos





# Offering Details

Park Brokerage and Commercial Real Estate, LLC has been engaged as the exclusive listing Broker representative of the Owner for the sale of this property. **No contact shall be made by any prospective purchaser or agents to the Owner, its executives, staff, personnel, tenants, or related parties.**

This Investment Offering Memorandum is a confidential solicitation of interest, and the information provided herein is provided for the sole purpose of considering the purchase of the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property or to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Purchase Agreement on terms acceptable to the Owner. By receipt of this Offering Memorandum, prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any and all liability with respect hereto.

The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible. All information contained herein is confidential in nature, and recipient agrees not to photocopy, duplicate, forward, distribute, or solicit third party interest without written permission and consent from Owner or Park Brokerage and Commercial Real Estate, LLC.

Neither Park Brokerage and Commercial Real Estate, LLC nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property.

## OFFER SUBMISSION

Offers should be presented in the form of a non-binding Letter of Intent, spelling out all significant terms and conditions of Purchaser's offer including, but not limited to, (1) asset pricing, (2) due diligence and closing timeframe, (3) deal structure and each party's rights and responsibilities (as applicable), (4) earnest money deposit, and to include (5) a resume of previous multi-family ownership experience, as well as (6) qualifications to close, and (7) details of debt and equity financing.