



CRI

Hidden Harbor Marina & RV Park

24680 Hidden Harbor Way, Los Molinos, CA 96055

MARINA · RV RESORT · MANUFACTURED HOUSING

Seller Financing Available

TOTAL SPACES 95	PRICE \$2,750,000
CAP RATE 6.65%	RENT CONTROL None

EXCLUSIVELY LISTED BY

Pierce Brazil
Senior Investment Associate
949.335.5921
pbrazil@cricommercial.com
CA DRE #02247759

Dimitre Petrov
Executive Vice President
949.996.7096
dpetrov@cricommercial.com
CA DRE #02071423

 Sacramento River · Los Molinos, California

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Offering Summary

95 SITES · ±9 ACRES · LOS MOLINOS, CA

• EXECUTIVE SUMMARY

Hidden Harbor Marina & RV Park

95-space waterfront marina, RV & manufactured housing community.

24680 Hidden Harbor Way · Los Molinos, CA 96055

PRICING

OFFERING PRICE

\$2,750,000

Total Sites	95
Price / Site	\$28,947
NOI	\$182,812
Cap Rate	6.65%

PROPERTY DETAILS

PROPERTY TYPE

Marina, RV Park & Manufactured Housing Community

APN

066-140-003-000 & 066-140-004-000

LAND AREA

±9 Acres · 2 Parcels (7.18 + 1.68 AC)

TOTAL SITES

95 HCD-Permitted Sites

OCCUPANCY

≈60% Occupied

44 of 74 tracked spaces

YEAR BUILT

1948 / 1950

RENT / VACANCY CONTROL

None

UNIT MIX

MH / RV Sites	20
RV Sites	41
Cabins	9
Apartments	4
Total Tracked Units	74
HCD-Permitted Sites	95

UTILITIES

WATER

Private Well System

SEWER

Private Septic · New Leach Field Added Recently

WATER BILLING

Not Billed Back to Tenants

ELECTRIC

PG&E · Meters Read by Park

TRASH / GARBAGE

\$25 / mo · Billed Separately

UTILITY BILL-BACK

Park Billing (Implemented 2025)



Seller Financing Available

Flexible terms available for qualified buyers.



5-Year Interest-Only · 3.5% Start



25% Down Payment



Flexible Terms



Immediate Cash Flow

01 · INVESTMENT HIGHLIGHTS

Why Hidden Harbor

A 95-space waterfront marina, RV & manufactured housing community on ±9 acres along the Sacramento River.



- Los Molinos, CA
- 30 Minutes to Chico
- Sacramento River Frontage

Hidden Harbor Marina & RV Park is a waterfront community on ±9 acres along the Sacramento River in Los Molinos — 11 mobile home sites, 84 RV sites, 4 apartments and 9 cabins forming a diversified outdoor-hospitality platform.

01

Waterfront Location

Direct Sacramento River frontage featuring a private boat launch, fishing access, and year-round recreation. An irreplaceable riverfront setting with long-term value and strong tenant appeal.

03

Diversified Revenue

Multiple income sources include manufactured home sites, RV sites, apartments, cabins, laundry facilities, and RV storage, creating stable cash flow and reducing reliance on any single revenue stream.

05

On-Site Amenities

Property amenities include a coin-operated laundry facility, leasing office, four apartment units, and nine cabin rentals, generating additional income while enhancing the overall tenant experience.

02

Occupancy Upside

Current occupancy is approximately 60%, with 44 of 74 tracked spaces occupied according to the current rent roll. Significant vacancy across RV sites and cabins provides a compelling value-add opportunity through professional leasing, marketing, and operational improvements.

04

Seller Financing Available

Seller financing is available with 25% down and interest-only payments for the full 5-year term — starting at 3.5% and increasing 1% annually to a 5.5% cap (3.5% / 4.5% / 5.5% through year five) — attractive acquisition financing for qualified buyers.

06

Adjacent to Mill Creek Park

Located directly next to Mill Creek Park with immediate access to baseball fields, river recreation, and a public boat launch, supporting consistent recreational demand and enhancing the property's long-term appeal.

- ✓ ±9 Acres
- ✓ Sacramento River Frontage
- ✓ All-Age Community
- ✓ No Rent Control
- ✓ Boat Launch
- ✓ Hiking & Fishing
- ✓ RV & MH Community
- ✓ Seller Financing
- ✓ Solar Infrastructure
- ✓ Expansion Potential

Financial Overview

02 · UNDERWRITING

2025 actuals versus Year 1.

	2025	YEAR 1	PROFORMA
INCOME			
Space & Pad Rent	\$296,000	\$310,800	\$535,200
Laundry Income	\$4,800	\$5,040	\$5,040
Other Income	\$0	\$0	\$0
Vacancy Loss (5%)	\$0	(\$15,540)	(\$54,000)
Total Income	\$300,800	\$300,300	\$486,240
EXPENSES			
Bad Debt	\$14,000	—	—
Property Tax (Reset @1.25%)	\$6,763	\$35,000	\$35,175
Insurance	\$8,830	\$8,874	\$8,918
Licenses & Permits	\$1,050	\$1,055	\$1,060
Labor & Water	\$3,600	\$3,618	\$3,636
Repairs & Maintenance	\$15,000	\$15,075	\$15,150
Legal	\$3,500	\$3,518	\$3,536
Cleaning & Landscaping	\$6,000	\$6,030	\$6,060
Misc & Management	\$5,000	\$5,025	\$5,050
Capex & Other	\$21,039	\$21,039	\$21,144
Professional Management Fee (5%)	—	\$15,540	\$26,760
Reserves	\$2,700	\$2,714	\$2,728
Total Expenses	\$87,482	\$117,488	\$129,217
RETURNS			
Net Operating Income	\$213,318	\$182,812	\$357,023
Expense Ratio	29.1%	39.1%	26.6%
Cap Rate	7.76%	6.65%	13.0%

UNDERWRITING NOTES

- Reflects seller's in-place 2025 operations; the current rent roll tracks 44 of 74 occupied spaces (≈60%) — meaningful lease-up upside.
 - Year 1 operations apply a **5.0% rent increase** with a 0.5% expense increase.
- Property taxes reset under CA Prop 13 at 1.25% of the \$2,750,000 purchase price.
 - Year 1 includes a professional management fee of 5% of space rental income.

CRI has not verified and will not verify any financial information. No warranty or representation is made regarding accuracy or completeness. Buyer to verify all information.

UNIT MIX · 74 TRACKED

MH / RV Sites	20
RV Sites	41
Cabins	9
Apartments	4
Total Tracked Units	74
HCD-Permitted Sites	95

02 · RENT ROLL

Current rent roll.

UNIT	TYPE	OCCUPANCY	CURRENT	MARKET	NOTES	UNIT	TYPE	OCCUPANCY	CURRENT	MARKET	NOTES
1	MH	Occupied	\$550	\$650		38	RV	Occupied	\$575	\$650	
2	MH	Occupied	\$550	\$650		50A	CAB	Occupied	\$575	\$675	
3	MH	Occupied	\$550	\$650		50B	CAB	Vacant	—	\$675	
4	MH	Occupied	\$550	\$650		50C	CAB	Occupied	\$625	\$675	
5	MH	Vacant	—	\$650		51A	CAB	Occupied	\$625	\$675	
6	MH	Occupied	—	\$650		51B	CAB	Occupied	\$625	\$675	
7	MH	Occupied	\$500	\$650		51C	CAB	Occupied	\$625	\$675	
8	MH	Occupied	\$400	\$650		54A	CAB	Occupied	\$625	\$675	
9	MH	Occupied	\$550	\$650		54B	CAB	Vacant	—	\$675	
10	MH	Vacant	—	\$650		54C	CAB	Occupied	\$625	\$675	
11	MH	Occupied	\$650	\$650		67	TENT	Vacant	—	\$45	
12	MH	Occupied	\$480	\$650		69	TENT	Vacant	—	\$45	
13	MH	Occupied	\$480	\$650		71	RV	Vacant	—	\$650	
14	MH	Occupied	\$480	\$650		73	RV	Vacant	—	\$650	Cabin Stored
15	MH	Occupied	\$550	\$650		75	RV	Vacant	—	\$650	Cabin Stored
16	MH	Occupied	\$400	\$650		77	RV	Vacant	—	\$650	Cabin Stored
17	MH	Vacant	—	\$650		79	RV	Vacant	—	\$650	Cabin Stored
18	MH	Occupied	\$480	\$650		81	RV	Occupied	\$650	\$650	
19	MH	Occupied	\$575	\$650		83	RV	Vacant	—	\$650	
20	MH	Occupied	\$575	\$650		85	RV	Occupied	\$650	\$650	
21	RV	Occupied	\$500	\$650		87	RV	Vacant	—	\$650	
22	RV	Vacant	—	\$650		89	RV	Vacant	—	\$650	
23	RV	Owner Use	—	\$650	Owner Trailer	90	RV	Vacant	—	\$650	
24	RV	Occupied	\$575	\$650		91	RV	Occupied	\$625	\$650	
25	RV	Occupied	\$575	\$650		93	RV	Vacant	—	\$650	
26	RV	Vacant	—	\$650		95	RV	Occupied	\$600	\$650	
27	RV	Occupied	\$500	\$650		97	RV	Vacant	—	\$650	
28	RV	Vacant	—	\$650		99	RV	Vacant	—	\$650	
29	RV	Occupied	\$500	\$650		101	RV	Occupied	\$570	\$650	
30	RV	Vacant	—	\$650		103	RV	Occupied	\$600	\$650	
31	RV	Vacant	—	\$650		105	RV	Vacant	—	\$650	
32	RV	Occupied	\$480	\$650		107	RV	Vacant	—	\$650	
33	RV	Occupied	\$500	\$650		109	RV	Vacant	—	\$650	
34	RV	Occupied	\$550	\$650		Apt A	APT	Occupied	\$1,050	\$1,200	
35	RV	Vacant	—	\$650		Apt B	APT	Occupied	\$1,075	\$1,200	
36	RV	Vacant	—	\$650		Apt C	APT	Occupied	\$1,000	\$1,200	
37	RV	Occupied	\$500	\$650		Apt D	APT	Occupied	\$1,700	\$1,800	

AVERAGE RENT	MONTHLY GROSS	OCCUPANCY
\$600	\$26,420	44 Occupied · 29 Vacant · ≈60% of 74 tracked spaces

The current rent roll reflects **74 tracked units** — 20 MH/RV sites, 41 RV sites, 9 cabins and 4 apartments. HCD records indicate a total of **95 permitted sites**, providing additional lease-up and operational upside.

02 · FINANCING

Seller Financing Structure

Attractive assumable seller-carry financing creates immediate leveraged cash flow.

DEBT QUOTE · SELLER CARRY		YEAR	RATE (I/O)	ANNUAL DEBT SERVICE
Purchase Price	\$2,750,000	Year 1	3.50%	\$72,188
Down Payment (25%)	\$687,500	Year 2	4.50%	\$92,813
Loan Amount (75%)	\$2,062,500	Year 3	5.50%	\$113,438
Structure	Interest-Only, 5 Years	Years 4–5	5.50%	\$113,438
Starting Rate (Year 1)	3.50%			
Rate Escalation	+1.0% / Yr, Capped 5.50%			
Seller-Carry Term	5 Years			

LEVERAGED RETURNS

IN-PLACE NOI \$182,812 · INTEREST-ONLY DEBT SERVICE		
YEAR 1 · 3.50%	YEAR 2 · 4.50%	YEARS 3–5 · 5.50%
\$110,624	\$89,999	\$69,374
16.1% CoC	13.1% CoC	10.1% CoC
ANNUAL CASH FLOW · CASH-ON-CASH BY YEAR		16.1% Yr 1

Leveraged returns apply the in-place NOI of \$182,812 against the seller-carry terms above: interest-only payments on \$2,062,500 for the full 5-year term at 3.50% / 4.50% / 5.50% (≈\$72,188 / \$92,813 / \$113,438 annual debt service); cash-on-cash = annual cash flow ÷ \$687,500 down payment. Such analyses are hypothetical and intended solely to illustrate potential outcomes under assumed financing and operations. Actual results may vary materially with occupancy, rents, expenses, interest rates, and market conditions; no representation is made that any projected return will be achieved. CRI has not verified and will not verify any financial information. Buyer to verify all information and conduct independent underwriting.

The Property

03 · THE PROPERTY

On the river.



SACRAMENTO RIVER FRONTAGE



PARK GROUNDS



SHADED RV SITES



RV SITES

03 · AMENITIES

Amenities & community.

ON-SITE & NEARBY

Coin-Operated Laundry

On-site laundry facility — additional resident income.

On-Site Office

Dedicated leasing & management building.

Rooftop Solar

Solar array atop the office & laundry building.

Cabin Rentals

Nine cabins (3-plex) — nightly & extended-stay revenue.

Mailbox & Resident Storage

Central mail station that also serves as storage.

Apartments

Additional residential units on site (unpermitted).

Mill Creek Park · Adjacent

Baseball field, swings & direct Sacramento River access.



Aerial & Site Map

±9 ACRES ON THE SACRAMENTO RIVER

±9 acres on the Sacramento River.



PROPERTY BOUNDARY — ±9 ACRES

SITE
±9 Acres · 95 Sites

All boundaries and dimensions are approximate and not based on a licensed survey.

04 · COMMUNITY MAP

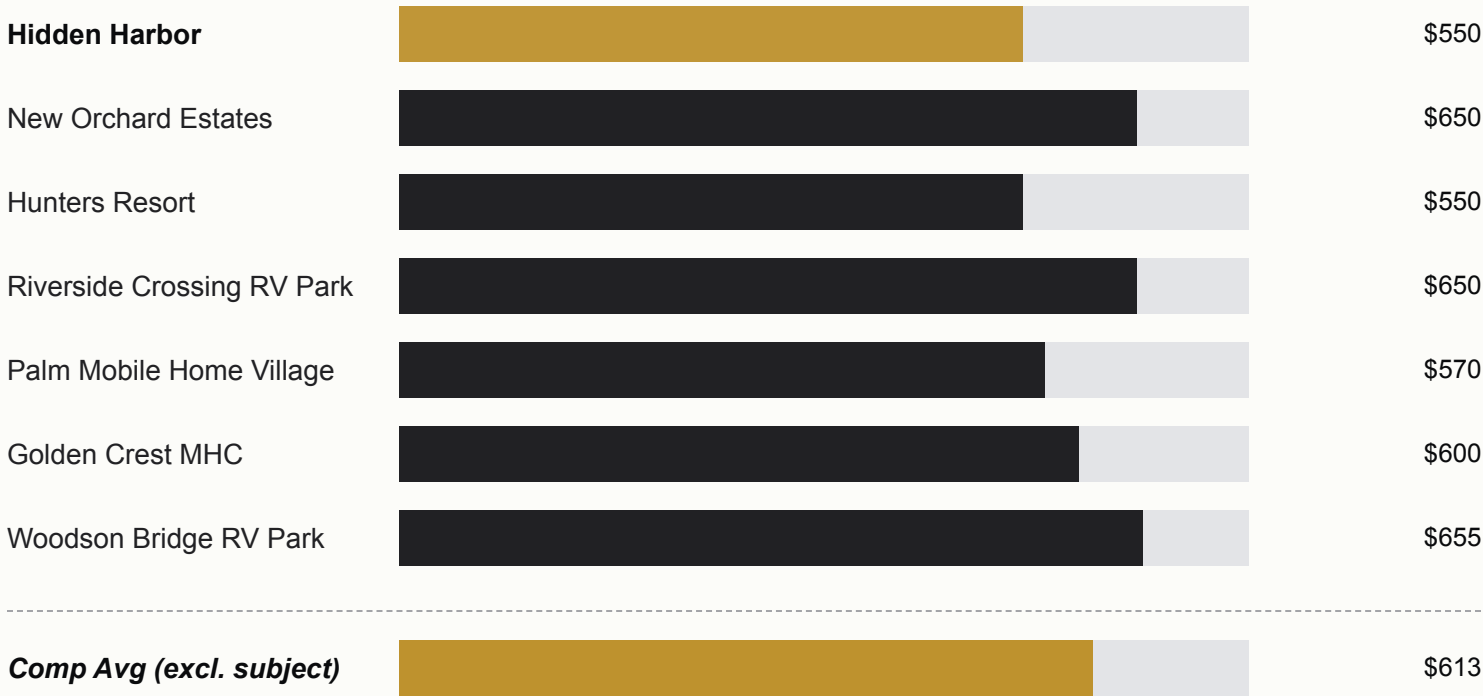
Community map.



Market & Comparables

05 · MARKET RENTS

Comparable regional rents.



#	PROPERTY	CITY	TYPE	RENT
★ —	Hidden Harbor	Los Molinos	All Ages	\$550
1	New Orchard Estates	Los Molinos	55+	\$650
2	Hunters Resort	Los Molinos	All Ages	\$550
3	Riverside Crossing RV Park	Los Molinos	All Ages	\$650
4	Palm Mobile Home Village	Corning	All Ages	\$570
5	Golden Crest MHC	Red Bluff	55+	\$600
6	Woodson Bridge RV Park	Corning	All Ages	\$655
Average (excl. subject)			—	\$613

05 · ACQUIRING BELOW MARKET BASIS

Recent Regional Sales.

#	PROPERTY	CITY	TYPE	SITES	SALE PRICE	PRICE / SITE
—	Hidden Harbor	Los Molinos	All Ages	95	\$2,750,000	\$28,947
1	Sonora Estates	Sonora	All Ages	84	\$3,800,000	\$45,238
2	Woodson Bridge RV Park	Corning	All Ages	134	\$2,840,000	\$21,194
3	Lazy Corral MHP	Tehama Co.	All Ages	37	\$1,275,000	\$34,459
4	New Orchard MHP	Los Molinos	55+	44	\$2,400,000	\$54,545
5	Amberwood MHP	Red Bluff	All Ages	40	\$2,100,000	\$52,500
6	Whispering Pines MHP	Paradise	All Ages	34	\$1,100,000	\$32,353
Average (excl. subject)				62	\$2,252,500	\$40,048

AVERAGE SALE PRICE \$2,252,500	AVERAGE PRICE / SITE \$40,048	AVERAGE SITE COUNT 62 Spaces
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Sale comparables trade on a per-site basis; square-footage data is not reported for this asset class. Buyer to verify all information.

06 · LOCATION

On the river — 30 minutes to Chico.



DRIVE TIMES

Chico	26.9 mi · 31 min
Red Bluff	15 mi · 20 min
Redding	40 mi · 45 min
Sacramento	125 mi
Lake Tahoe	≈ 3 hrs

Minutes from the Sacramento River National Wildlife Refuge and within reach of Lassen, Black Butte Lake and Bidwell Park — anchoring Northern California's growing outdoor-recreation demand.

06 · DEMOGRAPHICS

Los Molinos · Tehama County.

\$330,000

MEDIAN HOME VALUE

\$59,400

MEDIAN HOUSEHOLD INCOME

65,800

TEHAMA COUNTY POPULATION

1948

YEAR ESTABLISHED

±9 AC

RIVERFRONT LAND · 95 SITES · NO RENT CONTROL

Demographic figures are approximate and sourced from the U.S. Census Bureau. All property boundaries and dimensions are approximate and not based on a licensed survey.

Meet the Team



Dylan Brazil
PRESIDENT OF INVESTMENTS

949.996.7077  
dylanb@cricommercial.com
CA DRE #02177812



Pierce Brazil
SENIOR INVESTMENT ASSOCIATE

949.335.5921  
pbrazil@cricommercial.com
CA DRE #02247759



Giovanna Brazil
SENIOR INVESTMENT ASSOCIATE

209.840.4120  
gbrazil@cricommercial.com
CA DRE #02203522



Dimitre Petrov
EXECUTIVE VICE PRESIDENT

949.996.7096  
dpetrov@cricommercial.com
CA DRE #02071423



Thomas Beniamen
VICE PRESIDENT, INVESTMENTS

949.996.7679  
tbeniamen@cricommercial.com
CA DRE #02206360



Nolan Rockwell
SENIOR INVESTMENT ASSOCIATE

209.481.8724  
nrockwell@cricommercial.com
CA DRE #02159918

Submit an Offer

Interested parties are invited to submit a non-binding Letter of Intent to pbrazil@cricommercial.com.
Offers are reviewed as they are received, on a rolling basis.

- ✓

Proposed purchase price
- ✓

Earnest money deposit terms
- ✓

Due diligence period — length & scope
- ✓

Anticipated timeframe for closing
- ✓

Buyer's track record & financing plan



Email Team for Due
Diligence Vault

REQUEST ACCESS

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HEADQUARTERS
2152 Dupont Drive
Suite 270
Irvine, CA 92602

OFFICE
949.996.3386  

EMAIL
sales@cricommercial.com

WEB
cribrokerage.com

Beyond Brokerage.

Looking for professional property management? We offer full-service commercial property management for Manufactured Housing Communities, RV Resorts, and Multifamily Apartment Complexes. CRI puts the client first, using the most capable management expertise available and a sustained track record of success. Provided below is an overview of our services.

We work closely with our property owners and their on-site managers to ensure our client's every need is met effectively. We pride ourselves on giving you the best management experience in the industry.



CRI PROPERTY MANAGEMENT | A FULL-SERVICE MANAGEMENT PLATFORM



OPERATIONS

- ◆ On-site management oversight
- ◆ Rent collections & delinquency
- ◆ Resident communications
- ◆ Lease administration
- ◆ Vendor & capital oversight



FINANCIAL MANAGEMENT

- ◆ Institutional monthly reporting
- ◆ Budget preparation & forecasting
- ◆ NOI optimization
- ◆ CAM & utility reconciliation
- ◆ Owner distributions



TECHNOLOGY PLATFORM

- ◆ AppFolio property management
- ◆ Online resident portal & payments
- ◆ Digital leasing & documents
- ◆ Maintenance tracking
- ◆ Real-time owner dashboards



REVENUE GROWTH

- ◆ Occupancy improvement strategies
- ◆ Market rent analysis
- ◆ Expense reduction initiatives
- ◆ Utility bill-back implementation
- ◆ Ancillary income optimization

Brokerage. Management. Advisory.

| A fully integrated platform maximizing value for owners + investors nationwide.