

Trombettas

5865 Old Highway 53 Clearlake, CA 95422



FOR SALE

Jeff Harrison

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Amit Urban

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For Sale

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Property Description

Located in the scenic community of Clearlake, this mobile home park presents a compelling investment opportunity with substantial value-add potential and long-term upside. The property offers investors the ability to capitalize on the continued demand for affordable housing while implementing improvements that can drive increased revenue and overall asset performance.

Property Highlights

- Ability to increase revenues through operational improvements
- Growing demand for affordable housing supports long-term occupancy
- Opportunity to improve tenant experience and property appearance
- Potential to increase NOI through strategic management initiatives

Offering Summary

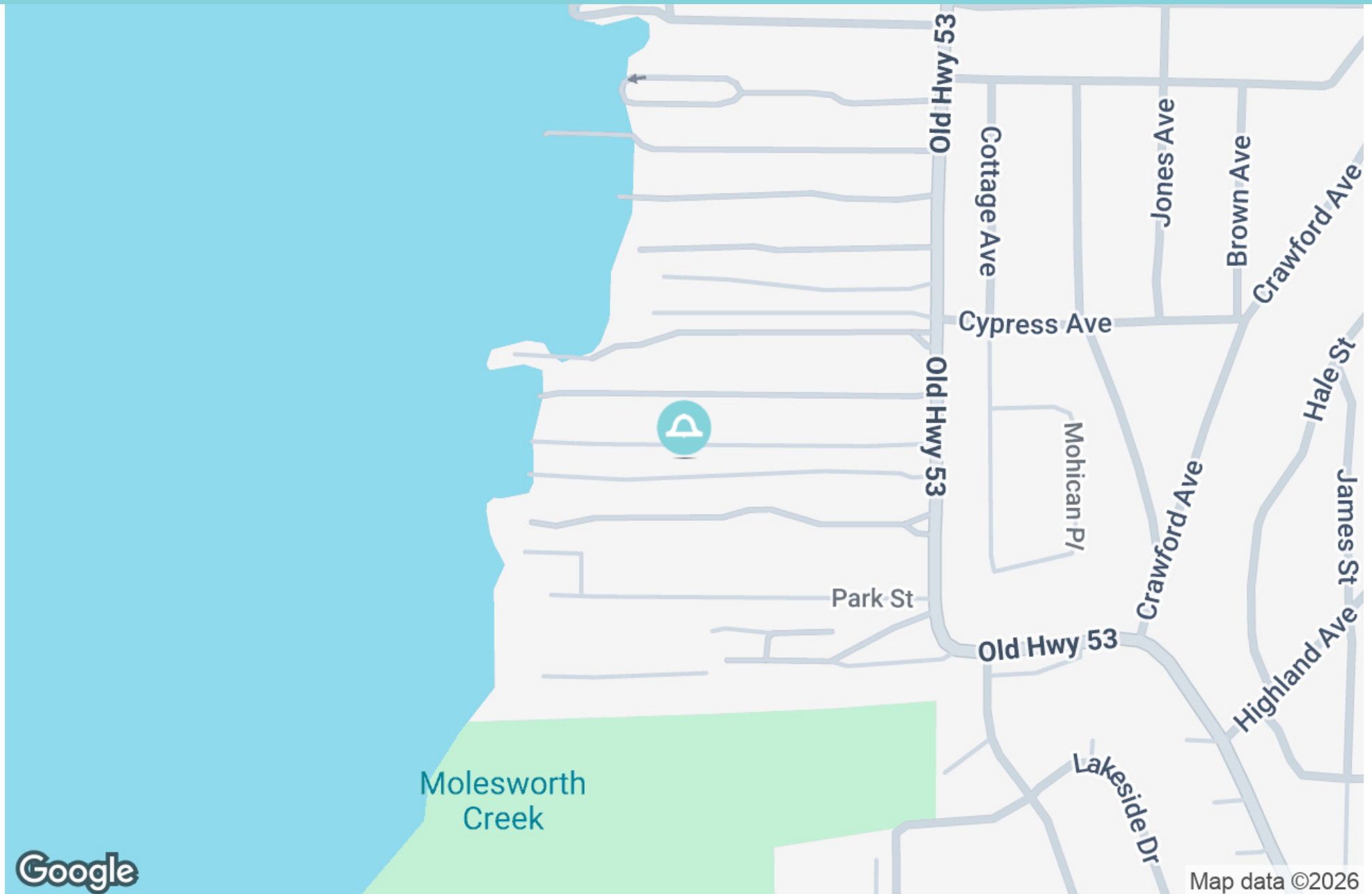
Sale Price:	\$1,550,000
Number of Units:	60
Lot Size:	3.69 Acres

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	165	637	1,802
Total Population	459	1,810	5,116
Average HH Income	\$64,151	\$63,439	\$59,218

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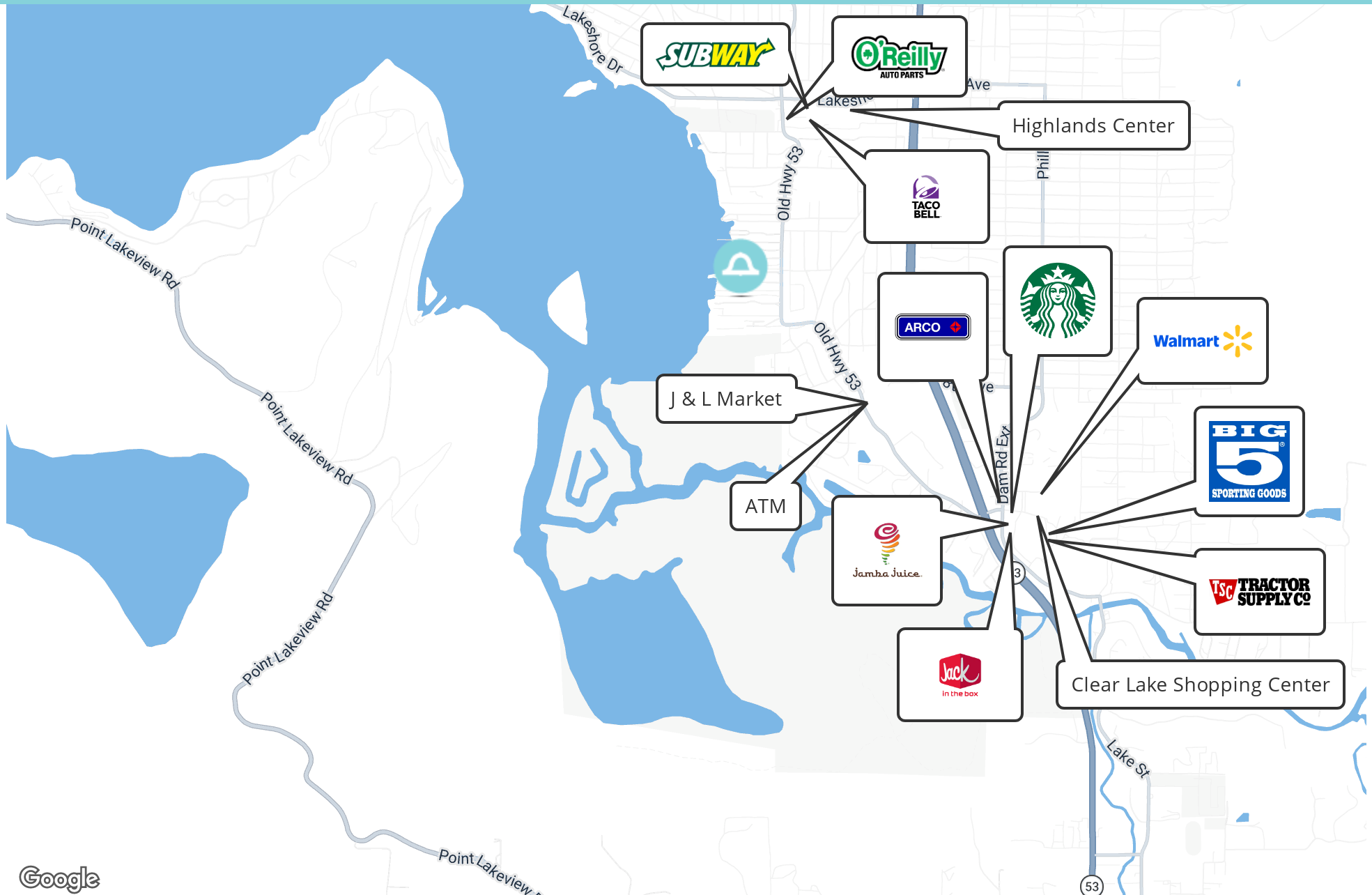


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Suite	Bedrooms	Bathrooms	Rent	Market Rent	Lease Start	Lease End
1 Tenant Owned	2	1	\$683	\$825	9/1/2021	-
2 Triplex	2	1	\$825	\$825	10/2/2023	9/30/2024
3 Triplex Vacant	1	1	-	\$825	-	-
4 Triplex Vacant	1	1	-	\$825	-	-
5 Triplex	1	2	\$825	\$825	2/2/2024	1/31/2025
6 Duplex Vacant	1	1	-	\$825	-	-
7 Cottage Vacant	1	1	-	\$825	-	-
8 Cottage Vacant	1	1	-	\$825	-	-
9 Cottage Vacant	1	1	-	\$825	-	-
10 Cottage Vacant	2	1	-	\$1,100	-	-
11 Tenant Owned	-	-	\$650	\$825	11/1/2019	-
12 Cottage Vacant	2	1.5	-	\$1,100	-	-
13 MH Park Owned	2	2	-	\$1,200	-	-
14 MH Park Owned Vacant	1	1	-	\$825	-	-
15 MH Tenant Owned	-	-	\$565	\$825	9/1/2021	-
16 Park Owned Cottage Vacant	2	1	-	\$1,100	-	-
17 Park Owned Cottage Vacant	2	1	-	\$1,100	-	-
18 MH Tenant Owned	-	-	\$630	\$825	-	-
19 MH Park Owned Vacant	1	1	-	\$825	-	-
20 MH Tenant Owned	-	-	\$650	\$825	10/12/2021	-
21 MH Tenant Owned	-	-	\$650	\$825	9/1/2021	-
22 MH Tenant Owned	-	-	\$560	\$825	1/25/2020	-
1 RV Pad Park Owned	-	-	-	\$1,200	-	-

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Suite	Bedrooms	Bathrooms	Rent	Market Rent	Lease Start	Lease End
2 RV Pad Park Owned	-	-	-	\$1,200	-	-
3 RV Pad Park Owned	-	-	-	\$1,200	-	-
4 RV Pad Park Owned	-	-	-	\$1,200	-	-
5 RV Pad Park Owned	-	-	-	\$1,200	-	-
6 RV Pad Park Owned	-	-	-	\$1,200	-	-
7 RV Pad Park Owned	-	-	-	\$1,200	-	-
8 RV Pad Park Owned	-	-	-	\$1,200	-	-
9 RV Pad Park Owned	-	-	-	\$1,200	-	-
10 RV Pad Park Owned	-	-	-	\$1,200	-	-
11 RV Pad Park Owned	-	-	-	\$1,200	-	-
12 RV Pad Park Owned	-	-	-	\$1,200	-	-
13 RV Pad Park Owned	-	-	-	\$1,200	-	-
14 RV Pad Park Owned	-	-	-	\$1,200	-	-
15 RV Pad Park Owned	-	-	-	\$1,200	-	-
16 RV Pad Park Owned	-	-	-	\$1,200	-	-
17 RV Pad Park Owned	-	-	-	\$1,200	-	-
18 RV Pad Park Owned	-	-	-	\$1,200	-	-
19 RV Pad Park Owned	-	-	-	\$1,200	-	-
20 RV Pad Park Owned	-	-	-	\$1,200	-	-
21 RV Pad Park Owned	-	-	-	\$1,200	-	-
22 RV Pad Park Owned	-	-	-	\$1,200	-	-
23 RV Pad Park Owned	-	-	-	\$1,200	-	-
24 RV Pad Park Owned	-	-	-	\$1,200	-	-

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Suite	Bedrooms	Bathrooms	Rent	Market Rent	Lease Start	Lease End
25 RV Pad Park Owned	-	-	-	\$1,200	-	-
26 RV Pad Park Owned	-	-	-	\$1,200	-	-
27 RV Pad Park Owned	-	-	-	\$1,200	-	-
28 RV Pad Park Owned	-	-	-	\$1,200	-	-
29 RV Pad Park Owned	-	-	-	\$1,200	-	-
30 RV Pad Park Owned	-	-	-	\$1,200	-	-
31 RV Pad Park Owned	-	-	-	\$1,200	-	-
32 RV Pad Park Owned	-	-	-	\$1,200	-	-
33 RV Pad Park Owned	-	-	-	\$1,200	-	-
34 RV Pad Park Owned	-	-	-	\$1,200	-	-
35 RV Pad Park Owned	-	-	-	\$1,200	-	-
36 RV Pad Park Owned	-	-	-	\$1,200	-	-
37 RV Pad Park Owned	-	-	-	\$1,200	-	-
38 RV Pad Park Owned	-	-	-	\$1,200	-	-
Totals			\$6,038	\$65,225		

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Income Summary	Current	Pro-Forma
Rental Income	\$72,456	\$782,700
RUBS Income (\$90 per unit/month)	-	\$64,800
Vacancy Cost	(\$7,246)	(\$78,270)
Gross Income	\$65,210	\$769,230
Expenses Summary	Current	Pro-Forma
Property Taxes 1.117037	\$18,726	\$18,726
Special Assessments	\$8,521	\$8,521
Maintenance	\$6,000	\$6,000
Utilities	\$50,388	\$50,388
Insurance	\$18,441	\$17,000
Managers Fee (7%)	\$4,565	\$49,310
Groundskeeping	-	\$7,200
Operating Expenses	\$106,641	\$157,145
Net Operating Income	(\$41,430)	\$612,085

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Unit Type	Beds	Baths	Count	% Of Total	Market Rent
Triplex	1	1	2	3.30%	-
Triplex	2	1	1	1.70%	-
Triplex	1	2	1	1.70%	-
Duplex	1	1	1	1.70%	-
Cottage	1	1	3	5%	-
Cottage	2	1	3	5%	-
Cottage	2	1.5	1	1.70%	-
MH	2	2	1	1.70%	-
MH	2	1	1	1.70%	-
MH	1	1	2	3.30%	-
Tenant Owned MH Unknown	-	-	6	10%	-
RV Spaces	-	-	38	63.30%	-
Totals/Averages			60	100.10%	\$NaN

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Investment Overview	Current	Pro-Forma
Price	\$1,550,000	\$1,600,000
GRM	21.39	2.04
CAP Rate	-2.67%	38.26%
Total Return (yr 1)	-\$41,430	\$612,085

Operating Data	Current	Pro-Forma
Gross Scheduled Income	\$72,456	\$782,700
Total Scheduled Income	\$72,456	\$847,500
Vacancy Cost	\$7,246	\$78,270
Gross Income	\$65,210	\$769,230
Operating Expenses	\$106,641	\$157,145
Net Operating Income	-\$41,430	\$612,085

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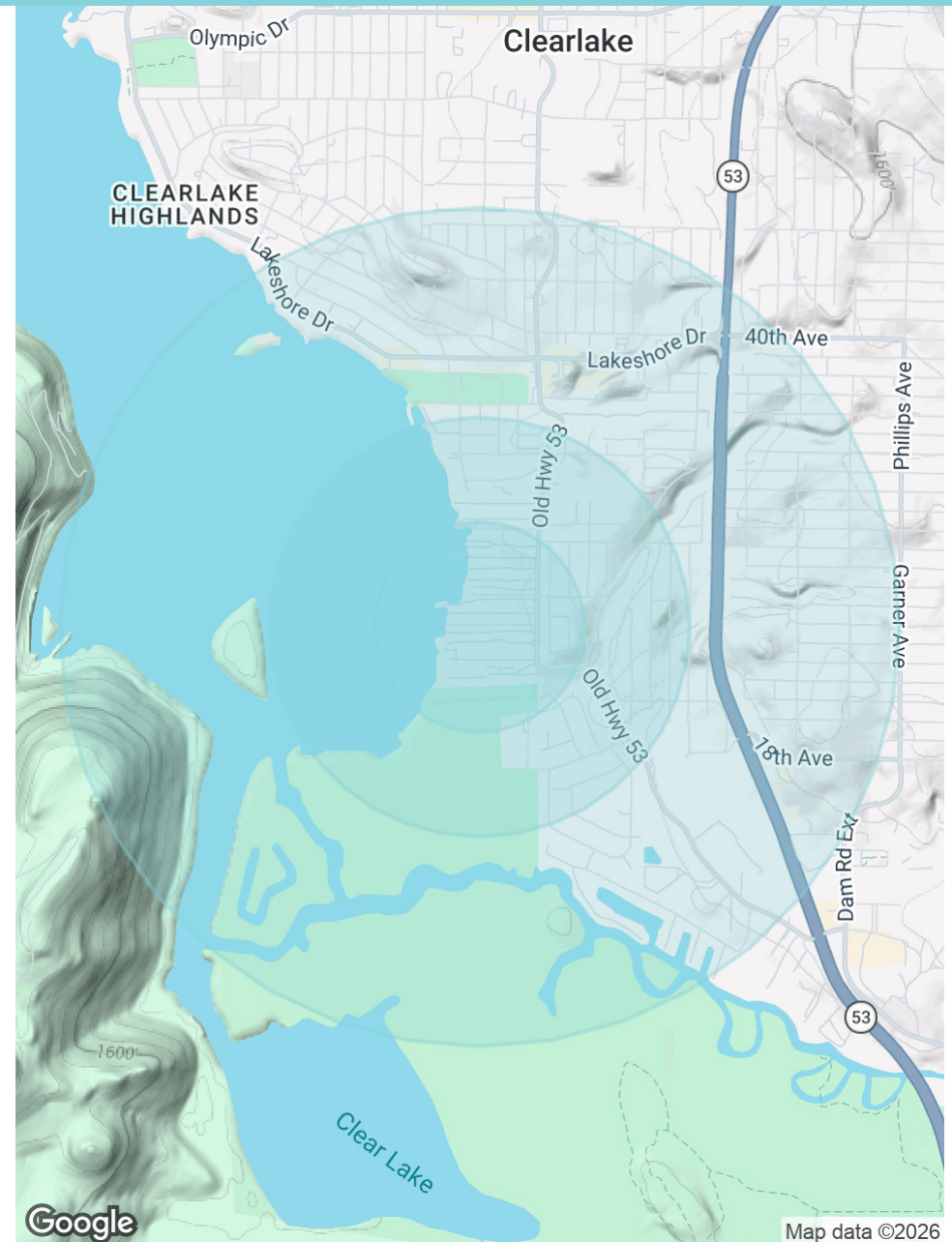
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	459	1,810	5,116
Average Age	34.5	34.8	36.6
Average Age (Male)	36.7	37.2	40.3
Average Age (Female)	32.1	31.7	32.8

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	165	637	1,802
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$64,151	\$63,439	\$59,218
Average House Value	\$295,784	\$294,697	\$265,543

2023 American Community Survey (ACS)



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Jeff Harrison

Associate Advisor

j.harrison@bellstreet.com

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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Palo Alto, CA 94304
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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