

TINY HOUSE COMMUNITY

11700 Donner Pass Road
Truckee, California



LISTED BY

Coleman Bowen

508-542-0047
chbowen14@gmail.com



Property Overview



PROPERTY SUMMARY

Tiny House Community

11700 Donner Pass Road
Truckee, CA 96161

PRICING DETAIL

Price	\$5,375,000
CAP Rate	6.5%
Number of Units	25
Price per Unit	\$215,000
Net Operating Income	\$365,205
Occupancy	97%



INVESTMENT HIGHLIGHTS

- New construction (2018-2022)
- Donner Pass Road frontage
- Excellent in place cash flow
- Ability to increase cash flow
- Long term development potential
- High demand / low supply housing market



PROPERTY DETAILS

Property	Sunset Inn Tiny House Community
Property Address	11700 Donner Pass Road, Truckee, CA 96161
Type of Community	All Ages
Rental Agreements	1 year or less
Current Home Size Breakdown	12 2018 Cavco Park Model RV- 550 SqFt 4 2017 Cavco Park Model RV- 400 SqFt 3 Tenant Owned Mobile Homes 6 Renovated Apartment Units
Rent Control	None- Housing And Community Development
Number of Sites	19 sites, 6 apartments
Vacant Sites	0
Lot Size	1.37 acres
Water/Sewer	City Water/Sewer
Parking	Paved
Resident Off Street Parking	Yes- 50+ parking spots

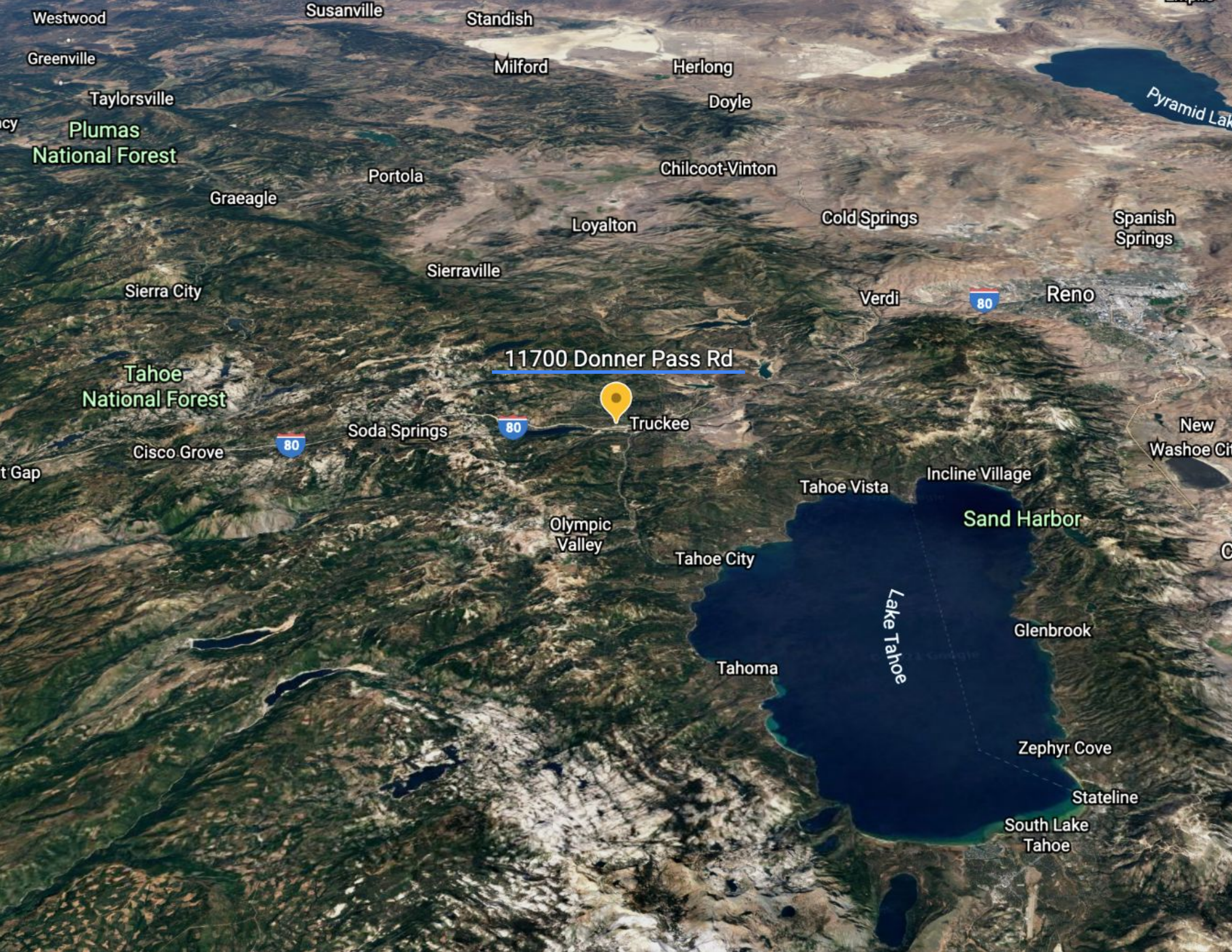
UTILITIES

Water	Landlord
Electric	Tenant
Gas	Landlord
Sewer	Landlord
Trash	Landlord
Cable	Tenant



SITE





Westwood

Susanville

Standish

Greenville

Milford

Herlong

Doyle

Taylorville

Plumas
National Forest

Portola

Chilcoot-Vinton

Graeagle

Loyalton

Cold Springs

Spanish
Springs

Sierra City

Sierraville

Verdi

80

Reno

Tahoe
National Forest

11700 Donner Pass Rd

Soda Springs

80

Truckee

Cisco Grove

80

t Gap

Olympic
Valley

Tahoe City

Tahoe Vista

Incline Village

Sand Harbor

New
Washoe City

Glenbrook

Tahoma

Lake Tahoe

Zephyr Cove

Stateline

South Lake
Tahoe

POTENTIAL ALTERNATIVE USES

VALUE ADD

- Add more tiny houses
- Increase Rents to Market

RE-DEVELOPMENT

- Excellent Donner Pass Road street frontage with high visibility
- New construction would potentially allow for three story building

EMPLOYEE HOUSING

- Turn key new construction housing for employees
- Many Month-Month contracts would allow to conversion to employee housing

RENT COMPARABLES - SUMMARY

Location	Price	Unit Count	Price Per Unit	CAP Rate
1160 Bowers Ave, South Lake Tahoe CA	\$6,120,000	27	\$226,667	5.5%
8748 N Lake Blvd, Kings Beach, CA SOLD	\$1,675,000	9 Hotel Rooms	\$186,111	5.2%
11868 Edmunds Dr, Truckee CA	\$2,000,000	8	250,000	N/A
10036 Edwin Way	\$2,600,000	4	\$650,000	N/A
10145 Martis Valley Rd, Truckee, CA SOLD	\$2,850,000	4	\$712,500	N/A
11700 Donner Pass Road	\$5,375,000	25	\$215,000	5.7%

LISTED BY

Coleman Bowen

508-542-0047
chbowen14@gmail.com

