



OWN YOUR OWN DESERT OASIS!

**Incredible Multifamily Investment
Opportunity in Borrego Springs, Ca!**

Discover a resort-style multifamily property in the serene desert paradise of Borrego Springs! This stunning 27 space community offers tenant-pleasing amenities, including a clubhouse and a sparkling, relaxing pool, making it a highly desirable place to live.

The charming adobe-style homes add to the luxurious, Southwestern feel, creating a true desert retreat. With vacant spaces and an opportunity for expansion, there's incredible income potential by adding park-owned homes.

Don't miss this rare chance to own a slice of paradise and maximize your investment in this thriving desert community!



CONTACT US FOR MORE
INFORMATION:

ROBERT MERCHANT 209-996-4075
DRE #01219274

Santa Fe Palms MHP

330 Palm Canyon Dr Borrego Springs, CA 92004

Current Value: \$1,900,000

Estimated Value after Plan Completion: \$3,950,000

Park Description

27 Spaces

- Total Park Owned Homes: 2
- Total Occupied Homes: 2
 - Swimming Pool onsite
 - Park is on city water and sewer
- Total Tenant Owned Homes: 10
- Total Vacant Lots: 15

Overview of Income and Expenses

Current Numbers

- Gross Income: \$86,765
- Expenses: \$50,580
- Net Income: \$36,185

Estimated Numbers after plan completion

- Estimated Capital needed to complete project \$100,000
- Projected Gross: \$378,024
- Projected Expenses: \$88,860
- Projected Estimated Expenses for financing on new mobile homes: \$81,000
- Projected NOI: \$289,164
- Projected Net Cash Flow After MH Payments: \$208,164

Cap Rate after plan completion: 10.4%

\$ 1,900,000 (sales price) + \$100,000 (capital) = \$2,000,000 (Investment)
\$208,164 (Projected NCF after MH Payments*) ÷ \$2,000,000 (Investment) = 10.4%

Santa Fe Palms MHP

Current Income and Expenses

Income	Monthly	Annual
Park owned homes (average \$1,245)	\$2,490	\$29,880
Space Rent (average \$444)	\$4,442	\$53,304
Garbage Income	\$263	\$3,156
Water Income	\$220	\$2,640
Sewer Income	\$196	\$2,352
Subtotal	\$7,611	\$91,332
Less approximately -5% delinquency and vacancy factor	\$381	\$4,567
Total Gross Income	\$7,230	\$86,765
Expenses	Monthly	Annual
Repairs and Maintenance	\$500	\$6,000
Landscaping & Contract Labor	\$300	\$3,600
Taxes & Insurance	\$1,560	\$18,720
Pool Maintenance	\$150	\$1,800
Meter Reading	\$60	\$720
Electric	\$100	\$1,200
Water	\$515	\$6,180
Sewer	\$460	\$5,520
Garbage	\$340	\$4,080
Licenses and Permits	\$180	\$2,160
Misc/Other Expenses	\$50	\$600
Total Expenses - 58%	\$4,215	\$50,580
Net Operating Income	\$3,015	\$36,185

- Tenant Owned Homes are billed for Garbage, Water, and Sewer
- Park Owned Home tenants are only billed for water. Garbage and sewer is included in rent.

Santa Fe Palms MHP

*Estimated costs may not include any appliances and are approximate; additional funds may be required if utilities need to be added or replaced, more repairs are needed than originally estimated for, costs of materials increase, or any other unforeseen circumstance arises.

Phase 1

- Raise rates for Garbage to 30 & Sewer to 35 on all Tenant Owned Homes
- Raise Tenant Owned Home Rates closer to market until reach \$700 each
- Fill 15 vacant lots with new 3 bedroom/2 bath Mobile Homes
 - Estimated cost to install homes: \$5,000 each: total \$75,000
 - Est. extra \$25,000 for adding utility lines etc to 15 lots.
 - Est. cost per home \$50,000 (fully financed), with estimated payments of \$450 per home; total: \$6,750
- Rent 15 newly installed homes at \$1,500 each; total gross rent increase: \$22,500

Proforma Phase 1* after completing items in phase 1 of project plan; estimated capital costs \$100,000*.

Income	Monthly	Annual
Park owned homes (average \$1,470)	\$24,990	\$299,880
Space Rent (average \$600)	\$7,000	\$84,000
Garbage Income	\$300	\$3,600
Water Income	\$520	\$6,240
Sewer Income	\$350	\$4,200
Subtotal	\$33,160	\$397,920
Less approximately -5% delinquency and vacancy factor	\$1,658	\$19,896
Total Gross Income	\$31,502	\$378,024
Expenses	Monthly	Annual
Repairs and Maintenance	\$1,000	\$12,000
Landscaping & Contract Labor	\$1,000	\$12,000
Taxes & Insurance	\$1,900	\$22,800
Pool Maintenance	\$150	\$1,800
Meter Reading	\$60	\$720
Electric	\$100	\$1,200
Water	\$1,145	\$13,740
Sewer	\$1,060	\$12,720
Garbage	\$760	\$9,120
Licenses and Permits	\$180	\$2,160
Misc/Other Expenses	\$50	\$600
Total Expenses - 25%	\$7,405	\$88,860
Net Operating Income	\$24,097	\$289,164
less mobile home payments	\$6,750	\$81,000
Net Cash Flow	\$17,347	\$208,164

Est. Totals for Phase 1:
Capital Needed: \$100,000
Rent Value added: \$22,500

Phase 1 Cap Rate: 10.4%

$\$208,164 \text{ (NOI less MH payments)} \div \$2,000,000 \text{ (price + capital)} = 10.4\%$