



**11 SPACES + 3BR/2BA SFR**

17669 FRONTAGE ROAD  
NORTH EDWARDS, CA 93523

**DESERT PALMS  
MOBILE HOME PARK**

Marketing Brochure



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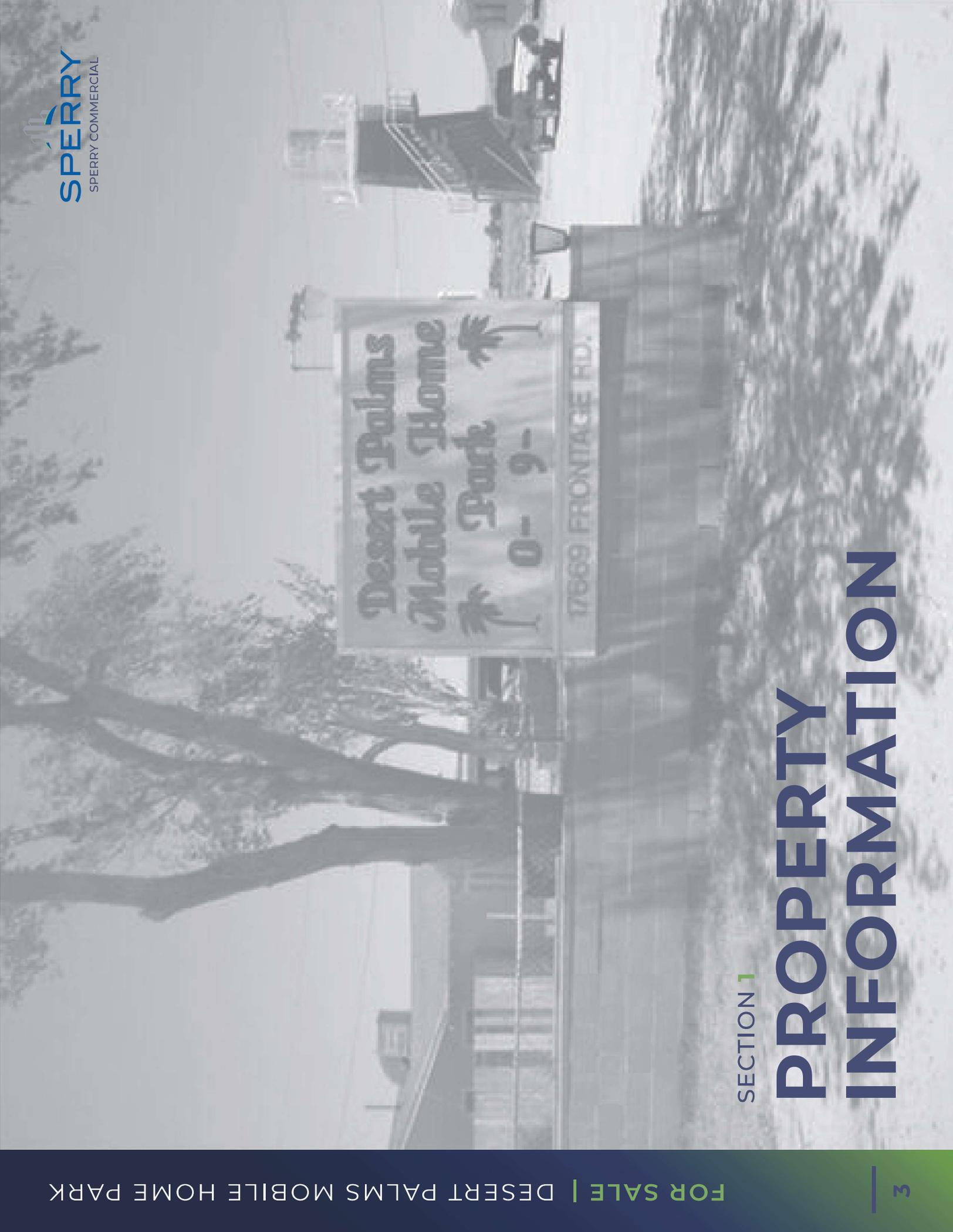
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SECTION 1

# PROPERTY INFORMATION



# Property Description



## PROPERTY DESCRIPTION

Desert Palms Mobile Home Park rests on approximately 2.12 acres, comprised of 2 separate, contiguous parcels. The property comprises 12 rental units, including an approximate 1,400 SF 3 BR/2BA single-family house and 11 other rental units. 5 of the units are double-wide Park-Owned homes and will convey with the sale. The remaining 6 are tenant-owned. Occupancy is currently at 92%.

Included with the Sale is an approximate \$100,000 investment in Solar Panels that reduce electricity costs.

The Seller has indicated that with a \$300,000 down payment, Seller Financing at market terms will be considered.

**SELLER HAS REQUESTED THAT ALL SITE VISITS BE BY APPOINTMENT ONLY AND THAT THE MANAGER NOT BE DISTURBED.**

## LOCATION DESCRIPTION

North Edwards (formerly, Edgemont Acres and North Muroc) is a census-designated place (CDP) in Kern County, California. Situated in the Mojave Desert, North Edwards is located about 7.2 miles north-east of Edwards Air Force Base, at an elevation of 2,293 feet.

# Property Summary



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## PROPERTY HIGHLIGHTS

- 10.37 CAP Rate
- Includes 5 Park-Owned Homes and a 3BR/2BA SFR

## OFFERING SUMMARY

**Sale Price:** \$799,000  
**Number of Units:** 12  
**Lot Size:** 2.12 Acres  
**Building Size:** 1,201 SF  
**NOI:** \$82,817.00  
**Cap Rate:** 10.37%

**DEMOGRAPHICS**    0.3 MILES    0.5 MILES    1 MILE

Total Households	5	27	170
Total Population	12	62	385
Average HH Income	\$66,809	\$66,809	\$66,810

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# Complete Highlights



## LOCATION INFORMATION

Building Name Desert Palms Mobile Home Park  
 Street Address 17669 Frontage Road  
 City, State, Zip North Edwards, CA 93523  
 County Kern  
 Market Kern

## BUILDING INFORMATION

NOI \$82,817.00  
 Cap Rate 10.37%

## PROPERTY HIGHLIGHTS

- 10.37 CAP Rate
- Includes 5 Park-Owned Homes and a 3BR/2BA SFR
- 100% Current Occupancy
- Approximate \$100,000 investment in Solar Panels that come with the Sale
- Potential Seller Financing

# Site Survey



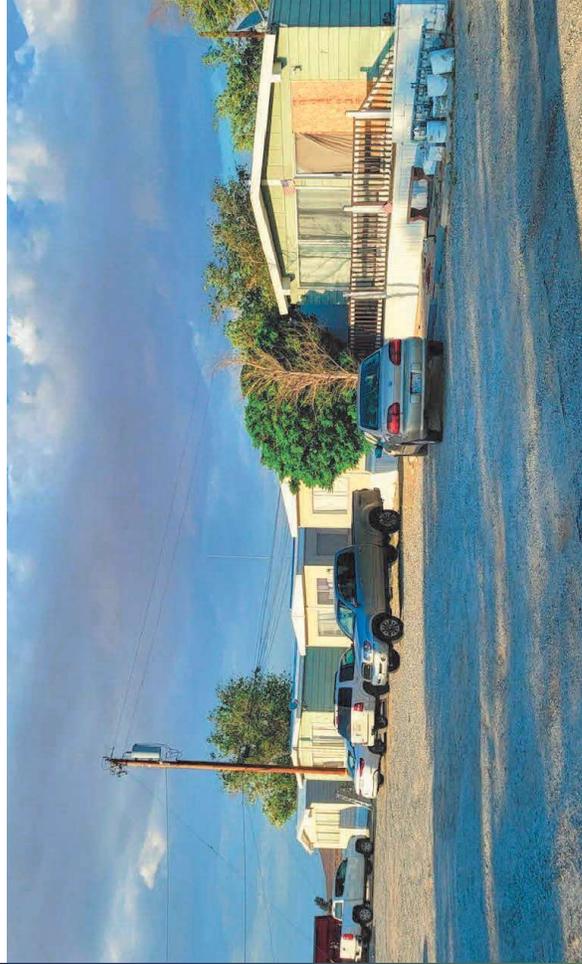
**Lot Size:** Approximately 2.14 Acres  
2 Parcels

**Streets:** Gravel

**Utilities:** Electricity - Edison  
Solar Panels  
Gas - Southern California Gas  
Sewer - Septic Tank

**Solar Panels**  
Included with the sale.  
Seller Invested Approximately \$100,000

# Additional Photos

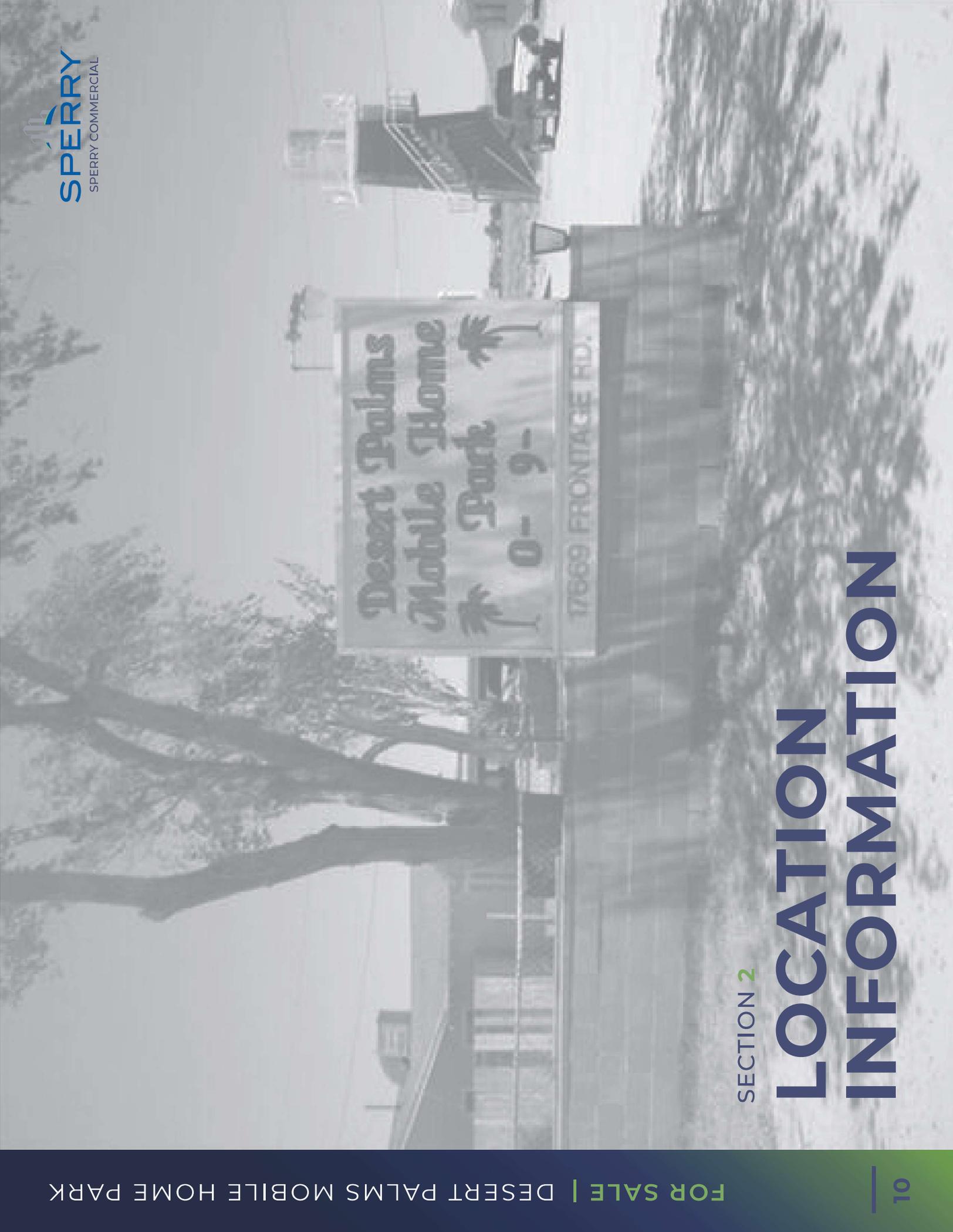


# Additional Photos



SECTION 2

# LOCATION INFORMATION



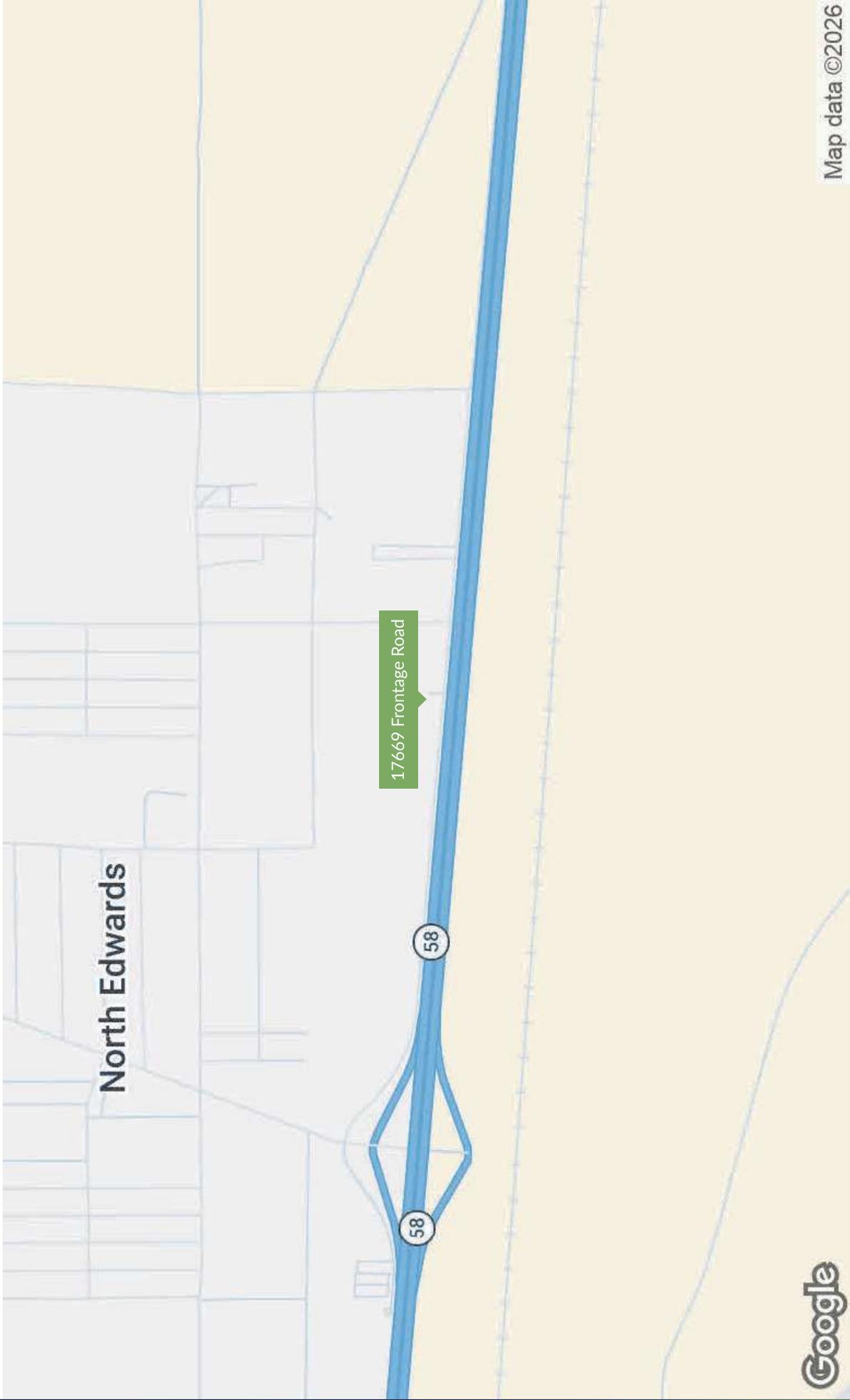
# Aerial Map



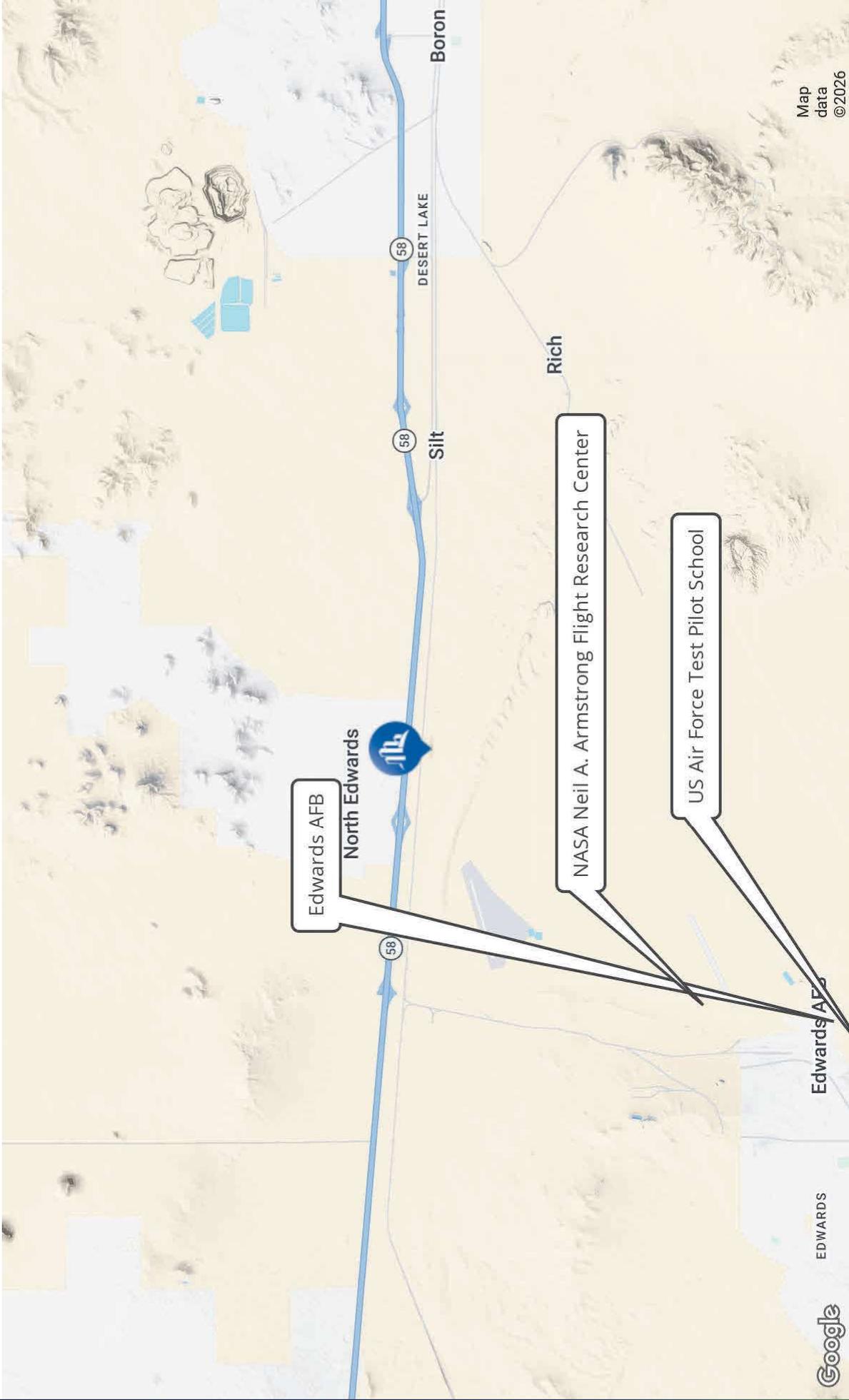
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# Regional Map



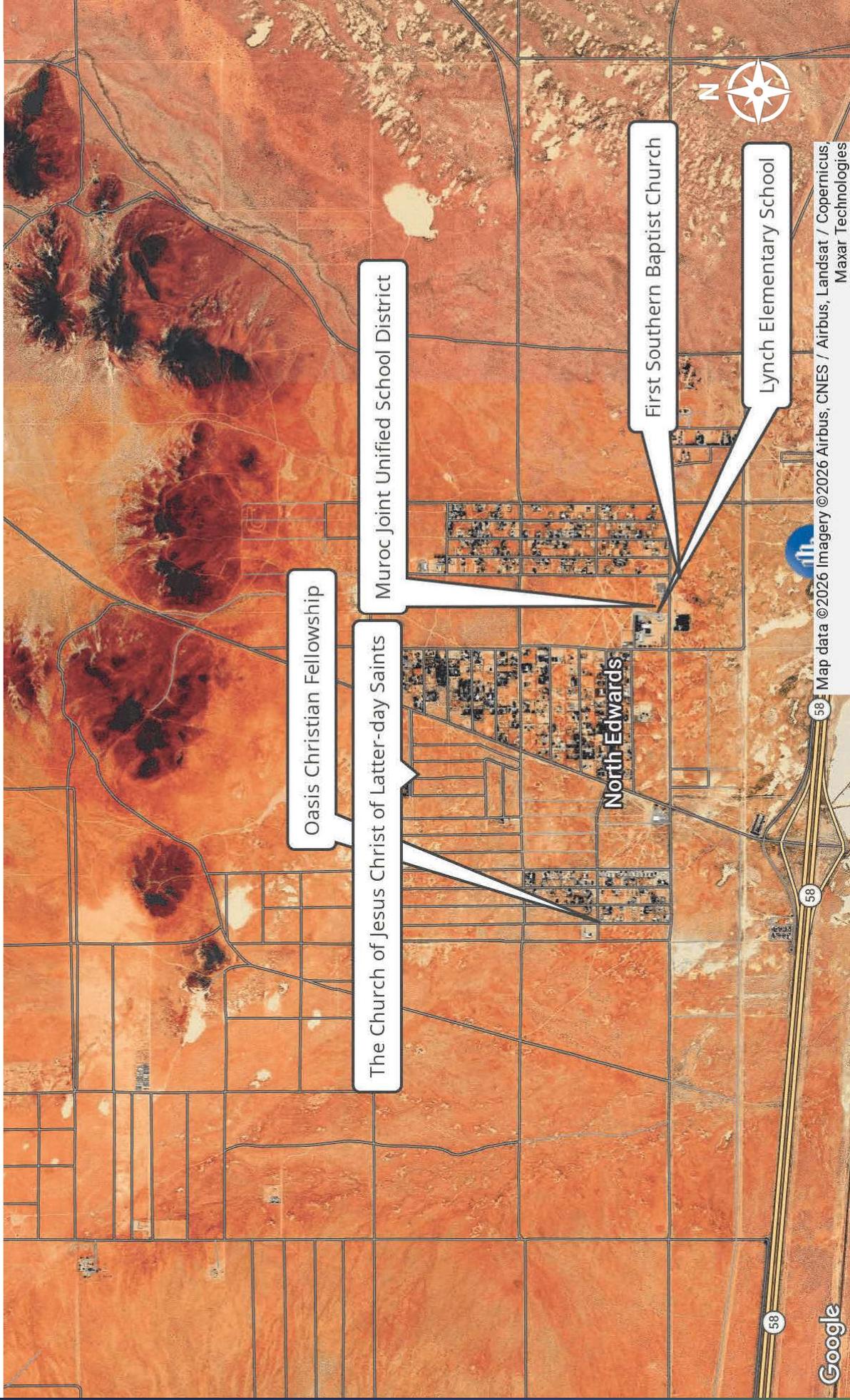
# NASA and Edwards Airforce Base



Map data ©2026

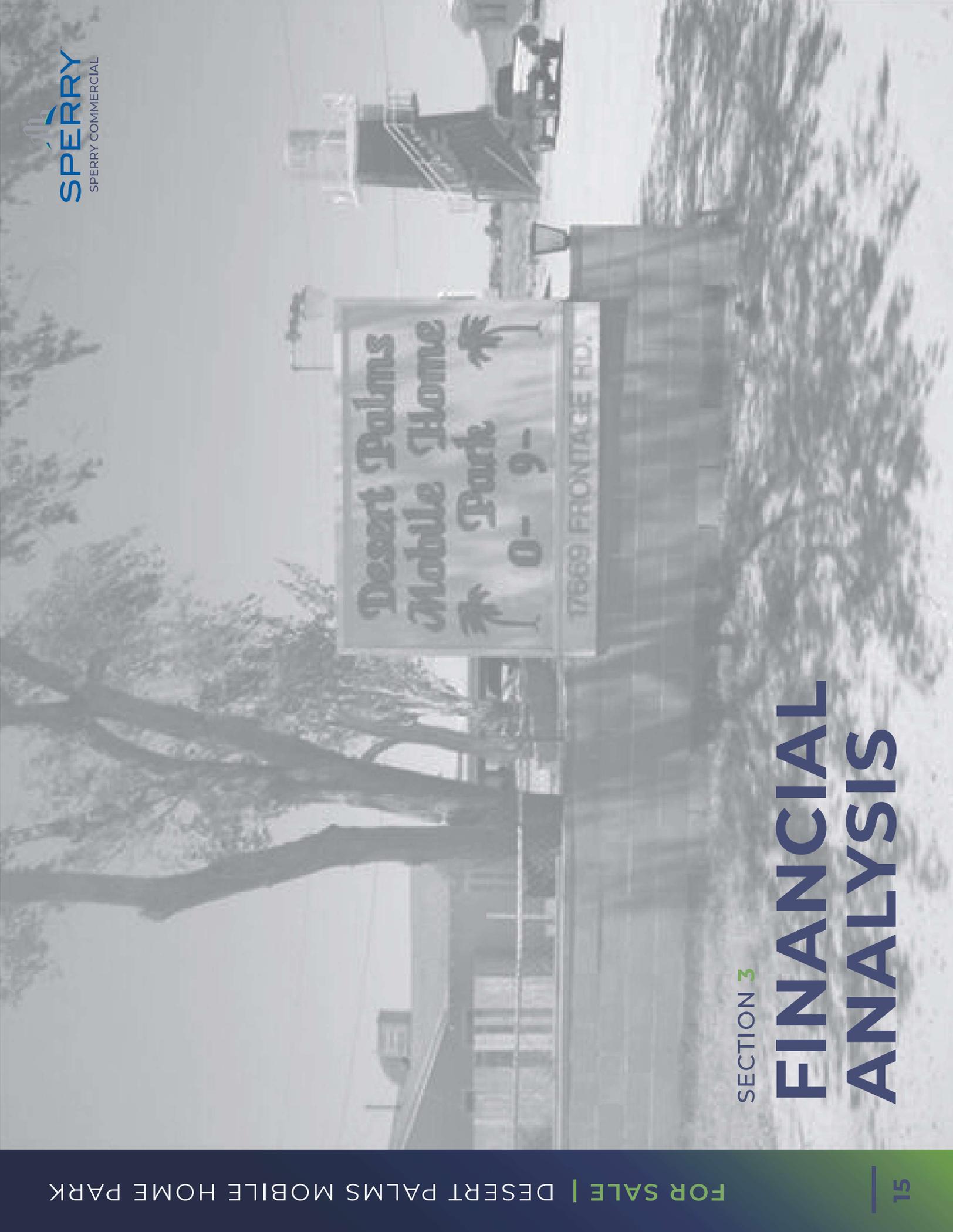
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# Local Church and Schools



SECTION 3

# FINANCIAL ANALYSIS



# Financial Summary



## INVESTMENT OVERVIEW

Price	CURRENT	\$799,000
Price per Unit		\$66,583 - Total includes 11 spaces at \$42,182 Per Space, 5 Park Owned Homes and One 3BR/2B SFR
GRM		5.99
CAP Rate		10.37%

## OPERATING DATA

Gross Scheduled Income	CURRENT	\$133,500
Total Scheduled Income		\$133,500
Vacancy Cost		\$4,005
Gross Income		\$129,495
Operating Expenses		\$46,678
Net Operating Income		\$82,817

# Income & Expenses



## INCOME SUMMARY

Scheduled Gross	\$133,500
Less Vacancy	(\$4,005)

## CURRENT

**GROSS INCOME \$129,495**

## EXPENSES SUMMARY

Real Estate Tax - Estimated at 1.25%	\$11,250
Trash	\$5,088
Electricity	\$2,100
Water - Testing	\$2,100
Licenses	\$540
Insurance	\$4,080
Maintenance	\$1,800
Home Warranty	\$720
On Site Manager	\$9,000
Estimated Additional Costs	\$10,000

## CURRENT

**OPERATING EXPENSES \$46,678**

**NET OPERATING INCOME \$82,817**

Manager is credited \$450 Per Month for Rent. An additional \$3,600 is added to equate to the total of \$9,000,. Gross Income does not include any Utility Income

# Rent Roll



SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT
1 - Space	-	-	-	\$600
2 - Space	-	-	-	\$450
3- Mobile Home	2	2	1,100 SF	\$550
4 - Mobile Home - Manager	2	2	1,100 SF	\$1,200
5-Mobile Home	2	2	1,100 SF	\$1,200
6-Mobile Home	2	2	1,100 SF	\$1,200
7-Mobile Home	2	2	1,100 SF	\$900
8 - Space	-	-	-	\$400
9	-	-	-	\$1,300
10-Trailer	-	-	-	\$1,225
11 - Space	-	-	-	\$500
12 - House	3	2	1,400 SF	\$1,600
<b>TOTALS</b>			<b>6,900 SF</b>	<b>\$11,125</b>
<b>AVERAGES</b>			<b>1,150 SF</b>	<b>\$927</b>

Mobile Homes are Park Owned and included in the Sale.. Manager receives \$450 credit for rent.

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