



STABILIZED & UPDATED COMMUNITY

Branscomb Mobile Home Community

14321 BRANSCOMB RD, BRANSCOMB, CA 95417

\$995,000 | 18 SPACES + 1 SFR | 8.05% CAP RATE

ADRIAN DEL RIO
Broker
916.303.0133
CalDRE #01431059
adelrio@pcgcommercial.com

CLAUDIA AGUILAR
Investment Property Advisor
916.517.4899
CalDRE #02206834
claudia@pcgcommercial.com

PCG COMMERCIAL | PCGCOMMERCIAL.COM
SACRAMENTO | CENTRAL VALLEY | BAY AREA

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from PCG Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither PCG Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. PCG Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. PCG Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. PCG Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by PCG Commercial in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

ADRIAN DEL RIO

Broker
916.303.0133
CalDRE #01431059
adelrio@pcgcommercial.com

CLAUDIA AGUILAR

Investment Property Advisor
916.517.4899
CalDRE #02206834
claudia@pcgcommercial.com

ADRIAN DEL RIO

Broker
916.303.0133
CalDRE #01431059
adelrio@pcgcommercial.com

CLAUDIA AGUILAR

Investment Property Advisor
916.517.4899
CalDRE #02206834
claudia@pcgcommercial.com



OFFERING SUMMARY

Sales Price Range: \$995,000

Number Of Sites: 19

Price Per Site: \$52,368

Occupancy: 100%

Cap Rate: 8.05%

GRM: 7.29

Actual NOI: \$80,052

Lot Size: 11.52 Acres

Building Size: 1,500 SF

Zoning: A

PROPERTY HIGHLIGHTS

- Updated 18 Space MHP + 1 SFR
- All Tenant Owned Homes
- Stabilized and well managed (100% occupancy)
- All utilities are passed through to the tenants.
- Recent rental increase
- Scenic community along the S Fork Eel River
- Monitored private water + updated septic system
- Potential to expand with huge 11 Acre scenic parcel

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	6	167	1,054
Total Population:	14	315	1,934
Average HH Income:	\$46,760	\$43,775	\$42,042

PROPERTY DESCRIPTION

Excellent opportunity to invest in a thriving multifamily/mobile home park with this renovated 1,500 SF building and 18 spaces, boasting 100% occupancy at reasonable space rent plus the seller will guarantee 1 years rent for any vacant sites.

The property, comprised of 18-spaces and one SFR, is fully stabilized, renovated, and well managed, ensuring a solid investment experience.

ASK ABOUT OUR 3% FINANCING RATE BUY-DOWN!

Rare opportunity to acquire an 18-space mobile home park plus a detached single-family residence in the heart of Mendocino County, ideally located between Laytonville and the Mendocino Coast. Set among towering redwoods, this peaceful property offers both strong income potential and an exceptional lifestyle setting.

Located in the charming community of Branscomb, just 15 minutes to Laytonville, 15 minutes to Highway 101, and approximately 15 miles to the Pacific Ocean. The park accommodates both single-wide and double-wide homes, with the flexibility for residents to bring their own homes or trailers.

The property is surrounded by natural beauty and outdoor recreation. Within biking distance is Admiral Standley State Recreation Area, featuring old-growth redwoods. Enjoy easy access to regional highlights including the Avenue of the Giants and Eel River to the north, award-winning wineries to the south, and the rugged Mendocino Coast to the west.

Significant recent capital improvements include:

- Brand new remote water system + separate water meters (In progress)
- New park lighting
- Newly paved roadway

*Tenants are separately responsible for water, electricity, and garbage, supporting efficient operations.

A unique investment opportunity combining income, location, and long-term upside in one of Northern California's most scenic regions.

This is a great investment opportunity for a newbie investor getting into the MHP arena since it offers a very attractive cap rate (unleveraged return) or for an experienced investor wanting to have more spaces all at a reasonable price point.

LOCATION DESCRIPTION

Discover the tranquil beauty of Branscomb, CA, where nature's wonders meet small-town charm. Surrounded by stunning redwood forests, the area offers a respite from urban living and an inviting environment for a multifamily/mobile home park investment opportunity. From the nearby Smithe Redwoods State Natural Reserve to the picturesque Eel River, the location provides limitless outdoor recreation possibilities. Enjoy exploring the quaint shops and local eateries in the community, or take a short drive to the Mendocino coast for a day of sun, sand, and surf. Fort Bragg is a major beach attraction a moderate drive from the community.

PROPERTY INFRASTRUCTURE INFORMATION

Pedestals:	18-Full Hook-Ups
Electrical:	Metered Directly Billed, PG&E
AMPs:	30-50, varies
Sewer:	Septic
Water:	Private Well; Monitored
Pad Sites:	Single-Wide
Tenant Owned Homes:	100%
Trash / Garbage:	Laytonville Disposal
Utilities:	Passed through to Tenants
Gas:	Tenants; Propane



UNIT NUMBER	CURRENT RENT	MARKET RENT	MARKET RENT/SF
1	\$430	\$450	
2	\$430	\$450	
3	\$430	\$450	
4	\$430	\$450	
5	\$430	\$450	
6	\$430	\$450	
7	\$430	\$450	
8	\$430	\$450	
9	\$430	\$450	
10	\$430	\$450	
11	\$430	\$450	
12	\$430	\$450	
13	\$430	\$450	
14	\$430	\$450	
15	\$430	\$450	
16	\$430	\$450	
17	\$430	\$450	
18	\$430	\$450	
19 - SFR	\$1,200	\$1,200	
Totals/Averages	\$8,940	\$9,300	

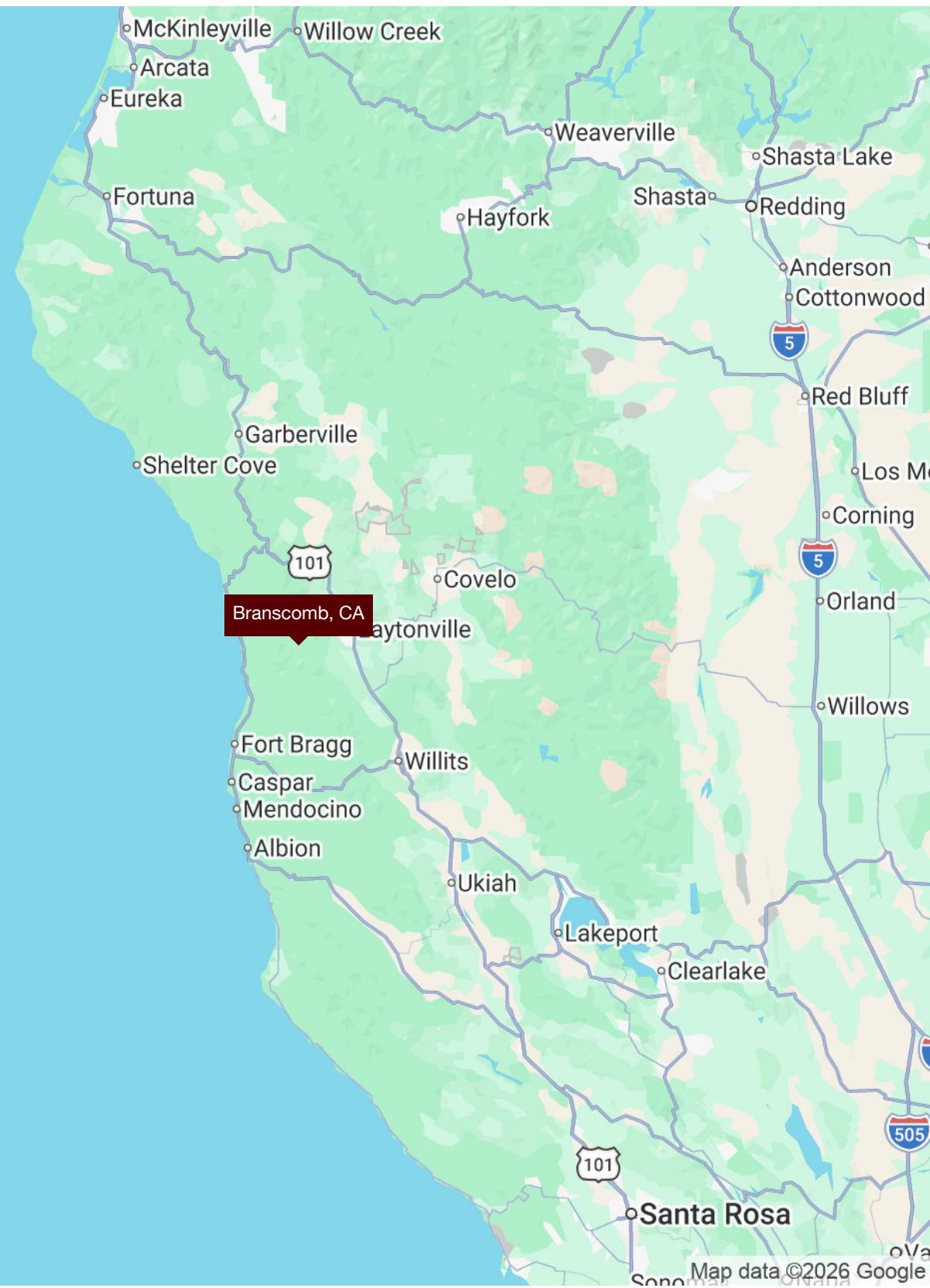
INCOME SUMMARY

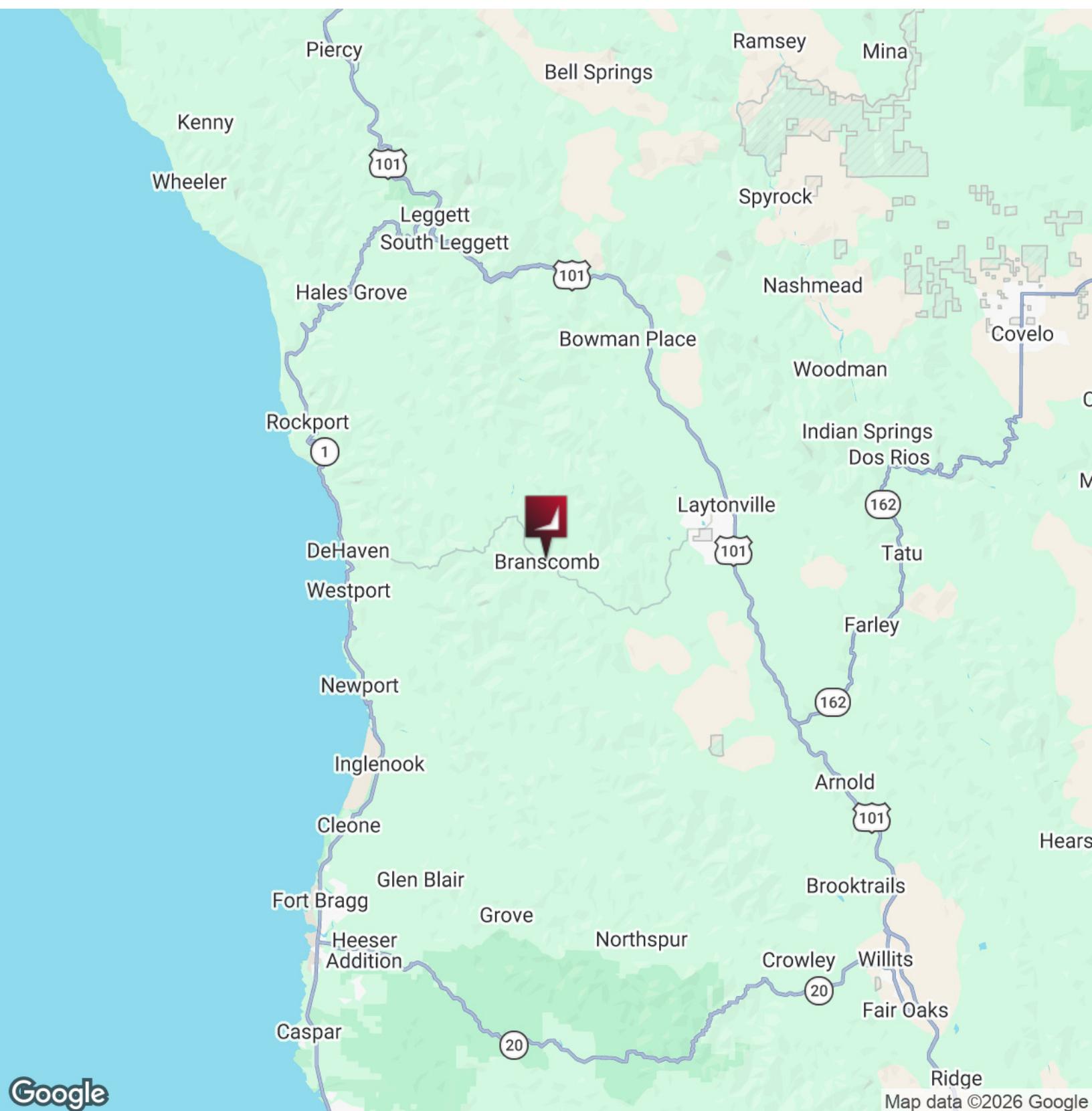
	14321 BRANSCOMB RD
Actual Gross Income *\$430 Site Rent	\$92,880
House Rented @ \$1,200	\$14,400
Utility Reimbursement Income \$115 x Tenant/Mo.	\$24,840
Utility Reimbursement Income \$350 House	\$4,200
Vacancy / Turnover Allowance (-5%)	(\$4,089)
Vacancy Cost	\$0
GROSS INCOME	\$132,231

EXPENSES SUMMARY

	14321 BRANSCOMB RD
New Property Taxes (1.2%x) Price	\$12,437
GL Insurance	\$4,000
Maintenance & Repairs (\$150 / site)	\$2,850
Landscaping	\$1,000
Septic	\$7,006
Water System	\$4,000
Trash Garbage	\$12,784
CAM Electric	\$500
Property Management	\$5,280
Internet Service	\$2,322
OPERATING EXPENSES	\$52,179
NET OPERATING INCOME	\$80,052







Google

ADRIAN DEL RIO
Broker
916.303.0133
CaiDRE #01431059
adelrio@pcgcommercial.com

CLAUDIA AGUILAR
Investment Property Advisor
916.517.4899
CaiDRE #02206834
claudia@pcgcommercial.com

PCG COMMERCIAL | PCGCOMMERCIAL.COM
SACRAMENTO | CENTRAL VALLEY | BAY AREA



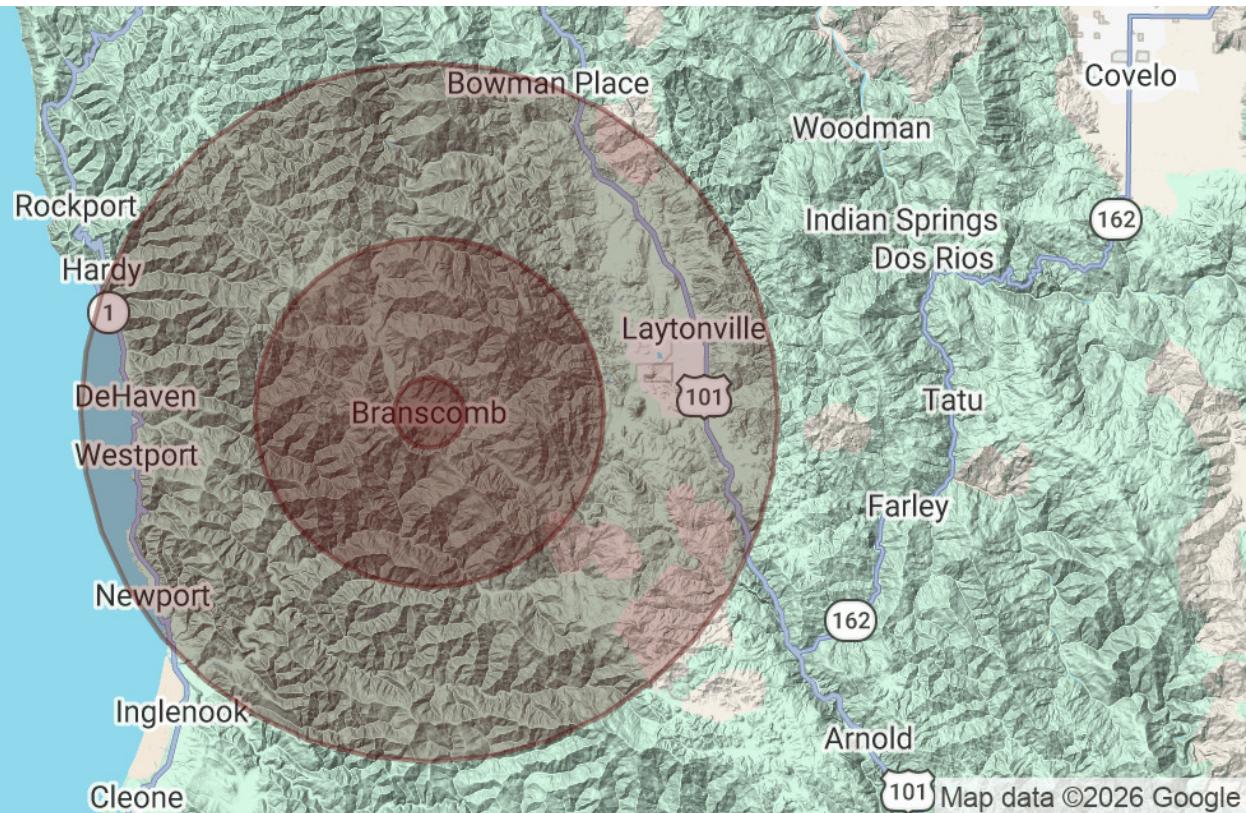
Google

Imagery ©2026 Airbus, Maxar Technologies

ADRIAN DEL RIO
Broker
916.303.0133
CaiDRE #01431059
adelrio@pcgcommercial.com

CLAUDIA AGUILAR
Investment Property Advisor
916.517.4899
CaiDRE #02206834
claudia@pcgcommercial.com

PCG COMMERCIAL | PCGCOMMERCIAL.COM
SACRAMENTO | CENTRAL VALLEY | BAY AREA



Google

POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	14	315	1,934
Average Age	39.7	40.7	46.5
Average Age (Male)	45.4	45.5	42.8
Average Age (Female)	29.9	32.0	43.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	6	167	1,054
# of Persons per HH	2.3	1.9	1.8
Average HH Income	\$46,760	\$43,775	\$42,042
Average House Value	\$377,019	\$368,737	\$362,394

2020 American Community Survey (ACS)