



Siemienowski & Associates
Your Income Property Source

Presents

“Chicken Little Trailer Roost”

MOBILE HOME PARK (MHP) ID No. 37-1595-MP

\$1,749,000

6 Spectacular Units on 2.49 Acre Lot.

Adjacent 4.36 Acre Lot available for additional price of **\$150,000 APN: 278-200-31-00** for a **“Package Deal”**

Zoned RRA (Rural Residential Agricultural)

5 – 2BR,2BA Modern Manufactured Homes plus 1-Frame/Stucco Office Bldg. **APN: 321-110-53-00**

Incredible Ocean and Mountain Views, Wide Open Big Sky Panoramic Views “Starry Lit Nights”

Boundary Lot Adjustments were completed and recorded on December 22, 2022

BEST DEAL IN POWAY!!!



15348-15358 Running Deer Trail
Poway, California 92064

“Please drive by only. Do not go through the property gate without appointment. Do Not Disturb Tenants.”

CONTACT INFO.

Joseph V. Siemienowski, Broker

DRE License No. 00831832

Direct Phone (858) 205-1031

10951 Sorrento Valley Road, Suite 1A, San Diego, California 92121

O (858) 866-0750 | F (858) 866-0755 | Email: joe@incprosource.com

UPDATE 10/1/2025

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Property Summary

▪Address: 15348-15358 Running Deer Trail Poway, CA 92064 ▪Sales Price: \$ 1,749,000 ▪Price per unit: \$ 291,500 ▪# of Units: 5+1 ▪Year Built: 2004/2005 Year Built ▪Building Size: 5,185 (5x920 Mfg Homes) (1x585 Office Bldg) Estimated - Buyer to verify	▪Cost/Sq.Ft.: \$ 337.32 ▪Map Code: 1171-C6 ▪Parcel No. 321-110-53-00 (MHP) 278-200-31-00 (Lot) ▪Parcel Size: 2.49 Acres 4.36 Acres 6.85 Acres ▪Parking Info: 12 Open Spaces Consider parking Contractor Equipment, RV, Toys, etc.. ▪MLS # 250037622 (MHP) 250037625 (Vacant Land)
Current GRM: 10.28	Current CAP: 6.22
Projected GRM: 9.30	Projected CAP: 7.19

Unit Mix & Income

Unit#	Unit Type	Approx.Sq.Ft.	Current	Market
15348	Office/1 & ½ BA	22.5x26 = 585	1,500	1,695
15350	2BR,2BA	920	2,495	2,795
15352	2BR,2BA	920	2,695	2,795
15354	2BR,2BA	920	2,495	2,795
15356	2BR,2BA	920	2,495	2,795
15358	2BR,2BA	920	2,495	2,795
Monthly Rent			14,175	15,670
Annual Rent			170,100	188,040

(Seller is a licensed CA Real Estate Broker acting as a principal.)

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Financial Proforma

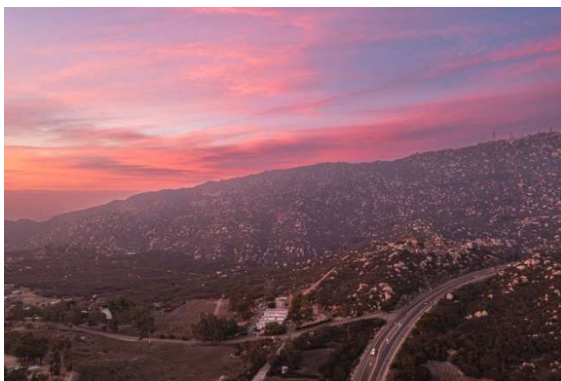
	CURRENT	MARKET
Gross Scheduled Income (GSI)	170,100	188,040
Vacancy (2.5% Estimate)	<u>(4,253)</u>	<u>(4,701)</u>
Gross Operating Income (GOI)	165,847	183,339
Total Expenses	<u>(57,122)</u>	<u>(57,649)</u>
Net Operating Income (NOI)	108,725	125,690

Current GRM	10.28	Current CAP	6.22
Market GRM	9.30	Market CAP	7.19

Lot Comparable Sales Average Price Range from \$300,000 to \$600,000 plus. All comps are on well water, septic and in area of 20-acre minimum zoning, unless already divided. Lot values of other lot comps are significantly higher.

The owner recently installed solar panels in September 2023, so utility costs are almost insignificant, total annual 2024 costs were \$70. (The cost for solar panels was approximately \$16,000). These are owned solar panels that power well, office and street lights.

Also, owner installed a new well that is hooked up and running.
In addition to the above, New Septic Tank was installed in 2021.



***Owner will sell 4.36 Acre Residential Lot for \$150,000
(half-price) on a "Package Deal" for both properties.***

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Estimated Expenses

	ACTUAL
▪ Taxes (1.2%):	\$ 20,988
▪ Property Insurance:	\$ 11,582
▪ Gas/Electric:	\$ 70
▪ Water/Septic:	\$ 2,000
▪ Trash:	\$ 1,882
▪ Repairs/Maintenance	\$ 8,300
▪ Professional Mgmt.	\$ 8,300
▪ Landscaping:	\$ 2,500
▪ Miscellaneous:	\$ 1,500
Total Expenses:	\$ 57,122



Financial Analysis

	CURRENT	MARKET
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****Property Description****



- ❖ Country Living but only a short drive to Poway and Ramona. Close to Poway Business Park, Services, Restaurants, Shopping, etc.....The Best of Both Worlds!!
- ❖ Newly Installed 2,000 Gallon Septic System in 2021.
- ❖ Two working Wells, 2 of 3 wells are working wells. 3rd Well is a back up well.
- ❖ Modern Manufactured Home Park has a total of 4 Gates.
- ❖ Modern Manufactured Homes are not a permanent foundation but all 5 homes have “Tie Down” and Bracing System – thus allowing to be taxed as Real Property.
- ❖ Located in an area of Million to Multi-Million Dollar Homes – Many can be seen from the property.
- ❖ Area of Large Estate Homes and Trails, close to the base of Mt. Woodson.
- ❖ Very low expense for Water and Septic System.
- ❖ Feels like a private retreat or recreation property.
- ❖ Has plenty of acreage for solar panels, accessory buildings, equipment and overflow parking.
- ❖ Top Ranked Poway School District.
- ❖ West Adjacent Property is currently a Pomegranate Grove.
- ❖ 15,000 Gallon Water Storage Tank
- ❖ Benches available for Viewing Mountains and Sunset Views!
- ❖ Some Spectacular Boulder/Rock Gardens including the infamous “Butt Boulder” – Must See!!
- ❖ Mina De Oro Road has quite the history during the Gold Rush in California – Translate to “ Mine of Gold” which was an area that was mined for gold and then taken to “Old Town” San Diego.
- ❖ The 4.36acre lot has pad off the highest point of the lot. Can create your own Private Paradise!!
- ❖ Inspected by HCD (Housing and Community Development) that regulates Mobile Home Parks.
- ❖ Cedar Fire swept this general area in 2003.
- ❖ All Modern Manufactured Homes have both 110 gallon Separate Propane Tanks as well as their own SDGE Meters.
- ❖ All Units have their own individual Water Meters. Tenants are not currently being charged for Water and Septic.

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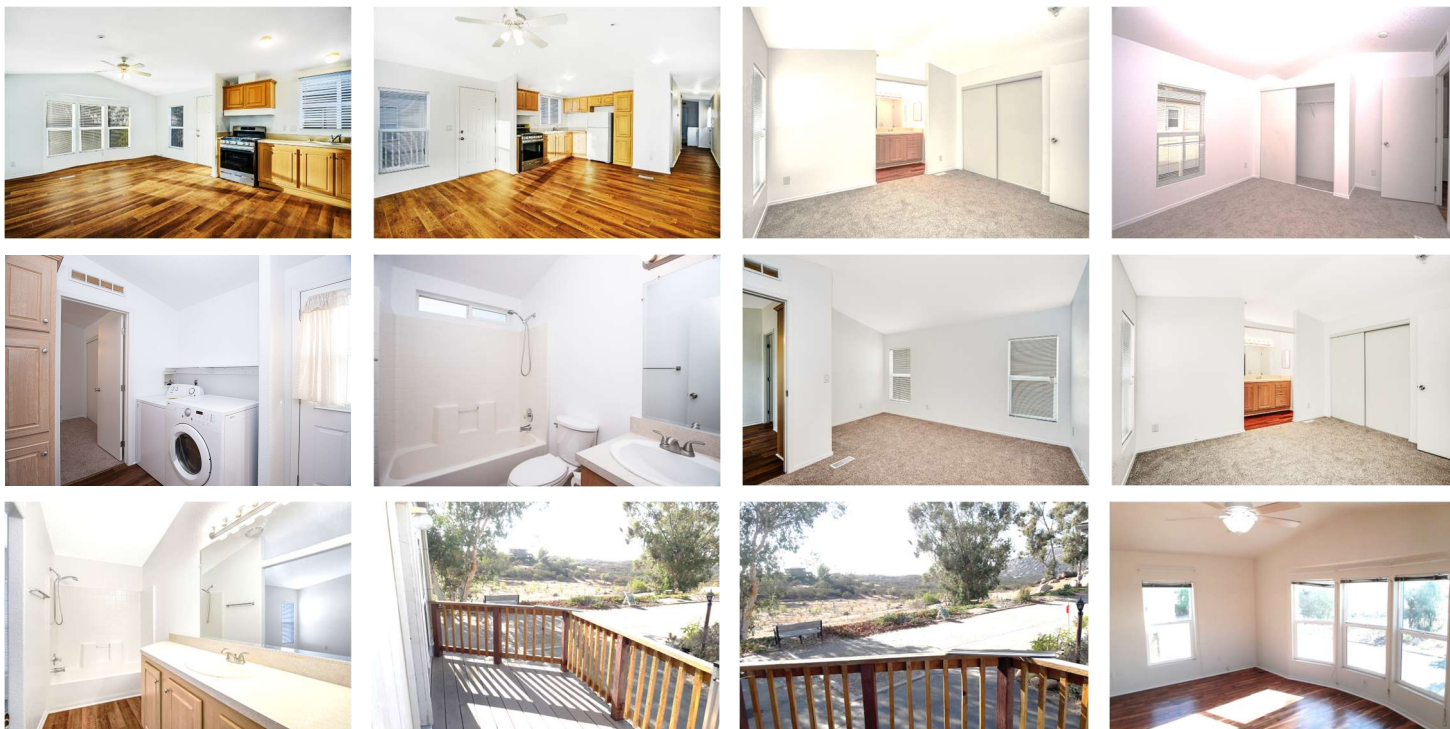
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****Features on Modern Manufactured Homes and Frame Stucco Building****

- ❖ Modern Manufactured Homes were built in 2004 and have been very well maintained.
- ❖ Modern Manufactured Homes are all 920sq.ft. 2 Bedrooms, 2 Baths Units
 - ❖ Vaulted Ceilings
 - ❖ Full Size Washer/Dryers are provided
 - ❖ Separate Propane Tanks and Separate Hot Water Heaters
 - ❖ 2 Entries for all units with Porches
 - ❖ Carpeting in all bedrooms
 - ❖ Vinyl Plank, Tile or Laminate Hard Surface Flooring in all other areas
 - ❖ Refrigerators and Stoves are provided
 - ❖ Rents are low for long term tenants. Has upside potential, in increasing rents, rubs, etc.
 - ❖ RV Parking available
 - ❖ Central Forced Air – Electric A/C and Central Forced Air – Gas, Wall Heating in Office Bldg.
 - ❖ Roofs are all Pitched Roofs.
- ❖ Frame/Stucco Office/Commercial Building – Built in 2005.
 Building is divided currently – Approx. 585sq.ft.
 Half of Building rented as office/1 full bath and other approx. half is used by owner as office has ½ bath.
 Current tenant is paying \$800. Upon sale of building, owner will vacate. Has Large Private Patio with Table and Chairs, a relaxing zen like area. This space can easily be combined after close of escrow.



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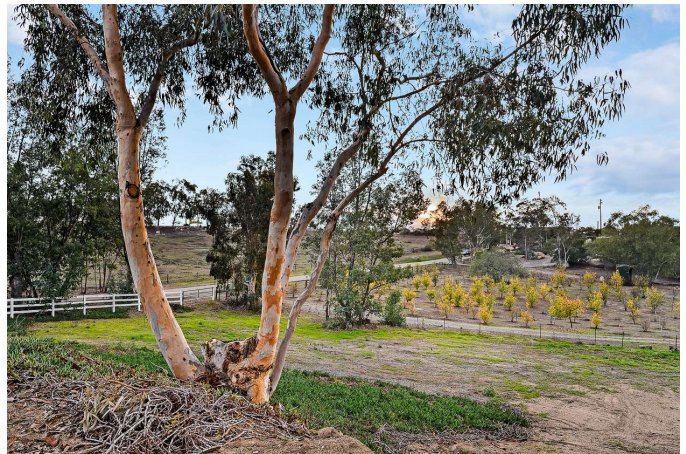
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HUGE UPSIDE POTENTIAL

This is a Permitted Small Modern Manufactured Home Park by State of California. ID No. 37-1595-MP

Unbelievable Views, Awesome Views and MORE Incredible Views all around. Check out some of our pictures!! Ocean Views! Ships and Boats on the Pacific Ocean Views! Incredible Sunset Views, San Marcos Views, Mexico Views, Coronado to Catalina Island Views!!

More Views on the Mountains such as: Black Mountain, San Alijo Hills, Frank's Peak, Iron Mountain, Mount Whitney and most surprisingly Mt. Woodson with the famous "Potato Chip" which is known as one of the best Top 10 Trails in USA!!



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On July 4, 2022, owner and a few tenants went to the top of the property and watched fireworks, including El Cajon, Imperial Beach, Big Bay Boom (several barges), Oceanside, Rancho Bernardo, Rancho Penasquitos, Seaworld, Poway and all up and down the coast.

Property also has views of Catalina Island.



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