

PRESS RELEASE

OROVILLE, CALIFORNIA

AUGUST 5, 2005

BLUE COLLAR PARK WITH EXTRA LAND SELLS FOR CASH DISCOUNT

The sale of the Roll N Home Mobile Park located at 1451 W. Oro Dam Blvd. in the unincorporated area of Oroville in Butte County was completed on August 5, 2005 for \$1,000,000. John Grant of Park Brokerage Inc. represented both parties in the sale.

The two star, blue collar park was built in the 1960's and contains 45 spaces and a 2 bedroom apartment. The park contains mostly singlewides with a few doublewides and permanent travel trailer/RV's. The park has direct bill gas and electric and is on city sewer and water utilities. The only amenity is a laundry room

The space rents are \$250 and include the sewer, water, and trash utilities. The two bedroom apartment rents for \$450.

The property is a total of seven acres with the park occupying approximately four acres and three vacant acres. The land is zoned R3, 13 units per acre, and up to 91 units or spaces can be built on the property.

The buyer paid the \$1,000,000 purchase price in cash. The capitalization rate was 7%. The property was in fair condition at time of sale.

John Grant commented, "The seller had just purchased the property in October/2004 and did not have any historical financials from the previous seller. Because of the lack of historical financials, the park was not financeable and the buyer needed to pay all cash. In my opinion the buyer received up to a \$300,000 discount by having to pay all cash".

Grant added, "I call Oroville the last soft market in the State of California. Space rents are still very reasonable between \$250-\$300 and vacancy averages 10%. There is very little employment base in Oroville. However, I anticipate the area experiencing stronger housing demand as people continue to be pushed farther and farther outside of Sacramento to obtain more affordable housing. Because the rents are so low, the market does not support new mobile home spaces or apartment units and the vacant acreage did not have much value".

John Grant sells and finances manufactured housing communities and RV parks exclusively throughout the states of California, Arizona, and Nevada. He has sold 118 manufactured housing communities and RV parks in the last 17 years and financed over 100. John can be reached at 800-987-3363.

Market time: Six weeks, Escrow period: 4 weeks

