



Rough & Ready Mobile Village
14533 Rough And Ready Hwy
Rough And Ready, CA 95975

PROPERTY OVERVIEW:

- **\$3,387,500 Sales Price**
- **59 Site Mobile Home and RV Park**
- **Well/Lagoon, Paved Roads, Large Sites**
- **6.1% Cap Rate with Low Rents**
- **Over 50% of unit mix is MH/apartments**
- **approximately 8.5 acres**
- **6.6% Cash on Cash year 1**
- **Just an hour from Sacramento**



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PARKBROKERAGE INC.

59 Space Mobile Home, RV Park, and Apartments

PROPERTY INFORMATION:

Rough & Ready Mobile Village is a 59-site mobile home park site located in Rough and Ready, California. Located directly across the street from the new Fire Station, adjacent to the Post Office and surrounded by Gold Rush Era mining relics. At Rough and Ready Village, you will feel like a world away, yet conveniently located close to shopping, restaurants in Grass Valley, and just an hour from Sacramento MSA. This park features a mix of permanent RV's and mobile units on a scenic hill overlooking the natural forest away from the heat of the valley just an hour away.

Rents are very low for the market, rents were increased effective June 1, 2021 and yet are still at least 10% below market and there is no local rent control ordinance. The park is on a private well and treatment lagoon both of which are serviced monthly by a licensed contractor who can verify both are in good working order. Gas is partially submetered via several propane tanks, the rest of the park is only 50amp master-metered electric. There is a vacant convenience store located on the property along with the apartment units.

Broker recommends following operational tweaks to current business model to increase NOI: annual rent increases to existing tenants to bring up to market rents and move-in new tenants at market, converting store to a clubhouse or leasing to an operator, and analysis of a return on investment by adding solar to reduce electric costs.

LOAN INFORMATION (PROJECTED):

Interested local bank projecting 1st lien and deed with 25% down payment (\$846,875) and 4.25% interest with payments amortized over 30 years. Monthly payments to be \$12,498 and \$149,976 annually. Loan to be due in 5-10 years.

NET INCOME	\$205,712
TOTAL ANNUAL PRINCIPAL PAYMENT	\$149,976
ESTIMATED ANNUAL PRE-TAX INCOME	\$55,736
PRINCIPAL REDUCTION YEAR 1	\$42,832
TOTAL RETURN	\$98,568

CASH ON CASH - 6.6%
TOTAL RETURN – 11.6%

Age 1950's	Financing New Financing (Bank)	Cap Rate 6.1%
Total Parcel Size Approximately 8.5 acres	Water Well	Total Mobile Homes/Apartment Units 27/4
APN: 052-280-002-000	Sewer Lagoon	Recreational Vehicles 23 (All Permanent's)
County Nevada	Electric Master-Metered, All 50amp	Amenities Paved Roads, No Curbs, Unused Convenience Store

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Income & Expenses

INCOME	2020 Actual	Pro Forma
4100 Rental Income		
4101 Rental Income	1,586.46	1,715.09
4108 Application Fees	660.00	713.51
4110 Late Fees	2,056.64	2,223.39
4119 Lot Rent	255,597.82	276,321.97
4123 Home Rent	33,942.00	36,694.05
4700 Unallocated Preparation	2,566.13	2,774.19
4100 Total Rental Income	296,409.05	340,980.00

Rents increased \$30/mo to all tenants effective June 1, still below market

4130 Concession Credits	- 1,365.00 -	1,385.79
4400 Utility Income		-
4401 Gas & Propane	15,317.28	15,550.54
4402 Water & Sewer	44,678.14	45,358.52
4403 Electric	32,278.03	32,769.57
4404 Garbage	13,065.77	13,264.74
4400 Total Utility Income	105,339.22	106,943.37

Water/sewer/trash billed at flat fee of \$97/mo per tenant. Approximately 75% of total bill is reimbursed. Park is partially master-metered for gas

4501 Interest Income	-	9,000.00
TOTAL INCOME	400,383.27	446,537.58

<- not included in NOI

EXPENSE	2020 Actual	Pro Forma
5000 Management Fees	19,319.67	19,613.88
5050 Insurance		-
5053 Liability Insurance	8,948.71	9,084.98
5050 Total Insurance	8,948.71	9,084.98
5060 Legal and Other Professional Fees		-
5061 Professional Fees	6751.47	3,500.00
5062 Legal Fees	965.00	979.70
6006 Accounting Fees	2325.00	2,360.41
5060 Total Legal and Other Professional Fees	10041.47	6,840.10
5063 Licenses/Permits/Fees	5166.65	500.00
5100 Repairs & Maintenance		-
5033 Landscaping	1,916.89	1,946.08
5031 Pest Control	49.66	50.42
5104 Repairs & Maintenance	4,791.20	4,864.16
5107 Maintenance Tem.	5,340.00	5,421.32
5108 Plumbing	2,714.19	2,755.52
5110 Appliances and F.	584.60	593.50
5111 MH - Materials for	99.66	101.18
5115 Electrical Repairs	2,530.75	2,569.29
5118 Water & Sewer Repairs	4,719.64	4,791.51
5012 Repairs & Maintenance	38.08	38.66

<- off-site management costs standard

<- expect legal fees to subside in 2021 post-pande

5100 Total Repairs & Maintenance	22,784.67	23,131.64
5112 Demo	2,350.00	-
5200 Supplies	363.86	369.40
5300 Taxes Expense		-
5301 Property Taxes	14,664.52	35,000.00
5300 Total Taxes Expense	14,664.52	35,000.00
5400 Utilities		-
5401 Gas & Propane	16,903.66	17,161.08
5402 Water & Sewer Repairs	7,850.89	7,970.45
5404 Electric	58,907.16	59,804.22
5405 Garbage	18,457.55	18,738.63
5406 Utility Billing/Monitoring	4,510.30	4,578.98
6015 Cable/Internet/Phone	133.41	135.44
5400 Total Utilities	106,762.97	108,388.80
5600 Office Expense		-
5601 Office Supplies	43.28	43.94
5603 Telephone	579.06	587.88
5605 Postage & Delivery	383.11	388.94
5600 Total Office Expense	1,005.45	1,020.76
5020 Travel & Entertainment		-
5023 Automobile, Travel	24.00	24.37
5020 Total Travel & Entertainment	24.00	24.37
5650 Bank Fees	48.00	48.73
6003 Credit Screening Fees	380.63	386.43
6103 Equipment Rental Fee	1695.14	1,720.95
6120 Bad Debt	841.38	854.19
5750 Payroll		-
5701 Wages, Salary	25,513.84	25,902.38
5705 Workers Comp In	435.63	442.26
5753 Misc Consultants	13,272.76	6,500.00
5754 Health Insurance	56.03	56.88
5750 Total Payroll	39,278.26	32,901.52
6011 Fees and Licenses	1,215.00	500.00
5066 Laundry Equip Rental	432.88	439.47
TOTAL EXPENSE	235,323.26	240,825.24
NOI	174,569.54	205,712.35

<- one time expense

<- Prop 13 reset

<- 54% expense load

Rent Roll – Effective June 1

Tenant Name	Unit	Unit Type	Rent	Misc Charges	Total Charges
Rough & Ready Village					
Stahoski, Janis	RR 1	TOH	485.00	97.00	582.00
Machmenigall, Michael	RR 2	POH	755.00	97.00	852.00
Stahoski, Shirley	RR 3	TOH	485.00	97.00	582.00
Watson, John	RR 4	TOH	485.00	97.00	582.00
Smith, Mina and M.	RR 5	TOH	485.00	97.00	582.00
Smith, Curtis and A.	RR 6	TOH	485.00	97.00	582.00
Crowley, Darleen	RR 7	TOH	485.00	97.00	582.00
Price, Elizabeth	RR 8	TOH	485.00	97.00	582.00
Uren, Judith	RR 9	TOH	485.00	97.00	582.00
Brown, Judith	RR 10	TOH	485.00	97.00	582.00
Minasian, Stanley	RR 11	TOH	485.00	97.00	582.00
Farris, Tamara	RR 12	TOH	485.00	97.00	582.00
Massey, Gabrielle	RR 13	LOT	485.00	97.00	582.00
Combs, Judy	RR 14	TOH	485.00	97.00	582.00
Walters, Breannah	RR 15	TOH	485.00	97.00	582.00
Taliaferro, Elizabeth	RR 19	LOT	515.00	97.00	612.00
Burdette, Megan	RR 20	LOT	485.00	97.00	582.00
Petanovich, Janet	RR 25	TOH	485.00	97.00	582.00
Lewis, Linda	RR 26	TOH	515.00	97.00	612.00
	RR 31	LOT	485.00	0.00	485.00
	RR 52	Abandoned	0.00	0.00	0.00
Baker, Rebecca	RR A	Abandoned	0.00	0.00	0.00
Gauthier, Becca	RR APT 1	Apartment	665.00	97.00	762.00
Henry, Jared	RR APT 2	Apartment	705.00	97.00	802.00
Clark, Greg and July	RR APT 3	Apartment	795.00	97.00	892.00
Hart, Tyler	RR APT 4	Apartment	885.00	97.00	982.00
Curtis, Michael	RR B	TOH	485.00	-455.00	30.00
Wirtz, Roger	RR C	TOH	485.00	97.00	582.00
Chambers, Patricia	RR D	TOH	485.00	97.00	582.00
Montgomery, Robe	RR E	TOH	485.00	97.00	582.00
Goggin, Bill and D.	RR F	RTO	485.00	97.00	582.00
Latham, Fay	RR G	LOT	485.00	97.00	582.00
Stanley, Kerri	RR H	TOH	485.00	97.00	582.00
Hall, Glen and Linda	RR I	TOH	485.00	97.00	582.00
Crouch, Daniel	RR RV 16	RV Lot	485.00	97.00	582.00
Strauss, Tracy	RR RV 17	RV Lot	485.00	97.00	582.00
Griffin, David	RR RV 18	RV Lot	485.00	97.00	582.00
Astesana, Natalie	RR RV 21	RV Lot	485.00	97.00	582.00
Riley, Mearl	RR RV 22	RV Lot	515.00	97.00	612.00
Coleman, Carole	RR RV 23	RV Lot	485.00	97.00	582.00
Shea, David	RR RV 24	RV Lot	485.00	97.00	582.00
Wilkes, Dawson	RR RV 24B	RV Lot	485.00	97.00	582.00
VACANT	RR RV 27	RV Lot	485.00	97.00	582.00
Lyons, Traci	RR RV 32	RV Lot	485.00	97.00	582.00
Stewart, Carol	RR RV 33	Abandoned	0.00	0.00	0.00
VACANT	RR RV 34	RV Lot	485.00	0.00	485.00
Watson, Gayle	RR RV 35	RV Lot	485.00	97.00	582.00
Mlodzinska, Joanna.	RR RV 37	RV Lot	485.00	97.00	582.00
Mores, Daniel	RR RV 40	RV Lot	485.00	97.00	582.00
Gonzales, Sandra	RR RV 41	RV Lot	485.00	97.00	582.00
Bauer, Jennifer	RR RV 42	RV Lot	485.00	97.00	582.00
Chapman, Don	RR RV 43	RV Lot	485.00	97.00	582.00
Console, Steven	RR RV 44	RV Lot	485.00	97.00	582.00
Wessels, Kyle	RR RV 50	RV Lot	485.00	97.00	582.00
Parsons, Richard	RR RV 51	RV Lot	485.00	97.00	582.00
Ledbetter, Laura	RR RV 53	RV Lot	485.00	97.00	582.00
Peterson, Diane	RR RV BS01	RV Lot	485.00	97.00	582.00
Bogdanoff, Steven	RR RV BS02	RV Lot	485.00	97.00	582.00
Totals for Rough & Ready Village			28145.00	4589.00	32734.00

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PARKBROKERAGE INC.

PARK MAP



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PROPERTY INFO AND LOCATION

