

INVESTMENT OPPORTUNITY

11398 Bartlett Ave Adelanto, CA 92301

16-Unit Mobile Home Park & Commercial Bakery Asset



Executive Summary

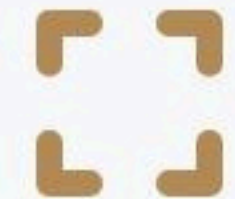
CORE INVESTMENT THESIS

Core Asset Strengths



High Yield

Stabilized cash flow with a strong 6.63% current cap rate and 8.00%+ pro forma potential.



Value-Add

Expansion capacity for 3-4 additional units on a sprawling 2.51-acre C-2 zoned lot.



Flexibility

All residential leases are currently month-to-month, allowing for immediate management optimization.

Financial Overview

\$1.5M

PURCHASE PRICE

6.63%

CURRENT CAP RATE

\$99,450

ANNUAL NOI

**Estimated Pro Forma Cap Rate at stabilized occupancy: 8.0% - 9.0%*

Diversified Asset Mix

Residential

16-space Mobile Home Park. Sale includes all mobile home trailers. Three units have been recently remodeled to premium market standards.

Commercial

A stabilized standalone commercial building featuring an established bakery tenant, providing secondary reliable income and risk mitigation.

Recent Improvements

- ✓ **New Septic System (2024):** Major capital expenditure completed, significantly reducing maintenance liability for the new owner.
- ✓ **Modernized Living Units:** Three residential units were fully remodeled in 2024 with updated flooring, paint, and fixtures.
- ✓ **Optimized Management:** Stabilized utility management and billing structure in place, ready for turnkey operation.
- ✓ **Secured Parcel:** 2.51 acres of fenced and gated property, offering security and versatility.

Expansion Potential

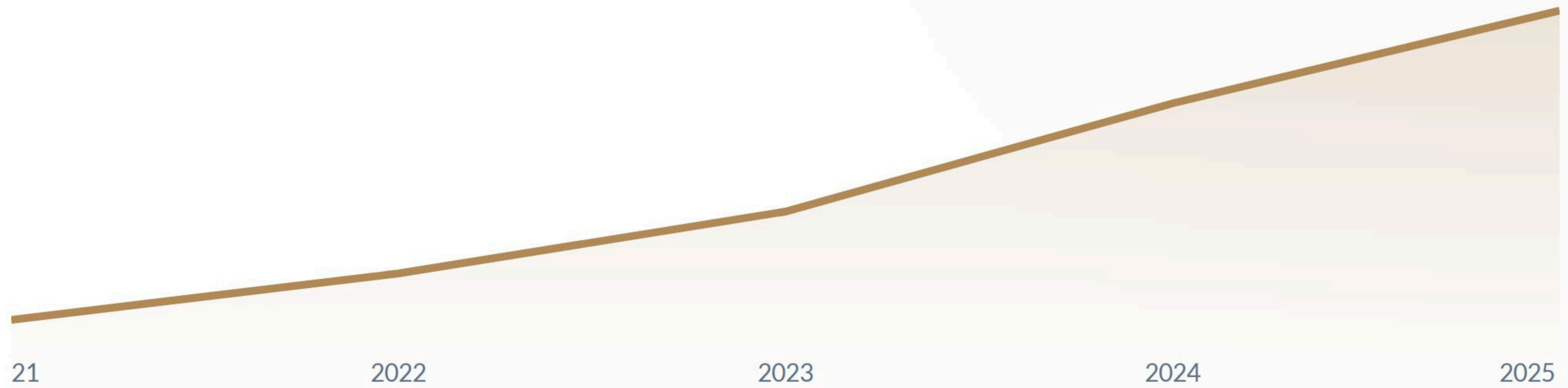
Scale Your Return

The 2.51-acre lot provides a unique "Value-Add" runway. There is designated space to add **3 to 4 more mobile home units** without major land restructuring.

This expansion path allows an investor to significantly increase density and push the yield above institutional benchmarks.

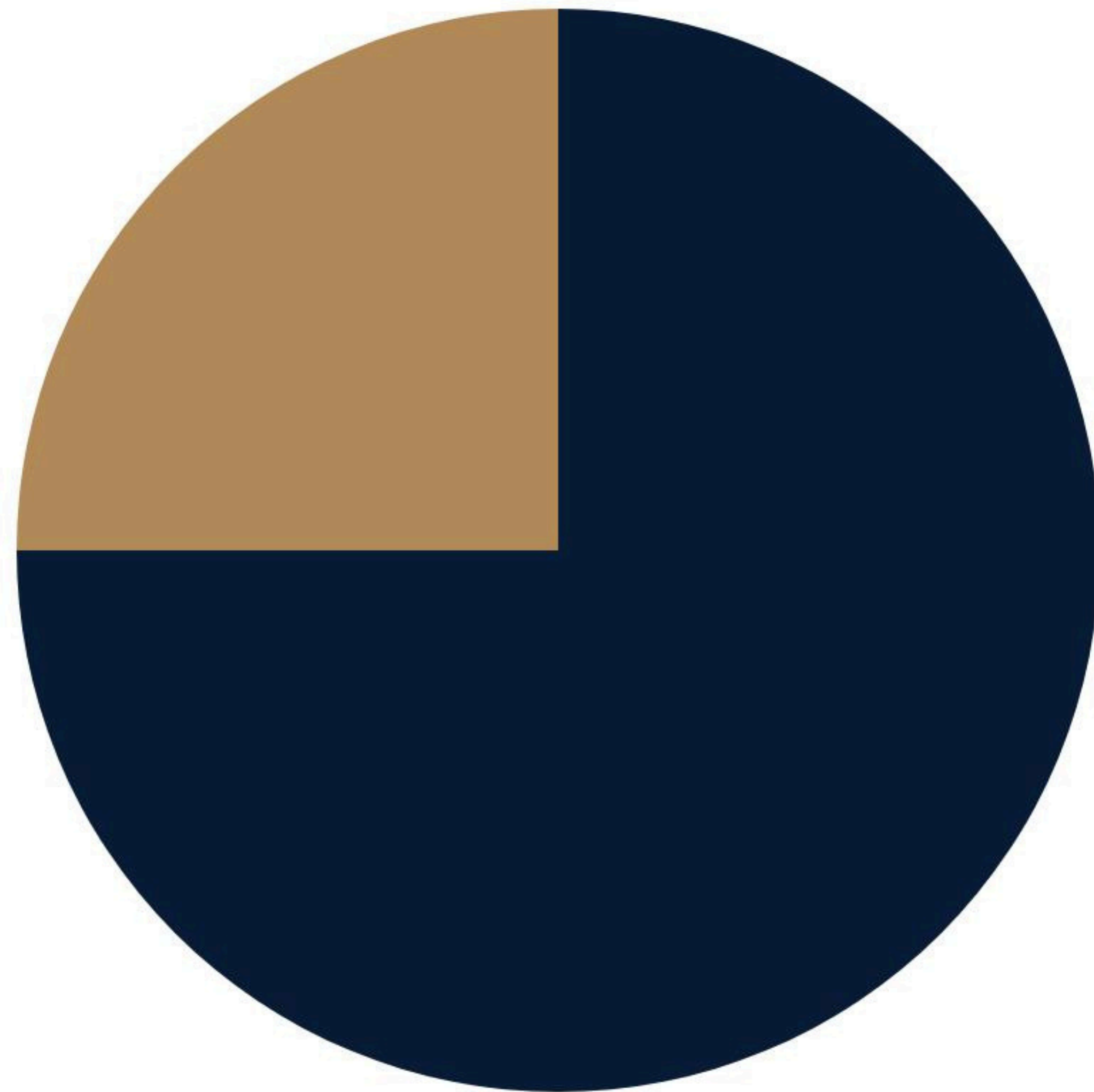


Adelanto Rental Market Growth



Median Industrial and Residential Rent Appreciation Index - Adelanto Submarket

Income Diversification



- Residential MH Rents (75%)
- Commercial Bakery Lease (25%)

Strategic mix protects against sector-specific vacancy spikes.

Strategic Highway Access

Prime Transit Corridor

Located with rapid access to ****Highway 395****, a major transit artery for the Inland Empire. The property is positioned to serve the workforce of nearby industrial hubs.

The Southern California Logistics Airport (SCLA) and major distribution centers are within a 10-minute drive, ensuring consistent rental demand.



Condition & Gallery



Stabilized Commercial Asset



Modernized Living Spaces



Expansive 2.51 Acre Site

FOR MORE INFORMATION

Ready to Acquire?

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