



OFFERING MEMORANDUM

Auburn Ridge Woods Mobile Home Park

14135 MUSSO RD
Auburn, CA 95603

\$3.6M
PRICE

7.64%
CAP RATE

\$275.1K
NOI

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exp[®]
REALTY

Auburn Ridge Woods Mobile Home Park

14135 MUSSO RD
Auburn, CA 95603

PRICE
\$3,600,000

CAP RATE
7.64%

NOI
\$275,094

CONTENTS

- [3 Executive Summary](#)
- [4 Investment Highlights](#)
- [5 Location Highlights](#)
- [12 Pad Inventory](#)
- [16 Valuation Summary](#)
- [17 Cash Flow Projection](#)
- [18 Sales Comparables](#)
- [19 Rental Comparables](#)
- [20 Market Overview](#)
- [21 Demographics](#)
- [22 Closing](#)

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Executive Summary

14135 MUSSO RD
Auburn, CA 95603

- Turnkey investment opportunity in Auburn with strong in-place income and clear upside. Fully occupied 44-unit mobile home park with a waiting list, low vacancy risk and consistent demand. Unit mix includes 23 spaces, 10 park-owned mobile homes, 9 park-owned cabins, and 1 duplex, providing multiple income streams. Stable tenant base with long-term occupancy (many 15+ years) supports predictable cash flow. Recent upgrades to water and septic systems reduce future capital expenses. All utilities are sub-metered, helping control operating costs. Current cap rate is 7.64%. Pro forma cap rate exceeds 13% by aligning rents with market levels. Additional \$600K+ value-add potential through repositioning and optimizing park-owned units. Clean, stable asset with strong yield and upside, built for long-term hold or strategic value-add execution.


\$3,600,000
ASKING PRICE



\$275,094
NOI


7.64%
CAP RATE


98%
OCCUPANCY


\$507,384
BASE RENT


\$555,173
EGI


6.48
GRM


\$81,818
PRICE/PAD









PROPERTY DATA

Lot Size (acres)	3.73
Units	44.00
County	Placer
Parcel ID / APN	053-050-025-000
Zoning	RM-DL8-UP-DC

Investment Highlights

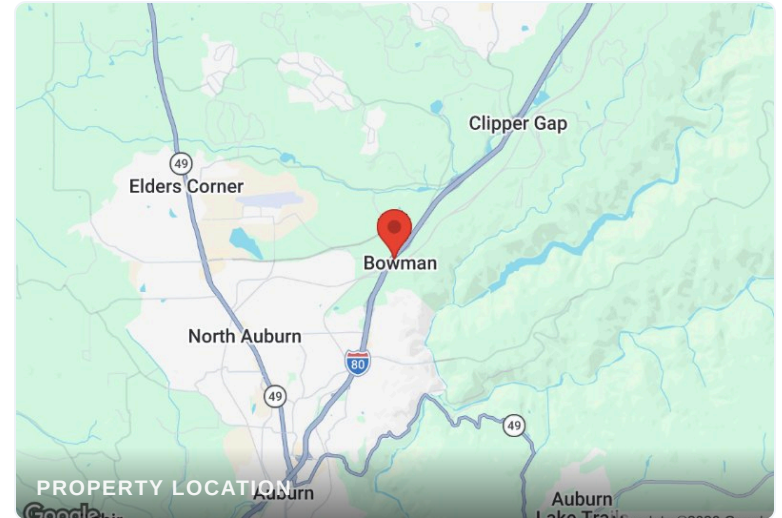
- 9 park-owned cabins ranging from studios to 1-bedroom units, 1 park-owned duplex featuring two 1bed/1bath units, and 10 park-owned mobile homes. The park-owned mobile homes give investors the option to achieve higher monthly income with rents rather than only the space fee, as well as the option to sell each mobile home providing immediate cash while still collecting a space fee.
- Water supplied by private well, sewer supplied by private septic, gas and electric billed to tenants directly.
- Park amenities include a fenced park for children, fenced dog-park, onsite laundry, and leasing office.
- Well-maintained common areas providing convenient signage, aesthetic fountains, and pleasing landscaping.

KEY METRICS

 Asking Price	\$3,600,000
 NOI	\$275,094
 Cap Rate	7.64%
 Occupancy	98%
 Base Rent	\$507,384
 EGI	\$555,173
 GRM	6.48
 Price/Pad	\$81,818

Location Highlights

- The location provides very convenient access to the freeway, close proximity to downtown Auburn, a reasonable drive to Lake Tahoe and Sacramento, as well as a natural forest surrounding.
- The desirable location will create continuous tenant demand providing faster turnarounds and justify the higher space fee amount.



LOCATION

Address	14135 MUSSO RD
City	Auburn
State	California
Zip Code	95603
APN / Parcel #	053-050-025-000
Coordinates	38.942426, -121.048908

TRANSIT

Auburn	0.7 mi
Auburn	0.8 mi
Vista Care	0.8 mi

AIRPORTS

Sacramento Mather Airport	29.4 mi
Sacramento McClellan Airport	27.0 mi
Grass Valley Service Center Heliport	17.8 mi

AUBURN RIDGE WOODS

Meadow Vista Applegate

Winchester Country Club

Auburn Trap Shooting Club

Clipper Gap

Upper Lake Clementine Be

49

Elders Corner

Foresthill Divide Trail Parking

Sutter Auburn Faith Hospital

Ridge Golf Course & Events Center

Bowman

North Auburn

Foresthill Bridge

80

49

49

Auburn

Auburn Lake Trails

Ophir

Cool

38.9424°N, 121.0489°W

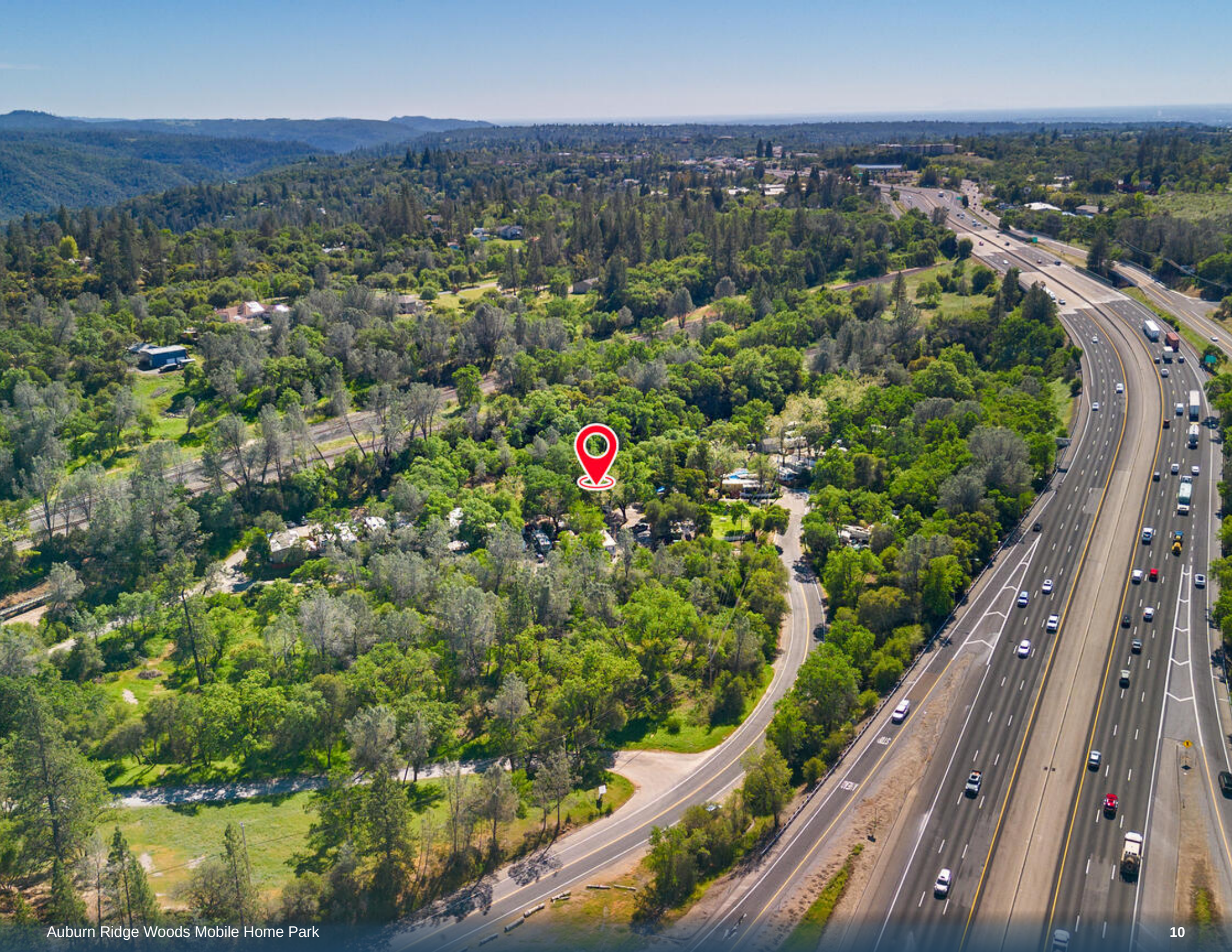




14135 Musso Road

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Gallery Page 1



Pad Inventory

Unit	Unit Type	SF	Monthly	Annual Rent
A1	Duplex	0	\$1,450.00	\$17,400.00
A2	Duplex	0	\$1,230.00	\$14,760.00
C1	Cabin	0	\$963.00	\$11,556.00
C2	Cabin	0	\$909.00	\$10,908.00
C3	Cabin	0	\$1,000.00	\$12,000.00
C4	Cabin	0	\$1,070.00	\$12,840.00
C5	Cabin	0	\$896.00	\$10,752.00
C6	Cabin	0	\$1,100.00	\$13,200.00
C7	Cabin	0	\$1,050.00	\$12,600.00
C8	Cabin	0	\$963.00	\$11,556.00
C9	Cabin	0	\$1,050.00	\$12,600.00
2	Space	0	\$800.00	\$9,600.00
3	Space	0	\$749.00	\$8,988.00
4	Space	0	\$800.00	\$9,600.00
5	Space	0	\$896.00	\$10,752.00
6	Space	0	\$1,229.00	\$14,748.00

Pad Inventory (continued)

Unit	Unit Type	SF	Monthly	Annual Rent
7	Space	0	\$834.00	\$10,008.00
8	Space	0	\$856.00	\$10,272.00
9	Space	0	\$1,177.00	\$14,124.00
10	Space	0	\$780.00	\$9,360.00
11	Space	0	\$1,500.00	\$18,000.00
12	Space	0	\$1,500.00	\$18,000.00
13	Space	0	\$800.00	\$9,600.00
14	Space	0	\$1,177.00	\$14,124.00
15	Space	0	\$843.00	\$10,116.00
16	Space	0	\$800.00	\$9,600.00
17	Space	0	\$788.00	\$9,456.00
18	Space	0	\$960.00	\$11,520.00
19	Space	0	\$780.00	\$9,360.00
20	Space	0	\$856.00	\$10,272.00
21	Space	0	\$800.00	\$9,600.00
22	Space	0	\$1,540.00	\$18,480.00

Pad Inventory (continued)

Unit	Unit Type	SF	Monthly	Annual Rent
23	Space	0	\$800.00	\$9,600.00
24	Space	0	\$0.00	—
25	Space	0	\$845.00	\$10,140.00
26	Space	0	\$1,230.00	\$14,760.00
27	Space	0	\$800.00	\$9,600.00
28	Space	0	\$825.00	\$9,900.00
29	Space	0	\$856.00	\$10,272.00
30	Space	0	\$0.00	\$0.00
31	Space	0	\$900.00	\$10,800.00
32	Space	0	\$850.00	\$10,200.00
34	Space	0	\$780.00	\$9,360.00
36	Space	0	\$1,450.00	\$17,400.00
30	Vacant	0	\$800.00	\$9,600.00
Total Vacant		0	\$800.00	\$9,600.00
Total Occupied		0	\$41,482.00	\$497,784.00
Gross Potential		0	\$42,282.00	\$507,384.00

AVG RENT/PAD (MO) **\$942.77**

PADS **44**

| Pad Inventory Notes

Suite A1 — Park-Owned

Suite A2 — Park-Owned

Suite C1 — Park-Owned

Suite C2 — Park-Owned

Suite C3 — Park-Owned

Suite C4 — Park-Owned

Suite C5 — Park-Owned

Suite C6 — Park-Owned

Suite C7 — Park-Owned

Suite C8 — Park-Owned

Suite C9 — Park-Owned

Suite 3 — Park-Owned

Suite 6 — Park-Owned

Suite 9 — Park-Owned

Suite 11 — Park-Owned

Suite 12 — Park-Owned

Suite 14 — Park-Owned

Suite 18 — Park-Owned

Suite 22 — Park-Owned

Suite 24 — Manager's Unit

Suite 26 — Park-Owned

Suite 30 — Vacant - To Be Rented

Suite 36 — Park-Owned

Valuation Summary

KEY METRICS

\$3,600,000
ASKING PRICE

7.64%
CAP RATE

\$275,094
NOI

97.8%
OCCUPANCY

Price/Pad

\$81,818

LEASE-UP SCENARIO

In-Place NOI	\$275,094
Stabilized NOI (Year 1)	\$284,694
Stabilized Value	\$3,725,630

Currently 0% occupied with 1 vacant pad. The lease-up projection begins at full occupancy and stabilizes immediately.

INCOME/PAD
\$11,531.45

EGI/PAD
\$12,617.57

EXPENSES/PAD
\$6,365.43

NOI/PAD
\$6,252.14

INCOME

Gross Pad Income	\$507,384
Less: Vacancy & Collection Loss	(\$9,600)
Less: General Vacancy / Absorption	(\$0)
Laundry Income	\$416
Electricity Income	\$50,479
Pet Fees	\$1,575
Late Fees	\$1,196
Other Monthly Fees	\$3,270
Security Deposit Forfeitures	\$453
Effective Gross Income	\$555,173

EXPENSES

Property Tax	\$3,149
Insurance	\$17,148
Management Fee	\$27,000
GENERAL EXPENSES	
Utility Expense	\$138,087
Maintenance and Repairs	\$44,561
Legal and Professional Fees	\$10,920
Payroll and Labor	\$22,455
Commissions/Fees/Permits	\$10,660
Lease Expense	\$3,723
Office/Administrative	\$2,376
Total General Expenses	\$232,782
Total Expenses	\$280,079

Cash Flow Projection

	In-Place	Year 1
Gross Pad Income	\$507,384	\$507,384
Less: Vacancy	(\$9,600)	\$0
Additional Income	\$57,389	\$57,389
Effective Gross Income	\$555,173	\$564,773
Property Tax	(\$3,149)	(\$3,149)
Insurance	(\$17,148)	(\$17,148)
Management Fee	(\$27,000)	(\$27,000)
General Expenses	(\$232,782)	(\$232,782)
Total Operating Expenses	(\$280,079)	(\$280,079)
Net Operating Income	\$275,094	\$284,694
<i>Cap Rate</i>	7.64%	7.91%

NET OPERATING INCOME



Sales Comparables

Shady Glen Estates

450 Gladyscon Rd, Colfax, California



SALE PRICE
\$10,200,000

PRICE/PAD
\$87,179

TOTAL PADS
117

SALE DATE
Sep 2025

\$87,179/space

Acorn Mobile Village

5800 Stockton Blvd, Sacramento, California



SALE PRICE
\$3,825,000

PRICE/PAD
\$69,545

TOTAL PADS
55

SALE DATE
Dec 2025

\$69,545/space

Diamond Manor Mobile Park

1281 Pleasant Valley Rd, Diamond Springs, California



SALE PRICE
\$5,150,000

PRICE/PAD
\$90,351

TOTAL PADS
57

SALE DATE
Dec 2024

\$90,351/space

Rental Comparables

Auburn Gold Country RV Park

3550 Koa Way, Auburn, CA



TOTAL PADS
66

RENT/PAD
\$1325

Auburn RV Resort

14400 Musso Road, Auburn, CA



TOTAL PADS
71

RENT/PAD
\$1210

Market Overview

5/1/1888

Auburn is a city in and the county seat of Placer County, California, United States. Its population was 13,776 during the 2020 census. Auburn is known for its California Gold Rush history and is registered as a California Historical Landmark.

KEY FACTS

Population	13,330
Area	7,166,053.1 sq mi
Elevation	1,227 ft
Time Zone	Pacific Time Zone
County	Placer County
State	California

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS

Population	1,319
Median HH Income	\$103,002
Households	542

3-MILE RADIUS

Population	20,097
Median HH Income	\$82,161
Households	8,791

5-MILE RADIUS

Population	41,017
Median HH Income	\$91,487
Households	17,412

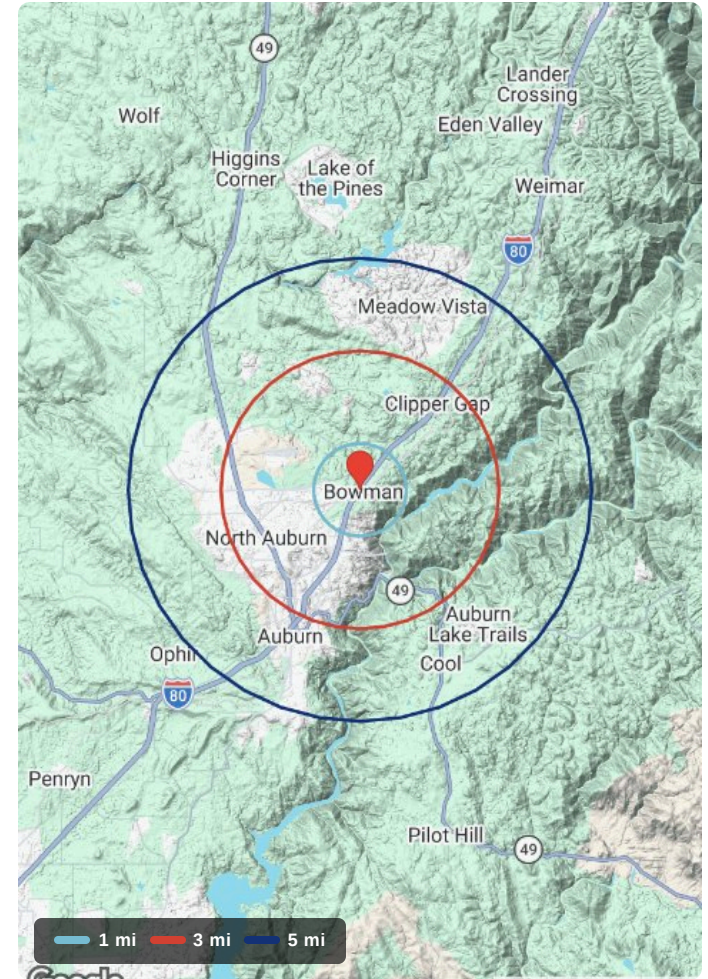
Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,229	18,726	38,130
2010 Population	1,132	19,204	39,810
2026 Population	1,319	20,097	41,017
2031 Population	1,357	20,876	42,502
2026-2031 Growth Rate	0.57 %	0.76 %	0.71 %
2026 Daytime Population	1,544	26,460	50,991

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	473	7,679	15,083
2010 Total Households	467	8,061	16,046
2026 Total Households	542	8,791	17,412
2031 Total Households	568	9,293	18,355
2026 Avg. Household Size	2.37	2.21	2.28
2026 Owner Occupied Housing	374	5,653	11,832
2031 Owner Occupied Housing	394	6,041	12,585
2026 Renter Occupied Housing	168	3,138	5,580
2031 Renter Occupied Housing	174	3,252	5,770
2026 Vacant Housing	24	503	1,237
2026 Total Housing	566	9,294	18,649

2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	67	889	1,467
\$15,000-\$24,999	26	324	612
\$25,000-\$34,999	12	425	860
\$35,000-\$49,999	39	928	1,631
\$50,000-\$74,999	82	1,501	2,695
\$75,000-\$99,999	37	958	2,016
\$100,000-\$149,999	86	1,598	3,085
\$150,000-\$199,999	73	961	2,120
\$200,000 or greater	120	1,207	2,926
Median HH Income	\$103,002	\$82,161	\$91,487
Average HH Income	\$143,228	\$121,250	\$135,078



\$103,002 MEDIAN HH INCOME (1-MI)	\$143,228 AVG HH INCOME (1-MI)
69.0% OWNER OCCUPIED (1-MI)	31.0% RENTER OCCUPIED (1-MI)
4.2% VACANCY RATE (1-MI)	0.57 % 2026-2031 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

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