

401 STERLING Rd

Mobile Home Park Redevelopment Opportunity

Highway 395 Corridor – 401 Sterling Rd. Pearsonville, CA 93527

Land Offered by USLiberty Corp for \$129,000

Executive Summary – Proforma

9.57

Acres

10

Lots

expandable to 40

\$6,000

Monthly Revenue

Projected

\$400K

Capital Requirement

Total Estimated Investment

~\$55K

Stabilized NOI

~\$950K

Stabilized Value

at 6% cap rate

Valuation — Cap Rate Comparison

Based on stabilized NOI of \$55,300 and \$400k total investment.

Cap Rate	Stabilized Value	Equity Above Cost	Investor Profile
5%	\$1,106,000	\$706,000	Institutional / Premium
6%	\$922,000	\$522,000	Stabilized / Market
7%	\$790,000	\$390,000	Value-Add Buyer
8%	\$691,000	\$291,000	Conservative

Target valuation at 6% cap rate highlighted above

Investment Highlights



Tenant-Owned Homes

Tenants own and maintain their homes. Park collects lot rent only with minimal landlord obligations.



New Well & Infrastructure

Development includes new well, underground electric to each lot with 200-amp metered pedestals, and new water/sewer distribution.



Sticky Tenants

Average cost to move a manufactured home is \$5K-\$10K+. Once placed, tenants rarely leave.



Highway 395 Frontage

High-visibility location for tenant recruitment signage during construction and ongoing billboard income.



9.57 Acres — Room to Grow

Initial 10-lot layout with capability to expand up to 40 lots on the same parcel.



Low Expense Ratio

~15-20% operating expenses. Tenants pay own electric, maintain own homes. Park costs are taxes, insurance, and utilities.

Use of Funds

Total Capital Requirements: \$400,000

Item	Estimate	Notes
Land Acquisition	\$129,000	
Site Clearing & Lot Prep	\$15,000	
Electrical (Service, 2 utility poles, transformer & meters)	\$75,000	
Well & Water Distribution (Well to Lots)	\$85,000	
Septic (Inspect / Repair)	\$5,000	
Sewer Distribution (Lots to Septic)	\$30,000	
Trenching Credit	(\$5,000)	Credit for single trench dig (electric, sewer, water)
Gravel Road (1,300 LF)	\$25,000	1,300 LF × 30 ft wide
Fencing (4-ft Chain Link)	\$16,000	~2,000 LF galvanized
Signage, Landscaping & Misc.	\$5,000	
Contingency Allowance	\$20,000	
TOTAL	\$400,000	

Construction & Lease-Up Timeline



Value-Add for Future Buyer

A stabilized 10-lot park on 9.57 acres gives the next owner multiple paths to increase value:



Expand to 40 Lots

Infrastructure and zoning support up to 40 lots on the same parcel. At full buildout: \$288K gross income, ~\$205K NOI, ~\$3.4M value at 6% cap.



Raise Lot Rents

Lot rents can be increased annually. Even modest \$25/year increases compound significantly across all lots.



Billboard & Ancillary Revenue

Existing billboard generates \$1,000/year. Additional revenue can be generated through RV storage space rental. Highway 395 frontage is positioned for EV charging station installation, with electrical infrastructure already in place.



New Infrastructure, Minimal Capex

Buyer inherits a new well, new electrical system, new underground utilities, and new gravel road. No deferred maintenance.

Investor Return Scenario

Projected returns based on stabilized sale at 6% cap rate

	Amount
Total Capital Invested	\$400,000
Stabilized Value (6% Cap)	\$922,000
Net Profit	\$522,000

Investor ROI: 130% on invested capital | Hold Period: 6–12 months



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Offered by USLiberty Corp

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