



SPERRY

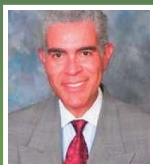
SPERRY COMMERCIAL

11 SPACES + 3BR/2BA SFR

17669 FRONTAGE ROAD
NORTH EDWARDS, CA 93523

DESERT PALMS MOBILE HOME PARK

Marketing Brochure



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SECTION 1

PROPERTY INFORMATION

Property Description



PROPERTY DESCRIPTION

Desert Palms Mobile Home Park rests on approximately 2.12 acres, comprised of 2 separate, contiguous parcels. The property comprises 12 rental units, including an approximate 1,400 SF 3 BR/2BA single-family house and 11 other rental units. 5 of the units are double-wide Park-Owned homes and will convey with the sale. The remaining 6 are tenant-owned. Occupancy is currently at 92%.

Included with the Sale is an approximate \$100,000 investment in Solar Panels that reduce electricity costs.

The Seller has indicated that with a \$300,000 down payment, Seller Financing at market terms will be considered.

SELLER HAS REQUESTED THAT ALL SITE VISITS BE BY APPOINTMENT ONLY AND THAT THE MANAGER NOT BE DISTURBED.

LOCATION DESCRIPTION

North Edwards (formerly, Edgemont Acres and North Muroc) is a census-designated place (CDP) in Kern County, California. Situated in the Mojave Desert, North Edwards is located about 7.2 miles north-east of Edwards Air Force Base, at an elevation of 2,293 feet.

Property Summary



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PROPERTY HIGHLIGHTS

- 10.37 CAP Rate
- Includes 5 Park-Owned Homes and a 3BR/2BA SFR
- 100% Current Occupancy
- Approximate \$100,000 investment in Solar Panels that come with the Sale

OFFERING SUMMARY

Sale Price:	\$799,000
Number of Units:	12
Lot Size:	2.12 Acres
Building Size:	1,201 SF
NOI:	\$82,817.00
Cap Rate:	10.37%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	5	27	170
Total Population	12	62	385
Average HH Income	\$66,809	\$66,809	\$66,810

Complete Highlights



LOCATION INFORMATION

Building Name	Desert Palms Mobile Home Park
Street Address	17669 Frontage Road
City, State, Zip	North Edwards, CA 93523
County	Kern
Market	Kern

BUILDING INFORMATION

NOI	\$82,817.00
Cap Rate	10.37%

PROPERTY HIGHLIGHTS

- 10.37 CAP Rate
- Includes 5 Park-Owned Homes and a 3BR/2BA SFR
- 100% Current Occupancy
- Approximate \$100,000 investment in Solar Panels that come with the Sale
- Potential Seller Financing

Site Survey



Lot Size: Approximately 2.14 Acres
2 Parcels

Streets: Gravel

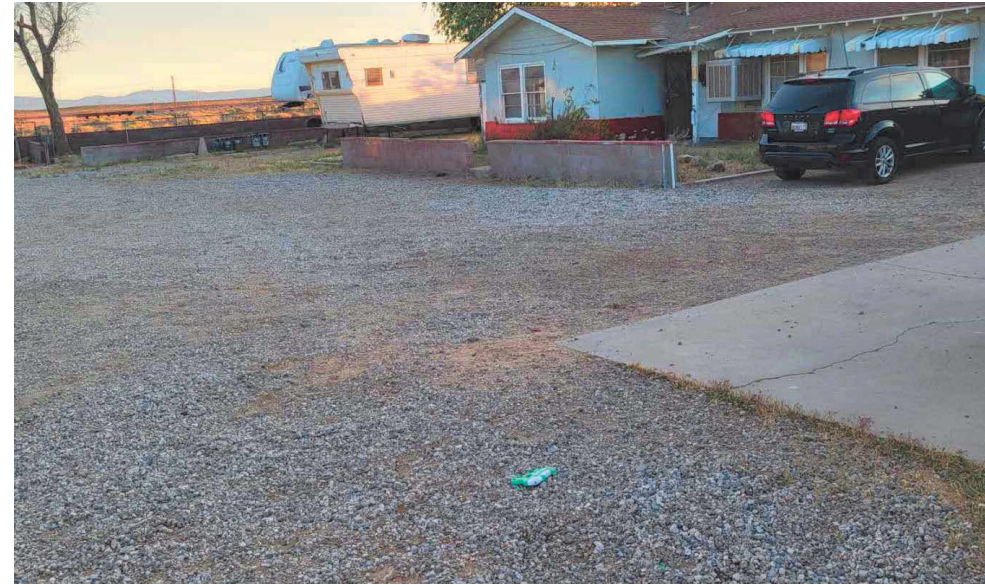
Utilities: Electricity - Edison
Solar Panels
Gas - Southern California Gas
Sewer - Septic Tank
Water - Well Water

Solar Panels Seller Invested Approximately \$100,000
Included with the sale.

Additional Photos



Additional Photos

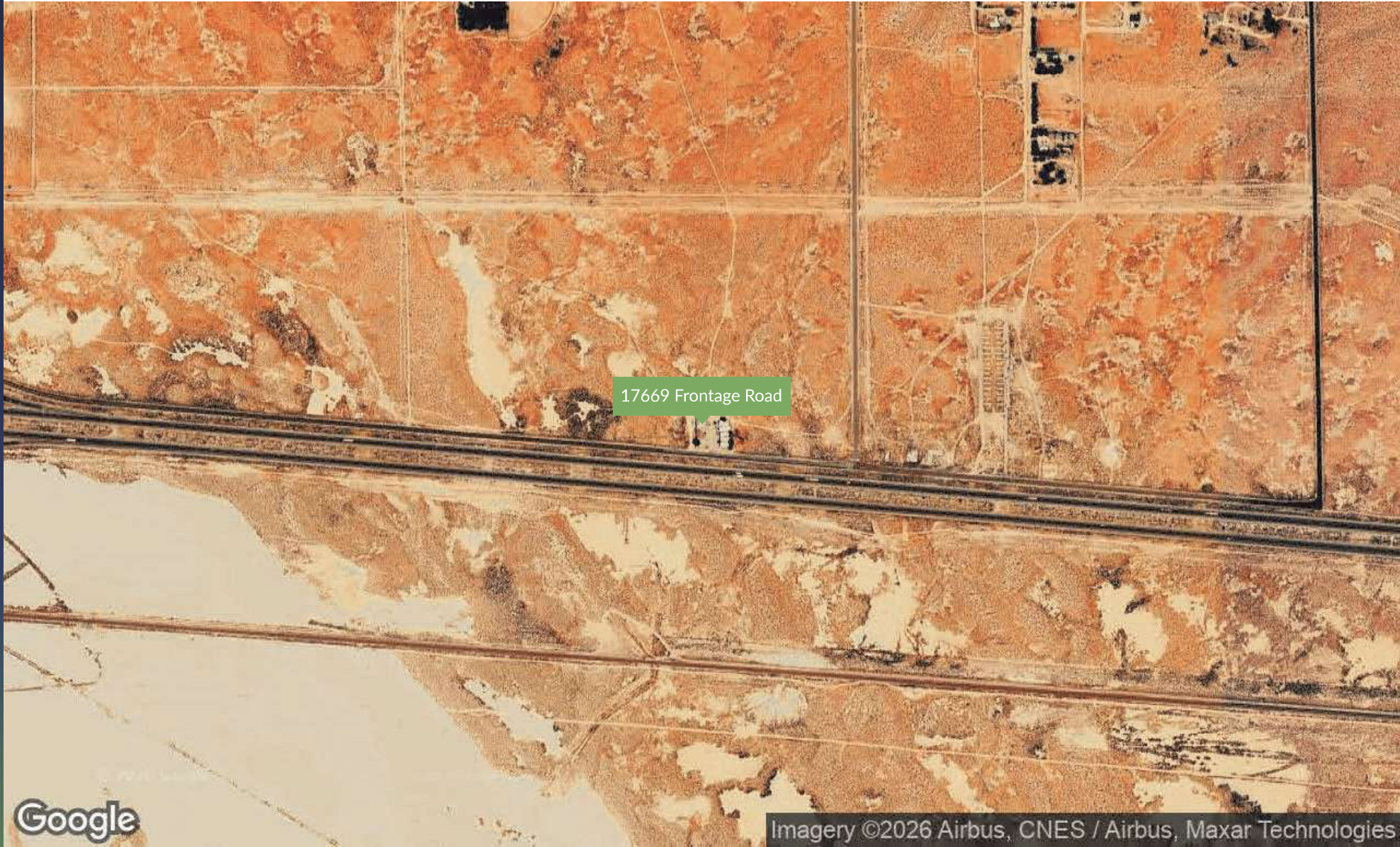




SECTION 2

LOCATION INFORMATION

Aerial Map



17669 Frontage Road



Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

Regional Map



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Map data ©2026

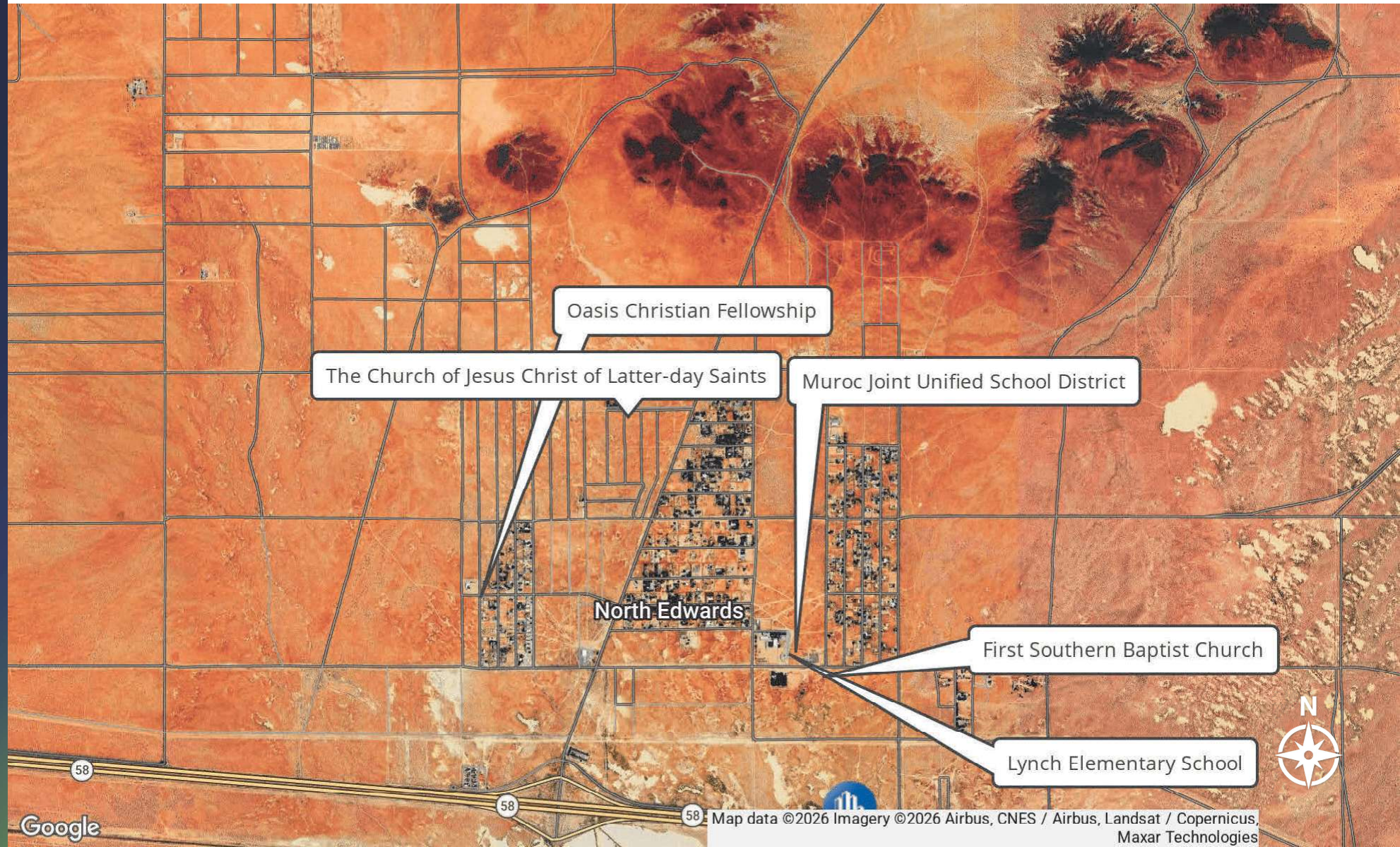
NASA and Edwards Airforce Base



Local Church and Schools



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SECTION 3

FINANCIAL ANALYSIS

Financial Summary



INVESTMENT OVERVIEW

Price		CURRENT	\$799,000
Price per Unit	\$66,583 - Total includes 11 spaces at \$42,182 Per Space, 5 Park Owned Homes and One 3BR/2B SFR Plus \$100,000 in Solar Panels		
GRM			5.99
CAP Rate			10.37%

OPERATING DATA

Gross Scheduled Income		CURRENT	\$133,500
Total Scheduled Income			\$133,500
Vacancy Cost			\$4,005
Gross Income			\$129,495
Operating Expenses			\$46,678
Net Operating Income			\$82,817

Income & Expenses



INCOME SUMMARY

Scheduled Gross	CURRENT	\$133,500
Less Vacancy		(\$4,005)
GROSS INCOME		\$129,495

EXPENSES SUMMARY

Real Estate Tax - Estimated at 1.25%	CURRENT	\$11,250
Trash		\$5,088
Electricity		\$2,100
Water - Testing		\$2,100
Licenses		\$540
Insurance		\$4,080
Maintenance		\$1,800
Home Warranty		\$720
On Site Manager		\$9,000
Estimated Additional Costs		\$10,000
OPERATING EXPENSES		\$46,678

NET OPERATING INCOME		\$82,817
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Manager is credited \$450 Per Month for Rent. An additional \$3,600 is added to equate to the total of \$9,000,. Gross Income does not Include any Utility Income

Rent Roll



SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT
1 - Space	-	-	-	\$600
2 - Space	-	-	-	\$450
3- Mobile Home	2	2	1,100 SF	\$550
4 - Mobile Home - Manager	2	2	1,100 SF	\$1,200
5-Mobile Home	2	2	1,100 SF	\$1,200
6-Mobile Home	2	2	1,100 SF	\$1,200
7-Mobile Home	2	2	1,100 SF	\$900
8 - Space	-	-	-	\$400
9	-	-	-	\$1,300
10-Trailer	-	-	-	\$1,225
11 - Space	-	-	-	\$500
12 - House	3	2	1,400 SF	\$1,600
TOTALS			6,900 SF	\$11,125
AVERAGES			1,150 SF	\$927

Mobile Homes are Park Owned and included in the Sale.. Manager receives \$450 credit for rent.