



STABILIZED & UPDATED COMMUNITY

# Branscomb Mobile Home Community

14321 BRANSCOMB RD, BRANSCOMB, CA 95417

\$795,000 | 18 SPACES + 1 SFR | 9.4% CAP RATE

**ADRIAN DEL RIO**  
Broker  
916.303.0133  
CalDRE #01431059  
adelrio@pcgcommercial.com

**PCG COMMERCIAL** | [PCGCOMMERCIAL.COM](http://PCGCOMMERCIAL.COM)  
SACRAMENTO | CENTRAL VALLEY | BAY AREA

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### PRESENTED BY:

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**OFFERING SUMMARY**

Offering Price:	\$795,000
Number Of Sites:	19
Price Per Site:	\$41,842
Occupancy:	100%
Cap Rate:	9.4%
GRM:	6.39
Actual NOI:	\$74,694
Lot Size:	11.52 Acres
Year Built:	1993
Building Size:	1,500 SF
Zoning:	A

**PROPERTY HIGHLIGHTS**

- Updated 18 Space MHP + 1 SFR
- All Tenant Owned Homes
- Stabilized and well managed (100% occupancy)
- All utilities are passed through to the tenants.
- Recent rental increase
- Scenic community along the S Fork Eel River
- Monitored private water + updated septic system
- Potential to expand with huge 11 Acre scenic parcel

<b>DEMOGRAPHICS</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Households:	6	167	1,054
Total Population:	14	315	1,934
Average HH Income:	\$46,760	\$43,775	\$42,042

**PROPERTY DESCRIPTION**

Excellent opportunity to invest in a thriving multifamily/mobile home park with this renovated 1,500 SF building and 18 spaces, boasting 100% occupancy at reasonable space rent plus the seller will guarantee 1 years rent for any vacant sites.

The property, comprised of 18-spaces and one SFR, is fully stabilized, renovated, and well managed, ensuring a solid investment experience.

**ASK ABOUT OUR 3% FINANCING RATE BUY-DOWN!**

Rare opportunity to acquire an 18-space mobile home park plus a detached single-family residence in the heart of Mendocino County, ideally located between Laytonville and the Mendocino Coast. Set among towering redwoods, this peaceful property offers both strong income potential and an exceptional lifestyle setting.

Located in the charming community of Branscomb, just 15 minutes to Laytonville, 15 minutes to Highway 101, and approximately 15 miles to the Pacific Ocean. The park accommodates both single-wide and double-wide homes, with the flexibility for residents to bring their own homes or trailers.

The property is surrounded by natural beauty and outdoor recreation. Within biking distance is Admiral Standley State Recreation Area, featuring old-growth redwoods. Enjoy easy access to regional highlights including the Avenue of the Giants and Eel River to the north, award-winning wineries to the south, and the rugged Mendocino Coast to the west.

Significant recent capital improvements include:

- Brand new remote water system + separate water meters (In progress)
- New park lighting
- Newly paved roadway

\*Tenants are separately responsible for water, electricity, and garbage, supporting efficient operations.

A unique investment opportunity combining income, location, and long-term upside in one of Northern California's most scenic regions.

This is a great investment opportunity for a newbie investor getting into the MHP arena since it offers a very attractive cap rate (unleveraged return) or for an experienced investor wanting to have more spaces all at a reasonable price point.

**LOCATION DESCRIPTION**

Discover the tranquil beauty of Branscomb, CA, where nature's wonders meet small-town charm. Surrounded by stunning redwood forests, the area offers a respite from urban living and an inviting environment for a multifamily/mobile home park investment opportunity. From the nearby Smithe Redwoods State Natural Reserve to the picturesque Eel River, the location provides limitless outdoor recreation possibilities. Enjoy exploring the quaint shops and local eateries in the community, or take a short drive to the Mendocino coast for a day of sun, sand, and surf. Fort Bragg is a major beach attraction a moderate drive from the community.

**PROPERT INFRASTRUCTURE INFORMATION**

Pedestals: 18-Full Hook-Ups  
Electrical: Metered Directly Billed, PG&E  
AMPs: 30-50, varies  
Sewer: Septic  
Water: Private Well; Monitored  
Pad Sites: Single-Wide  
Tenant Owned Homes: 100%  
Trash / Garbage: Laytonville Disposal  
Utilites: Passed through to Tenants  
Gas: Tenants; Propane



UNIT NUMBER	CURRENT RENT	MARKET RENT	MARKET RENT/SF
1	\$430	\$450	
2	\$430	\$450	
3	\$430	\$450	
4	\$430	\$450	
5	\$430	\$450	
6	\$430	\$450	
7	\$430	\$450	
8	\$430	\$450	
9	\$430	\$450	
10	\$430	\$450	
11	\$430	\$450	
12	\$430	\$450	
13	\$430	\$450	
14	\$430	\$450	
15	\$430	\$450	
16	\$430	\$450	
17	\$430	\$450	
18	\$430	\$450	
19 - SFR	\$1,200	\$1,200	
<b>Totals/Averages</b>	<b>\$8,940</b>	<b>\$9,300</b>	

**INCOME SUMMARY**

	<b>14321 BRANSCOMB RD</b>
Actual Gross Income *\$430 Site Rent	\$92,880
House Rented @ \$1,200	\$14,400
Utility Reimbursement Income \$90 x Tenant/Mo.	\$19,440
Utility Reimbursement Income \$350 House	\$4,200
Vacancy / Turnover Allowance (-5%)	(\$6,546)
Vacancy Cost	\$0
<b>GROSS INCOME</b>	<b>\$124,374</b>

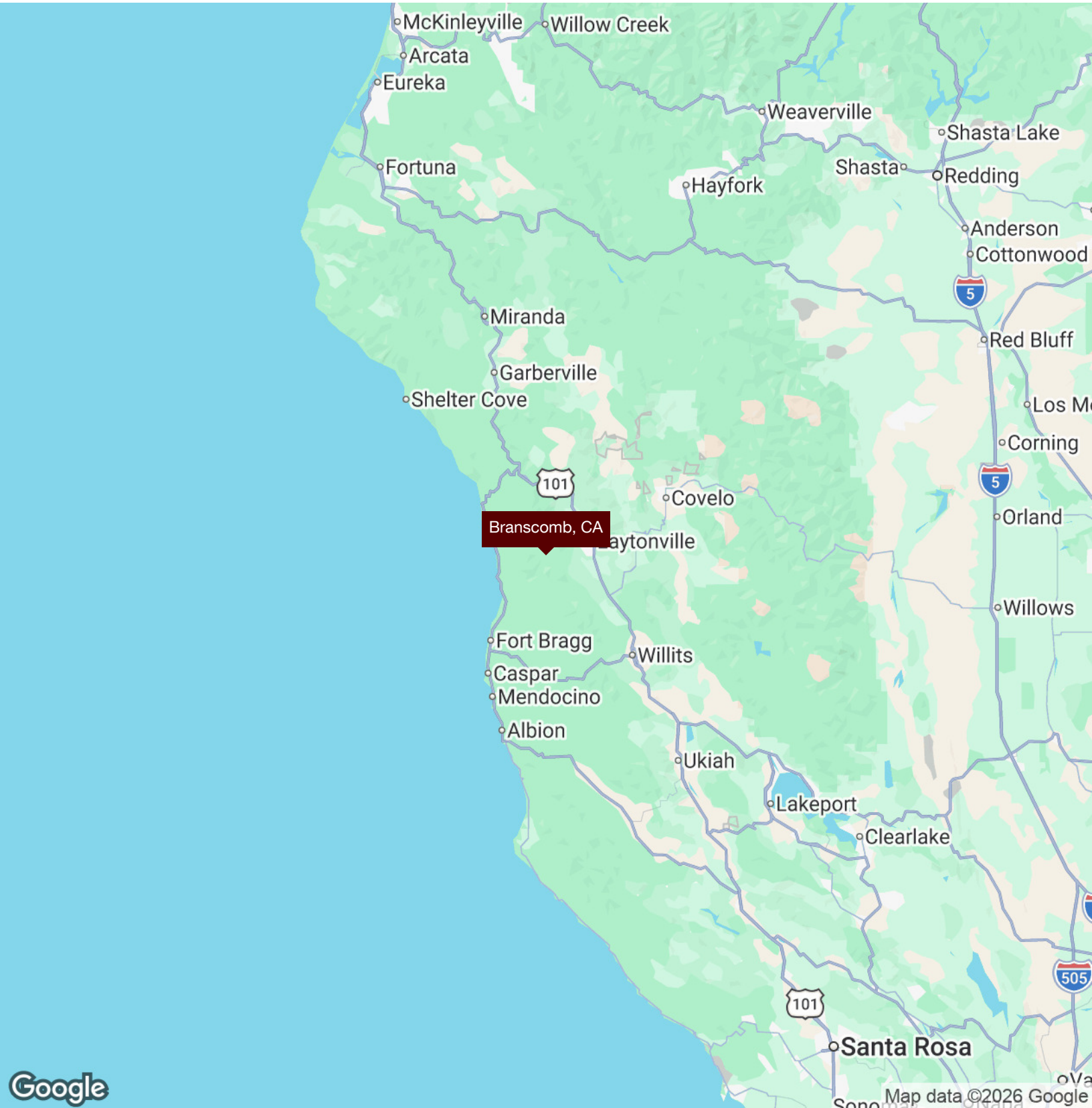
**EXPENSES SUMMARY**

	<b>14321 BRANSCOMB RD</b>
New Property Taxes (1.2%x) Price	\$9,938
GL Insurance	\$4,000
Maintenance & Repairs (\$150 / site)	\$2,850
Landscaping	\$1,000
Septic	\$7,006
Water System	\$4,000
Trash Garbage	\$12,784
CAM Electric	\$500
Property Management	\$5,280
Internet Service	\$2,322
<b>OPERATING EXPENSES</b>	<b>\$49,680</b>
<b>NET OPERATING INCOME</b>	<b>\$74,694</b>

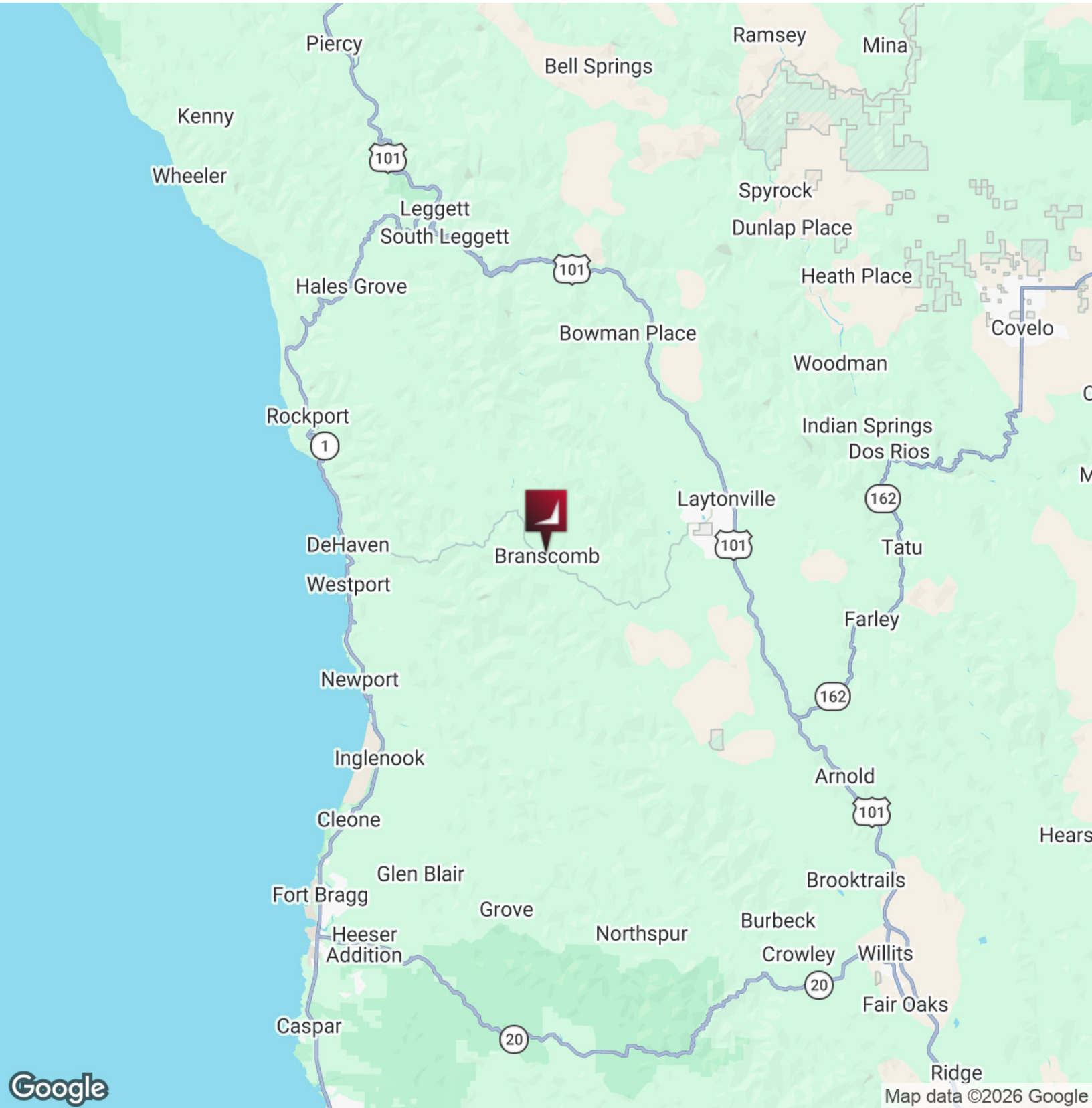


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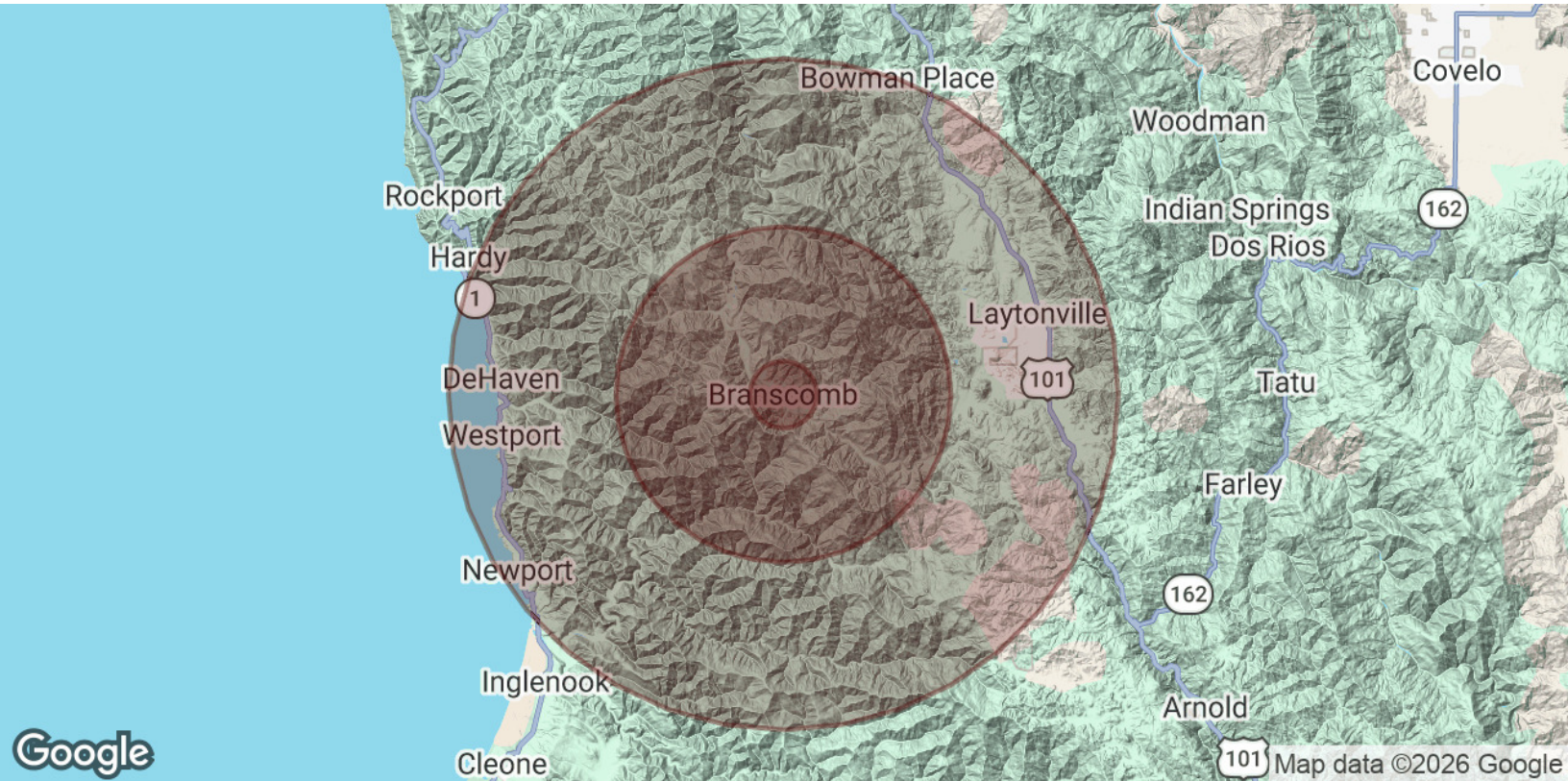
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**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	14	315	1,934
Average Age	39.7	40.7	46.5
Average Age (Male)	45.4	45.5	42.8
Average Age (Female)	29.9	32.0	43.8

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	6	167	1,054
# of Persons per HH	2.3	1.9	1.8
Average HH Income	\$46,760	\$43,775	\$42,042
Average House Value	\$377,019	\$368,737	\$362,394

2020 American Community Survey (ACS)