



RV PARK WITH INCOME UPSIDE POTENTIAL

Quail Ridge RV Park

12468 LA PORTE RD, CLIPPER MILLS, CA 95930

\$1,150,000 | 66 SPACES | \$17,424 PER SITE

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PCG COMMERCIAL | PCGCOMMERCIAL.COM
SACRAMENTO | CENTRAL VALLEY | BAY AREA

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PRESENTED BY:

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OFFERING SUMMARY

Offering Price:	\$1,150,000
Number Of Sites:	66
Price Per Site:	\$17,424
Price / SF:	\$1.62
Occupancy:	71%
In-Place Cap Rate:	7.72%
Proforma Cap Rate:	11-13%
GRM:	5.27
In-Place NOI:	\$88,777
Lot Size:	16.31 Acres
Year Built:	1960
OfBuilding Size:	1,600 SF
Zoning:	R

PROPERTY OVERVIEW

Quail Ridge RV Park is comprised of (66) large RV spaces each with full hook-ups for water, septic, and 30/50 amp electrical, approximately (30'W x 70'L) situated on 16.31 forested acres, located in Strawberry Valley/Clipper Mills, California at a perfect elevation of 3,800 ft. along the Sierra/Nevada mountain range. This means it is cool in the summer and is close enough to the town of La Porte for fun winter activities such as snow mobile and cross-country skiing. The park is serviced by a monitored private well system featuring (2) - 90 gallon water storage plus an above ground wastewater treatment facility tested monthly to comply with State & Local laws.

The owners have made significant capital improvements such as, new digital electric meters, improved sewer lines with added clean out ports, and a new electric water pump for the well. Each space has its own electric meter that is read by the park maintenance team and then sent to PG&E to calculate the tenant's electric charge for the month. Overall, the property is well maintained and managed. Quail Ridge increased it's occupancy to 71% with solid historical occupancy along with 7 spaces reserved for weekend RVers, weekend campers, travelers, and vacationers.

Unlock the full potential of this remarkable property—transform it into a thriving retreat with an extraordinary tent camping experience or glamping yurts. Create a campsite and equestrian area and have riding trails to the lake, or have a wedding venue in the beautiful forest. These ideas can easily be possible with a change to the current zoning designation. With your creative imagination this property has the potential to become a SERIOUS income-producing business.

The park offers a perfect blend of nature and modern conveniences. Due to the ever improving satellite availability Quail Ridge is able to offer WiFi to its residents and for those who need a dedicated work-from-home setup, you're welcome to install your own satellite system to ensure seamless productivity in the heart of nature. Whether



TURN-KEY BUSINESS READY ON DAY ONE!

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The park offers a perfect blend of nature and modern conveniences. Due to the ever improving satellite availability Quail Ridge is able to offer WiFi to its residents and for those who need a dedicated work-from-home setup, you're welcome to install your own satellite system to ensure seamless productivity in the heart of nature. Whether you're working remotely or simply unwinding, the park provides the ideal balance of connectivity and tranquility. For individuals who may be interested in the park, the current owners are willing to stay a short time and help the new owners learn everything you need to know about running the park. With an excellent maintenance team already in place, this is truly a one-of-a-kind turn-key opportunity.

Financially, the property has 31 spaces currently rented to long-term tenants, generating approximately \$15,313 in gross monthly income. The upside lies in leasing the remaining 35 vacant spaces through strategic short or long-term rental marketing, which could provide an estimated additional income of +/- \$14,800 per month.

LOCATION

Quail Ridge RV Park is located on 16.31 wooded acres in the scenic Plumas National Forest. The property is surrounded by nature, with five nearby lakes and two major rivers. It is just a few miles from Sly Creek Reservoir and Lost Lake Reservoir, which are popular for fishing, boating, swimming, and paddling. There are also many trails for hiking and mountain biking.

Even though the area feels quiet and remote, it is still close to several towns and cities. The property is about 1.5 hours from Yuba City, Marysville, Oroville, Grass Valley, and Nevada City. It is about 2 hours from Sacramento, Lake Tahoe, and Truckee, and 3 hours from Reno, Nevada.

Nearby amenities include:

Yuba-Sutter Medical Clinic, which has 2 doctors, a medical lab, x-ray capabilities and pharmacy, Gold Eagle Market, Dollar General and several restaurants are located in the nearby town of Brownsville.

Oroville Hospital – about 1 hour and 15 minutes away

Highway 70 – connects the area to Chico, Oroville, and Quincy

Highway 20 – connects to Yuba City and Marysville west of the property and Penn Valley, Grass Valley and Nevada to the east.

PROPERTY HIGHLIGHTS

- All 66 RV spaces with drains & hookups for water, septic, and 30/50 amp electricity
- \$18,868 In-Place Gross Monthly Income.
- \$15,313 monthly income from 31 long-term renters (+/- \$183,756 annual)
- \$14,800 estimated monthly upside from leasing vacant spaces
- Full occupancy income potential = \$26,392/month
- 11-13% Proforma Cap Rate
- Oversize level lots with full hook-ups, water, septic, and 30/50 amp electric
- 16.31 acres minutes away from 4 mountain lakes, ideal for a peaceful getaway or remote work.
- Monitored well system and above-ground wastewater treatment
- ADA-compliant restrooms, showers, and laundry facilities
- Tenant mix of long-term and short-term residents
- Remodeled 1,600 SF office residence ideal for an owner-user
- 1,600 sq. ft. renovated 2br., 1 bath home with dedicated office and separate entrance for conducting park business, collecting rent and greeting visitors
- 500 sq. ft. garage/workshop with loft space, built on a concrete foundation and additional outbuildings
- 880 sq. ft. ADA compliant building sitting on a concrete foundation, which contains the laundry facility, showers and bathrooms
- Generator will stay with the property together with materials such as pipes, electrical parts, tools, etc. A 1994 Chevy dual axle pickup truck with a snow plow attachment and a front loading tractor will be available to purchase at an agreed upon price.
- County-approved engineered plans to convert the above-ground wastewater treatment facility to an underground septic system will be included in the sale.
- Seller will train buyer for 1–2 weeks post-close
- Two experienced long-time tenants /maintenance workers have agreed to stay on-site to support the new owners.

UNIT NUMBER	CURRENT RENT	MARKET RENT/SF
1 - Available	\$0	
2 - Available	\$0	
3	\$495	
4	\$495	
5	\$465	
6	\$495	
7	\$495	
8	\$495	
9	\$465	
10	\$500	
11-Available	\$0	
12	\$495	
13	\$495	
14	\$300	
15	\$300	
16	\$375	
17	\$375	
18-Available	\$0	
19	\$500	
20-Available	\$0	
21-Available	\$0	
22-Available	\$0	
23	\$495	
24-Available	\$0	
25-Work Site	\$0	
26-Tenant Work Credit	\$0	
27-SW Rehab	\$0	
28-RV Storage	\$0	
29-RV Storage	\$25	
30-RV Storage	\$0	
31-Pump	\$0	
32-RV Storage	\$50	
33	\$495	
34	\$465	
35	\$520	
36	\$495	
37	\$445	
38	\$495	
39	\$495	

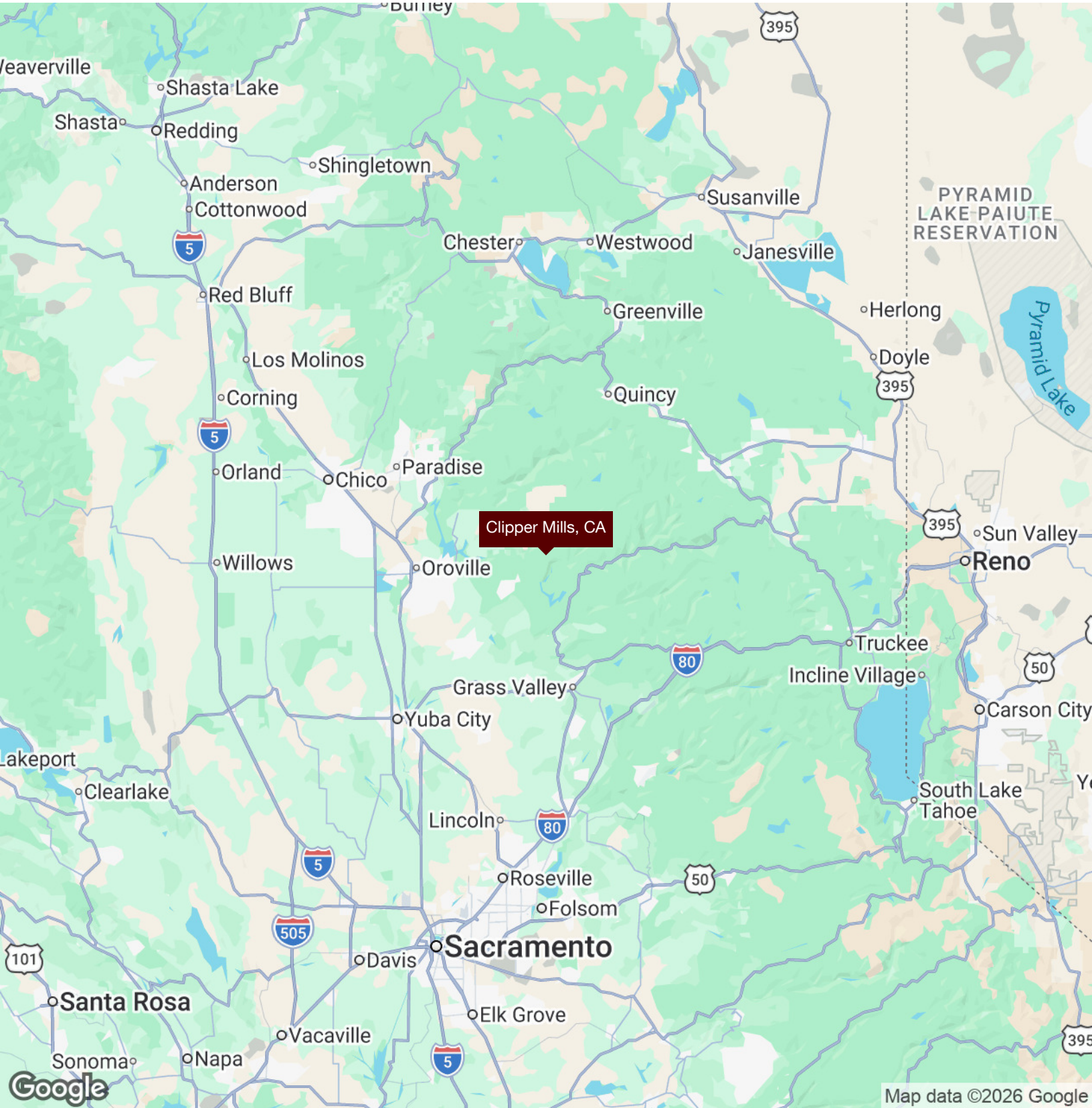
UNIT NUMBER	CURRENT RENT	MARKET RENT/SF
40	\$495	
41-Available	\$0	
42	\$495	
43	\$495	
44	\$495	
45	\$495	
46	\$405	
47	\$495	
48	\$495	
49	\$358	
50	\$495	
51	\$495	
52-Available	\$0	
53-Available	\$0	
54	\$425	
55-Work Credit	\$0	
56-Work Credit	\$0	
57	\$545	
58-Available	\$0	
59	\$495	
60	\$495	
61-Available	\$0	
62	\$465	
63-Available	\$0	
64-Available	\$0	
65	\$250	
66	\$250	
Totals/Averages	\$18,868	

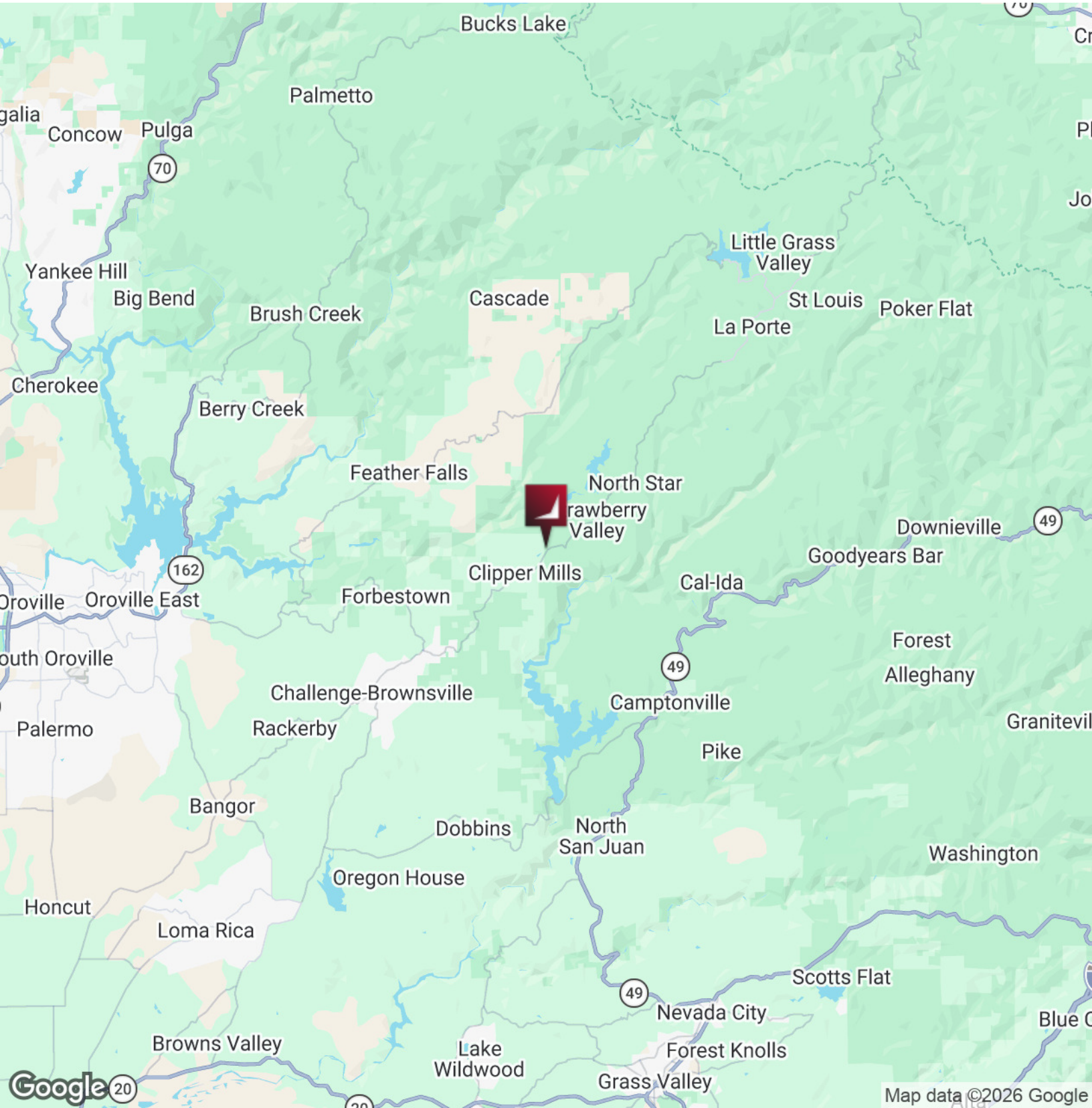
INCOME SUMMARY

T17 Annualized In-Place	\$218,847	-
GROSS INCOME	\$218,847	\$0

EXPENSES SUMMARY

New Property Taxes @ Price	\$19,550	-
Insurance	\$13,693	-
Maintenance & Repair	\$6,565	-
Water Monitoring (\$55 / Quarterly)	\$220	-
Water Control Board	\$2,430	-
Drinking Water/Waste Water	\$11,291	-
PG&E (Electrical) Tenants & Street	\$55,220	-
Recology / Garbage	\$5,559	-
Telephone AT&T	\$3,118	-
Taxes & Licensing	\$5,747	-
HCD Annual Permit	\$352	-
Office Supplies & Software	\$5,725	-
Starlink Internet	\$600	-
OPERATING EXPENSES	\$130,070	\$0
NET OPERATING INCOME	\$88,777	\$0





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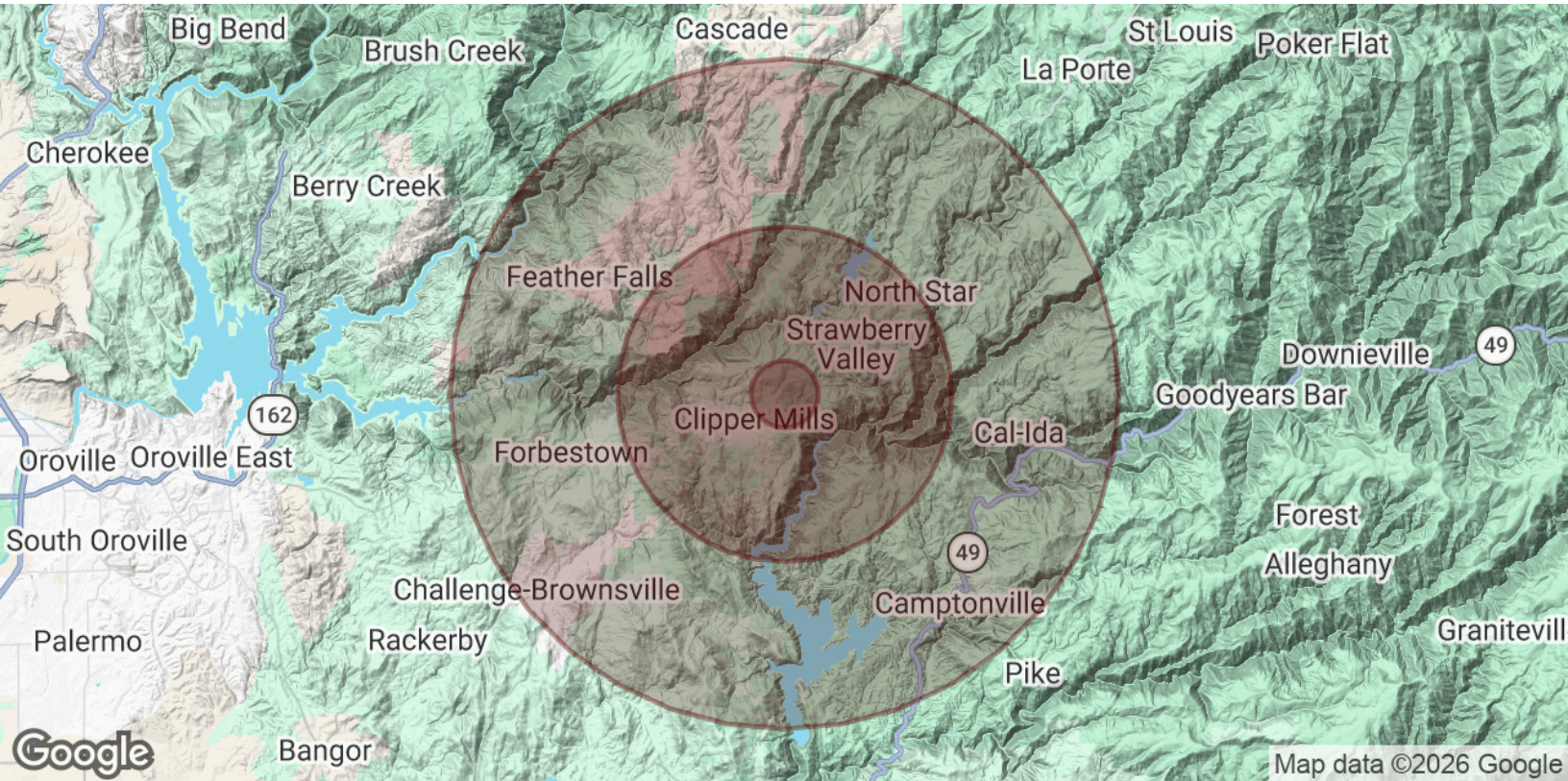


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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	22	570	2,617
Average Age	49.5	47.8	46.9
Average Age (Male)	39.9	38.5	42.8
Average Age (Female)	56.4	54.5	48.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	12	322	1,605
# of Persons per HH	1.8	1.8	1.6
Average HH Income	\$51,150	\$47,611	\$44,896
Average House Value	\$239,800	\$228,557	\$245,265

2020 American Community Survey (ACS)