

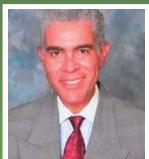


11 SPACES + 3BR/2BA SFR

17669 FRONTAGE ROAD
NORTH EDWARDS, CA 93523

DESERT PALMS MOBILE HOME PARK

Marketing Brochure



Luis Vazquez
SENIOR VICE PRESIDENT
310.704.9109
luis.vazquez@sperrycga.com
CalDRE #00841513



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FOR SALE |



SECTION 1

PROPERTY INFORMATION

Property Description



FOR SALE |



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 approximately 1,400 SF 3 BR/2 BA 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 100%.

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



FOR SALE |

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PROPERTY HIGHLIGHTS

- 11.13 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:	\$699,000
Number of Units:	12
Lot Size:	2.12 Acres
Building Size:	1,201 SF
NOI:	\$77,829.00
Cap Rate:	11.13%

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



FOR SALE |



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

PROPERTY HIGHLIGHTS

- 11..13 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

Utiities: 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.

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Additional Photos



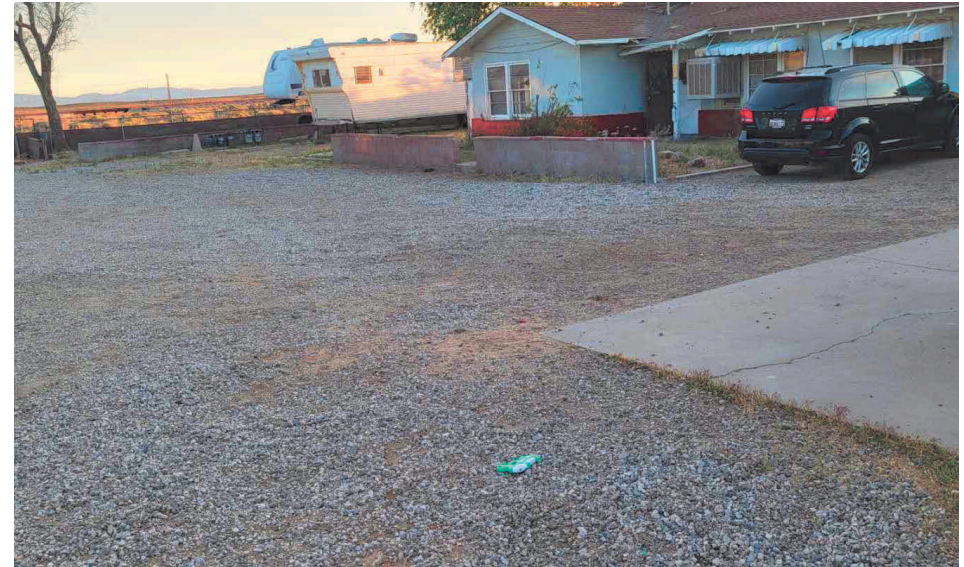
FOR SALE |



Additional Photos



FOR SALE |



FOR SALE |



SECTION 2

LOCATION INFORMATION

Aerial Map



FOR SALE |



17669 Frontage Road

Google

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NASA and Edwards Airforce Base



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Google

EDWARDS

Edwards AFB

Map
data
©2026

FOR SALE |

SECTION 3

FINANCIAL ANALYSIS

Financial Summary



INVESTMENT OVERVIEW

Price		CURRENT	\$699,000
Price per Unit	\$66,583 - Total includes 11 spaces at \$42,182 Per Space, 5 Park Owned Homes and One 3BR/2B SFR		
GRM			5.24
CAP Rate			11.13%

OPERATING DATA

Gross Scheduled Income		CURRENT	\$133,500
Vacancy Cost			\$4,005
Gross Income			\$129,495
Operating Expenses			\$51,666
Net Operating Income			\$77,829

FOR SALE |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Income & Expenses



INCOME SUMMARY

Gross Scheduled Income	\$133,500
Less Vacancy Reserve	(\$4,005)
Vacancy Cost	(\$4,005)

GROSS INCOME

\$129,495

CURRENT INCOME

EXPENSES SUMMARY

Real Estate Tax - Estimated at 1.25%	\$8,738
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	\$17,500

OPERATING EXPENSES

\$51,666

CURRENT INCOME

NET OPERATING INCOME

\$77,829