

TRONA MOBILE HOME & RV PARK

Investment Offering Memorandum
Trona, California

Strategic Mineral-Driven Investment Opportunity

Executive Summary

24-acre mobile home and RV park with approximately 124 spaces. Previously operational with infrastructure in place (water, septic, utilities). Offered at \$395,000 with significant value-add potential through repositioning and lease-up.

Investment Highlights

- Low acquisition basis
- Existing infrastructure reduces development cost
- Value-add repositioning opportunity
- Strategic location tied to critical mineral production
- Potential workforce housing demand
- RV + long-term tenancy hybrid model

Strategic Location – Critical Mineral Hub

Trona is home to Searles Valley Minerals, located on Searles Lake—one of the most resource-rich mineral deposits in North America. The region produces boron and soda ash, both essential to defense, energy, and advanced manufacturing.

Demand Drivers

- Boron demand driven by defense, aerospace, and electronics
- Domestic sourcing increasingly prioritized
- Limited U.S. production creates strategic value
- Industrial workforce supports housing demand

Industry Context

Recent financial challenges associated with Searles Valley Minerals are tied to commodity cycles, primarily soda ash pricing. The underlying mineral resource remains intact, with boron and specialty minerals experiencing strong long-term demand.

Property Overview

24 acres with approximately 124 pads. Infrastructure in place including water and septic systems. Recommended upgrades include repiping and site improvements.

Value-Add Strategy

- Rehabilitate infrastructure
- Lease-up to workforce tenants
- Introduce RV spaces for transient income
- Add amenities (pool, recreation room, BBQ areas)
- Stabilize at 70%+ occupancy

Financial Upside

Low entry price allows for significant upside through lease-up and operational improvements. Strong yield potential relative to basis.

Conclusion

Trona represents a unique opportunity to invest in undervalued real estate tied to a strategically important U.S. mineral supply chain.