

# OFFERING MEMORANDUM



agencyone  
REAL ESTATE



**52 Units**  
**Princes Camp Mobile Home Park**  
**18842 Cachagua Rd Carmel Valley, CA 93924**

## INVESTMENT OVERVIEW

### Property Details:

- 52 Units with Space for 56 Units
- 30 Tenant Owned Units
- 16 Park Owned Units
- 4 Cabins
- 1 ADU
- 1 Fire House
- 11.29 Acre Site
- 7.1%+ Cap Rate
- No Rent Control at Property

Excellent opportunity to own this 46 unit mobile home park with 5 additional homes and 1 Fire Station on 11.29 sunny river front acres in Carmel Valley! State permit for park allows for 50 mobile homes/RV's and currently the park has 46 mobile homes/rv's There is room to add 4 additional mobile homes/rv's. There are 4 cabins all fully rented and a vacant Bar/Tavern with plans to convert to an ADU which should rent for \$2700 per month. Fire station is on a long term lease and is operated by Cachagua Fire Department. The park features a gated entrance, paved asphalt roads throughout park, security cameras, laundry room with 2 new washers and 2 new dryers, vending machine room(no vending machine included), solar lighting, a 40,000 gallon water storage facility and well with brand new well pump, well motor and backup generator, 4 storage buildings, riverfront beach, volleyball court and BBQ area. No rent control on property and rents are due to be increased right now. New buyer shall have the opportunity to decide the new rent increases. 7.1% Cap will end up being a 7.7% cap after moderate rent increase. Room to add vending machines and 1 additional washer and 1 additional dryer. All tenants pay on time every month and there are no delinquent tenants. Property still has value add opportunities and a ton of upside for the next buyer.

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## EXCLUSIVELY LISTED BY:



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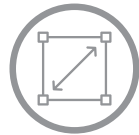


# EXECUTIVE SUMMARY

ASKING PRICE  
**\$6,000,000**



BUILDING SIZE  
± 25,000SF



LOT SIZE  
± 11.286 Acres



IN-PLACE CAP RATE  
%7.1



Estimated Gross Income  
\$579,698



TOTAL UNITS  
52

## PROPERTY OVERVIEW

|                          |  |
|--------------------------|--|
| Address                  | 18842 Cachagua Road, Carmel Valley, CA 93924 |
| APN                      | 418-261-046-000                              |
| Year Built               | 1960   |
| Lot Size                 | 11.286 Acres                                 |
| Building Size            | 25,000 SqFt                                  |
| Private Well             | 40,000 GL Storage                            |
| Price Per Unit           | \$115,384                                    |
| Zoning                   | MDR/5  |
| Number of Units:         | 52   |
| Mobile Home              | 46 Units                                     |
| Homes                    | 5 Units                                      |
| Fire Station             | 1 Units                                      |
| Parking                  | 110 Spaces                                   |
| Number of Parking Stalls | 2 Per Unit                                   |
| Laundry Room             | 2 Washers / 2 Dryers                         |

# RENT ROLL

## Rent / Deposits

| Unit #    | Rent    | Deposit |
|-----------|---------|---------|
| Firehouse | \$100   | 0       |
| Space 01  | \$650   | 0       |
| Space 02  | \$650   | \$345   |
| Space 03  | \$650   | 0       |
| Space 04  | \$1,250 | \$1,075 |
| Space 05  | \$825   | \$1,000 |
| Space 06  | \$725   | 0       |
| Space 07  | \$600   | 0       |
| Space 08  | \$775   | 0       |
| Space 09  | \$650   | 0       |
| Space 10  | \$1,647 | \$1,600 |
| Space 11  | \$650   | \$250   |
| Space 12  | \$650   | 0       |
| Space 13  | Vacant  | 0       |
| Space 14  | \$650   | 0       |
| Space 15  | \$650   | 0       |
| Space 16  | \$650   | \$500   |
| Space 17  | \$1,135 | \$1,175 |
| Space 18  | \$1,100 | \$1,200 |
| Space 19  | \$725   | 0       |
| Space 20  | \$725   | \$430   |
| Space 21  | \$850   | \$530   |
| Space 22  | \$1,000 | 0       |
| Space 23  | \$1,550 | \$1,850 |
| Space 24  | \$875   | \$650   |
| Space 25  | \$2,100 | \$3,150 |

## Continued

|          |          |          |
|----------|----------|----------|
| Space 26 | \$725    | 0        |
| Space 27 | \$900    | \$625    |
| Space 28 | \$950    | \$650    |
| Space 29 | \$750    | \$500    |
| Space 30 | \$650    | 0        |
| Space 31 | \$637    | 0        |
| Space 32 | \$625    | \$420    |
| Space 33 | \$650    | 0        |
| Space 34 | \$1,800  | \$1,800  |
| Space 35 | \$1,550  | \$1,200  |
| Space 36 | Vacant   | 0        |
| Space 37 | \$750    | \$200    |
| space 38 | \$1,650  | \$1,650  |
| Space 39 | \$600    | 0        |
| Space 40 |          | \$800    |
| Space 41 | \$1,637  | \$1,600  |
| Space 42 | \$650    | 0        |
| Space 43 | \$945    | \$850    |
| Space 44 | \$1,350  | \$1,150  |
| Space 45 | \$725    | 0        |
| Space 46 | \$650    | 0        |
| Space 47 | \$1,837  | 0        |
| Space 48 | \$625    | 0        |
| Space 49 | Vacant   |          |
| Space 50 | Vacant   |          |
| 56 Units | \$46,715 | \$30,150 |
| Total    | \$46,715 | \$30,150 |

## 2026 OPERATING INCOME AND EXPENSES

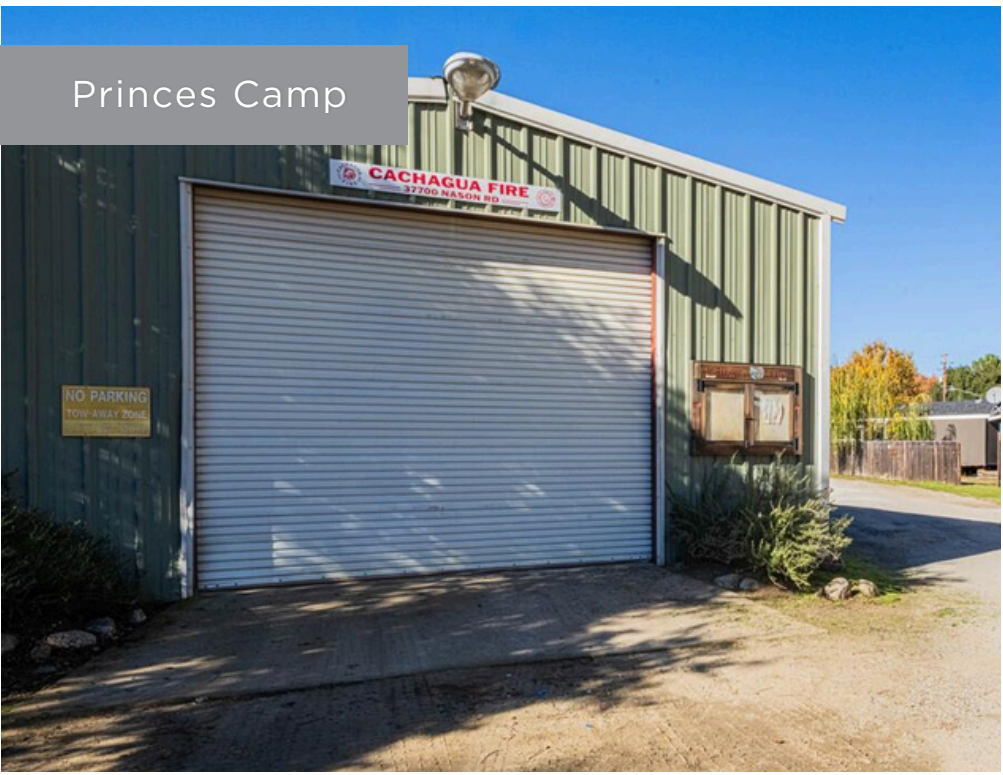
### Estimated Income

|                                      |                     |
|--------------------------------------|---------------------|
| Annual Gross Income (Water Included) | \$573,552.00        |
| Laundry Income                       | \$12,000            |
| Vacancy 1%                           | -\$5,735.00         |
| <b>Estimated Annual Gross Income</b> | <b>\$579,698.00</b> |

### Estimated Expenses

|   |                     |
|---|---------------------|
| Property Taxes                            | \$60,000.00         |
| Property Insurance                        | \$22,901.00         |
| Repair/ Maintenance                       | \$8,079.00          |
| Septic Repairs                            | \$7,133.00          |
| Management Fee                            | \$28,677.00         |
| Landscaping                               | \$4,000             |
| PG&E (Gas and Electricity)                | \$12,727.00         |
| Fees / Permit                             | \$3,009.00          |
| Water                                     | \$7,000.00          |
| <b>Estimated Total Operating Expenses</b> | <b>\$153,526.00</b> |
| <b>Annual Net Income</b>                  | <b>\$426,172.00</b> |
| <b>CAP RATE @ \$6,000,000</b>             | <b>7.1 %</b>        |
| <b>CAP RATE with 2026 rent increase</b>   | <b>7.7 %</b>        |

Princes Camp





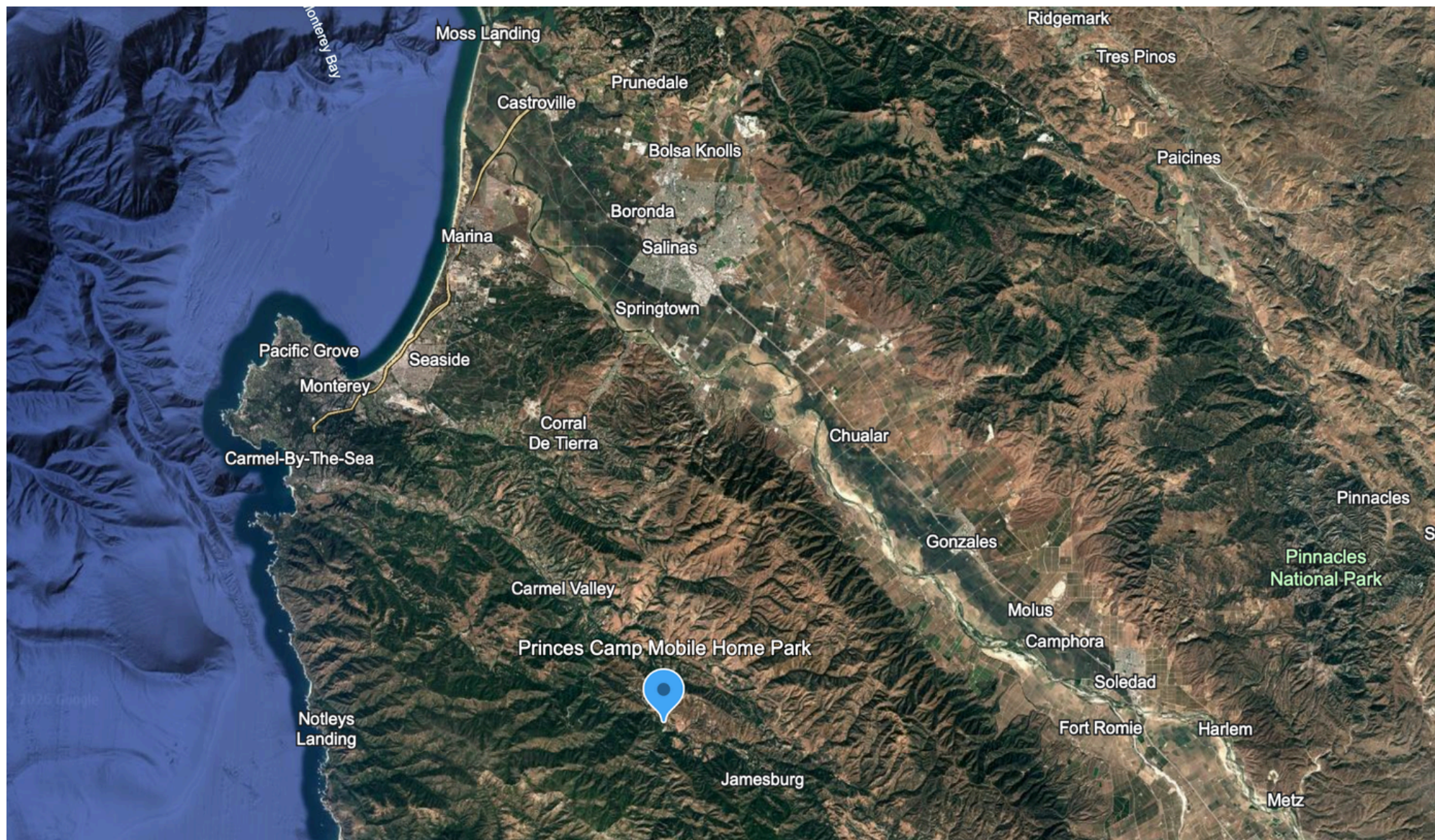


### Recently Purchased Units

- 3 New
- 399 SQFT
- 1 Bed
- 1 Bath
- \$1,637 Income Per Month Each



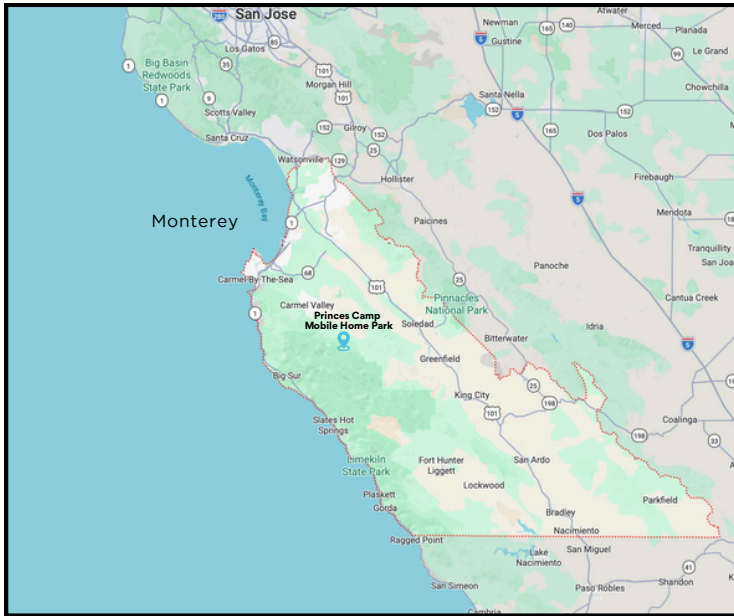
# LOCATION OVERVIEW



# MONTEREY COUNTY OVERVIEW

## ABOUT MONTEREY COUNTY

Monterey County blends world-class agriculture with coastal beauty. Fertile Salinas Valley fields produce lettuce, strawberries, and wine grapes, fueling a thriving ag economy. Tourism shines along Monterey Bay, home to the renowned Monterey Bay Aquarium and abundant marine life. The region is a golfer's paradise, anchored by iconic Pebble Beach and championship courses. Award-winning wineries stretch through Carmel Valley, offering tastings and scenic views. With mild year-round temperatures, ocean breezes, and relaxed coastal charm, Monterey County delivers an easy, high-quality lifestyle many consider the best weather in the world. From farm stands to fine dining, flavors define daily life.



## HIGHLIGHTS



Ag and Wine



Large Tourism Sector



Golf

## ECONOMY

- Agriculture: Salinas Valley produces world-leading fresh vegetables and crops
- Tourism: Scenic coastline, charming towns, and year-round visitor appeal
- Monterey Bay: Monterey Bay offers wildlife, beaches, and breathtaking ocean views
- Aquarium: Monterey Bay Aquarium showcases world-class marine exhibits and conservation
- Golf: Iconic courses like Pebble Beach attract global players
- Wine Industry: Carmel Valley wineries offer tastings and scenic vineyard experiences
- Lifestyle: Mild climate, coastal charm, relaxed living year-round

## 2026 DEMOGRAPHICS

436,000

Residents

132,489

Households

36

Median Age

\$93,290

Median Household Income