



Castle Estate RV Park

922 South Union Avenue
Bakersfield, CA 93307

&

908, 910 Lomita Dr
Bakersfield, CA 93307

OFFERED AT \$2,300,000





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About This Property

I'm delighted to bring this 62 spaces park in Bakersfield, CA to market! It consists of 10 mobile home spaces and 52 large RV spaces. In addition, there is 1 house on Lomita and 1 house on Union. The property consists of 3 separate parcels. 922 S. Union and 908 & 910 Lomita St.

The lots on Lomita are large deep lots. The lots' back portion is part of the RV/mobile home park. The house in the front portion of 910 was demolished, and the back portion has 10 spaces. The front portion of 908 has a large house, and the back portion has 9 spaces. 922 south union has 43 spaces and a house in front.

The park pays for spaces' utilities, but they are sub-metered for electricity, and the new park owner can increase revenue by billing the tenants for it. The park pays for water at a flat rate. The tenants have a month-to-month lease, but they are long-term tenants.

The park is located across the street from Golden West Casino and Kern County fairgrounds, which has high traffic, especially on weekends. Since vendors at the fairgrounds set up shop on Friday afternoons for weekend events, the park could be repositioned from long-term to short-term tenancy to cater to these vendors. Similarly, the park can provide short-term tenancy to cater to the Golden West Casino clients.

The sale includes 7 mobile home trailers and 25 RV. Additionally, the park is in an Opportunity Zone and may be eligible for preferential tax treatment.

The park is sold as a package with 100 Hudson Dr., Bakersfield, CA. They are priced separately. The total price is a combination of 922 S. Union and 100 Hudson.

Contact me directly if you have any questions or would like to learn more about the listing details.



Property Overview

Property Summary	
Address	922 South Union Avenue and 908, 910 Lomita Dr
City, State, Zip	Bakersfield, CA 93307
County	Kern
Site Area	+/- 2.78 acres
Total Units	10 MH + 52 RV+ 1 Apt + 1 House
Park Owned Units	7 MH + 25 RV
Occupancy	28%

Offering Price: \$2,300,000

Please do not contact anyone at the property or visit the property without approval from listing brokers

Investment Highlights

- Current rents +/- \$621
- Park is sold AS IS

Utility & Billing Summary

Service	Provider/Type	Castle Estate RV Park Paid By	908 Lomita Paid By
Water	Casa Loma Water	Park	Tenant
Sewer	City	Park	Park
Electric & Gas	PG&E	Park	Tenant
Trash	City	Park	Park



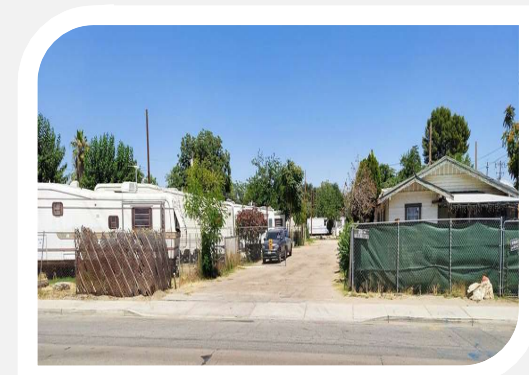
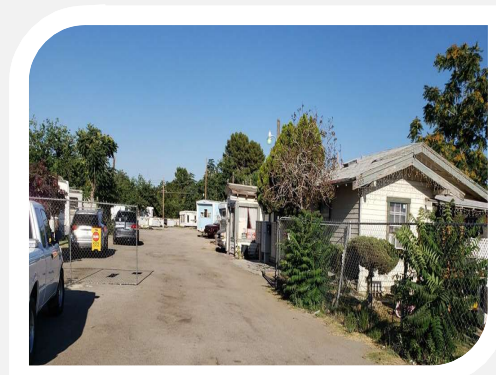
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Offering Process

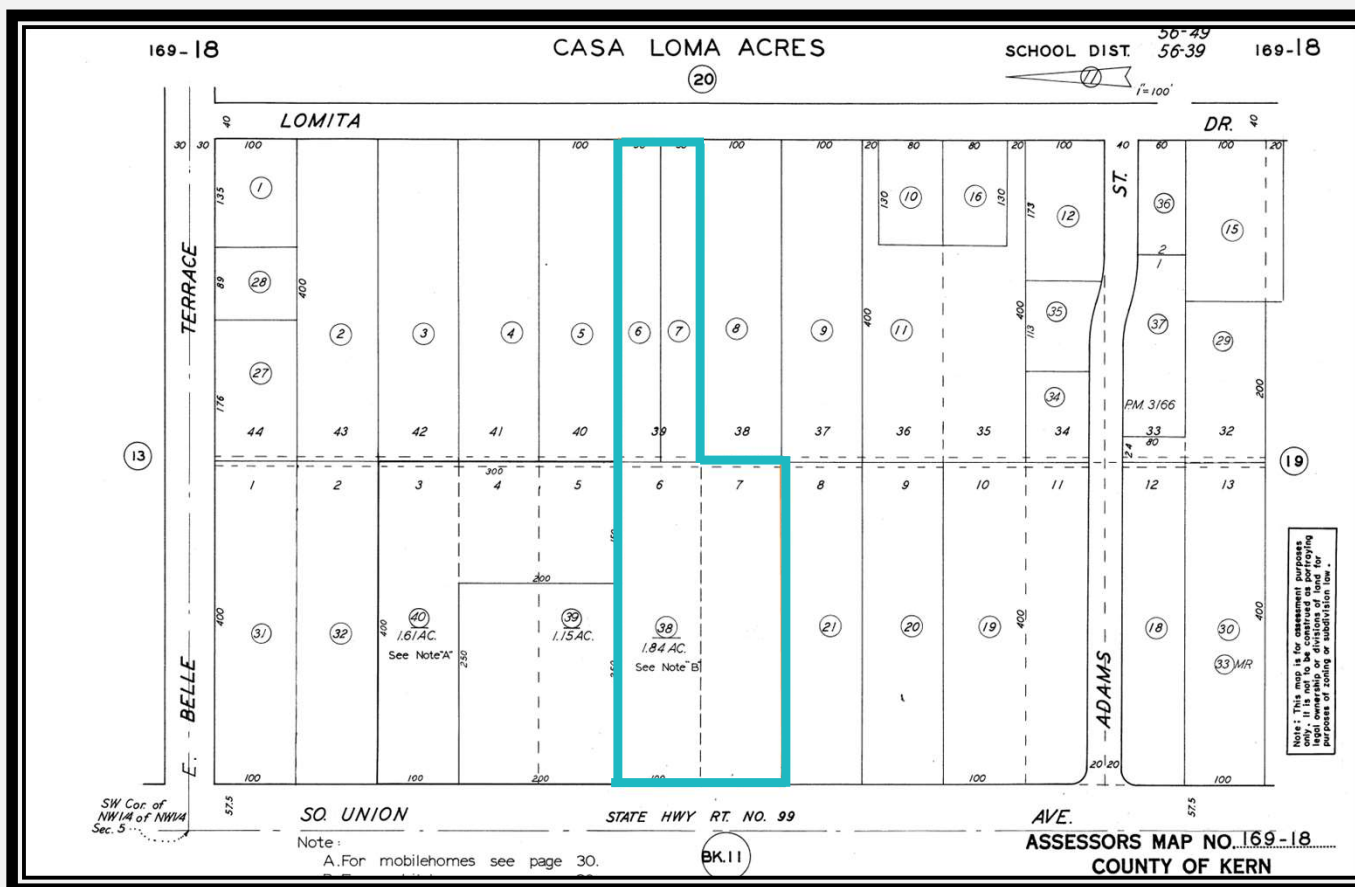
Priced at \$2.3 Million

- Offers will be responded to as received, Seller reserves right to request offers due at later date
- Due diligence materials provided with acceptance of confidentiality agreement
- Any relevant buyer information or qualification is required



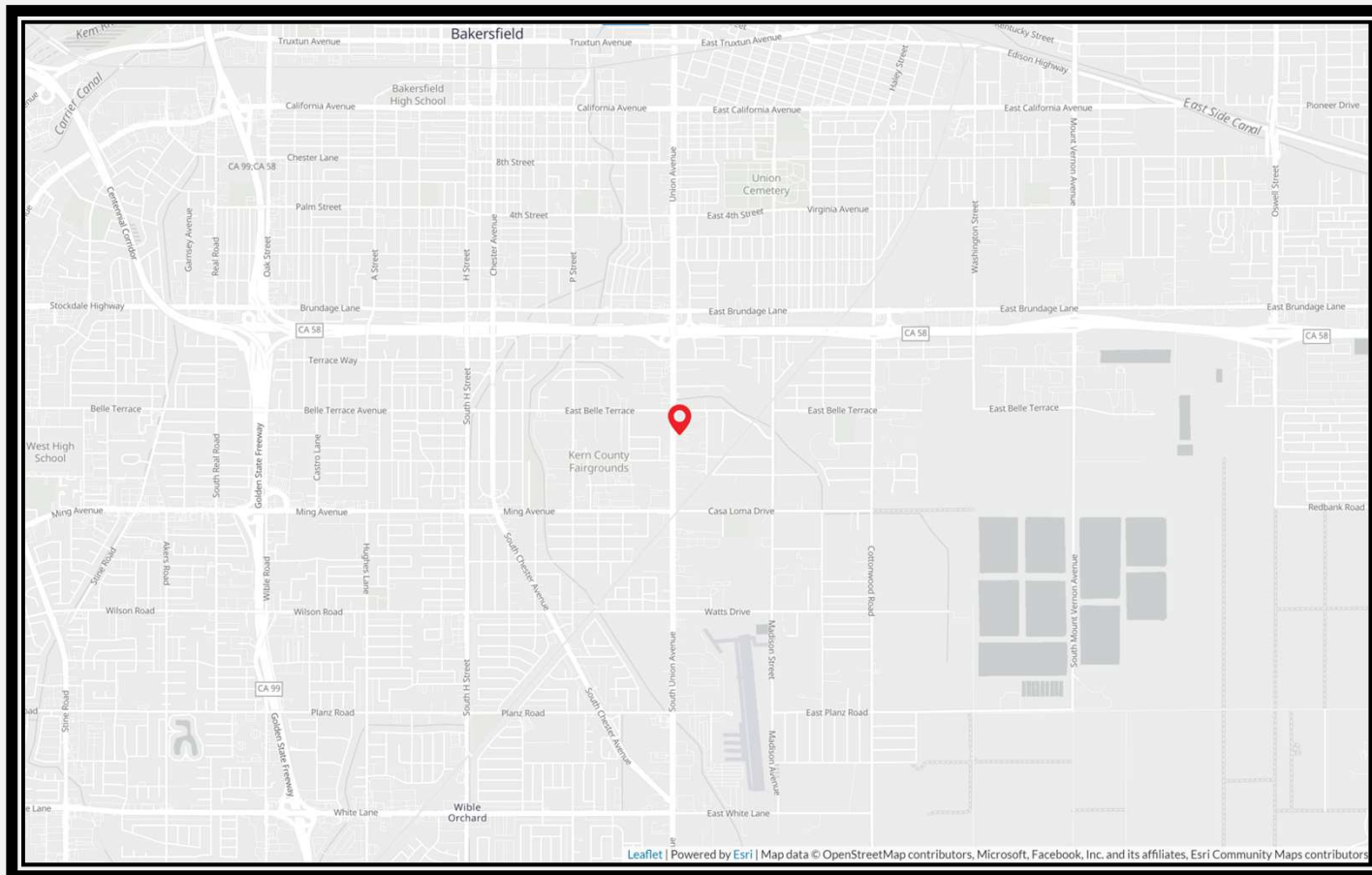


Parcel Map





Regional Area Map





Opportunity Zone

