

Available For Sale

A 37 unit Mobile Home Park
3425 Orange Ave. Oroville, CA



- 37 approved spaces units. Units 18 & 19 currently combined.
- High upside for Buyer. Final Lot Size TBD.
- 12 park owned mobile homes included with purchase valued at \$220,000
- Great setting, easy access, clean & established park. Zoned R-2M.
- Proforma NOI of \$118,671. 9% CAP – Asking Price \$1,319,000
- Seller Financing available with agreed upon terms. Please inquire with listing Agent
- Notes held by park owner available for \$95,584. Buyer realizes interest value.

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The information contained in this offering was provided from sources deemed to be reliable however Broker makes no representations or warranties of any kind, expressed or implied, regarding the physical condition, zoning classification, physical characteristics such as square footage, adequacy of electrical service or other utilities, building habitability or fitness, compliance with current building codes such as ADA, seismic, health & safety or any other governmental codes or regulations, structural integrity including water tightness of the roof or any other component of the buildings, environmental matters, income/expense information or any other aspect of the property or the buildings thereon. Prospective Buyers or Tenants shall be solely responsible for determining the suitability of the property and its condition for their intended use.

COMMERCIAL REAL ESTATE BROKERAGE AND DEVELOPMENT

5:31 PM
09/4/13
Cash Basis

Orolake LLC
Profit & Loss
January through August 2013 Jan - Aug 13

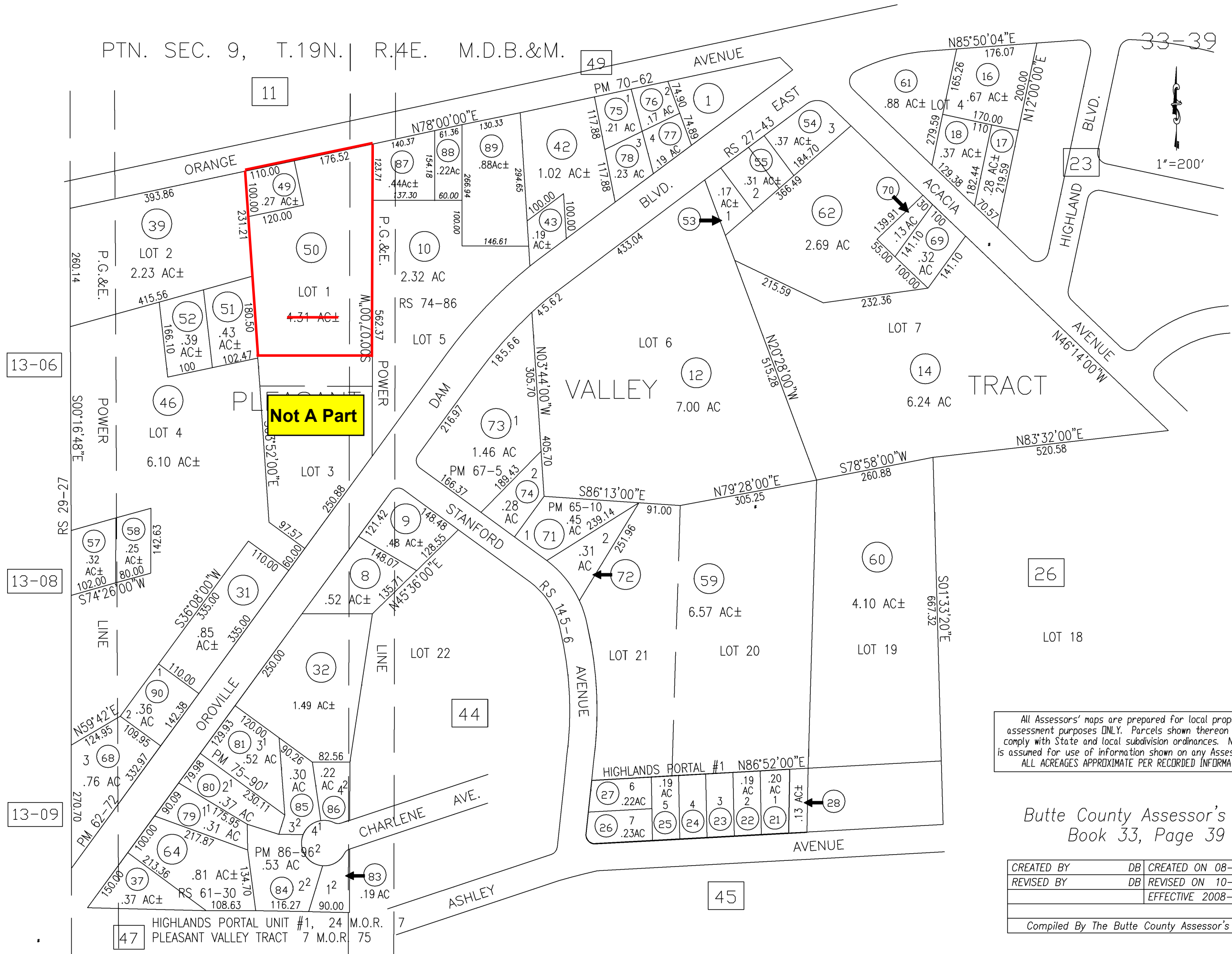
Ordinary Income/Expense	Proforma	
Income		
Rent of Home	\$62,959	41,973
Rent of Land	\$95,353	63,569
Rent of Storage	\$337	225
Rent to Own Payment		1,060
Rent Potential		25,748
Loss Vacancies		25,748
Gross Profit	\$158,649	106,775
Expense		
Administrative	\$7,248	4,832
Property Taxes	\$14,452	Adjusted for sale re-assessment
Contractors	\$11,467	7,645
Materials & Supplies	\$11,623	7,749
Utility (Less Tenant/Vendor Reimbursements)	\$8,667	5,778
Total Expense	\$53,457	29,266
Net Ordinary Income	\$105,192	77,509
Other Income/Expense		
Other Income		
Laundry Services		3,194
Vehicle and Late Fees		577
Services Charged to Tenants		5,215
Total Other Income	\$13,479	8,986
Net Income	\$118,671	86,495

All income/expense line items based on 8 month averages during 2013.

Oro Lake MHP
 Current Rent Roll
 September 1, 2013

Tenant	Rent of Space	Rent of Home	Rent to Own	Water & Sewer Fee	Sub-Electric	Sub-Gas
OL-01 - VACANT; currently used by #2	242			34	X	
OL-02 - Shirlie Killgore	247			34	X	
OL-03 - Patricia G Doyle	242			34	X	
OL-04 - VACANT	242			34	X	
OL-05 - Stewart & Ruth Gardner	242			34	X	
OL-06 - James & John King	247		247	34	X	X
OL-07 - Anita Pulley & Micheal Rhodes	242			34	X	
OL-08 - VACANT	242			34	X	
OL-09 - Brian MacBride	242			34	X	
OL-10 - VACANT	242			34	X	
OL-11 - James Hastings	242			34	X	
OL-12 - VACANT	242			34	X	
OL-13 - Raymond Walker/Amber Pangborn	242			34	X	
OL-14 - John Cook	242			34	X	
OL-15 - Elizabeth Davis & Debbie Abrauth	247			34	X	
OL-16 - Monica Hernandez	282	568		34	X	X
OL-17 - John Howland & Lillian Howland	257	278		34	X	X
OL-18 - Jason & Charlotte Ellis	257		362	34	X	X
OL-20 - Dairl Kirk & Ashley Fletcher	277		261	34	X	X
OL-21 - Jamie Moore & Jacquelyn Baker	282	568		34	X	X
OL-22 - Dolores Valencia & Dessiree Palmer	247	248		34	X	X
OL-23 - VACANT	247	285		34	X	X
OL-24 - Jennifer Pulley	257		287	34	X	X
OL-25 - Kim Webster & Cherylin Byrd	247	288		34	X	X
OL-26 - Mark Northup	257		314	34	X	X
OL-27 - Helen McMullen & Julia Gutierres	252	273		34	X	X
OL-28 - VACANT	247			34	X	X
OL-29 - Sherry Starr-Clemens	247			34	X	X
OL-30 - Clifford Pulley	252	273		34	X	X
OL-31 - Barbara Kirk	247	180		34	X	X
OL-32 - Scarlett Wegener	252			34	X	X
OL-33 - Tom Lawson	252	155		34	X	X
OL-34 - Peggy Critchlow, R Barret, R Dorotez	257	260		34	X	X
OL-35 - Peter C. Ames	247			34	X	X
OL-36 - Yvonne Stubbings & Robert Busch	252	498		34	X	X
OL-37 - Troy & Charity Cross	262		247	34	X	X
	9,022	3,874	1,718	1,224		
Annual Per Forma	108,264	46,488	20,616	14,688		

PTN. SEC. 9, T.19N. R.4E. M.D.B.&M.



All Assessors' maps are prepared for local property assessment purposes ONLY. Parcels shown thereon may not comply with State and local subdivision ordinances. No liability is assumed for use of information shown on any Assessors' map. ALL ACREAGES APPROXIMATE PER RECORDED INFORMATION.

Butte County Assessor's Map
Book 33, Page 39

CREATED BY	DB	CREATED ON	08-02-2006
REVISED BY	DB	REVISED ON	10-11-2007
		EFFECTIVE	2008-09 ROLL
Compiled By The Butte County Assessor's Office			

47 HIGHLANDS PORTAL UNIT #1, 24 M.O.R.
PLEASANT VALLEY TRACT 7 M.O.R. 75

