

**OAK STREET
MOBILE HOME PARK
1683 OAK STREET
OROVILLE, CA
18 UNIT RV/MOBILE HOME PARK**

ETHAN CONRAD
PROPERTIES INC.



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PROPERTY OVERVIEW:

- 15 RV/mobile home spaces
- 3 Apartments
- 18 Total rentable units
- 13 Occupied (72.2% occupancy)
- Shared laundry room
- Capital improvements completed 2023-2026
- Successfully passed CA state Housing and Community Development inspection (June 2026)

UTILITIES:

- Owners pay water and garbage
- All occupied units pay \$45/month sewer (owner pays sewer annually as part of property taxes)
- Apartments 1675, 1677, 1683 and Space 13 pay PG&E directly through SmartMeters
- All remaining RV spaces, including Space 15 are sub-metered
- Electric is reimbursed to the owner with rent

MANAGEMENT:

- Written lease for every occupied apartment and RV space
- Security deposit equal to at least one month's rent for each occupied unit
- Space 15 occupied by an at-will maintenance employee under written agreement

CAPITAL IMPROVEMENTS:

- New 200A main breaker panel that services half of the mobile home park (2026)
- 1675: Water heater (2024), cabinets (2025), paint (2025), A/C (2026, gas stove (2026)
- 1677: Water heater (2024), furnace (2025), cabinets (2025), refrigerator (2025), gas stove (2026), A/C (2026), paint (2026)
- 1683: Breaker panel (2024), floor heater (2025), A/C (2026)
- Laundry Room: New ceiling and paint (2023)
- 80' wood privacy fence separating spaces 2-5 from spaces 6-9 (2024)

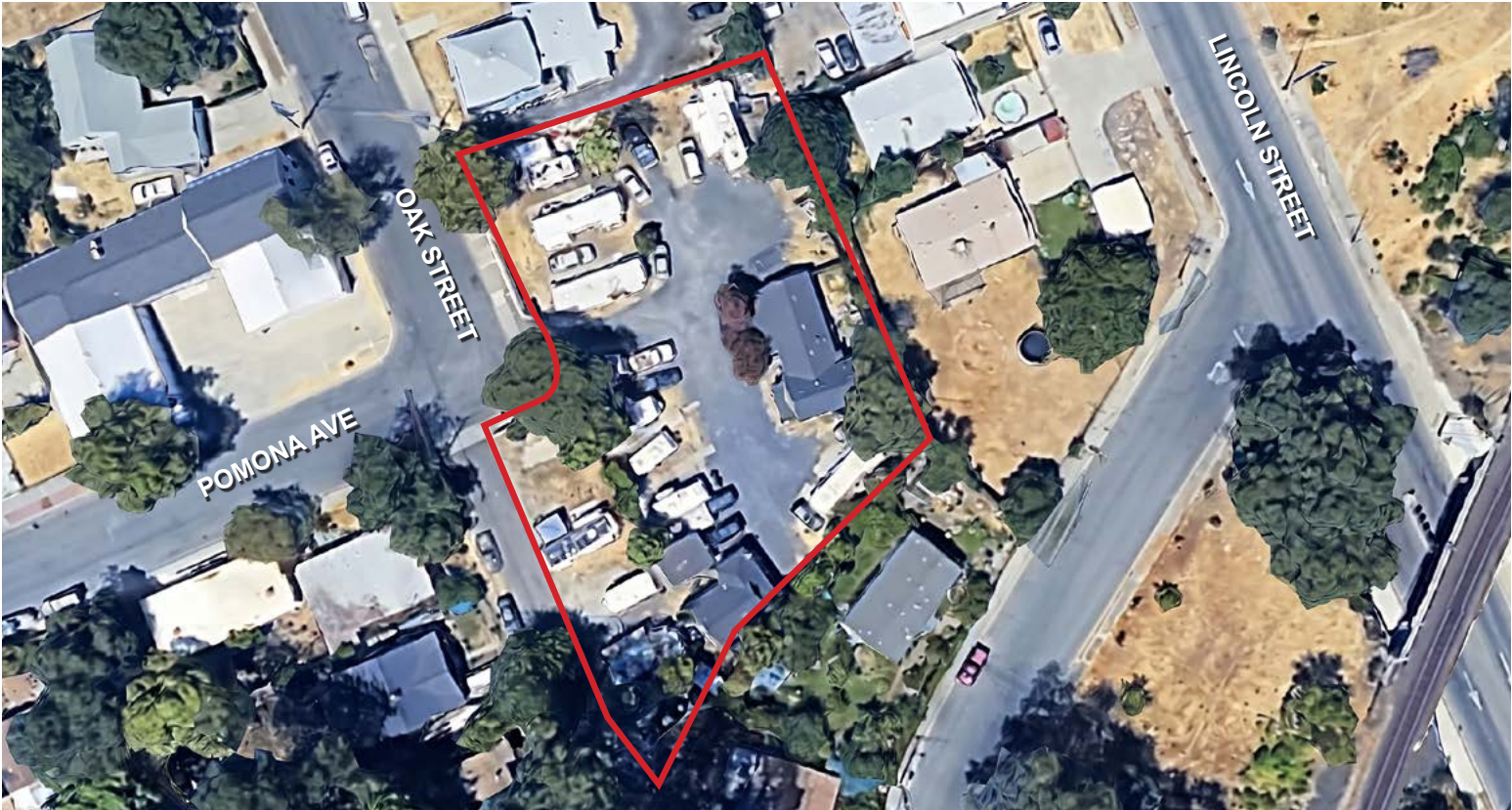
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RENT ROLL

Unit	Description	Monthly Rent	Status
1675	2 Bed/1 Bath	\$1,100.00	Occupied
1677	1 Bed/1 Bath	\$1,000.00	Occupied
1683	1 Bed/1 Bath	\$1,000.00	Occupied
RV Spaces	9 @ \$500 & 1 @ \$200	\$4,700.00	10 Occupied/5 Vacant



The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR SALE

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