



# AUBURN RIDGE WOODS

14135 Musso Rd  
Auburn, CA 95603

OFFERING MEMORANDUM

# AUBURN RIDGE WOODS

14135 MUSSO RD  
AUBURN, CA 95603

## EXCLUSIVELY PRESENTED BY:



**ANDREW BOLEY**

Realtor

Mobile: 9169520411

[andrew.bolely@exprealty.com](mailto:andrew.bolely@exprealty.com)

License #: 02201769



**AMIR CACKOVIC**

Broker

Direct: 9164000000

[amir@cackovic.net](mailto:amir@cackovic.net)

License #: 01484623



### EXP REALTY

5921 Landis Ave  
Carmichael, CA 95608

Office: 9169520411  
<https://andrewbolely.exprealty.com/>





Turnkey investment opportunity in Auburn with strong in-place income and clear upside. Fully occupied 44-unit mobile home park with a waiting list, low vacancy risk and consistent demand. Unit mix includes 23 spaces, 10 park-owned mobile homes, 9 park-owned cabins, and 1 duplex, providing multiple income streams. Stable tenant base with long-term occupancy (many 15+ years) supports predictable cash flow. Recent upgrades to water and septic systems reduce future capital expenses. All utilities are sub-metered, helping control operating costs. Current cap rate is 7.91%. Pro forma cap rate exceeds 13% by aligning rents with market levels. Additional \$600K+ value-add potential through repositioning and optimizing park-owned units. Clean, stable asset with strong yield and upside, built for long-term hold or strategic value-add execution.



## PROPERTY SUMMARY

|                  |                 |
|------------------|-----------------|
| Offering Price   | \$3,750,000.00  |
| Lot Size (acres) | 3.73            |
| Units            | 44.00           |
| County           | Placer          |
| Parcel ID / APN  | 053-050-025-000 |
| Zoning           | RM-DL8-UP-DC    |



- 9 park-owned cabins ranging from studios to 1-bedroom units, 1 park-owned duplex featuring two 1bed/1bath units, and 10 park-owned mobile homes. The park-owned mobile homes give investors the option to achieve higher monthly income with rents rather than only the space fee, as well as the option to sell each mobile home providing immediate cash while still collecting a space fee.
- Water supplied by private well, sewer supplied by private septic, gas and electric billed to tenants directly.
- Park amenities include a fenced park for children, fenced dog-park, onsite laundry, and leasing office.
- Well-maintained common areas providing convenient signage, aesthetic fountains, and pleasing landscaping.





36

36

- The location provides very convenient access to the freeway, close proximity to downtown Auburn, a reasonable drive to Lake Tahoe and Sacramento, as well as a natural forest surrounding.
- The desirable location will create continuous tenant demand providing faster turnarounds and justify the higher space fee amount.



# RENT ROLL

| A1 | Duplex | 0 | \$1,450.00 | \$17,400.00 | Park-Owned |  |
|----|--------|---|------------|-------------|------------|--|
| A2 | Duplex | 0 | \$1,230.00 | \$14,760.00 | Park-Owned |  |
| C1 | Cabin  | 0 | \$963.00   | \$11,556.00 | Park-Owned |  |
| C2 | Cabin  | 0 | \$909.00   | \$10,908.00 | Park-Owned |  |
| C3 | Cabin  | 0 | \$1,000.00 | \$12,000.00 | Park-Owned |  |
| C4 | Cabin  | 0 | \$1,070.00 | \$12,840.00 | Park-Owned |  |
| C5 | Cabin  | 0 | \$896.00   | \$10,752.00 | Park-Owned |  |
| C6 | Cabin  | 0 | \$1,100.00 | \$13,200.00 | Park-Owned |  |
| C7 | Cabin  | 0 | \$1,050.00 | \$12,600.00 | Park-Owned |  |
| C8 | Cabin  | 0 | \$963.00   | \$11,556.00 | Park-Owned |  |
| C9 | Cabin  | 0 | \$1,050.00 | \$12,600.00 | Park-Owned |  |
| 2  | Space  | 0 | \$805.00   | \$9,660.00  |            |  |
| 3  | Space  | 0 | \$749.00   | \$8,988.00  | Park-Owned |  |
| 4  | Space  | 0 | \$800.00   | \$9,600.00  |            |  |
| 5  | Space  | 0 | \$946.00   | \$11,352.00 |            |  |
| 6  | Space  | 0 | \$1,229.00 | \$14,748.00 | Park-Owned |  |
| 7  | Space  | 0 | \$834.00   | \$10,008.00 |            |  |
| 8  | Space  | 0 | \$856.00   | \$10,272.00 |            |  |
| 9  | Space  | 0 | \$1,177.00 | \$14,124.00 | Park-Owned |  |
| 10 | Space  | 0 | \$780.00   | \$9,360.00  |            |  |
| 11 | Space  | 0 | \$1,500.00 | \$18,000.00 | Park-Owned |  |
| 12 | Space  | 0 | \$1,525.00 | \$18,300.00 | Park-Owned |  |
| 13 | Space  | 0 | \$800.00   | \$9,600.00  |            |  |
| 14 | Space  | 0 | \$1,177.00 | \$14,124.00 | Park-Owned |  |
| 15 | Space  | 0 | \$843.00   | \$10,116.00 |            |  |

# RENT ROLL

|                |       |   |            |              |                |
|----------------|-------|---|------------|--------------|----------------|
| 16             | Space | 0 | \$800.00   | \$9,600.00   |                |
| 17             | Space | 0 | \$800.00   | \$9,600.00   |                |
| 18             | Space | 0 | \$960.00   | \$11,520.00  | Park-Owned     |
| 19             | Space | 0 | \$805.00   | \$9,660.00   |                |
| 20             | Space | 0 | \$856.00   | \$10,272.00  |                |
| 21             | Space | 0 | \$825.00   | \$9,900.00   |                |
| 22             | Space | 0 | \$1,540.00 | \$18,480.00  | Park-Owned     |
| 23             | Space | 0 | \$800.00   | \$9,600.00   |                |
| 24             | Space | 0 | \$0.00     | \$0.00       | Manager's Unit |
| 25             | Space | 0 | \$845.00   | \$10,140.00  |                |
| 26             | Space | 0 | \$1,230.00 | \$14,760.00  | Park-Owned     |
| 27             | Space | 0 | \$800.00   | \$9,600.00   |                |
| 28             | Space | 0 | \$800.00   | \$9,600.00   |                |
| 29             | Space | 0 | \$856.00   | \$10,272.00  |                |
| 30             | Space | 0 | \$834.00   | \$10,008.00  |                |
| 31             | Space | 0 | \$925.00   | \$11,100.00  |                |
| 32             | Space | 0 | \$850.00   | \$10,200.00  |                |
| 34             | Space | 0 | \$805.00   | \$9,660.00   |                |
| 36             | Space | 0 | \$1,450.00 | \$17,400.00  | Park-Owned     |
| Total Occupied |       | 0 |            | \$509,796.00 |                |

# OVERVIEW & ASSUMPTIONS

|                     |                |
|---------------------|----------------|
| Pricing             | \$3,750,000.00 |
| In Place NOI        | \$296,726.00   |
| In Place Cap Rate   | 7.91%          |
| Year 1 NOI          | \$296,726.00   |
| Year 1 Cap Rate     | 7.91%          |
| Analysis Period     | 1              |
| Analysis Start Date | 03/28/2026     |

|                              |              |
|------------------------------|--------------|
| Laundry Income               | \$705.00     |
| Electricity Income           | \$69,995.00  |
| Pet Fees                     | \$1,275.00   |
| Late Fees                    | \$1,751.00   |
| Other Monthly Fees           | \$5,270.00   |
| Security Deposit Forfeitures | \$453.00     |
| Total Additional Income      | \$79,449.00  |
| General Expenses             |              |
| Utility Expense              | \$135,744.00 |
| Maintenance and Repairs      | \$42,740.00  |
| Legal and Professional Fees  | \$15,756.00  |
| Payroll and Labor            | \$28,412.00  |
| Commissions/Fees/Permits     | \$13,330.00  |
| Lease Expense                | \$7,490.00   |
| Office/Administrative        | \$2,536.00   |
| Total General Expenses       | \$246,008.00 |
| Property Insurance           | \$17,148.00  |
| Property Tax                 | \$2,363.00   |
| Management Fee               | \$27,000.00  |
| Total Expenses               | \$292,519.00 |



# CASH FLOW PROJECTIONS

| POTENTIAL GROSS REVENUE       |              |              |
|-------------------------------|--------------|--------------|
| BASE RENTAL REVENUE           | \$509,796.00 | \$509,796.00 |
| SCHEDULED RENTAL REVENUE      | \$509,796.00 | \$509,796.00 |
| ADDITIONAL INCOME             | \$79,449.00  | \$79,449.00  |
| TOTAL POTENTIAL GROSS REVENUE | \$589,245.00 | \$589,245.00 |
| EFFECTIVE GROSS REVENUE       | \$589,245.00 | \$589,245.00 |
| OPERATING EXPENSES            |              |              |
| PROPERTY TAX                  | \$2,363.00   | \$2,363.00   |
| INSURANCE                     | \$17,148.00  | \$17,148.00  |
| MANAGEMENT FEE                | \$27,000.00  | \$27,000.00  |
| GENERAL EXPENSES              | \$246,008.00 | \$246,008.00 |
| TOTAL OPERATING EXPENSES      | \$292,519.00 | \$292,519.00 |
| NET OPERATING INCOME          | \$296,726.00 | \$296,726.00 |
| CAP RATE                      | 7.91%        | 7.91%        |

# SALES COMPARABLES

450 Gladys Rd  
Colfax, California 95713

\$87,179/space



5800 Stockton Blvd  
Sacramento, California 95824

\$69,545/space



1281 Pleasant Valley Rd  
Diamond Springs, California 95619

\$90,351/space



|                 |                 |
|-----------------|-----------------|
| PRICE           | \$10,200,000.00 |
| SALE DATE       | 09/09/2025      |
| NUMBER OF UNITS | 117.00          |

|                 |                |
|-----------------|----------------|
| PRICE           | \$3,825,000.00 |
| SALE DATE       | 12/22/2025     |
| NUMBER OF UNITS | 55.00          |

|                 |                |
|-----------------|----------------|
| PRICE           | \$5,150,000.00 |
| SALE DATE       | 12/27/2024     |
| NUMBER OF UNITS | 57.00          |

# DEMOGRAPHICS

|                         |         |        |        |
|-------------------------|---------|--------|--------|
| 2000 Population         | 1,211   | 18,716 | 38,060 |
| 2010 Population         | 1,117   | 19,194 | 39,740 |
| 2025 Population         | 1,256   | 19,873 | 40,576 |
| 2030 Population         | 1,246   | 20,376 | 41,642 |
| 2025-2030 Growth Rate   | -0.16 % | 0.5 %  | 0.52 % |
| 2025 Daytime Population | 1,517   | 26,747 | 50,660 |

|                     |            |            |            |
|---------------------|------------|------------|------------|
| less than \$15000   | 63         | 751        | 1,260      |
| \$15000-24999       | 43         | 563        | 1,074      |
| \$25000-34999       | 12         | 432        | 863        |
| \$35000-49999       | 41         | 1,051      | 1,827      |
| \$50000-74999       | 63         | 1,231      | 2,232      |
| \$75000-99999       | 37         | 1,034      | 2,158      |
| \$100000-149999     | 81         | 1,526      | 2,954      |
| \$150000-199999     | 72         | 969        | 2,138      |
| \$200000 or greater | 104        | 1,103      | 2,663      |
| Median HH Income    | \$ 99,585  | \$ 81,007  | \$ 88,774  |
| Average HH Income   | \$ 127,621 | \$ 111,095 | \$ 124,479 |



|                              |      |       |        |
|------------------------------|------|-------|--------|
| 2000 Total Households        | 468  | 7,679 | 15,051 |
| 2010 Total Households        | 463  | 8,061 | 16,009 |
| 2025 Total Households        | 516  | 8,658 | 17,168 |
| 2030 Total Households        | 520  | 9,045 | 17,943 |
| 2025 Average Household Size  | 2.37 | 2.22  | 2.29   |
| 2025 Owner Occupied Housing  | 359  | 5,571 | 11,658 |
| 2030 Owner Occupied Housing  | 366  | 5,901 | 12,340 |
| 2025 Renter Occupied Housing | 157  | 3,087 | 5,510  |
| 2030 Renter Occupied Housing | 154  | 3,143 | 5,604  |
| 2025 Vacant Housing          | 21   | 488   | 1,219  |
| 2025 Total Housing           | 537  | 9,146 | 18,387 |

INCORPORATED

5/1/1888

CITY

7.2 SQ MI

LAND

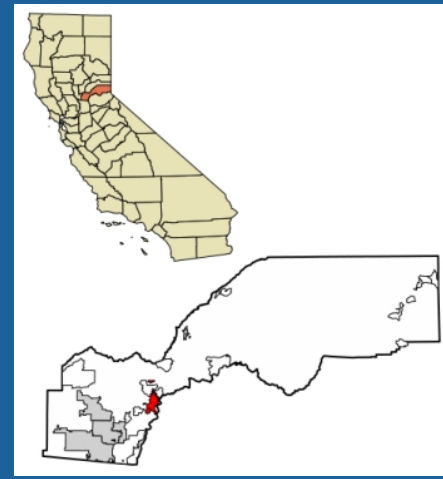
7.2 SQ MI

ELEVATION

1227 FT



Auburn is a city in and the county seat of Placer County, California, United States. Its population was 13,776 during the 2020 census. Auburn is known for its California Gold Rush history and is registered as a California Historical Landmark.



# CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from EXP REALTY and it should not be made available to any other person or entity without the written consent of EXP REALTY .

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to EXP REALTY . This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. EXP REALTY has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, EXP REALTY has not verified, and will not verify, any of the information contained herein, nor has EXP REALTY conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE EXP REALTY ADVISOR FOR MORE DETAILS.



**ANDREW BOLEY**

Realtor

Mobile: 9169520411

[andrew.bolely@exprealty.com](mailto:andrew.bolely@exprealty.com)

License #: 02201769



**AMIR CACKOVIC**

Broker

Direct: 9164000000

[amir@cackovic.net](mailto:amir@cackovic.net)

License #: 01484623



**EXP REALTY**

5921 Landis Ave  
Carmichael, CA 95608

Office: 9169520411

<https://andrewbolely.exprealty.com/>