



SPRING CREEK RV

*16160 Jellys Ferry Rd.
Red Bluff, CA 96080*

Contact:

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SPRING CREEK RV

PROPERTY INFO:

PURCHASE PRICE:

\$299,000

PROPERTY ADDRESS:

16160 JELLYS FERRY RD.
RED BLUFF, CA 96080

YEAR BUILT:

1952

PROPERTY SIZE

8 UNITS

LAND SIZE

1.55 ACRES



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

PROPERTY DESCRIPTION

Steamer Pease of Lowerkase Commercial is pleased to present Spring Creek RV Park for sale in Red Bluff, CA. Per HCD, this property is permitted for 2 Mobile Home Spaces, 5 RV Lots w/ Drains & 1 stick built house. Located in the quaint town of Red Bluff, Ca. this bite size Mobile Home Park offers ease of oversight with Experienced management on site, little to no maintenance required from ownership due to its size, and longevity of the residents. Park is perfect for first time investor, or any investor transitioning from another investment class.



PROPERTY PHOTOS



PROPERTY PHOTOS



SPRING CREEK RV

16160 Jellys Ferry Rd., Red Bluff, CA, 96080

5-Year Cash Flow Analysis

Fiscal Year Beginning March 2021

INITIAL INVESTMENT

Purchase Price	\$299,000
+ Acquisition Costs	\$5,980
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$304,980

MORTGAGE DATA

Loan Amount	\$0
Interest Rate (30/360)	0.000%
Amortization Period	Years
Loan Term	0 Years
Loan Fees Points	1.00%
Periodic Payment	\$0.00
Annual Debt Service	\$0

1ST LIEN

CASH FLOW

For the Year Ending	Year 1 Feb-2022	Year 2 Feb-2023	Year 3 Feb-2024	Year 4 Feb-2025	Year 5 Feb-2026
POTENTIAL RENTAL INCOME (PRI)	\$39,960	\$40,360	\$40,763	\$41,171	\$41,583
- Vacancy / Credit Loss	\$1,199	\$1,211	\$1,223	\$1,235	\$1,247
EFFECTIVE RENTAL INCOME	\$38,761	\$39,149	\$39,540	\$39,936	\$40,336
+ Other Income	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$38,761	\$39,149	\$39,540	\$39,936	\$40,336
- Operating Expenses	\$6,852	\$6,852	\$6,852	\$6,852	\$6,852
NET OPERATING INCOME (NOI)	\$31,909	\$32,297	\$32,688	\$33,084	\$33,484
NET OPERATING INCOME (NOI)	\$31,909	\$32,297	\$32,688	\$33,084	\$33,484
- Capital Expenses / Replacement Reserves	\$0	\$0	\$0	\$0	\$0
- Annual Debt Service 1st Lien	\$0	\$0	\$0	\$0	\$0
CASH FLOW BEFORE TAXES	\$31,909	\$32,297	\$32,688	\$33,084	\$33,484
Loan Balance	\$0	\$0	\$0	\$0	\$0
Loan-to-Value (LTV) - 1st Lien	0%	0%	0%	0%	0%
Debt Service Coverage Ratio	0.00	0.00	0.00	0.00	0.00
Before Tax Cash on Cash	10.46%	10.59%	10.72%	10.85%	10.98%

SALES PROCEEDS

Projected Sales Price (EOY 5)	\$0
Cost of Sale	\$0
Mortgage Balance 1st Lien	\$0
Sales Proceeds Before Tax	\$0

INVESTMENT PERFORMANCE

Internal Rate of Return (IRR)	N/A
Acquisition CAP Rate	10.67%
Year 1 Cash-on-Cash	10.46%
Gross Rent Multiplier	7.48
Loan to Value	0.00%
Debt Service Coverage Ratio	0.00



Steamer Pease,
Managing Broker

Lowerkase Commercial

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9700 Village Center Drive, Granite Bay CA 95746

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Expense Detail Analysis

Fiscal Year Beginning March 2021

INCOME

For the Year Ending	Year 1 Feb-2022	Year 2 Feb-2023	Year 3 Feb-2024	Year 4 Feb-2025	Year 5 Feb-2026
POTENTIAL RENTAL INCOME (PRI)	\$39,960	\$40,360	\$40,763	\$41,171	\$41,583
- Vacancy / Credit Loss	\$1,199	\$1,211	\$1,223	\$1,235	\$1,247
EFFECTIVE RENTAL INCOME (ERI)	\$38,761	\$39,149	\$39,540	\$39,936	\$40,336
+ Other Income	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$38,761	\$39,149	\$39,540	\$39,936	\$40,336

EXPENSE DETAIL

Real Estate Taxes	\$3,220	\$3,220	\$3,220	\$3,220	\$3,220
Property Insurance	\$1,350	\$1,350	\$1,350	\$1,350	\$1,350
Repairs And Maintenance	\$997	\$997	\$997	\$997	\$997
Utilities	\$1,165	\$1,165	\$1,165	\$1,165	\$1,165
Licenses/permits	\$120	\$120	\$120	\$120	\$120
TOTAL OPERATING EXPENSES	\$6,852	\$6,852	\$6,852	\$6,852	\$6,852
NET OPERATING INCOME (NOI)	\$31,909	\$32,297	\$32,688	\$33,084	\$33,484



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5-Year Cash Flow Analysis

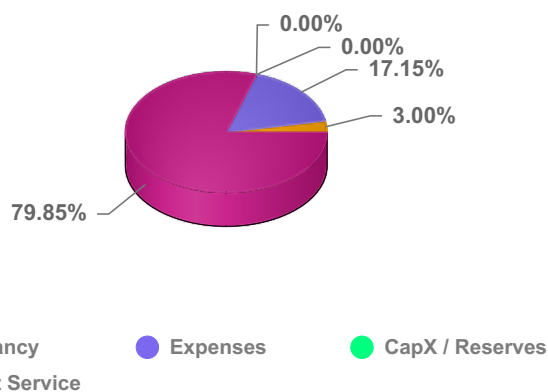
Fiscal Year Beginning March 2021

ASSUMPTION / INPUTS

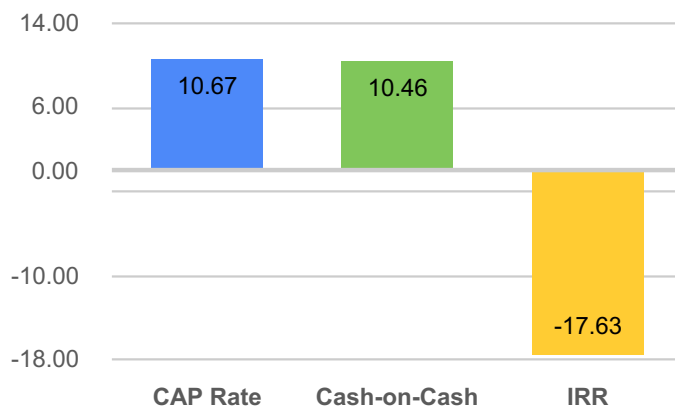
Purchase Price	\$299,000
Year 1 Potential Income	\$39,960
Vacancy & Credit Loss	3.00%
Year 1 Expenses	\$6,852
Acquisition CAP Rate	10.67%
Sale Price - CAP Rate	\$0

Acquisition Costs	2.00%
Annual Income Increase	1.00%
Other Income Increase	0.00%
Annual Expense Increase	N/A
Loan Fees Points	1.00%
Cost of Sale upon Disposition	5.00%

\$ 31,909



Investment Performance (%)



5-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

Unleveraged Investment		Financing Cash Flow		Equity Investment	
Cash Flow & 5-year Yield		& Effective Rate		Cash Flow & 5-year Yield	
N	\$	N	\$	N	\$
0	(\$304,980)	0	\$0	0	(\$304,980)
1	\$31,909	1	\$0	1	\$31,909
2	\$32,297	2	\$0	2	\$32,297
3	\$32,688	3	\$0	3	\$32,688
4	\$33,084	4	\$0	4	\$33,084
5	\$33,484	5	\$0	5	\$33,484

Property IRR/Yield = N/A

Effective Loan Rate = N/A

Equity IRR / Yield = N/A

Neutral Leverage - The Equity Yield Remained the SAME with Leverage



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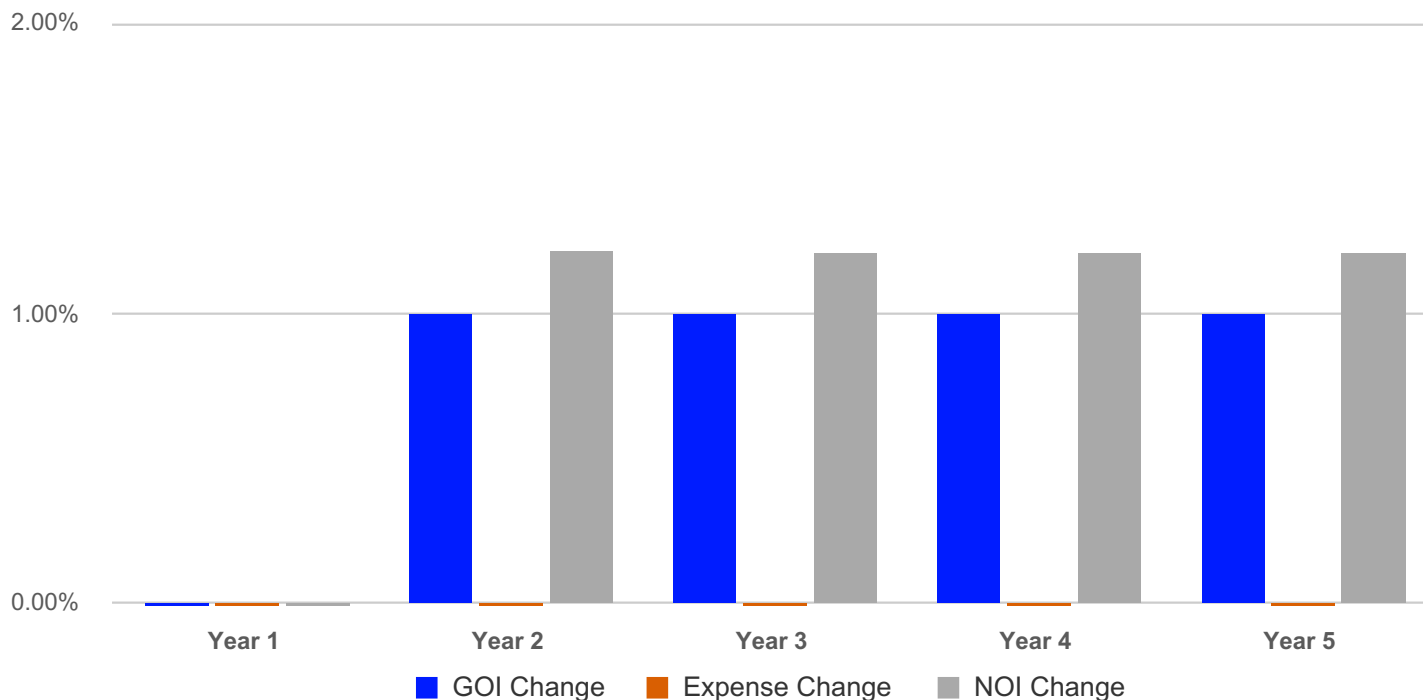
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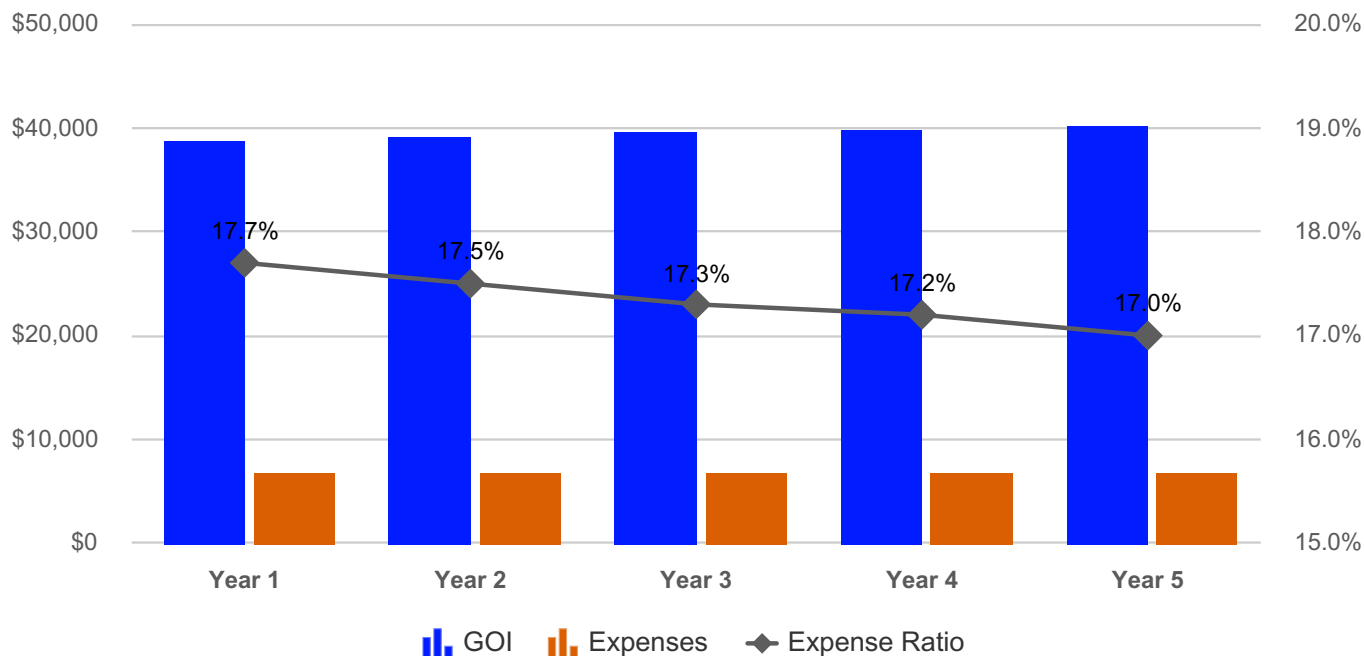
Annual GOI, Expense and NOI Percent Change, Expense Ratio % of GOI

Fiscal Year Beginning March 2021

Annual GOI, Expense and NOI Percent Change



Expense Ratio % of GOI



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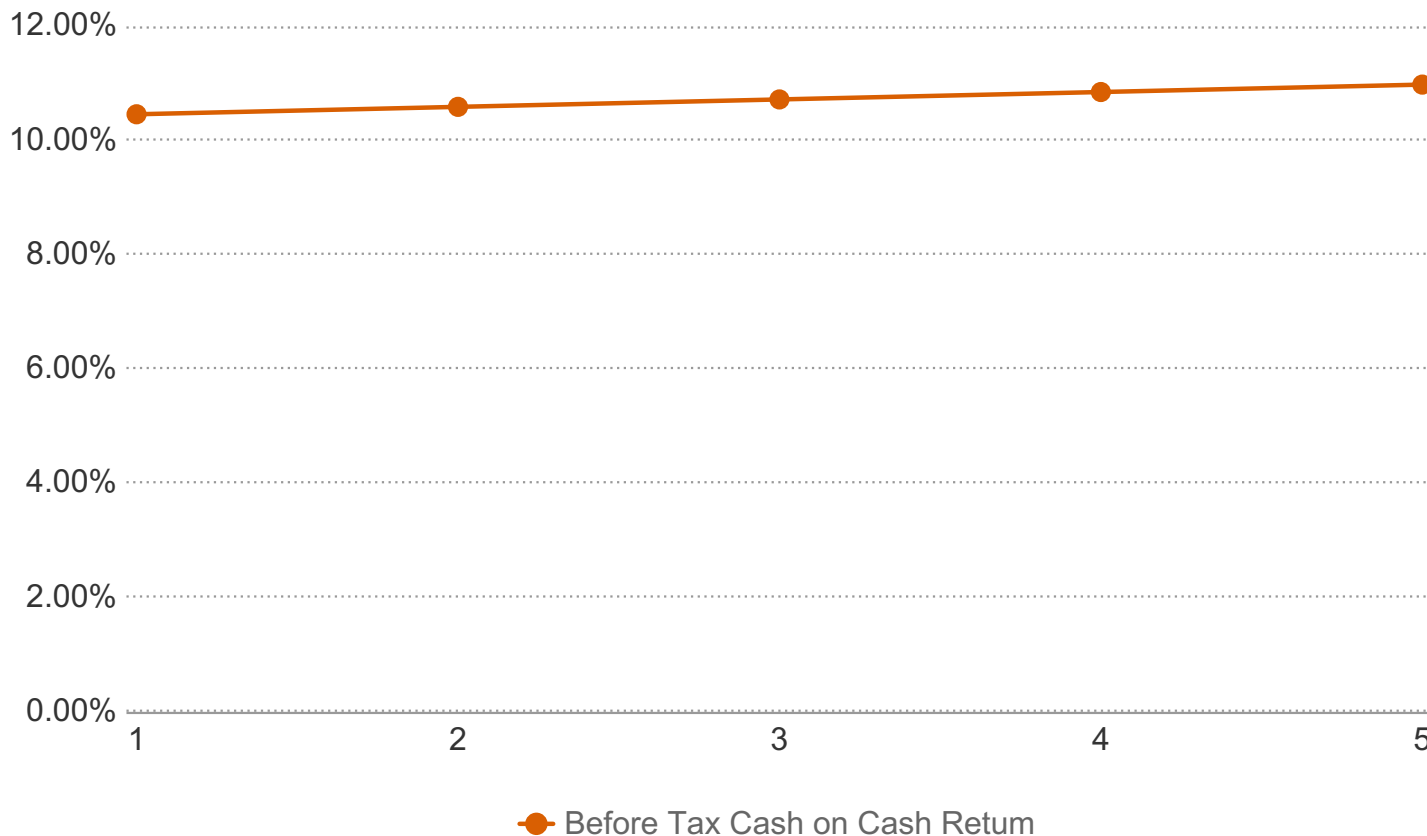
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Annual Cash-on-Cash Dividend Return



Year	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax Cash on Cash Return	10.46%	10.59%	10.72%	10.85%	10.98%



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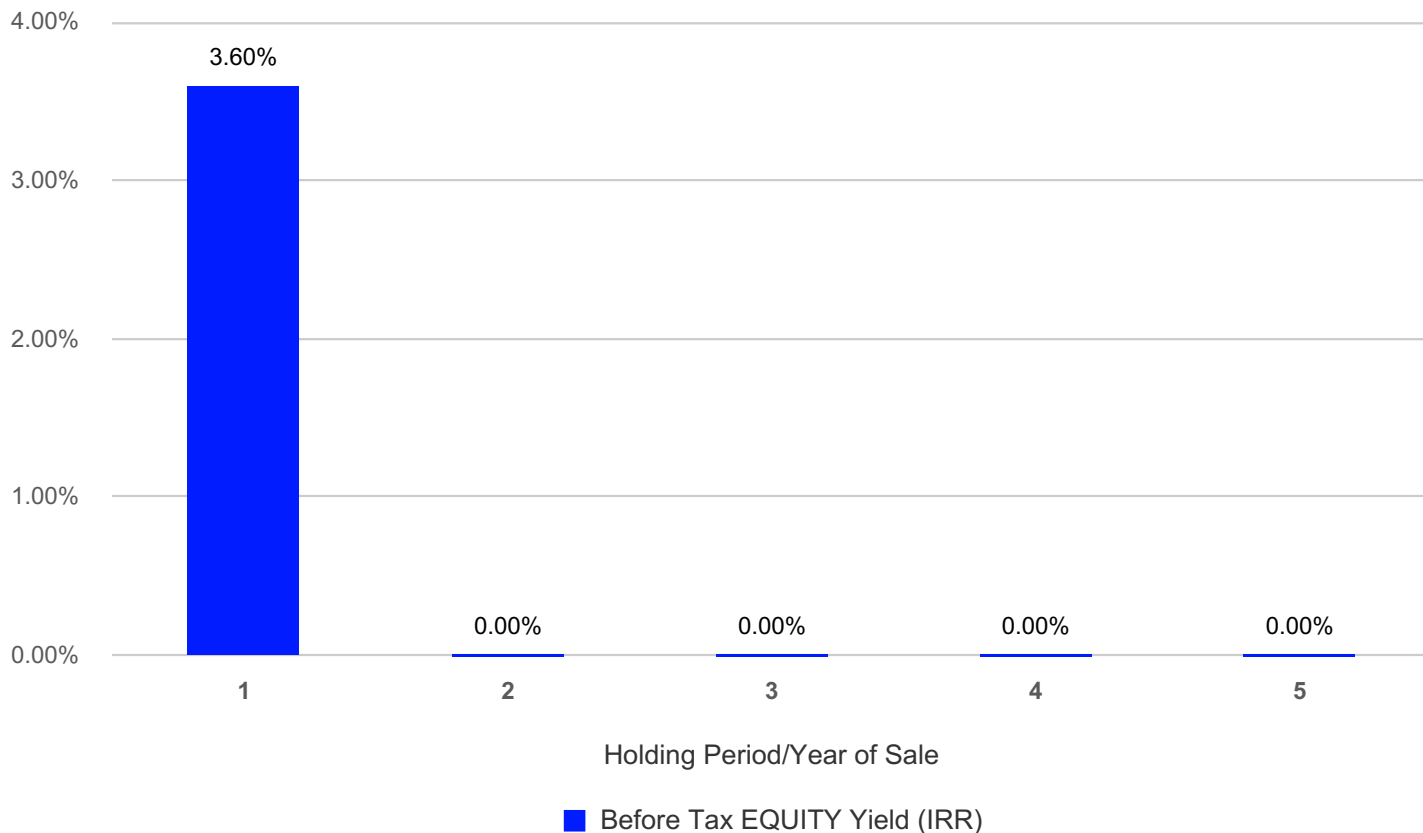


Optimal Holding Period Analysis

Fiscal Year Beginning March 2021

Before Tax Optimal Holding Period	1 Year
Before Tax Optimal Hold Annual Yield	3.6%

Optimal Holding Period by Annual Equity Yield (IRR)



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax EQUITY Yield (IRR)	3.60%	N/A	N/A	N/A	N/A



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KEY INVESTMENT FACTS

Fiscal Year Beginning March 2021



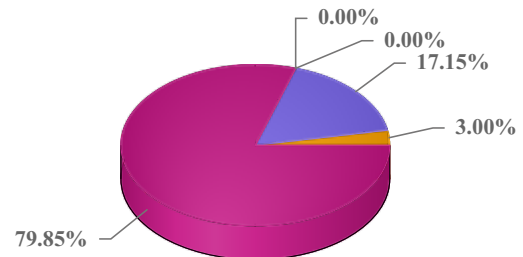
INITIAL INVESTMENT

Purchase Price	\$299,000
+ Acquisition Costs	\$5,980
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$304,980



CASH FLOW

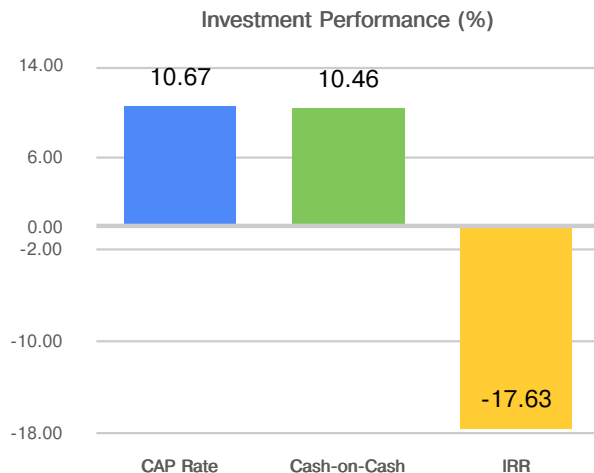
Cash Flow \$ 31,909



● Vacancy ● Expenses ● CapX / Reserves
● Debt Service



INVESTMENT PERFORMANCE



Internal Rate of Return (IRR)	N/A
Acquisition CAP Rate	10.67%
Year 1 Cash-on-Cash	10.46%
Gross Rent Multiplier	7.48
Price Per Unit	\$37,375
Loan to Value	0.00%
Debt Service Coverage Ratio	0.00

For the Year Ending	Year 5 Jan-2026
POTENTIAL RENTAL INCOME (PRI)	\$41,583
Base Rental Income	\$0
- Vacancy / Credit Loss	\$1,247
EFFECTIVE RENTAL INCOME	\$40,336
+ Other Income	\$0
GROSS OPERATING INCOME (GOI)	\$40,336
- Operating Expenses	\$6,852
NET OPERATING INCOME (NOI)	\$33,484
- Capital Expenses / Replacement Reserves	\$0
- Annual Debt Service 1st Lien	\$0
CASH FLOW BEFORE TAXES	\$33,484



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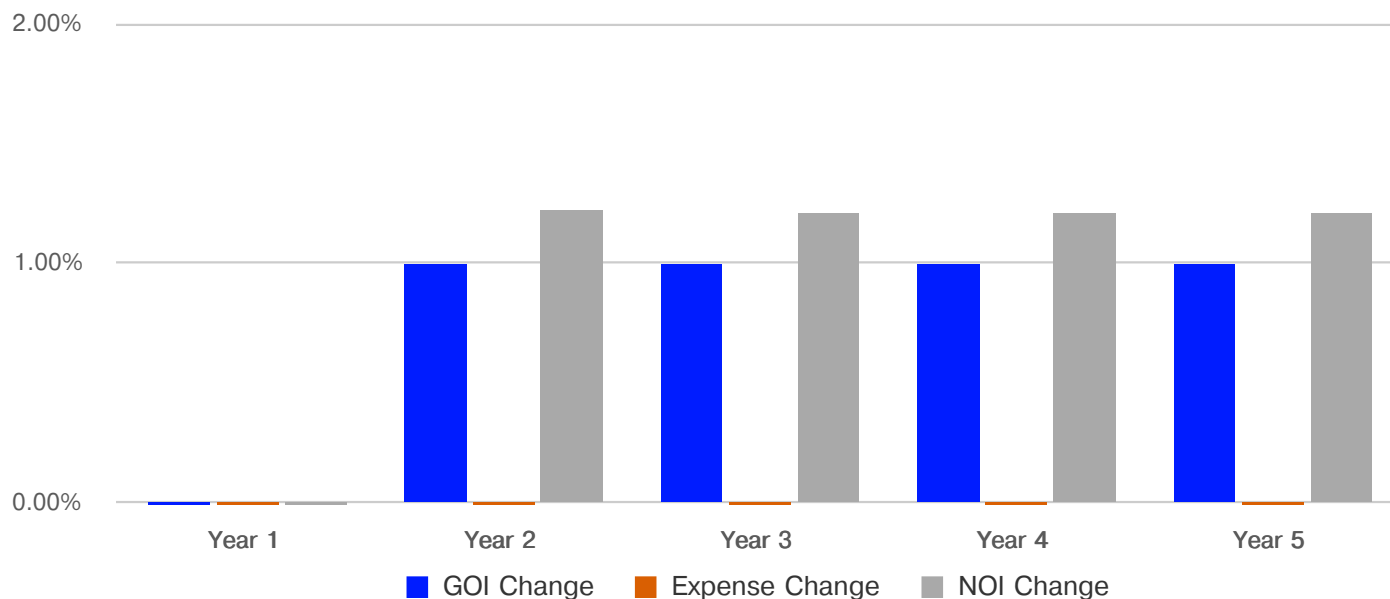
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ANNUAL PERCENT CHANGE & EXPENSE RATIO

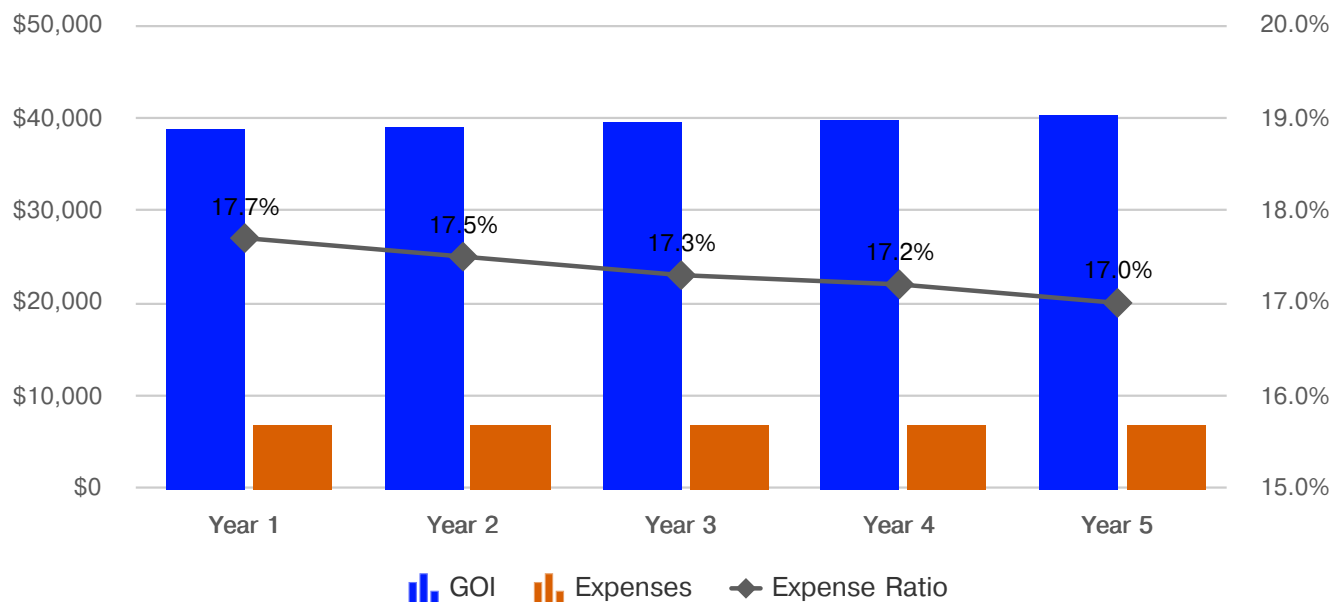
Fiscal Year Beginning March 2021



ANNUAL GOI, EXPENSE AND NOI PERCENT CHANGE



EXPENSE RATIO % OF GOI



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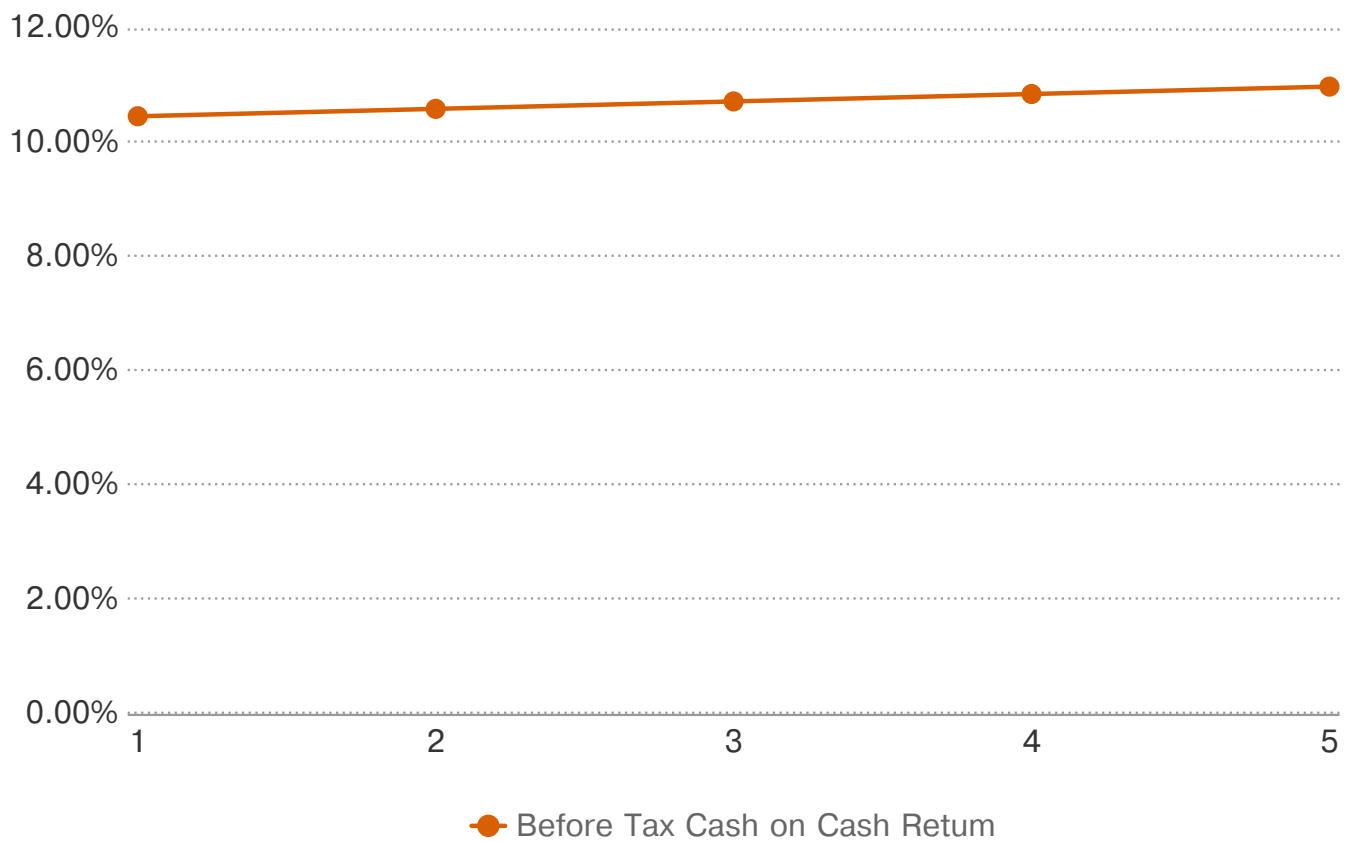
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CASH ON CASH RETURN

Fiscal Year Beginning March 2021



ANNUAL CASH-ON-CASH DIVIDEND RETURN



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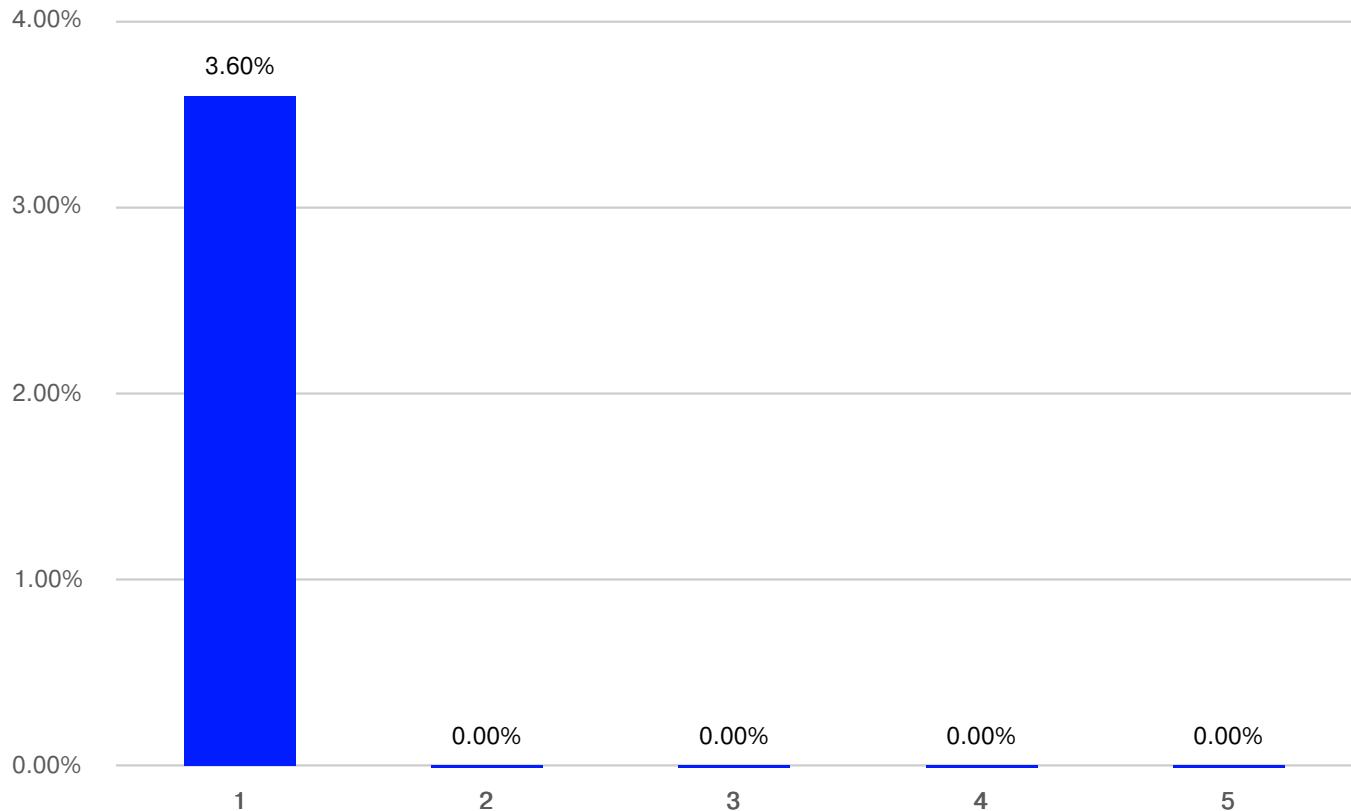
OPTIMAL HOLDING PERIOD

Fiscal Year Beginning March 2021



OPTIMAL HOLDING PERIOD BY ANNUAL EQUITY YIELD (IRR)

Before Tax Optimal Holding Period	1 Year
Before Tax Optimal Hold Annual Yield	3.6%



Holding Period/Year of Sale

■ Before Tax EQUITY Yield (IRR)



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Spring Creek Rv & Mobile Home Park

Year:	2020	Gross Income:	\$37,780.00	Total Expenses:	\$5,930.30	Net Income:	\$31,849.70	Deposits:	\$250.00									
Property	Property Address/Unit #	Rent Amt.	Tenant Name	Phone	Move-In Date	Renewal date												
#1	16160 Jellys Ferry Rd #1	\$425	Mike Archer	(555) 555-5555	1/1/19	2/1/20												
#2	16160 Jellys Ferry Rd #2	\$400	Sadie King	(555) 555-5555	1/18/19	2/18/20												
#3	16160 Jellys Ferry Rd #3	\$365	Jerry	(555) 555-5555	1/29/19	7/29/19												
#4	16160 Jellys Ferry Rd #4	\$365	Becky	(555) 555-5555	2/11/19	12/11/19												
#5	16160 Jellys Ferry Rd #5	\$350	Kathy Archer	(555) 555-5555	2/19/19	5/19/19												
#6	16162 Jellys Ferry Rd	\$450	Lyndy	(555) 555-5555	2/19/19	5/19/19												
#7	16164 Jellys Ferry Rd	\$400	Eric Archer	(555) 555-5555	2/19/19	5/19/19												
House	16166 Jellys Ferry Rd	\$575	Dan Scroggins	(555) 555-5555	2/19/19	5/19/19												
		\$3,330																
Security Deposits																		
	#1	#2	#3	#4	#5	#6	#7	Total										
Date	Amount	Date	Amount	Date	Amount	Date	Amount	Date	Amount	Date	Amount	Date	Amount	Date	Amount			
Deposit Received	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$0.00	\$250.00	10/5/18	\$0.00							
Pet Deposit	\$0.00																\$0.00	
Other:																	\$0.00	
Total:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$0.00	\$250.00									
Rental Income																		
	#1	#2	#3	#4	#5	#6	#7	House	Total									
Date	Amount	Late Fee	Date	Amount	Late Fee	Date	Amount	Late Fee	Date	Amount	Late Fee	Date	Amount	Late Fee	Date	Amount	Late Fee	
Jan.	1/15/2020 \$ 425.00	\$ 25.00	\$ -	1/5/2020 \$ 365.00		1/5/2020 \$ 365.00		1/5/2020 \$ 400.00	1/5/2020 \$ 450.00	\$ 50.00	1/5/2020 \$ 400.00	1/5/2020 \$ 450.00	\$ 50.00	1/5/2020 \$ 400.00	1/5/2020 \$ 450.00	\$ 50.00	\$3,055.00	
Feb.	2/20/2020 \$ 425.00	\$ 25.00	\$ -	2/5/2020 \$ 365.00		2/5/2020 \$ 365.00		2/5/2020 \$ 400.00	2/5/2020 \$ 450.00	\$ 50.00	2/5/2020 \$ 400.00	2/5/2020 \$ 450.00	\$ 50.00	2/5/2020 \$ 400.00	2/5/2020 \$ 450.00	\$ 50.00	\$3,055.00	
Mar.	3/15/2020 \$ 385.00		\$ -	3/5/2020 \$ 365.00		3/5/2020 \$ 365.00		3/5/2020 \$ 400.00	3/5/2020 \$ 450.00	\$ 50.00	3/5/2020 \$ 400.00	3/5/2020 \$ 450.00	\$ 50.00	3/5/2020 \$ 400.00	3/5/2020 \$ 450.00	\$ 50.00	\$2,990.00	
Apr.			\$ -	4/5/2020 \$ 365.00		4/5/2020 \$ 365.00		3/5/2020 \$ 250.00	\$ -		4/1/2020 \$ 400.00	4/5/2020 \$ 400.00		4/5/2020 \$ 400.00	4/5/2020 \$ 400.00		\$1,955.00	
May				5/5/2020 \$ 400.00		5/5/2020 \$ 365.00		5/5/2020 \$ 400.00	5/5/2020 \$ 400.00		5/5/2020 \$ 400.00	5/5/2020 \$ 400.00		5/5/2020 \$ 400.00	5/5/2020 \$ 400.00		\$2,905.00	
Jun.	6/25/2020 \$ 940.00			6/5/2020 \$ 400.00		6/5/2020 \$ 365.00		6/5/2020 \$ 400.00	6/5/2020 \$ 400.00		6/5/2020 \$ 400.00	6/5/2020 \$ 400.00		6/5/2020 \$ 400.00	6/5/2020 \$ 400.00		\$3,845.00	
Jul.	7/1/2020 \$ 425.00			7/5/2020 \$ 400.00		7/5/2020 \$ 365.00		7/5/2020 \$ 400.00	7/5/2020 \$ 400.00		7/5/2020 \$ 400.00	7/5/2020 \$ 400.00		7/5/2020 \$ 400.00	7/5/2020 \$ 400.00		\$3,330.00	
Aug.	8/5/2020 \$ 425.00			8/1/2020 \$ 400.00		8/5/2020 \$ 365.00		8/5/2020 \$ 400.00	8/5/2020 \$ 400.00		8/5/2020 \$ 400.00	8/5/2020 \$ 400.00		8/5/2020 \$ 400.00	8/5/2020 \$ 400.00		\$3,330.00	
Sept.	9/5/2020 \$ 420.00			9/1/2020 \$ 400.00		9/5/2020 \$ 365.00		9/5/2020 \$ 400.00	9/5/2020 \$ 400.00		9/5/2020 \$ 400.00	9/5/2020 \$ 400.00		9/5/2020 \$ 400.00	9/5/2020 \$ 400.00		\$3,325.00	
Oct.	10/5/2020 \$ 425.00			10/1/2020 \$ 400.00		10/5/2020 \$ 365.00		10/5/2020 \$ 400.00	10/5/2020 \$ 400.00		10/5/2020 \$ 400.00	10/5/2020 \$ 400.00		10/5/2020 \$ 400.00	10/5/2020 \$ 400.00		\$3,330.00	
Nov.	11/4/2020 \$ 425.00			11/1/2020 \$ 400.00		11/5/2020 \$ 365.00		11/5/2020 \$ 400.00	11/5/2020 \$ 400.00		11/5/2020 \$ 400.00	11/5/2020 \$ 400.00		11/5/2020 \$ 400.00	11/5/2020 \$ 400.00		\$3,330.00	
Dec.	12/5/2020 \$ 425.00			12/1/2020 \$400.00		12/5/2020 \$ 365.00		12/5/2020 \$ 400.00	12/5/2020 \$ 400.00		12/5/2020 \$ 400.00	12/5/2020 \$ 400.00		12/5/2020 \$ 400.00	12/5/2020 \$ 400.00		\$3,330.00	
Total:	\$4,295.00	\$25.00		\$3,200.00	\$0.00	\$4,015.00	\$0.00	\$4,015.00	\$0.00	\$4,000.00	\$0.00	\$4,350.00	\$100.00	\$4,400.00	\$0.00	\$6,325.00	\$0.00	\$37,780.00

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Location/Study Area Map (Drive Time: 30 minutes)



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Infographic: Key Facts (Drive Time: 30 minutes)

KEY FACTS

132,072

Population



Average
Household Size

39.2

Median Age

\$49,340

Median Household
Income

EDUCATION

11%

No High School
Diploma



28%
High School
Graduate



42%
Some College



19%
Bachelor's/Grad/Pr
of Degree

BUSINESS



7,141

Total Businesses



63,722

Total Employees

EMPLOYMENT



White Collar

58%



Blue Collar

26%



Services

17%

14.7%

Unemployment
Rate

INCOME



\$49,340

Median Household
Income



\$25,908

Per Capita Income



\$49,963

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.1%)

The smallest group: \$200,000+ (3.4%)

Indicator	Value	Difference	
<\$15,000	14.3%	+1.3%	<div></div>
\$15,000 - \$24,999	10.9%	+2.6%	<div></div>
\$25,000 - \$34,999	10.7%	+1.9%	<div></div>
\$35,000 - \$49,999	14.6%	+0.9%	<div></div>
\$50,000 - \$74,999	18.1%	0	<div></div>
\$75,000 - \$99,999	11.1%	-0.6%	<div></div>
\$100,000 - \$149,999	12.8%	-3.5%	<div></div>
\$150,000 - \$199,999	4.1%	-1.5%	<div></div>
\$200,000+	3.4%	-1.1%	<div></div>

Bars show deviation from
Shasta County

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

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SPRING CREEK RV

16160 Jellys Ferry Rd., Red Bluff, CA, 96080

Infographic: Community Profile (Drive Time: 30 minutes)

COMMUNITY PROFILE

132,072 0.0% 2.6 54.9 39.2 \$49,340 \$49,963 \$252,915 22% 60% 18%

Population
Total

Pop
Growth

Average
HH Size

Diversity
Index

Median
Age

Median HH
Income

Median Net
Worth

Median Home
Value

Under
18

Ages 18
to 65

Aged
66+



16.7%
Service Workers

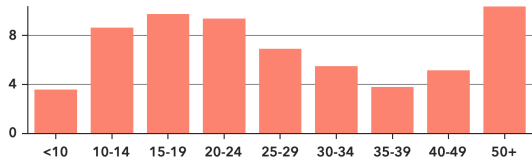


25.6%
Blue Collar Workers

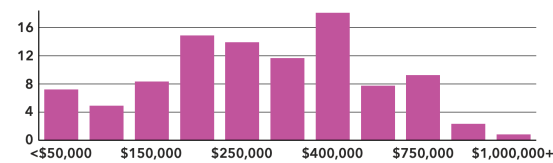


57.7%
White Collar Worker

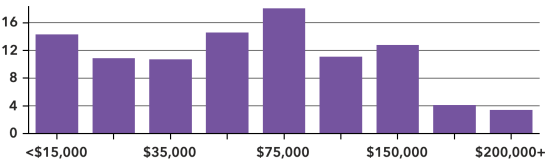
Mortgage as Percent of Salary



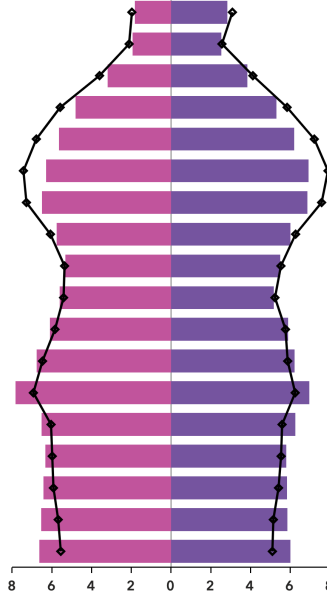
Home Value



Household Income

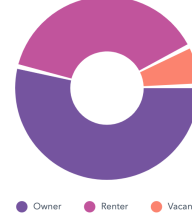


Age Profile: 5 Year Increments



Dots show comparison to Shasta County

Home Ownership



Owner Renter Vacant

Housing: Year Built



<1939 1940-49 1950-59 1960-69 1970-79 1980-89 1990-99 2000-09 2010-13 2014+

Educational Attainment



< 9th Grade HS Diploma Some College Bach Degree No Diploma GED Assoc Degree Grad Degree

Commute Time: Minutes



< 5 5-9 10-14 15-19 20-24 25-29 30-34 35-39 40-44 45-59 60-89 90+

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023



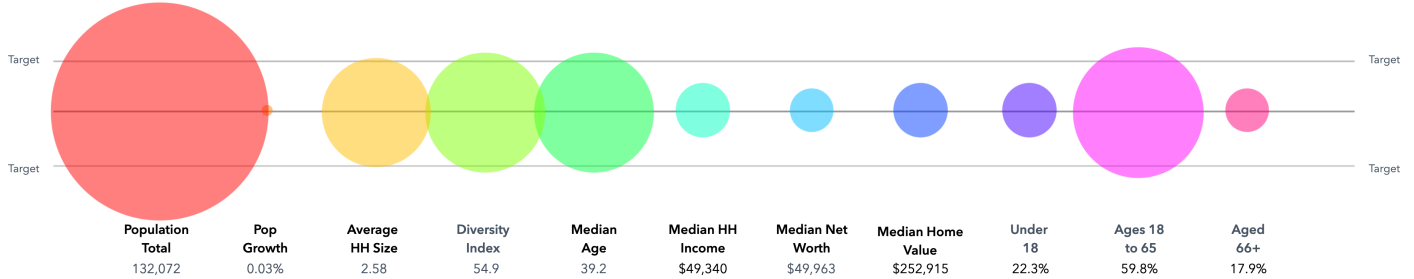
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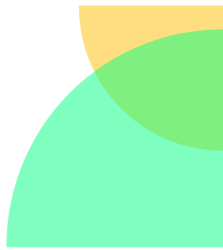
MARKET SUMMARY

16160 Jellys Ferry Rd., Red Bluff, CA, 96080



No High School Diploma 11%

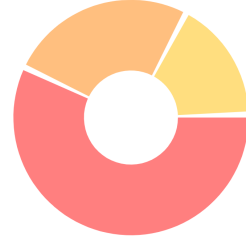
High School Graduate 28%



Bachelor's, Professional or Graduate Degree 19%

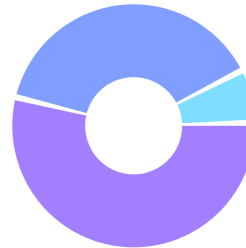
Some College 42%

Educational Attainment



White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership



< 5 5-9 10-14 15-19 20-24
25-29 30-34 35-39 40-44 45-59
60-89 90+

Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2021

 Business Analyst



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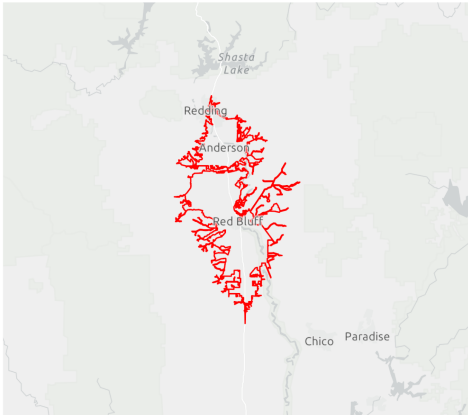
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SPRING CREEK RV

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Infographic: Population Trends (Drive Time: 30 minutes)



POPULATION TRENDS AND KEY INDICATORS

132,072	50,525	2.58	39.2	\$49,340	\$252,915	68	111	55
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$7,407

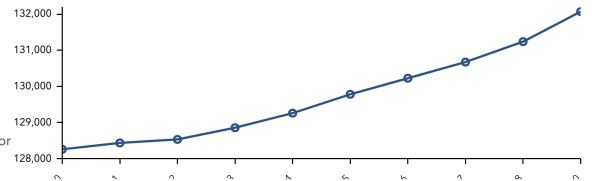
Avg Spent on Mortgage & Basics



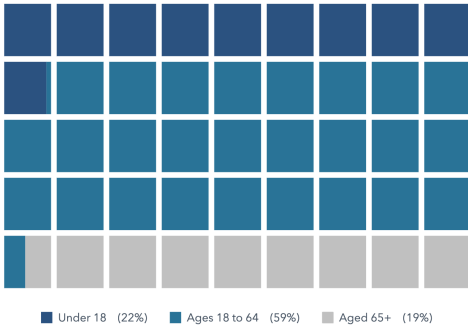
21.4%

Percent of Income for Mortgage

Historical Trends: Population



POPULATION BY AGE



POPULATION BY GENERATION



8.1%

Greatest Gen:
Born 1945/Earlier



23.0%

Baby Boomer:
Born 1946 to 1964



18.0%

Generation X:
Born 1965 to 1980



23.7%

Millennial:
Born 1981 to 1998



22.2%

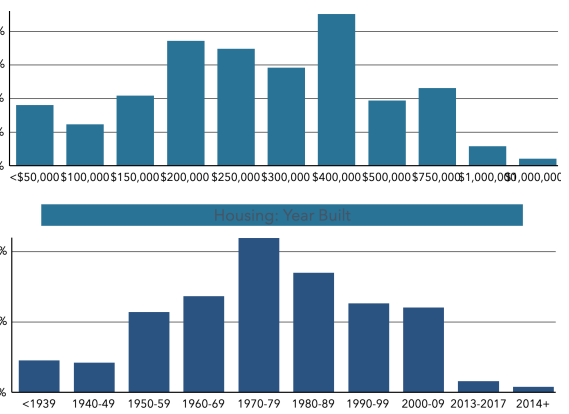
Generation Z:
Born 1999 to 2016



5.1%

Alpha: Born
2017 to Present

Housing: Year Built



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2014-2018, 2020, 2025.
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AREA LOCATION MAP

Spring Creek MHP
16160 Jellys Ferry Rd., Red Bluff, CA, 96080



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Spring Creek MHP
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BIO- STEAMER PEASE

Steamer is recognized as an entrepreneur, commercial real estate investor and commercial broker, as well as a commercial property owner. He owns and manages commercial real estate and has real estate investments in various locations throughout the Western Region of the United States, which include; mixed use, residential, industrial, office, retail, and multi family.

With more than 10 years of commercial real estate experience, Steamer has been involved in countless transactions representing office, industrial, and retail clients for leasing, sales and investments. His experience with a diverse range of transactions and personal ownership allows him to provide his clients with a unique and creative approach to real estate solutions. With an expertise in Mobile Home Parks, and a diverse background in all Commercial Real Estate disciplines, Steamer is well versed on delivering creative solutions to assist his clients in achieving the highest sale possible, with the lowest tax risk.

After joining the Central Valley Industrial Group of Colliers International, Steamer found his strengths and passion were better suited in a non-corporate structure which gave him the flexibility to add value to his clients from a more diverse perspective. He founded his own company, Lowerkase Commercial, in 2014 where he specializes in private capital, off market transactions and Mobile Home Parks.



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