

AVINE REAL ESTATE

EXCLUSIVE OFFERING



RAMBLING ROSE MP



KNOTTY ESTATES

Rambling Rose MP & Knotty Estates

1679 ORO DAM BLVD W, OROVILLE, CA 95965

1171 ORO DAM BLVD W, OROVILLE, CA 95965

ASKING PRICE

\$1,700,000

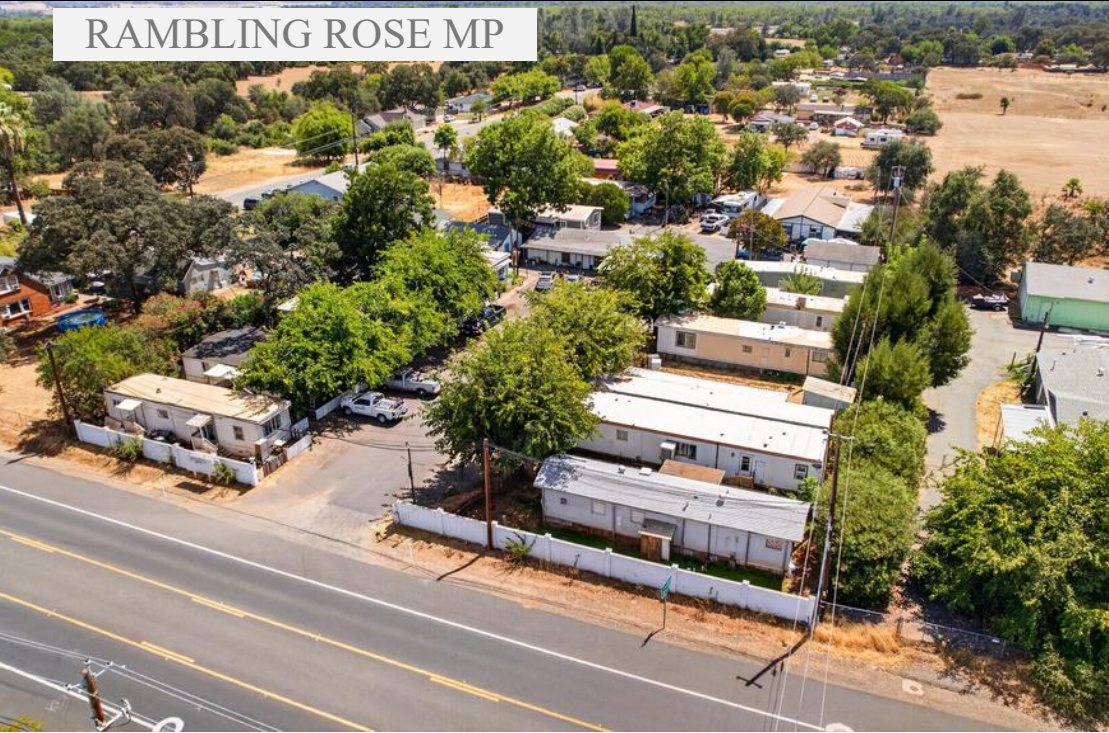
TIM RYAN

Managing Broker · CEO
310.862.6103
tim@avinerealestate.com
CA DRE #02097345
AVINE DRE#02257582

JASON LIPPE

Investment Associate
619.839.0619
jlippe@avinerealestate.com
CA DRE #02125721
AVINE DRE#02257582





KNOTTY ESTATES



EXCLUSIVE OFFERING

Table of Contents

Investment Summary	03
Property Photos - Rambling Rose MP	04
Investment Highlights	05
Property Photos - Knotty Estates	06
Property Location	07
Portfolio Photos	08
Market Overview	09
Property Location	10
Utilities & Amenities - Rambling Rose MP	11
Utilities & Amenities - Knotty Estates	12
Portfolio Photos	13
Rent Roll	14
Financial Underwriting	15
Aerial Photos	16
Rent Survey	17
Rent Survey Map	18
Sales Comps	19
Sales Comps Map	20
Portfolio Photo	21
Confidentiality & Disclaimer	22
Offering Details	23

EXCLUSIVE OFFERING

Investment
Summary

ASKING PRICE	TOTAL SITES
\$1,700,000	33
OCCUPANCY	PRICE/SITE
88%	\$51,515
RENT AVG. \$445 TOH	SITE MIX 13 MH, 12 RV 3 SFR, 1 POH 3 Vac. Sites, 1 Com. Bldg
TOTAL ACRES	PRICE/ACRE
3.45	\$492,754
YEAR BUILT	DESIGNATION
1984/1945	All Age
RENT CONTROL	COUNTY
No	Butte
APNs	ZONING
030-183-003-000 910-021-151-000 030-211-006-000 030-211-038-000	C2, MDR

CURRENT BUDGET NOI \$127,399	CURRENT BUDGET CAP RATE 7.49%	PRO FORMA NOI (Y1) \$145,683	PRO FORMA CAP RATE (Y1) 8.57%
Rambling Rose MP and Knotty Estates are a two-property manufactured housing community portfolio totaling 33 sites consisting of 16 mobile home sites, 13 RV sites with drain, 3 detached single family residences, and one bar/restaurant building in Oroville, California. The combined portfolio is priced at \$1,700,000 and is 88% occupied with 4 vacant sites including one vacant park owned home and two vacant mobile homes that were abandoned by the prior owner and are in process of having title transferred to seller. With current NOI of \$127,399, the pricing equates to a 7.49% going-in cap rate. The majority of current resident rents fall between \$350 - \$450 per month, however there have been some new sites in-filled at premium rates. Portfolio average site rents are \$445, which equates to a 32% discount to the comparable communities nearby. There is a clear path to increased income at Rambling Rose MP and Knotty Estates through in-filling the remaining vacant sites and measured increases to in-place rents to approach market rates. Rambling Rose MP is a 16-site manufactured home community with 14 MH sites and 2 detached single family residences. The single family residences are in good condition and leased long term for \$1,400 per month. There are two vacant mobile homes that were abandoned by the prior owner and are currently in the process of being renovated and having title transferred to the seller. Knotty Estates is a 17-site RV & manufactured housing community with 2 MH sites, 13 RV sites, 1 detached single family residence, and a commercial building that is leased to a bar. There is one vacant park owned mobile home which may be renovated and then sold or leased to a new resident, or removed and replaced with a new home. There is also one vacant RV site ready for a resident. Both properties are served by city water and city sewer, which are paid by the landlord and included with the rent. Trash is collected in commercial bins, service is provided by recology and paid for by the landlord. Electric is provided by PG&E, submetered, and billed back to the residents based on usage. Knotty Estates operates without gas, excluding the resident in Site #15 that obtains their own propane. Rambling Rose receives gas service from PG&E, which is submetered and billed back to the residents. Strategically located in Oroville, CA, serving an approximate population of ~55,000 and serving as the county seat of Butte County, the Rambling Rose MP and Knotty Estates benefit from a stable regional economy supported by healthcare, government services, higher education, agriculture, water and energy infrastructure, and recreation anchored by Lake Oroville. With convenient access to State Route 70 and close proximity to Chico, Yuba City, and Sacramento, the properties are well positioned to meet sustained demand for affordable workforce housing throughout Northern California.			



EXCLUSIVE OFFERING

Investment Highlights

01 CURRENT CAP RATE

The current offering price of \$1,700,000 (\$51,515 per site) equates to a current cap rate of 7.49% based on current budget NOI of \$127,399. January-June 2026 Actual NOI annualized totaled \$144,632 due to current owner directly managing the assets and achieving reduced expenses.

02 IN PLACE OCCUPANCY

The Properties are currently 87.9% occupied with 29 occupied sites and only 4 vacant sites between the two properties, including one vacant park owned home, two abandoned mobile homes that are being renovated and having title transferred to seller, and one vacant RV site with connections ready for a new resident.

03 RENTAL RATE GROWTH

The current average rent of \$445 for the portfolio is 32% lower than the rent survey average of \$652 per month. There are some new residents in place at premium rents, yet the majority of the rents fall between \$350 - \$450 per month. Substantially below market rents present the opportunity to increase NOI through measured rental rate increases to market.

04 DIVERSIFIED RENT ROLL

The properties consist of 16 MH sites, 13 RV sites w/drain, 3 detached site built residences, and 1 commercial structure that is leased to a bar. With a diversified offering of space types, the properties are positioned to capture a wide swath of market demand.

05 PORTFOLIO OPPORTUNITY

The portfolio presents investors with the opportunity to acquire two similar but separate properties located less than 1 mile apart. Acquiring as a portfolio offers economies of scale for management and operations as well as flexibility for future financing or sale capital events.

06 CONVENIENT LOCATION

The properties are conveniently located in Oroville, CA (~20,000 population), just a five minute drive to the city's center which includes major retail such as Walmart and Home Depot; employment such as CA State Water Project and Hwy 70 Industrial Park; and entertainment with outdoor recreation, casinos, and +/- 30 minute drive time to the larger cities of Chico and Yuba City.



EXCLUSIVE OFFERING

Portfolio Location

Downtown Oroville

2.5 mi · 5 min · Retail, Services & Employment

Lake Oroville & Recreation Area

10.8 mi · 20 min · Reservoir & Recreation Amenities

Chico

26 mi · 27 min · University City & Economic Hub

Chico Municipal Airport (CIC)

28 mi · 32 min · Regional Airport

Sacramento International Airport

64 mi · 1 Hr 8 min · Major International Airport

Sacramento

68 mi · 1 Hr 19 min · Capital & Employment Hub

Redding

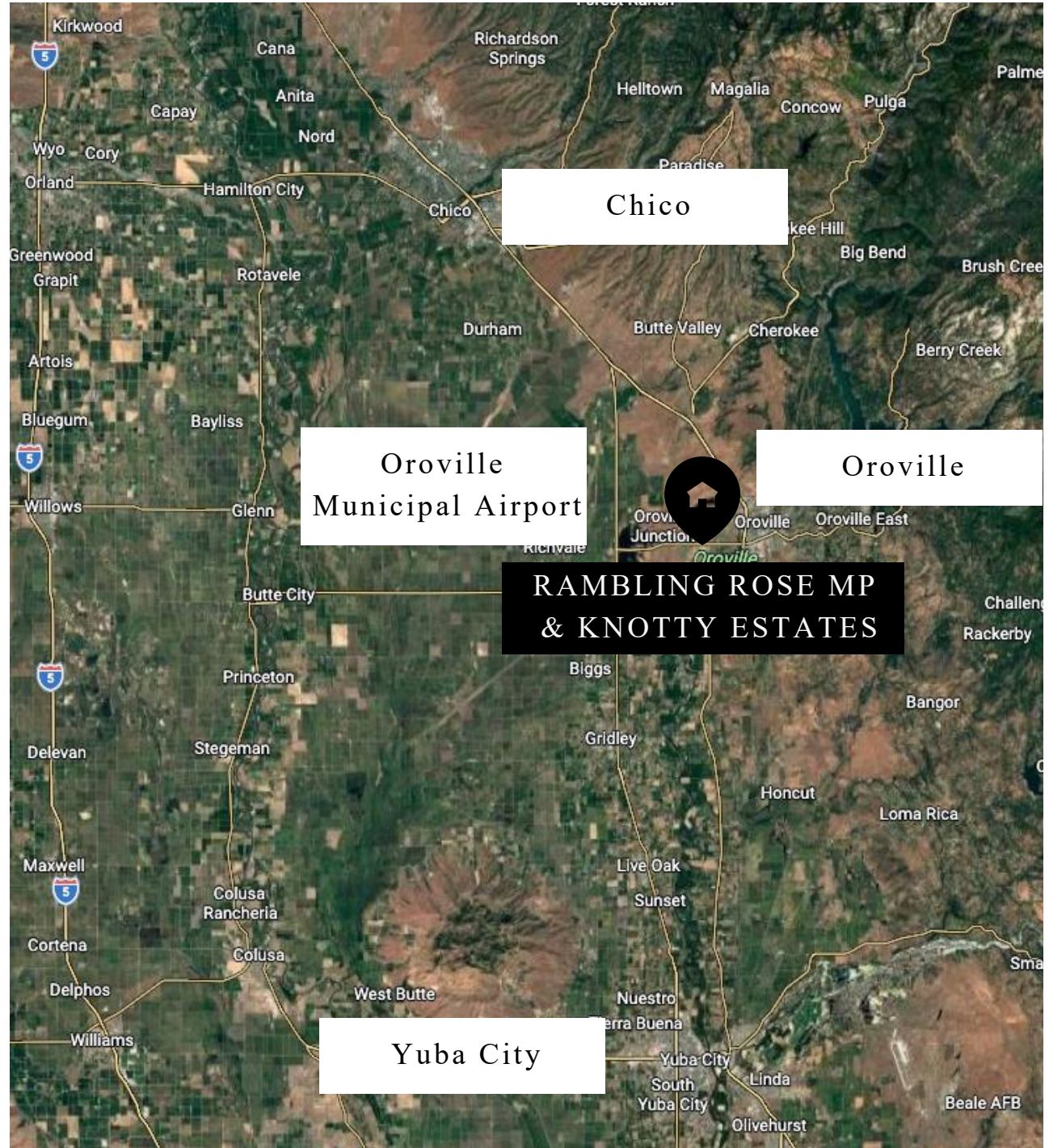
93 mi · 1 Hr 40 min · Employment & Retail

Lake Tahoe

121 mi · 2 Hr 20 min · Tourism & Recreation Amenities

San Francisco

151 mi · 2 Hr 56 min · Major Metro & Economic Hub





EXCLUSIVE OFFERING

Market Overview

MARKET OVERVIEW & LOCATION

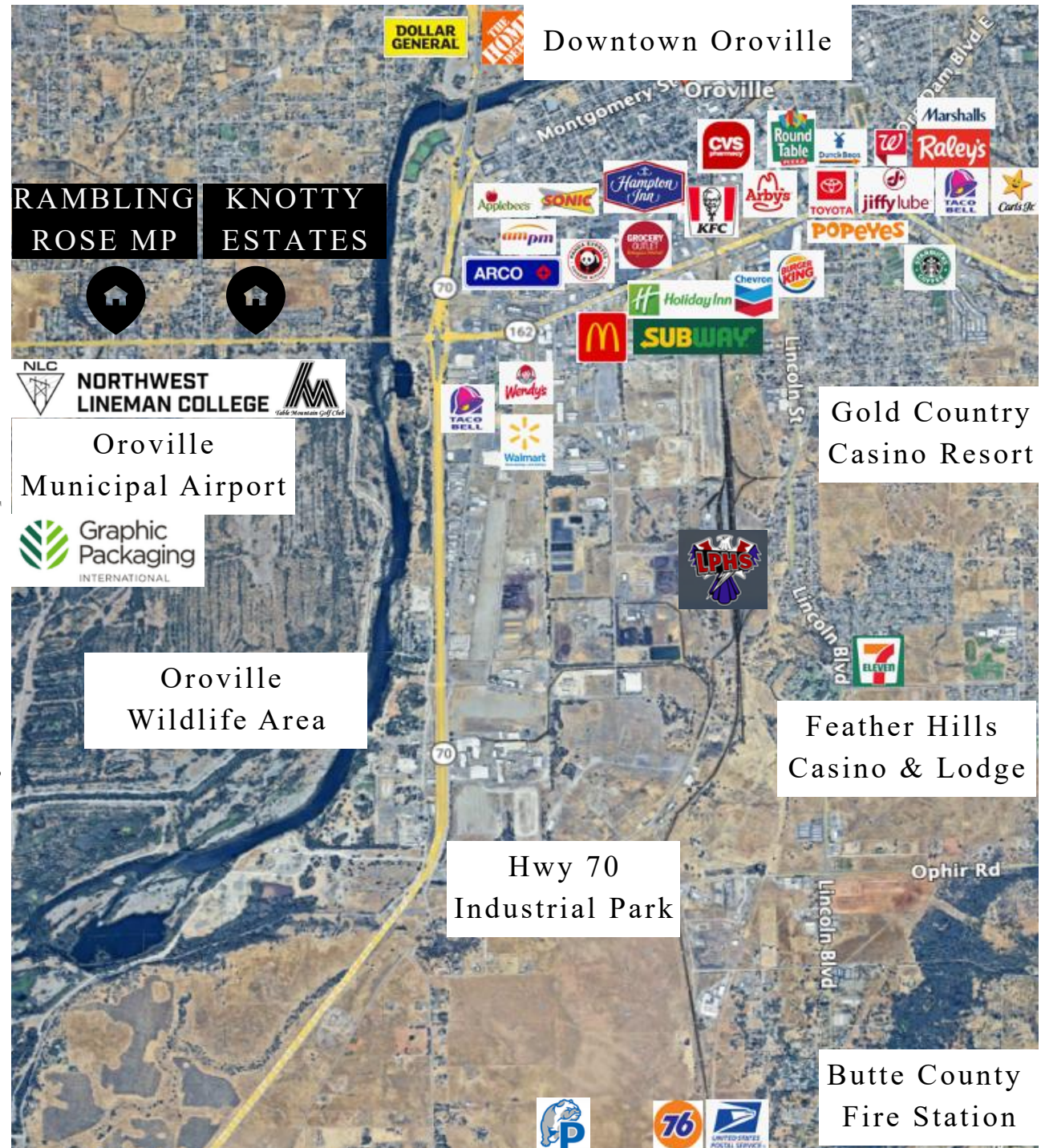
Oroville, CA is the county seat of Butte County and a key node within Northern California's corridor between the Sacramento Valley to the Sierra foothills. It is positioned approximately 70 miles north of Sacramento and 26 miles south of Chico, providing access to major employment markets, services, and entertainment while maintaining a lower cost of living.

ECONOMIC DRIVERS & EMPLOYMENT

The local economy is anchored by a diversified base of agriculture, healthcare, gaming, and public-sector employment. Oroville is widely recognized as the birthplace of California's commercial olive industry. Agriculture remains a foundational driver, supported by orchards and rice production. Additional employment is supported by Oroville Hospital, Butte County, Gold Country Casino & Hotel, Feather Falls Casino & Lodge, and the California Department of Water Resources, which operates Lake Oroville and State Water Project.

HOUSING DEMAND

Oroville's affordable housing inventory experiences demand generated by the agricultural workforce, casino and hospitality employees, healthcare and public-sector workers, and a regional commuter base tied to Chico. The steady labor needs of the surrounding orchard, water resource infrastructure, gaming, and medical operations create persistent demand for affordable options.



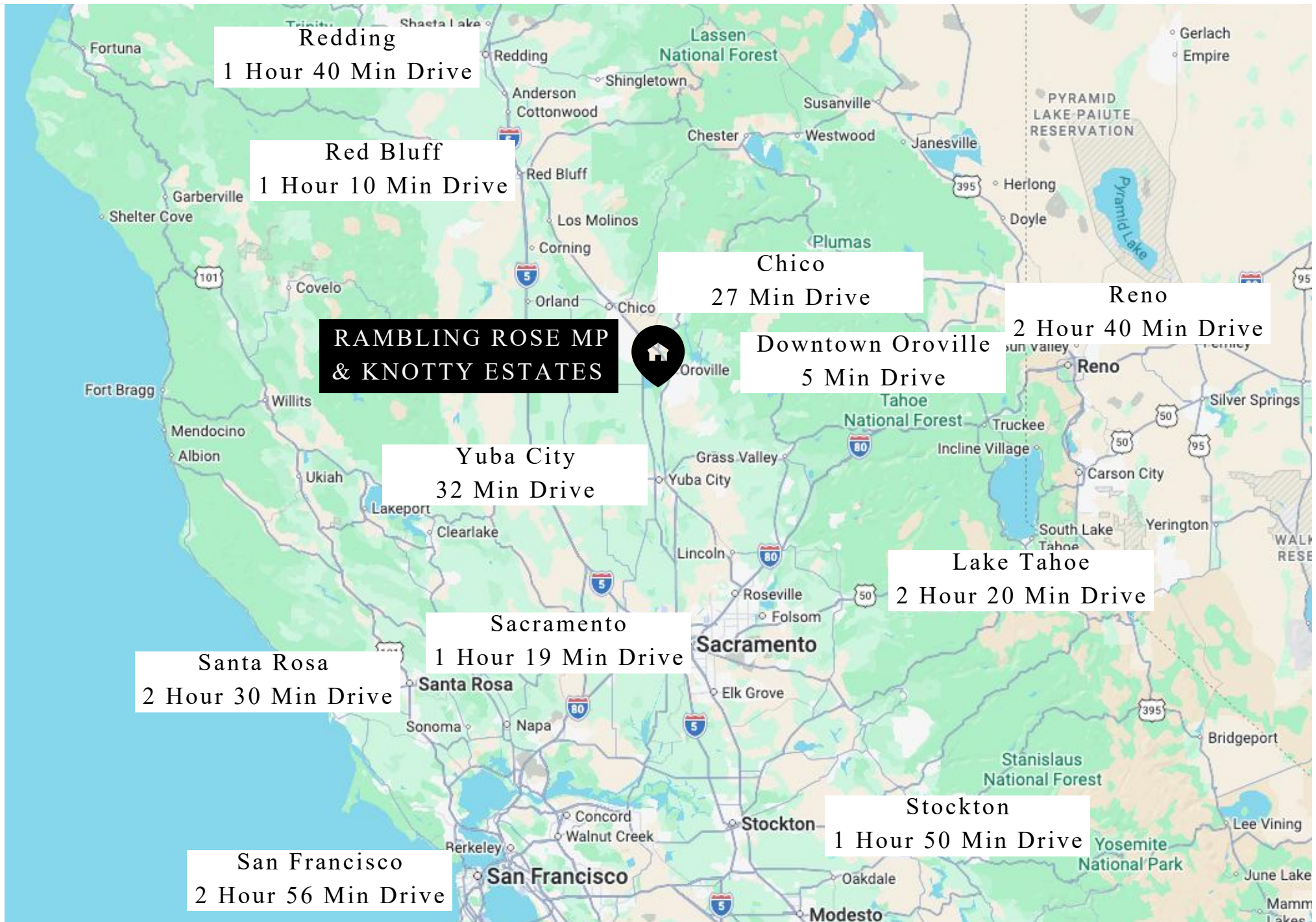


Image source: Google Maps; imagery may not reflect current conditions

EXCLUSIVE OFFERING

Utilities & Amenities -
Rambling Rose MP

SITE BUILT HOMES

There are two detached 2 bedroom 1 bathroom site built homes on the property in spaces #15 & #16. The homes are in good condition and leased long term for \$1,400 per month, which strongly contributes to the property's overall revenue.

VACANT SITE & PARK OWNED HOMES

There are two sites with abandoned mobile homes that are being renovated and are in process of having titles transferred to seller. New manufactured homes in similar communities in Oroville have recently sold for upwards of \$70,000, supporting the in-fill economics at the property if the vacant homes are removed and replaced with newer homes.

MANAGEMENT STRUCTURE

Due to the property's high occupancy, low unit count, and streamlined operation, it is currently being managed directly by the owner. There is no third-party manager. The financial underwriting assumes that a third-party management company is engaged and additional professional fees incurred, however buyers may opt to continue direct management with potential to reduce the operating expense ratio.

UTILITY CHARGE OVERVIEW

The property is served by city water and city sewer, which are paid for by the landlord. Water is master metered and sewer is billed at a flat rate. Trash is collected in commercial bins, service is provided by Recology and paid for by landlord. PG&E gas and electricity are submetered and billed back to the residents.



UTILITIES	PROVIDER	BILLING TYPE	PAID BY
WATER	City Water	Master Meter	Landlord
SEWER	City Sewer	Flat Fee	Landlord
TRASH	Commercial Bins	Flat Fee	Landlord
ELECTRIC	PG&E	Submetered Billed Back	Tenant
GAS	PG&E	Submetered Billed Back	Tenant

EXCLUSIVE OFFERING

Utilities & Amenities - Knotty Estates

SITE BUILT HOME & COMMERCIAL BUILDING

There is a detached 3 bedroom 1 bathroom site built house on the property that is in good condition and leased long term for \$700 per month. There is also a commercial building on-site that is currently leased to the Notty Room, a bar with over 160 Google reviews and a 4.3-star rating, for \$1,250 per month.

VACANT SITE & PARK OWNED HOME

There is one vacant park owned mobile home that is included with the sale, presenting the opportunity to renovate and then sell or lease to a new resident, increasing the property's income. There is also one vacant RV site which may be in-filled at market rents.

MANAGEMENT STRUCTURE

Due to the property's high occupancy, low unit count, and streamlined operation, it is currently being managed directly by the owner with help from a part time manager who resides in Space #4 and pays a reduced rental rate. There is no third-party manager. The financial underwriting assumes that a third-party management company is engaged and additional professional fees incurred, however buyers may opt to continue direct management with potential to reduce the operating expense ratio.

UTILITY CHARGE OVERVIEW

The property is served by city water and city sewer, which are paid for by the landlord. Water is master metered and sewer is billed at a flat rate. There is a sewer pump that pumps up hill to the city's lines. Trash is collected in commercial bins, service is provided by Recology and paid for by landlord. PG&E electricity is submetered and billed back to the residents. There is no gas except the resident in #15 obtains their own propane.

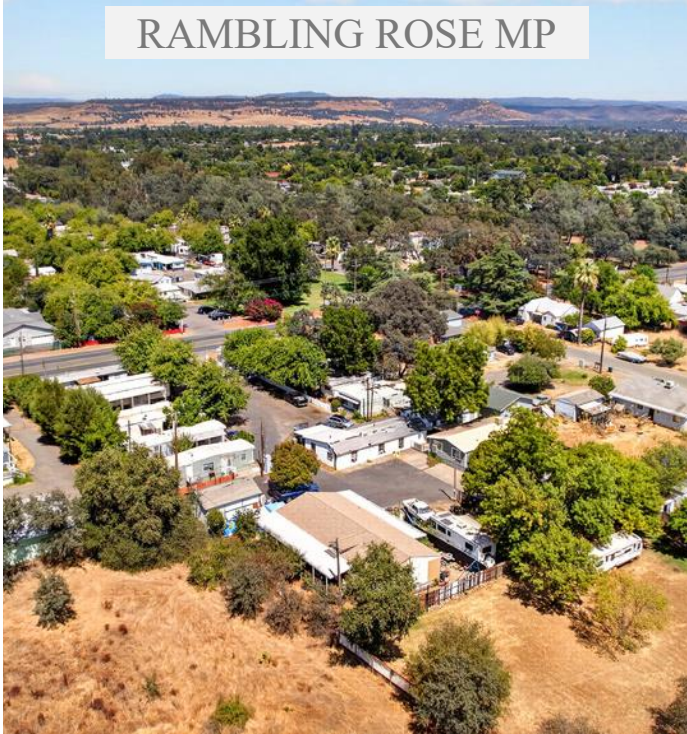


UTILITIES	PROVIDER	BILLING TYPE	PAID BY
WATER	City Water	Master Meter	Landlord
SEWER	City Sewer	Flat Fee	Landlord
TRASH	Commercial Bins	Flat Fee	Landlord
ELECTRIC	PG&E	Submetered Billed Back	Tenant
GAS	None (Site 15 w/ propane)	N/A	N/A

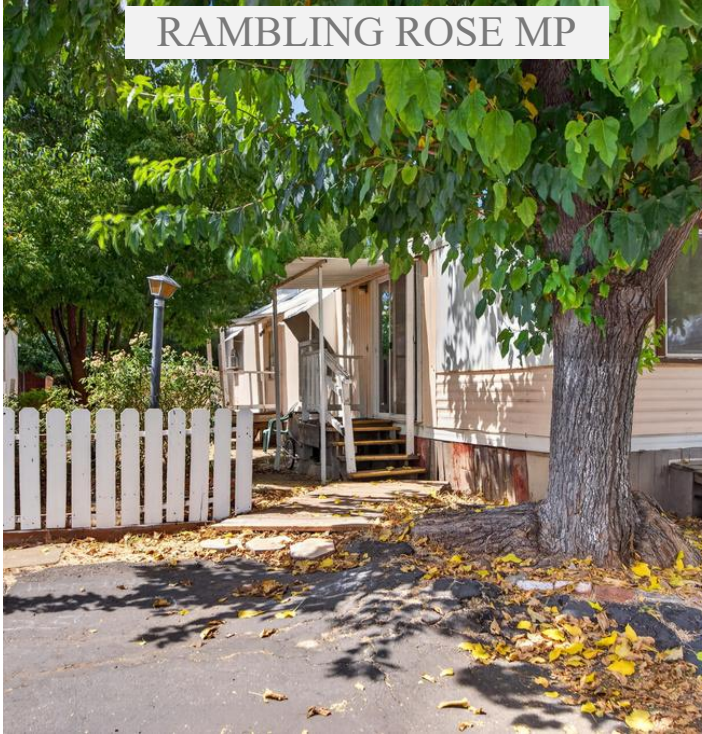
RAMBLING ROSE MP



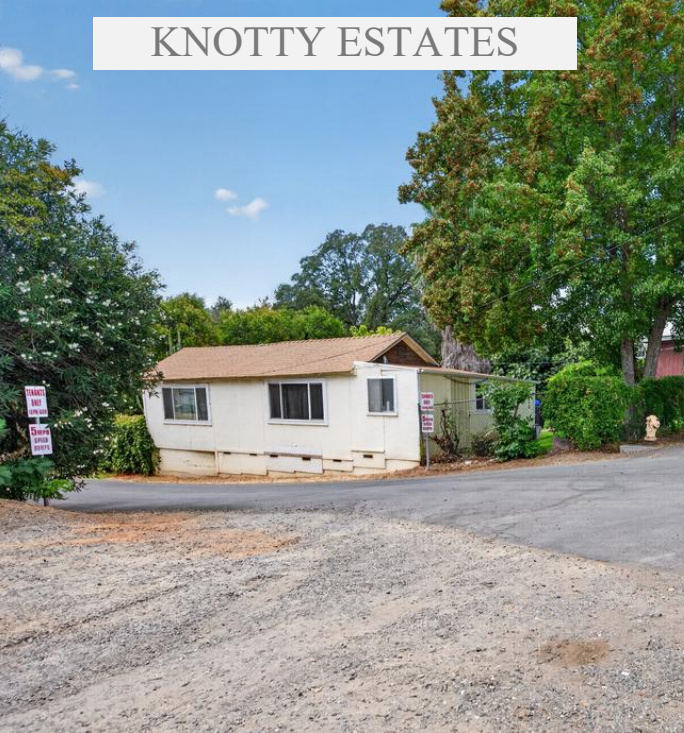
RAMBLING ROSE MP



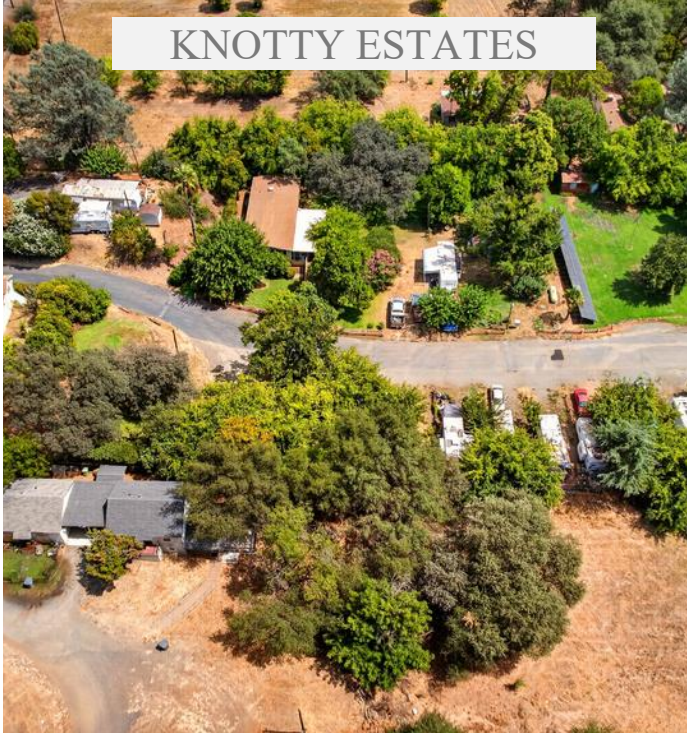
RAMBLING ROSE MP



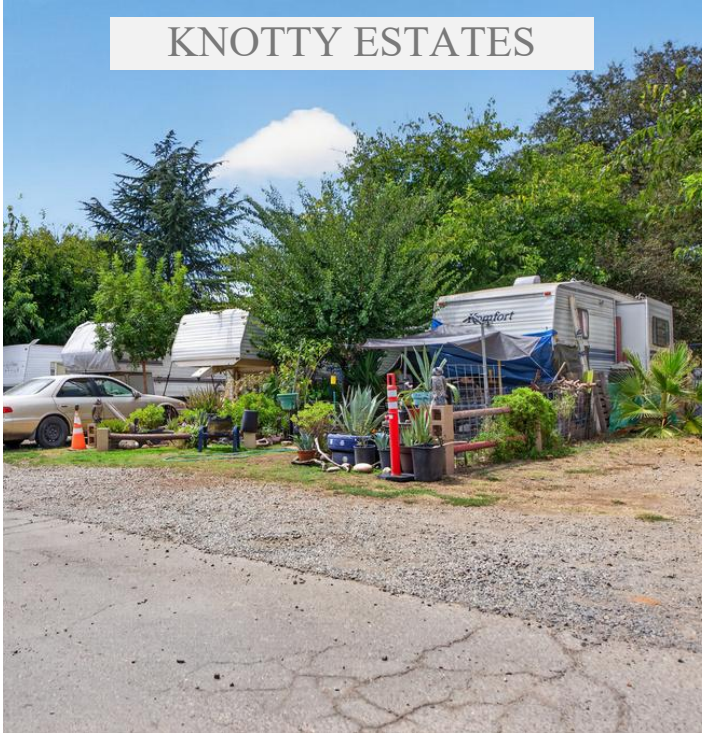
KNOTTY ESTATES



KNOTTY ESTATES



KNOTTY ESTATES



EXCLUSIVE OFFERING

Rent Roll June 2026

#	SITE	STATUS	RENT	#	SITE	STATUS	RENT	#	SITE	STATUS	RENT	#	SITE	STATUS	RENT
KNOTTY ESTATES								RAMBLING ROSE MP							
1	RV	Occ.	\$374	10	RV	Occ.	\$374	1	MH	Occ.	\$450	14	MH	Occ.	\$445
2	RV	Vac.	-	11	RV	Occ.	\$374	2*	MH	Occ.	\$1,450	15	House	Occ.	\$1,400
3	MH	POH Vac.	-	12	RV	Occ.	\$374	3*	MH	Vac.	\$0	16	House	Occ.	\$1,400
4	RV	Occ. (Manager)	\$187	13	RV	Occ.	\$374	6*	MH	Occ.	\$1,200	17	MH	Occ.	\$215
5	RV	Occ.	\$550	14	RV	Occ.	\$374	7*	MH	Vac.	\$0	18	MH	Occ.	\$429
6	RV	Occ.	\$374	15	MH	Occ.	\$374	9*	MH	Occ.	\$950	19*	MH	Occ.	\$1,500
7	RV	Occ.	\$374	House	3 bed x1 ba	Occ.	\$700	10	MH	Occ.	\$374	20	MH	Occ.	\$600
8	RV	Occ.	\$374	Bar	Bar	Occ.	\$1,250	11	MH	Occ.	\$550				
9	RV	Occ.	\$575					12	MH	Occ.	\$950				
TOTALS				17		88%	\$7,002					16		88%	\$11,913

Abandoned Mobile Home

EXCLUSIVE OFFERING

Financial Underwriting

[1] Pro Forma (Y1) assumes \$600 market rent, and \$50 increase for all residents below market amount, and a \$100 increase for the two residents below \$250/month.

[2] Pro Forma (Y1) vacancy rate based on comparable properties.

[3] Property taxes based on reassessment at purchase price, millage rate of 1.1318%, and direct charges of \$347.18 based on 2025 bill.

[4] Common Area Utilities include water, sewer and trash.

[5] Assumes \$150/site/month for resident electric at Knotty Estates and \$200/site/month for resident electric and gas at Rambling Rose MP.

[6] Assumes 5% of rental income for property management plus \$8,000 per year for additional professional services.

[7] Flat rate of \$9,000 for permits, marketing, and other administrative expenses.

INCOME/EXPENSE	Jan - Jun 2026	Annualized 2026	Current Budget	Pro Forma (Y1)
Potential Rental Income	\$103,786	\$207,572	\$248,346	\$268,980
Electric & Gas Billing	-	-	\$69,000	\$71,070
Vacancy Loss	-	-	8.60% (\$21,366)	7.50% (\$20,174)
TOTAL INCOME	\$103,786	\$207,572	\$295,980	\$319,877
Property Taxes	\$6,400	\$12,800	1.13% \$19,588	\$19,980
Insurance	\$9,500	\$19,000	\$19,570	\$20,157
Repairs & Maintenance	\$8,500	\$17,000	\$17,510	\$18,035
Common Area Utilities	\$4,070	\$8,140	\$8,384	\$8,636
Landscaping / Grounds	\$3,000	\$6,000	\$6,180	\$6,365
Electricity & Gas	-	-	\$69,000	\$71,070
Management & Professional	-	-	\$19,349	\$20,680
General & Admin	-	-	\$9,000	\$9,270
TOTAL EXPENSE	\$31,470	\$62,940	\$168,581	\$174,194
NOI	\$72,316	\$144,632	\$127,399	\$145,683
Debt Service	-	-	(\$81,433)	(\$81,433)
Net Income	\$72,316	\$144,632	\$45,966	\$64,250
CoC Return	-	-	6.76%	9.45%
DSCR	-	-	1.56x	1.79x
Expense Ratio	30.32%	30.32%	56.96%	54.46%

Purchase Price	\$1,700,000
LTV	60%
Debt	\$1,020,000
Interest Rate	7.00%
Debt Service (P/I)	(\$81,433)
Equity	\$680,000
Term	5 years
Amortization	30 Years
Cap Rate (Current)	7.49%
Cap Rate (Y1)	8.57%
Total Sites	33
Occupancy	88%
Price/Site	\$51,515
Avg. MH/RV Rent	\$445
Rent Control	No
Fire Zone	Moderate & No
Flood Zone	No
Opportunity Zone	Yes

RAMBLING ROSE MP



KNOTTY ESTATES



EXCLUSIVE OFFERING

Rent
Survey

RAMBLING ROSE MP & KNOTTY ESTATES · SUBJECT PROPERTIES

CITY	STATE	SITES	RENT	DESIGNATION	OCCUPANCY	UTILITIES
Oroville	CA	33	\$445	All Age	88%	W,S,T Inc.

PROPERTY NAME	ADDRESS	CITY	STATE	SITES	RENT	DESIGNATION	OCCUPANCY	UTILITIES
01 Sundown Estates	1668 Oro Dam Blvd West	Oroville	CA	71	\$685	All Age	92%	S Inc.
02 Golden Feather MHP	703 Oro Dam Blvd West	Oroville	CA	100	\$744	All Age	-	S Inc.
03 Parkview Estates	3864 Olive Hwy	Oroville	CA	56	\$563	All Age	100%	S Inc.
04 Pleasant Valley MHC	3415 Oro Dam Blvd East	Oroville	CA	80	\$675	All Age	91%	S Inc.
05 Orolake MHP	3425 Orange St	Oroville	CA	35	\$557	All Age	71%	Not Inc.
06 Iron Oaks Estates	6355 Lincoln Ave	Oroville	CA	41	\$615	All Age	83%	S Inc.
07 Town & Country MHP	6580 Lincoln Blvd	Oroville	CA	25	\$725	Age Restricted	96%	W, S, T Inc.
AVERAGE · (EXCLUDING SUBJECT PROPERTY)				58	\$652		89%	

EXCLUSIVE OFFERING

Rent Survey Map

01 · SUNDOWN ESTATES

02 · GOLDEN FEATHER MHP

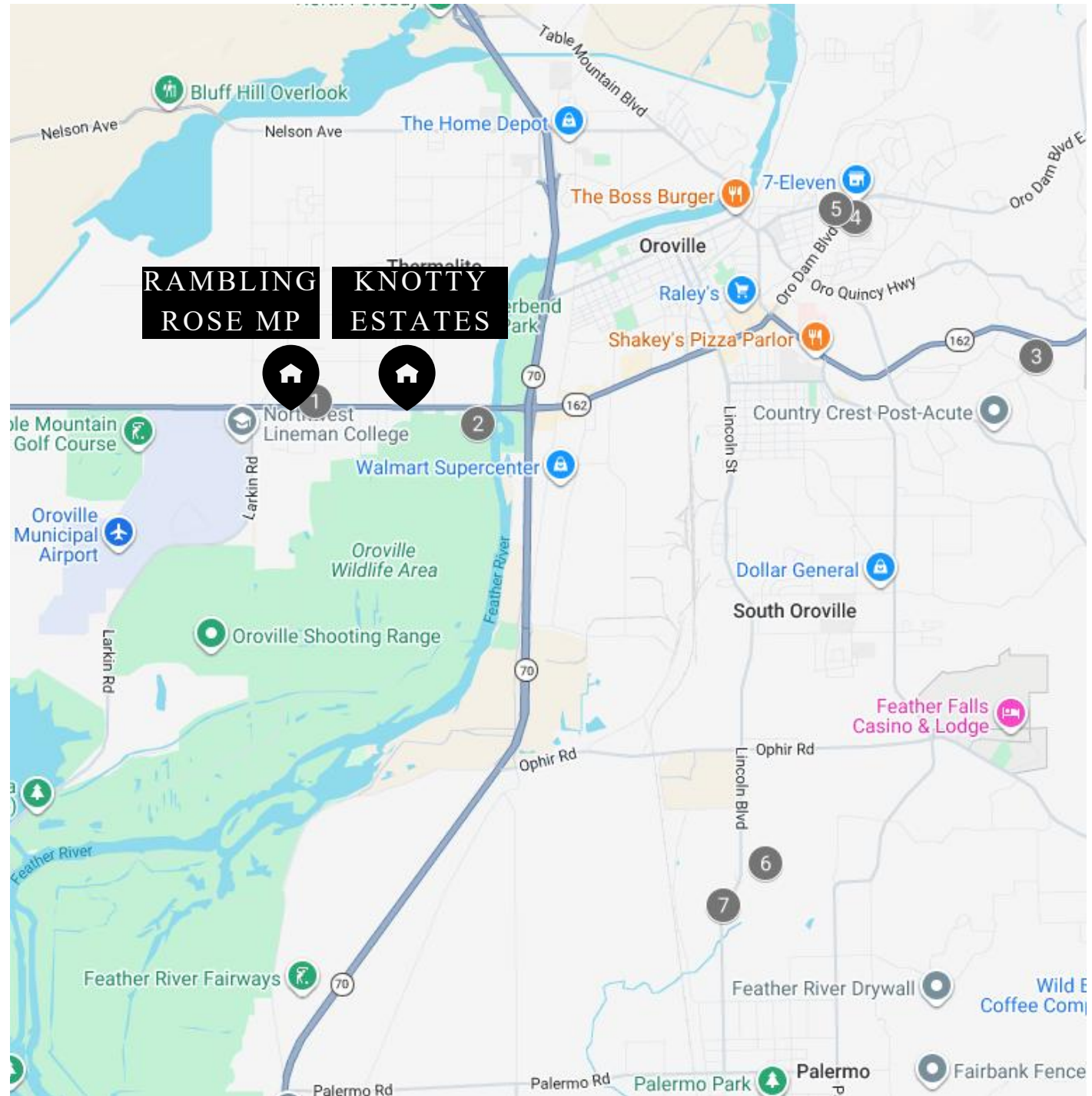
03 · PARKVIEW ESTATES

04 · PLEASANT VALLEY MHC

05 · OROLAKE MHP

06 · IRON OAKS ESTATES

07 · TOWN & COUNTRY MHP



EXCLUSIVE OFFERING

Sales
Comps

RAMBLING ROSE MP & KNOTTY ESTATES · SUBJECT PROPERTY							
CITY	COUNTY	STATE	SITES	SALE PRICE	PRICE/SITE	SALE DATE	
Oroville	Butte	CA	33	\$1,700,000	\$51,515	TBD	

	PROPERTY NAME	ADDRESS	CITY	COUNTY	STATE	SITES	SALE PRICE	PRICE/SITE	SALE DATE
01	Yuba MHP & Alpine Village MHP	4194 George Ave & 6105 Alpine Way	Olivehurst & Marysville	Yuba	CA	32	\$1,900,000	\$59,375	Jun 2026
02	Acorn Mobile Village	5800 Stockton Blvd	Sacramento	Sacramento	CA	55	\$3,825,000	\$69,545	Dec 2025
03	Live Oak Senior MHP	10383 Larkin Rd	Live Oak	Sutter	CA	55	\$3,200,000	\$58,182	Sep 2025
04	Waiiaka RV Park + MH	240 Sharps Rd	Yreka	Siskiyou	CA	63	\$3,000,000	\$47,619	May 2025
05	Cottonwood Ridge	7252 White House Dr	Anderson	Shasta	CA	73	\$4,100,000	\$56,164	Mar 2025
06	Whispering Pines	1910-1950 Main St	Weaverville	Trinity	CA	36	\$1,100,000	\$30,556	Jan 2025
AVERAGE · (EXCLUDING SUBJECT PROPERTY)						52	\$2,854,167	\$53,574	

EXCLUSIVE OFFERING

Sales Comps Map

01 · YUBA MHP
& ALPINE VILLAGE MHP

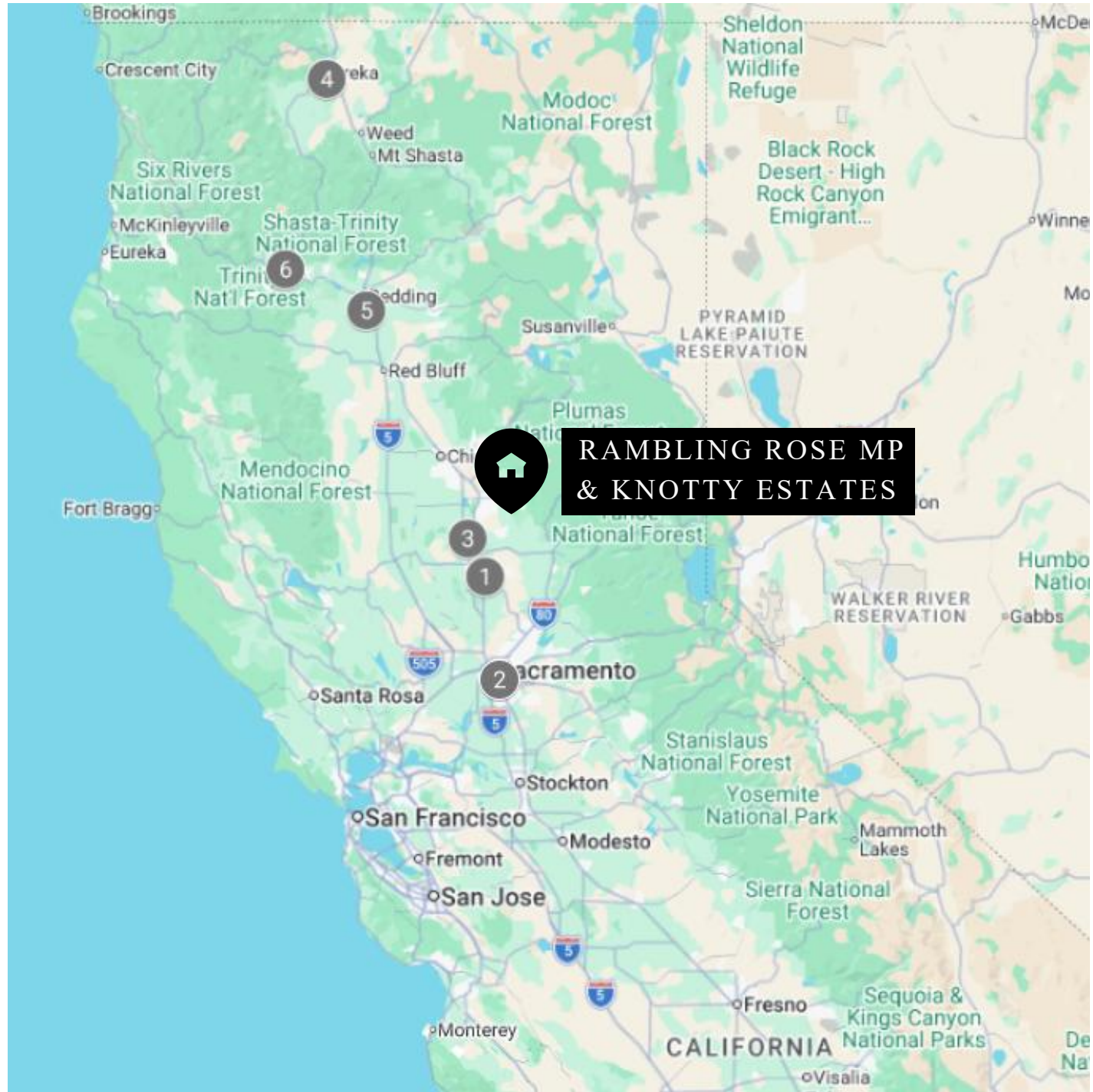
02 · ACORN MOBILE VILLAGE

03 · LIVE OAK SENIOR MHP

04 · WAIIAKA RV PARK + MH

05 · COTTONWOOD RIDGE

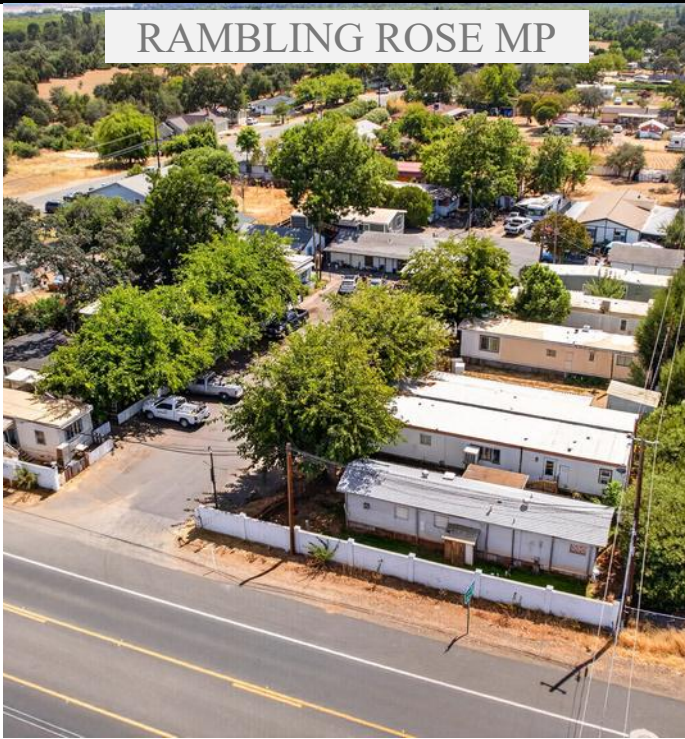
06 · WHISPERING PINES



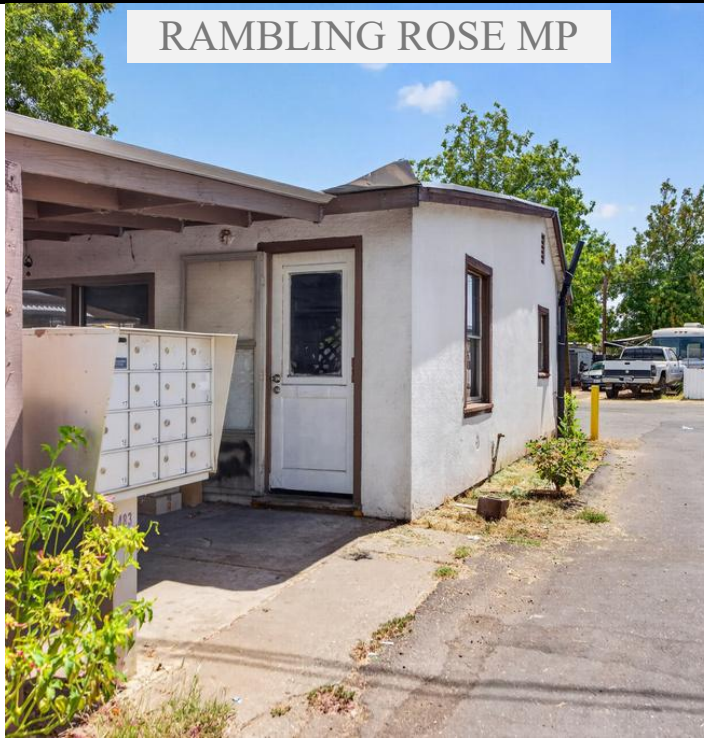
RAMBLING ROSE MP



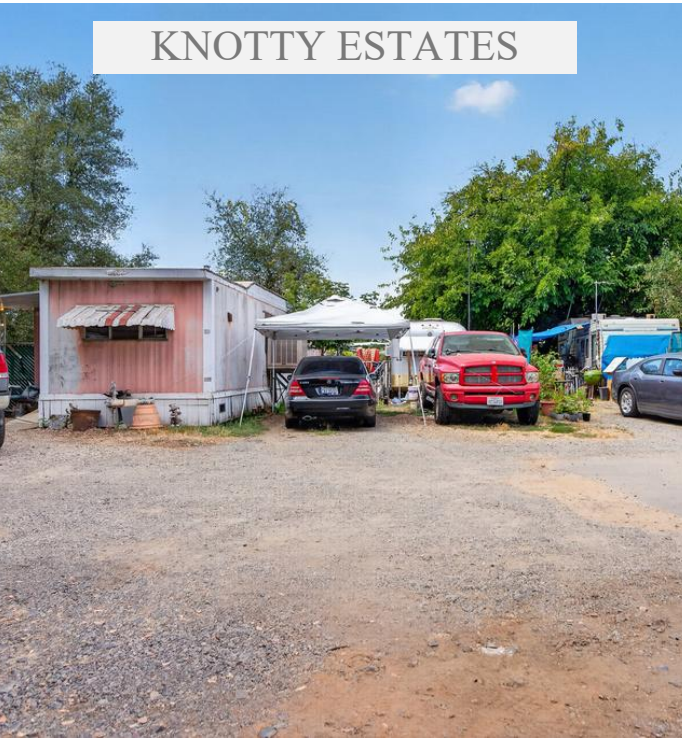
RAMBLING ROSE MP



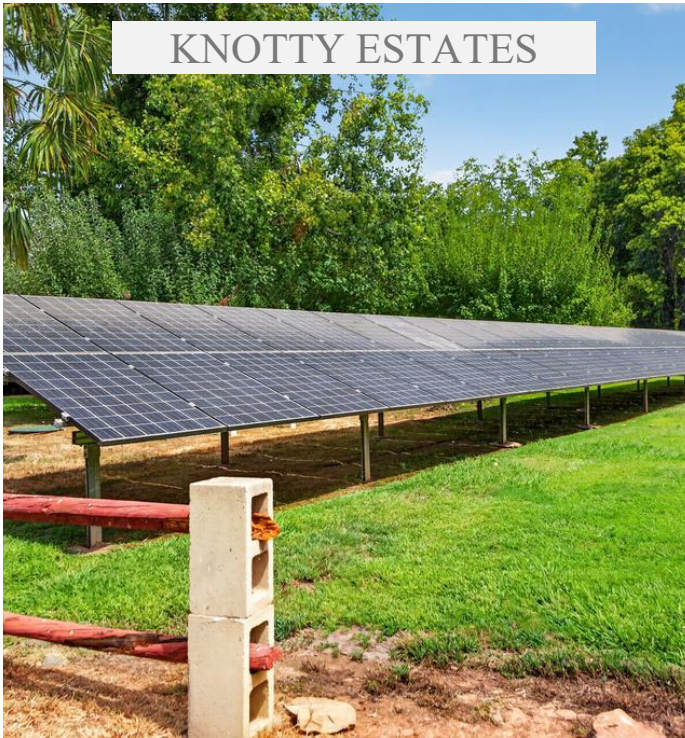
RAMBLING ROSE MP



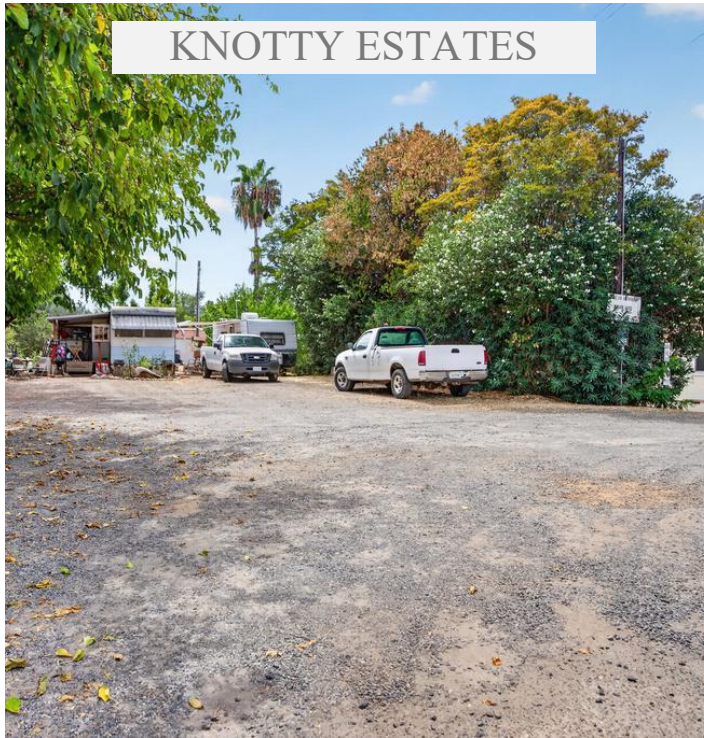
KNOTTY ESTATES



KNOTTY ESTATES



KNOTTY ESTATES



EXCLUSIVE OFFERING

Confidentiality & Disclaimer Notice

This Offering Memorandum (the "Memorandum") has been prepared by AVINE REAL ESTATE (DRE License #02257582) ("Broker") on behalf of the owner of the subject property (the "Seller") solely for informational purposes to assist qualified prospective purchasers (each, a "Recipient") in evaluating a potential acquisition of the property described herein (the "Property"). This Memorandum does not constitute, and shall not be construed as, an offer to sell or a solicitation of an offer to purchase the Property or any interest therein, nor does it constitute a representation that no change in the status of the Property has occurred since the date of preparation. **No Warranty or Representation.** The information, data, and projections contained in this Memorandum have been obtained from sources believed to be reliable, including information provided by the Seller and third-party sources; however, neither Broker nor Seller has independently verified all such information. No representation or warranty, express or implied, is made by Broker, Seller, or any of their respective officers, directors, employees, affiliates, or agents as to the accuracy, completeness, or reasonableness of the information contained herein. Recipients should not rely on this Memorandum or any of its contents in making any investment decision. Broker and Seller expressly disclaim any and all liability for representations or warranties, expressed or implied, contained in, or for omissions from, this Memorandum or any other written or oral communication transmitted to any Recipient in connection with the Property. **Independent Investigation.** This Memorandum is not a substitute for a thorough due diligence investigation. The Recipient acknowledges that it is a sophisticated party with the knowledge and experience to evaluate the merits and risks of the proposed transaction, and that it will rely solely on its own independent investigation, analysis, and judgment in determining whether to proceed with a purchase of the Property. Broker has not conducted any independent engineering, environmental, structural, mechanical, or title inspections or investigations. Prospective purchasers are strongly encouraged to retain qualified professionals to conduct their own inspections and to consult their own legal, tax, and financial advisors prior to making any investment decision. **Financial Projections.** All financial projections, pro forma statements, income and expense estimates, rent assumptions, and other forward-looking information contained in this Memorandum are provided for illustrative purposes only. Such projections are based on assumptions and estimates that may prove to be incorrect, and actual results may differ materially from those projected. Past performance and current market conditions are not necessarily indicative of future results. No representation is made that projected results will be achieved. **Property Condition.** The Property is being offered for sale "as-is, where-is, with all faults" as of the date of closing. No representations are made regarding the condition, square footage, lot size, age, zoning classification, permitted uses, environmental condition, or compliance with applicable laws or regulations, including without limitation the Americans with Disabilities Act, Title 24 accessibility requirements, or federal, state, or local environmental statutes. Photographs and renderings, if any, contained herein may not reflect current property condition. **Manufactured Housing & Regulatory Matters.** As a manufactured housing community, the Property may be subject to rent stabilization or rent control ordinances, tenant noticing and relocation requirements, utility billing regulations (including CPUC submetering rules), HCD permitting requirements, and other laws uniquely applicable to mobile home parks under California law, including but not limited to the Mobilehome Residency Law (Civil Code §798 et seq.). Buyers are solely responsible for independently verifying all regulatory requirements and their impact on current and future operations. **Not a Securities Offering.** This Memorandum does not constitute an offer of securities. No federal or state securities registration has been filed with respect to any interest in the Property. Recipients should consult their own securities counsel regarding the applicability of federal and state securities laws to any proposed transaction. **Confidentiality.** This Memorandum is confidential and is being delivered solely to the named Recipient and its authorized representatives. By accepting this Memorandum, Recipient agrees: (i) to hold its contents in strict confidence; (ii) not to copy, reproduce, or distribute this Memorandum or its contents, in whole or in part, without the prior written consent of Broker; (iii) not to contact or communicate with the Seller, property management, tenants, employees, lenders, or any other party related to the Property without the prior written consent of Broker; and (iv) to promptly return or destroy this Memorandum upon request. Recipient acknowledges that unauthorized disclosure may cause irreparable harm to Broker and Seller for which monetary damages would be an inadequate remedy, and that Broker and Seller shall be entitled to seek equitable relief, including injunctive relief, in addition to all other remedies available at law or in equity. **No Obligation; Subject to Change.** This offering is subject to prior sale, withdrawal, modification, or cancellation without notice. Seller reserves the right to reject any and all offers in its sole and absolute discretion and is under no obligation to proceed with a sale. Broker is obligated to present all offers to Seller but has no authority to accept or reject any offer on Seller's behalf. The delivery of this Memorandum does not grant the Recipient any right to inspect, access, or conduct due diligence on the Property. Access to the Property is strictly prohibited without prior written authorization from Broker. **Broker Representation.** Broker represents the Seller in this transaction unless otherwise disclosed in writing. Broker's fiduciary obligations run to the Seller. Recipients are advised to retain their own representation. **Governing Law.** This Memorandum and any disputes arising hereunder shall be governed by and construed in accordance with the laws of the State of California, without regard to its conflict of laws principles.

RAMBLING ROSE MP



KNOTTY ESTATES



EXCLUSIVE OFFERING

Offering Details

ASKING PRICE

\$1,700,000

ALL OFFERS TO BE SUBMITTED VIA EMAIL TO
tim@avinerealestate.com

NON-BINDING LOI OR PURCHASE AGREEMENT

Prospective purchasers are requested to submit offers including all material terms and conditions, including, without limitation: (i) purchase price; (ii) earnest money deposit; (iii) due diligence period; (iv) closing timeline; (v) relevant track record; (vi) evidence of financial capacity and ability to close; and (vii) a summary of the proposed financing structure.

TIM RYAN

Managing Broker · CEO

310.862.6103

tim@avinerealestate.com

CA DRE #02097345

AVINE DRE#02257582

JASON LIPPE

Investment Associate

619.839.0619

jlippe@avinerealestate.com

CA DRE #02125721

AVINE DRE#02257582

Rambling Rose MP & Knotty Estates

1679 ORO DAM BLVD W, OROVILLE, CA 95965

1171 ORO DAM BLVD W, OROVILLE, CA 95965



AVINE REAL ESTATE

120 Newport Center Dr
Newport Beach, CA 92660

avinerealestate.com

[LinkedIn Page](#)

AVINE DRE#02257582