

**PINTO LAKE ESTATES MOBILE HOME PARK
(ALL AGE-LEASED SPACE)**

ADDRESS 789 Green Valley Road, Watsonville, CA 95076
MANAGER John and Mary Copenharve **HOURS** full time
TELEPHONE 724-3333
APN 050-041-50 **CENSUS TRACT** 1225.98
PANEL 060353 0385B, 4/15/86 **FLOOD ZONE** C
OWNERSHIP Fee Leased **YEARS REMAINING IF LEASED**
REMAINING ECONOMIC LIFE OF PARK 45-50
POTENTIAL FOR REDEVELOPMENT not likely
TOPOGRAPHY mostly level
DRAINAGE appears adequate
VIEW INFLUENCE no views

PUBLIC UTILITIES

Electric Gas Water Sewer Underground

OTHER UTILITIES

PARK CONDITION Good Average Fair Poor

YEAR BUILT 1973 **RATING** **RESIDENTS** 0% Adult 100% Family
GOOD

DENSITY 177 Spaces 17+- Acres 10.5+- Spaces Per Acre

COACH MIX 42 Singles, 24% 132 Doubles, 74% 3 Triples, 2%

VACANCIES 0 Spaces, 0% 0 Coaches, 0%

SPACE RENTAL RANGE \$310.00 To \$425.00 Per Month

COACH VALUE RANGE \$77,500 To \$231,000

PREDOMINANT COACH VALUE \$115,000 to \$190,000

COACH AGE RANGE 1 To 37 Years **PREDOMINANT COACH AGE** 23-30
Years

PREDOMINANT CONDITION AND QUALITY OF COACHES Mostly fair to average
quality coaches in average to good condition.

NUMBER OF UNITS IN PARK NOW FOR SALE 9 active listings+dealer sales

<input checked="" type="checkbox"/> Fenced	<input type="checkbox"/> Security Gate	<input checked="" type="checkbox"/> Paved Streets
<input type="checkbox"/> Curbs	<input type="checkbox"/> Gutters	<input type="checkbox"/> Sidewalks
<input checked="" type="checkbox"/> Street Lights	<input checked="" type="checkbox"/> Cable TV	<input checked="" type="checkbox"/> Laundry Facility
<input checked="" type="checkbox"/> Clubhouse	<input checked="" type="checkbox"/> Swimming Pool/Spa	<input type="checkbox"/> Sauna
<input type="checkbox"/> Tennis Courts	<input type="checkbox"/> Shuffleboard	<input type="checkbox"/> R.V. Storage
<input checked="" type="checkbox"/> Green Belts	<input checked="" type="checkbox"/> Other* BBQ, Pond.	

ADEQUACY OF FACILITIES: Good Average Fair Poor

COMMENTS The file was updated 6/23/2005. This is an all age park. It comes under the County of Santa Cruz Mobile Home Rent Control. This park is located between the Zayante and the Corralitos Earthquake fault complexes. No adverse impact upon market value is noted for being located near these fault complexes. This park has good facilities, it is maintained in generally good condition, but has 33% single wide coaches. I conceded a good rating.

© 1998 David F. Beccaria