



OAK FOREST MOBILE HOME PARK

2596 Highway 3059 - Lake Charles, LA 70615

In Cooperation With Sands Investment Group Louisiana, LLC - Lic. #BROK.0995702111-CORP
BoR: Andrew Ackerman - Lic. LA #BROK.0995700567-ACT

www.SIGnnn.com

OAK FOREST MOBILE HOME PARK - LAKE CHARLES, LA

EXCLUSIVELY MARKETED BY



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TABLE OF CONTENTS

1 INVESTMENT OVERVIEW

- 5 Executive Summary
- 6 Investment Highlights

2 FINANCIAL OVERVIEW

- 8 Rent Roll
- 9 Income & Expenses

3 PROPERTY INFORMATION

- 11 Property Images
- 12 Location Map
- 13 Aerial Map
- 14 Retailer Map
- 15 Demographics Map & Report

4 AREA OVERVIEW

- 17 City Overview
- 18 Confidentiality Agreement

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the Oak Forest Mobile Home Park Located at 2596 Highway 3059 in Lake Charles, LA. This Deal Includes a Mix of Park Owned Homes, Tenant Owned Homes, and Rent to Own Contracts.

Sale Price

\$1,700,000

OFFERING SUMMARY

Cap Rate: 9.47%

NOI: \$161,042

BUILDING INFORMATION

Street Address: 2596 HWY 3059

City, State, Zip: Lake Charles, LA 70615

Parish: Calcasieu

Lot Size: 5.72 Acres



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- Park Includes a Mix of Park Owned Homes, Tenant Owned Homes, and Rent to Own Contracts
- Lot Rents Well Below Market Rates
- Paved Roads
- County Water Not Sub-Metered
- Private Sewer System (Recently Refurbished)
- Less Than a Mile Away From HWY 171 & Walmart Super Center
- Lake Charles Has Shown a Steady Growth in Population Experiencing a 7% Growth From 2020
- City is Home to Over 80K Residents
- Equidistant From Houston, TX and Baton Rouge, LA



SECTION 2

FINANCIAL OVERVIEW

RENT ROLL

Oak Forest Park	January
Lot 1 Empty Lot	\$0.00
Lot 2 Park	\$0.00
Lot 3 Park	\$0.00
Lot 5 Empty Lot	\$0.00
Lot 6	\$907.00
Lot 7 Empty Lot	\$0.00
Lot 9 Park	\$0.00
Lot 10 Empty Lot	\$0.00
Lot 11a Empty Lot	\$0.00
Lot 11b Empty Lot	\$0.00
Lot 12	\$400.00
Lot 13a	\$400.00
Lot 13b	\$780.00
Lot 15 Empty Lot	\$0.00
Lot 16	\$400.00
Lot 17	\$1,032.00
Lot 18	\$400.00
Lot 20	\$800.00
Lot 21	\$400.00
Lot 23 Empty Lot	\$0.00
Lot 24 Empty Lot	\$0.00

Oak Forest Park	January
Lot 25	\$400.00
Lot 26	\$800.00
Lot 27 Gas Line	\$0.00
Lot 28	\$900.00
Lot 30 Empty Lot	\$0.00
Lot 31	\$400.00
Lot 32	\$900.00
Lot 34 Empty Lot	\$0.00
Lot 35 Gas Line	\$0.00
Lot 36	\$800.00
Lot 37	\$400.00
Lot 38	\$400.00
Lot 40 Empty Lot	\$0.00
Lot 41 Park	\$900.00
Lot 42	\$900.00
Lot 43 Empty Lot	\$0.00
Lot 45	\$877.50
Lot 46 Park	\$700.00
Lot 47 Empty Trailer	\$0.00
Lot 49	\$400.00
Lot 50	\$400.00

Oak Forest Park	January
Lot 52	\$400.00
Lot 53	\$400.00
Lot 54 Empty Lot	\$0.00
Lot 55 Park	\$900.00
Lot 57	\$400.00
Lot 58	\$400.00
Lot 59	\$400.00
Lot 60 Empty Lot	\$0.00
Lot 61 Empty Lot	\$0.00
Lot 62	\$400.00
Lot 63 Empty Lot	\$0.00
Lot 65 Vacant	\$0.00
Lot 66 Gas Line	\$0.00
67 Empty Lot	\$0.00
Lot 68 Empty Lot	\$0.00
Lot 70 Empty Lot	\$0.00
Lot 71 Park	\$0.00
Lot 72 Empty Lot	\$0.00
Lot 73 Gas Line	\$0.00
Lot 75 Shop	\$0.00
Lot 76 Empty Lot	\$0.00
TOTALS	\$17,996.50

INCOME & EXPENSES

INCOME SUMMARY		OAK FOREST MOBILE HOME PARK - LAKE CHARLES, LA
Rental Income		\$215,958
GROSS INCOME		\$215,958
EXPENSES SUMMARY		OAK FOREST MOBILE HOME PARK - LAKE CHARLES, LA
Septic Maintenance		\$323
Licensing		\$542
Insurance		\$2,254
Property Taxes		\$3,596
Management Fees (Est.)		\$10,798
Utility Costs (Vacant Units & Park)		\$16,280
Repairs & Maintenance		\$21,123
OPERATING EXPENSES		\$54,916
NET OPERATING INCOME		\$161,042



SECTION 3

PROPERTY INFORMATION

PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image

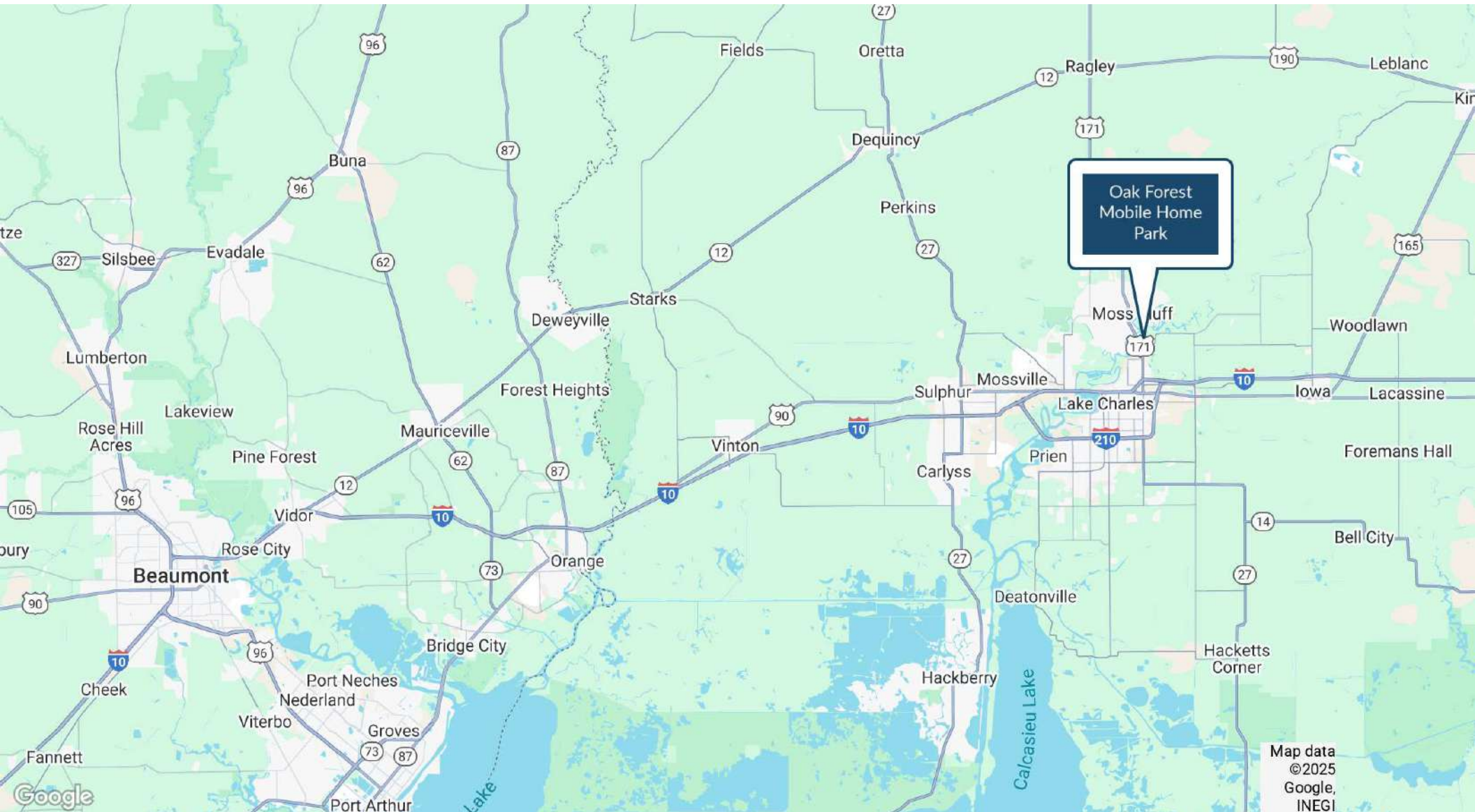


Actual Property Image



Actual Property Image

LOCATION MAP



Map data
©2025
Google,
INEGI

AERIAL MAP



RETAILER MAP



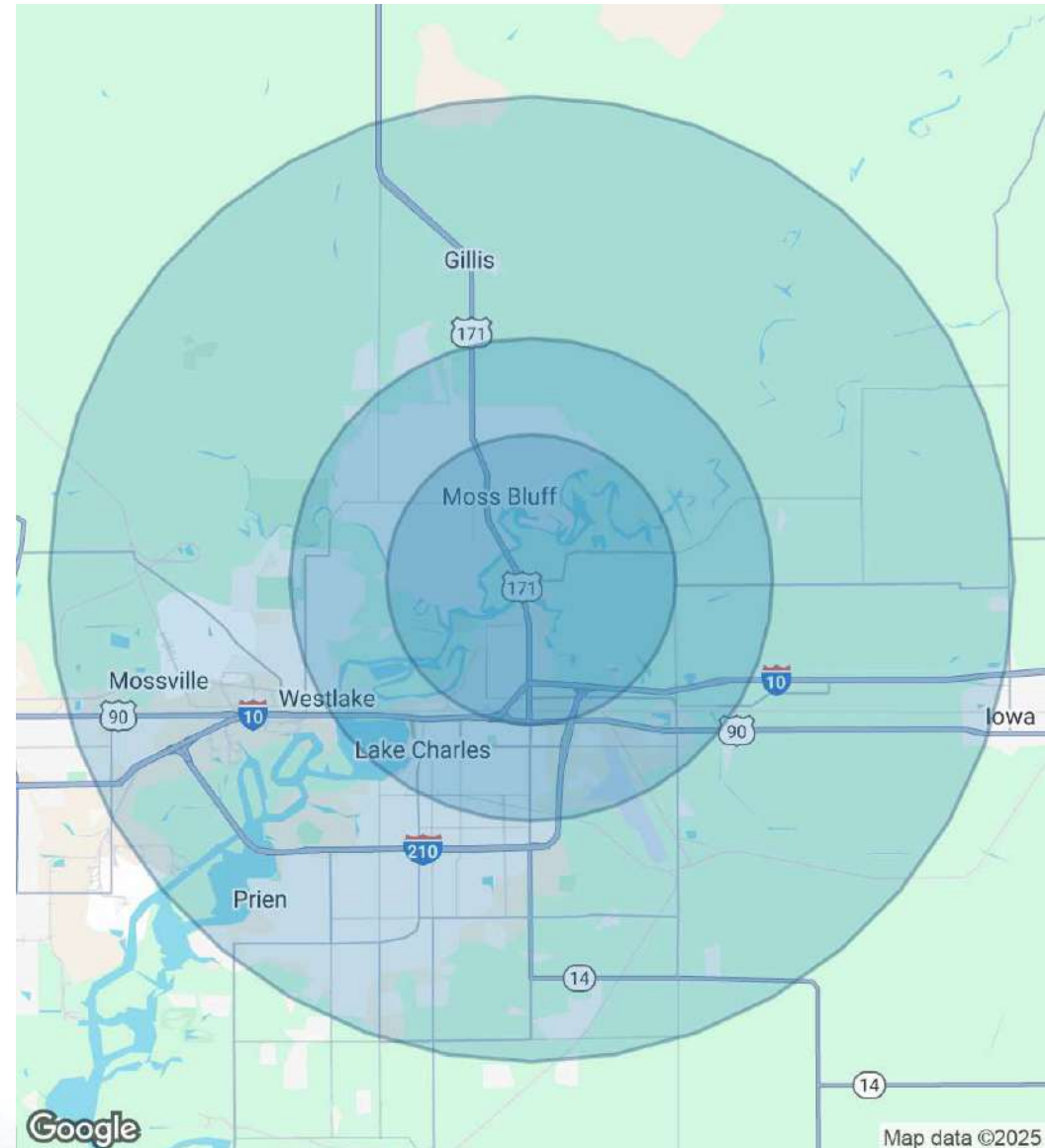
DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	14,991	50,741	141,324
Average Age	40	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	5,696	18,863	54,460
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$89,288	\$84,299	\$84,048
Average House Value	\$342,715	\$269,061	\$259,833

TRAFFIC COUNTS

Martin Luther King Hwy	30,353 VPD
LA 3059	6,472 VPD
I-10	69,616 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Lake Charles, LA



Contraband Days Festival

LAKE CHARLES, LA

Lake Charles, which is in Calcasieu Parish, is located on Interstate 10, approximately two hours east of Houston, Texas and west of Baton Rouge, Louisiana and 46 miles north of the Gulf of Mexico. The sandy beaches make up the shores of the Calcasieu River just 30 miles upstream from the Gulf of Mexico. The corporate limits of the city include 56 square miles. Lake Charles is connected to the Gulf by means of a deep-water ship channel and is the seat and port of entry of Calcasieu Parish. The City of Lake Charles was incorporated in 1867 and is the principal city and trade center of Southwest Louisiana, which is comprised of a five-parish area with a population of 305,377. The City of Lake Charles is the 6th largest city in Louisiana with a population of 87,198 as of July 1, 2023.

Lake Charles enjoys a diverse industry portfolio that continues to strengthen and build upon the city's historic economic base. Lake Charles is a resilient community, with an economic base that has been dominated by petrochemical manufacturing and refining. Southwest Louisiana has diversified its economy with aerospace, aviation, shipping, education, gaming, tourism, and more recently, the liquefied natural gas industry, all of which provide much stability for Lake Charles. The town serves as the major educational center for the southwest portion of Louisiana. The city is a primary petrochemical refining area and features casino gambling. Port of Lake Charles is one of the Top Ports in the Nation. Major employers in the city include Calcasieu Parish School System, Lake Charles Memorial Health System, Westlake Chemical Corporation, Turner Industries Group and Golden Nugget among the top.

The city is known as "The festival capital of Louisiana" due to hosting more than one hundred festivals and carnivals. Lake Charles is known for gambling, rhythm and blues music and excellent cuisine. The downtown area provides numerous opportunities for dining and enjoying live music and is well known for having a thriving nightlife. Lake Charles is a prominent region for hunting and fishing and features the Creole Nature Trail All-American Road. Riverboat casinos and horse racing are available. Attractions include Central School Arts and Humanities Center, Imperial Calcasieu Museum, The Children's Museum of Lake Charles, Mardi Gras Museum, Lake Charles Civic Center, Margaret Place and Shell Beach Drive and DeQuincy Railroad Museum & City Park. The Contraband Days festival features Cajun food, activities for families, music and is one of the biggest festivals in the state. The Mardi Gras is also a prominent event.

CONFIDENTIALITY AGREEMENT

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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 Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified 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, 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 or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the 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 to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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