

Sacramento's BoaVida buys two more California mobile home parks for \$27 million

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Eli Weiner, president of BoaVida Communities and the BoaVida Group and co-founder of Cascade Corporate Management.

Affiliates of Sacramento-based BoaVida Communities LLC and Cascade Corporate Management recently purchased upscale recreational vehicle and mobile home parks in San Diego County for \$27 million.

The Roadrunner Club at Borrego LP, a private equity pooled investment fund, raised \$6.7 million for part of the purchase of the Roadrunner Club, which is a 403-site mobile home park and adjoining 18-hole golf course in Borrego Springs, according to disclosures filed last month with the Securities and Exchange Commission.

Springs RV & Golf Resort LP raised \$1 million for a private equity pooled investment fund to buy the neighboring Springs at Borrego recreational vehicle park with 163 spaces and a nine-hole golf course, according to another SEC filing.

Both properties have clubhouses, pools, spas, tennis courts and bocce ball courts, said [Eli Weiner](#), president of BoaVida Communities and the BoaVida Group and co-founder of Cascade Corporate Management. BoaVida and Cascade also secured an \$18.3 million loan to close the deals, he said.

This purchase brings to 87 the number of mobile home and RV parks the companies own. Most of them are in California, while five in Oregon, two each are in Arizona and Nevada and one is in New Mexico, Weiner said.

Some mobile home parks can be down-market, but these communities were built well and maintained meticulously, Weiner said. He bought the mobile home park from the family that developed it, starting in 1968. The communities are in the middle of Anzo-Borrego Desert State Park, though they are not on state property.

"They did a fantastic job of operating it before," Weiner said, adding that the current manager of the Roadrunner Club will remain.

The Borrego Springs mobile home park operates year-round, though many of the residents spend only winter there. The Springs RV & Golf Resort is used in the winter by snowbirds from cold-weather states who travel to warmer climates seasonally.

Borrego Springs is mild in the winter, but a blazing hot desert in the summer, Weiner said, adding that he is considering shutting down the RV Park for a few months in the late summer.

Weiner began selling mobile homes in 2000, while still a full-time student. A year later, he co-founded Woodcrest Homes, a manufactured-home dealership, followed by BoaVida Group and then other associated companies. He was acknowledged as one of [Sacramento's 40 Under 40](#) last year by the Sacramento Business Journal.



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