

Offering Memorandum

Harbor Hills Mobile Home Park
15765 S Hwy 101, Brookings, Oregon
Asking Price: \$1,250,000

Property Overview

Harbor Hills Mobile Home Park is a stabilized manufactured home community located along the southern Oregon coast. The property consists of approximately 29 spaces, primarily tenant-owned homes paying space rent, with additional income from storage and parking. The asset benefits from coastal influence, ocean views from portions of the property, and direct access along Highway 101.

Amenities & Infrastructure

On-site amenities include a basketball court, pickleball court, and a secured laundry facility with locking doors and coin-operated washers and dryers. Utilities are serviced by public water and a private septic system.

Included Improvements

Included in the sale is a large 3-bedroom, 1-bathroom primary residence, a large warehouse/shop, and three additional units, providing flexibility for owner occupancy, rental income, or operational use.

Financial Summary (In-Place)

	Monthly	Annual
Gross Income	\$10,033	\$120,396
Operating Expenses	\$2,662.24	\$31,947.83
Net Operating Income (NOI)	\$7,370.68	\$88,448.17

Valuation & Returns

At the asking price of \$1,250,000, the property is offered at an updated in-place capitalization rate of approximately 7.1%, based on current rents and conservative operating expenses. No pro forma rent increases or vacancy reductions are included.

Investment Highlights

- Strong in-place cash flow with immediate yield
- Coastal Oregon location with long-term demand drivers
- Upside through infill, operational efficiencies, and future rent adjustments within Oregon regulations
- On-site amenities supporting tenant retention

- Additional residential and operational improvements included in sale

This offering memorandum is provided for marketing purposes only and does not constitute a representation or warranty. Buyers to verify all information during due diligence.