

An aerial photograph of a residential neighborhood. The image shows several houses with different roof colors (grey, brown, blue), green lawns, and trees. A paved road runs through the center, and a parking lot with several cars is visible. The overall scene is a typical suburban residential area.

FOR SALE

\$589,000 | Affordable Housing Investment | 10 Space MHP

FRONT STREET COMMONS

351 Front Street Trailer Park

351 Front Street, Junction City, OR 97448

WHITTAKER
INVESTMENTS, INC.

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WHITTAKER
INVESTMENTS, INC.

WHITTAKER INVESTMENTS, Inc.

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EXECUTIVE SUMMARY

10-Space Trailer Park

Stable rental history with established tenant base

Asking Price \$589,000

\$58,900 per space

NOI (Actual): \$44,145

7.5% CAP Rate

NOI (Proforma): \$50,889

8.6% CAP Rate

✔ **Investment Highlights:** Affordable housing demand in Junction City market | Public utilities | Zoned Commercial | On-site laundry + one park-owned trailer

A 10-space trailer park offering steady rental income, strong tenant stability, and room for growth in a high-demand Junction City market.



PROPERTY DETAILS



Attribute	Detail
Lot Size	0.57 Acres
Year Built	1973
Zoning	Commercial
Tax Lot	15-04-32-34-02800
Property Taxes (2024/25)	\$3,809
Utilities	Public Water/sewer
Amenities	Laundry facility, one park-owned home
Walk Score	75 (close to bus stop & parks)

TENANCY & RENT ROLL

Space	Unit Type	Rent	Note
01	Pad	\$615	Tenant-owned
02	Pad	\$695	Tenant-owned
03	Pad	\$555	Tenant-owned
04	Pad	\$620	Tenant-owned
05	Pad	\$615	Tenant-owned
06	Pad	\$675	Tenant-owned
07	Pad	\$555	Tenant-owned
08	Pad	\$700	Tenant-owned
09	2BD/1BA	\$1,090	Park-owned Hillcrest
10	Pad	\$595	Tenant-owned



Totals: 10 Units | \$6,770/mo | \$81,240

Annual Property Operating Data

Actual Rent

1/23/2026

Front St Trailer Park

351 Front St, Junction City 97448

Purchase Price	\$ 589,000	100%
Line of Credit	-	0%
Balance	589,000	100%
Down Payment	(180,000)	31%
New Financing	\$ 409,000	69%

PROPERTY INFO		EST DEPRECIATION		39	DEPR/YR
Yr. Built:	1973	Land	\$ 382,850	65.0%	\$ -
Zoning:	Commercial	Pers Prop	\$ 58,900	10.0%	\$ 11,780
Acres:	0.57	Building	\$ 29,450	5.0%	\$ 755
Parking		Land Impr	\$ 117,800	20.0%	\$ 5,890
			\$ 589,000	100.0%	\$ 18,425

ANNUAL INCOME Actual Rent

Type of Lease	Total Units	Units	Lease End	Square Feet	Average Scheduled Rent (4/1/26)	Base Rent PSF	Pro Forma Increase	Adjusted Rent	Base Rent PSF	Monthly Income	Annual Income
MG	6	RV Space		1,133	\$ 658	\$ 0.58	\$ -	\$ 658	\$ 0.58	\$ 3,950	\$ 47,400
MG	3	Tenant Owned		1,200	\$ 577	\$ 0.48	\$ -	\$ 577	\$ 0.48	\$ 1,730	\$ 20,760
MG	1	Park Owned - Hillcrest		1,200	\$ 1,090	\$ 0.91	\$ -	\$ 1,090	\$ 0.91	\$ 1,090	\$ 13,080
MG	-	-		-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MG	-	-		-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MG	-	-		-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	10	Totals		11,600	\$ 6,770		\$ -			\$ 6,770	\$ 81,240

Potential Gross Annual Income	\$ 81,240
Plus: Laundry Income	\$ 140
Total Gross Income	\$ 81,380
5.00% Vacancy	\$ (4,062)
Effective Gross Income	\$ 77,318

ANNUAL EXPENSES	Annual	% EGI	Monthly	Expense Status	Comments
Property Management	\$ 7,732	10.0%	\$ 644		10% Owner Managed
Property Taxes	\$ 3,809	4.9%	\$ 317	Actual	2025/26
Personal Property Taxes	\$ 60	5.5%	\$ 286	Actual	
Insurance	\$ 1,560	2.0%	\$ 130	Actual	
Trailer Insurance	\$ 135	0.2%	\$ 11	Actual	1981 Hillcrest 14 x 60, Park-owned
Water & Sewer	\$ 3,726	4.8%	\$ 311	Actual	
Electricity	\$ 1,012	1.3%	\$ 84	Actual	\$600 reimbursement from space 10. New submeter as of 2/1/26.
Natural Gas	\$ 300	0.4%	\$ 25	Actual	
Rubbish Disposal	\$ 1,760	2.3%	\$ 147	Actual	
Landscaping	\$ 5,760	7.4%	\$ 480	Actual	
Maintenance	\$ 3,500	4.5%	\$ 292	Pro Forma	
Repairs	\$ 1,500	1.9%	\$ 125	Pro Forma	
Reserves	\$ 2,320	3.0%	\$ 193	Pro Forma	3.0%
TOTAL EXPENSES	\$ 33,173	48.4%	\$ 3,045		

NET OPERATING INCOME	\$ 3,679 Month	Annual \$ 44,145
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		Per Month	Rate	Yrs.	Annually
DEBT	Line of Credit	\$0	0.000%	0.00	-
	New Financing	(\$2,762)	6.500%	25.00	(33,139)
TOTAL DEBT		\$ (2,762)			(33,139)

CASH FLOW BEFORE TAX	\$ 917 Month	Annual \$ 11,005
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NET: Cash Flow + Principal Reduction	\$ 17,179
NET: Cash Flow + Principal Reduction + Depreciation Tax Savings	\$ 22,338

EST. PRINCIPAL PAYDOWN:	Yr 1:	6,173	Yr 3:	\$ 7,646	Yr 5:	\$ 8,705	Yr 7:	\$ 9,910	Yr 9:	\$ 11,282
	Yr 2:	\$ 7,166	Yr 4:	\$ 8,158	Yr 6:	\$ 9,288	Yr 8:	\$ 10,574	Yr 10:	\$ 12,037
Estimated 10 yr Total: \$ 90,940										

ANALYSIS							
CAP RATE	7.5%	PRICE PER SQ FT	\$ 50.78	Tax Bracket	28%	NOI	\$44,145
CASH ON CASH	6.1%	PRICE PER UNIT	\$ 58,900	Interest	-\$26,386	Depreciation	-\$18,425
ROI YR 1 (No Appreciation)	9.6%	GROSS RENT MULTIPLIER	7.2	Taxable Income	-\$667	Taxes Paid or Saved	-\$187
RETURN ON EQUITY	8.0%	DEBT COVERAGE RATIO	1.33				
IRR, 10 YEAR HOLD	13.8%	EST. MARKET VALUE	\$ 589,381				
Est. Annual Increases	2.5%	Cap rate on reversion in year 10	7.5%				

Broker represents to the best of their knowledge the information provided is accurate. However, Broker does not guarantee the accuracy of such information and shall not be held liable for any reliance on such information.

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Annual Property Operating Data

Pro Forma Rent

1/23/2026

Front St Trailer Park 351 Front St, Junction City 97448

Purchase Price	\$ 589,000	100%
Line of Credit	-	0%
Balance	589,000	100%
Down Payment	(180,000)	31%
New Financing	\$ 409,000	69%

PROPERTY INFO		EST DEPRECIATION		39	DEPR/YR
Yr. Built:	1973	Land	\$ 382,850	65.0%	\$ -
Zoning:	Commercial	Pers Prop	\$ 58,900	10.0%	\$ 11,780
Acres:	0.57	Building	\$ 29,450	5.0%	\$ 755
Parking		Land Impr	\$ 117,800	20.0%	\$ 5,890
			\$ 589,000	100.0%	\$ 18,425

ANNUAL INCOME Pro Forma Rent

Type of Lease	Total Units	Units	Lease End	Square Feet	Average Scheduled Rent (4/1/26)	Base Rent PSF	Pro Forma Increase	Adjusted Rent	Base Rent PSF	Monthly Income	Annual Income
MG	6	RV Space		1,133	\$ 658	\$ 0.58	\$ 33	\$ 692	\$ 0.61	\$ 4,150	\$ 49,800
MG	3	Tenant Owned		1,200	\$ 577	\$ 0.48	\$ 123	\$ 700	\$ 0.58	\$ 2,100	\$ 25,200
MG	1	Park Owned - Hillcrest		1,200	\$ 1,090	\$ 0.91	\$ 110	\$ 1,200	\$ 1.00	\$ 1,200	\$ 14,400
MG	-	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MG	-	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MG	-	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	10	Totals		11,600	\$ 6,770		\$ 267			\$ 7,450	\$ 89,400

Potential Gross Annual Income	\$ 89,400
Plus: Laundry Income	\$ 140
Total Gross Income	\$ 89,540
5.00% Vacancy	\$ (4,470)
Effective Gross Income	\$ 85,070

ANNUAL EXPENSES	Annual	% EGI	Monthly	Expense Status	Comments
Property Management	\$ 8,507	10.0%	\$ 709		10% Owner Managed
Property Taxes	\$ 3,809	4.5%	\$ 317	Actual	2025/26
Personal Property Taxes	\$ 60	5.5%	\$ 286	Actual	
Insurance	\$ 1,560	1.8%	\$ 130	Actual	
Trailer Insurance	\$ 135	0.2%	\$ 11	Actual	1981 Hillcrest 14 x 60, Park-owned
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Electricity	\$ 1,012	1.2%	\$ 84	Actual	\$600 reimbursement from space 10. New submeter as of 2/1/26.
Natural Gas	\$ 300	0.4%	\$ 25	Actual	
Rubbish Disposal	\$ 1,760	2.1%	\$ 147	Actual	
Landscaping	\$ 5,760	6.8%	\$ 480	Actual	
Maintenance	\$ 3,500	4.1%	\$ 292	Pro Forma	
Repairs	\$ 1,500	1.8%	\$ 125	Pro Forma	
Reserves	\$ 2,552	3.0%	\$ 213	Pro Forma	3.0%
TOTAL EXPENSES	\$ 34,181	45.6%	\$ 3,129		

NET OPERATING INCOME \$ 4,241 Month Annual \$ 50,889

		Per Month	Rate	Yrs.	Annually
DEBT	Line of Credit	\$0	0.000%	0.00	-
	New Financing	(\$2,762)	6.500%	25.00	(33,139)
TOTAL DEBT		\$ (2,762)			(33,139)

CASH FLOW BEFORE TAX \$ 1,479 Month Annual \$ 17,750

NET: Cash Flow + Principal Reduction	\$ 23,923
NET: Cash Flow + Principal Reduction + Depreciation Tax Savings	\$ 29,082

EST. PRINCIPAL PAYDOWN:	Yr 1:	6,173	Yr 3:	\$ 7,646	Yr 5:	\$ 8,705	Yr 7:	\$ 9,910	Yr 9:	\$ 11,282
	Yr 2:	\$ 7,166	Yr 4:	\$ 8,158	Yr 6:	\$ 9,288	Yr 8:	\$ 10,574	Yr 10:	\$ 12,037
Estimated 10 yr Total: \$ 90,940										

ANALYSIS					
CAP RATE	8.6%	PRICE PER SQ FT	\$ 50.78	Tax Bracket	28%
CASH ON CASH	9.9%	PRICE PER UNIT	\$ 58,900	NOI	\$50,889
ROI YR 1 (No Apprecion)	12.3%	GROSS RENT MULTIPLIER	6.6	Interest	-\$26,386
RETURN ON EQUITY	9.2%	DEBT COVERAGE RATIO	1.54	Depreciation	-\$18,425
IRR, 10 YEAR HOLD	16.8%	EST. MARKET VALUE	\$ 588,992	Taxable Income	\$6,078
Est. Annual Increases	2.5%	Cap rate on reversion in year 10	8.6%	Taxes Paid or Saved	\$1,702

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FINANCIAL RECAP

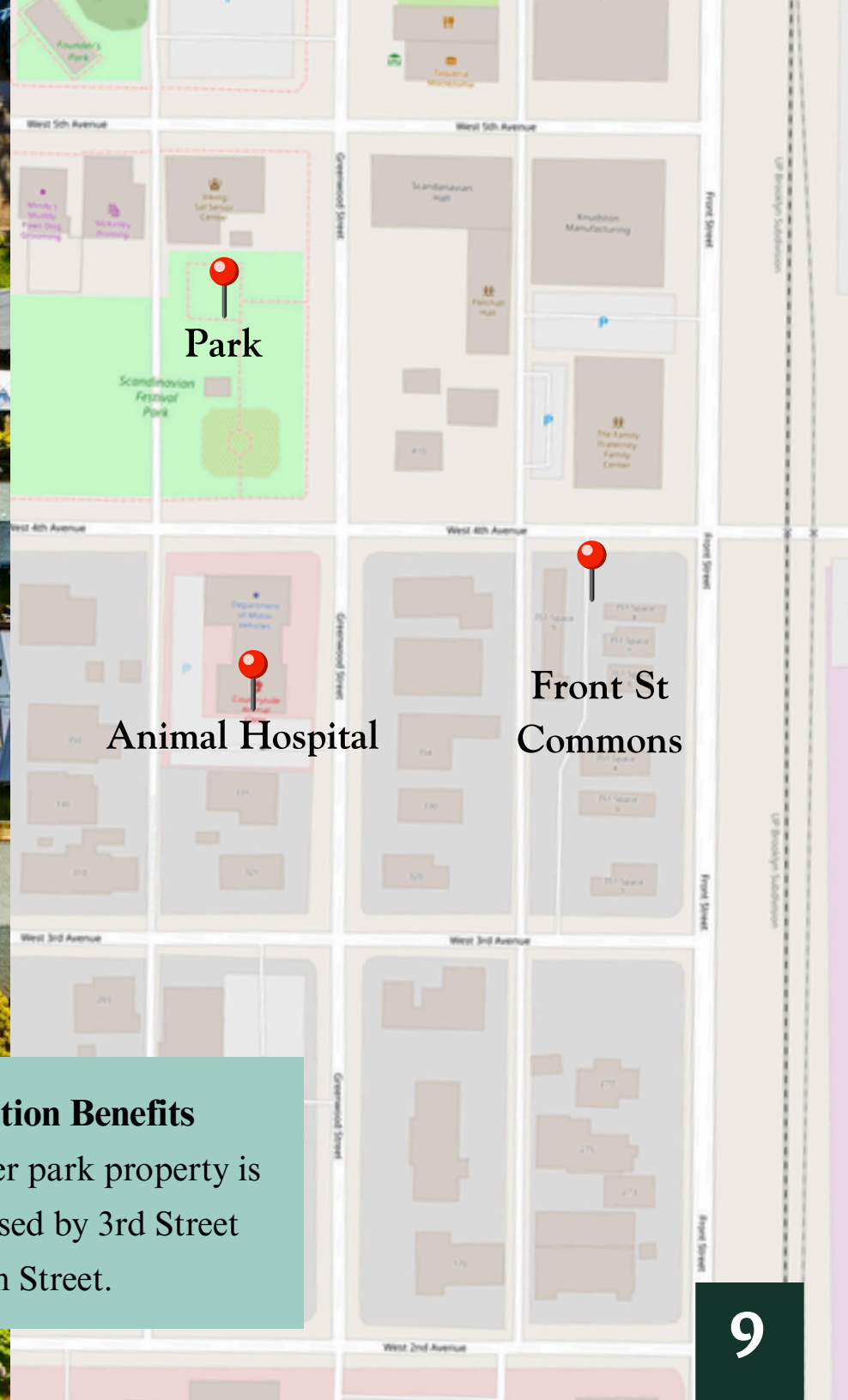
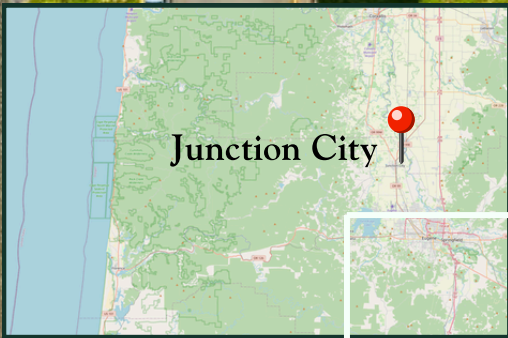
Actuals (9/17/2025)

- Potential Gross Income: \$81,240
- Effective Gross Income: \$77,318
- Net Operating Income: \$44,145
- Capitalization Rate: 7.50%
- Cash Flow: \$11,005

Proforma (9/17/2025)

- Potential Gross Income: \$89,400
- Effective Gross Income: \$85,070
- Net Operating Income: \$50,889
- Capitalization Rate: 8.6%
- Cash Flow: \$17,750

The financial analysis demonstrates significant upside potential, with proforma projections showing a 15% improvement in NOI and a 1.5% increase in capitalization rate through strategic rent adjustments and expense management.



i Location Benefits
Trailer park property is accessed by 3rd Street or 4th Street.



\$589,000

Purchase Price

TRANSACTION GUIDELINES

This offering is presented exclusively by Whittaker Investments, Inc. Ownership reserves the sole and absolute right to select the prospective investor based on a range of criteria, which may include but are not limited to:



Purchase price



Financial strength



Source of capital & debt



**Due Diligence -
Underwriting Process**




**Timing of due diligence
and closing**



**Any contingencies
required to close the
transaction**



JUNCTION CITY
HOME OF THE TIGERS



JUNCTION
CITY

\$589,000 | FRONT STREET COMMONS

Affordable Housing Investment Opportunity

351 Front Street, Junction City, OR 97448

EXCLUSIVELY PRESENTED BY:

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Initial Agency Disclosure

Consumers. This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker. This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.

Real Estate Agency Relationships. An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

- Seller's Agent -- Represents the seller only.
- Buyer's Agent -- Represents the buyer only.
- Disclosed Limited Agent -- Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of "Confidential Information". Generally, licensees must maintain confidential information about their clients. "Confidential information" is information communicated to a real estate licensee or the licensee's agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

- 1) The buyer instructs the licensee or the licensee's agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer; and
- 2) The licensee or the licensee's agent knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of a Seller's Agent. Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer. An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

- 1) To deal honestly and in good faith;
- 2) To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
- 3) To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller's agent owes the seller the following affirmative duties:

- 1) To exercise reasonable care and diligence;
- 2) To account in a timely manner for money and property received from or on behalf of the seller;
- 3) To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
- 4) To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale. None of these affirmative duties of an agent may be waived, except (7).

The affirmative duty listed in (7) can only be waived by written agreement between seller and agent. Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller. Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law. Duties and Responsibilities of a Buyer's Agent An agent, other than the seller's agent, may agree to act as the buyer's agent only. The buyer's agent is not representing the seller, even if the buyer's agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller's agent.

Initial Agency Disclosure (Page 2)

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

- 1) To deal honestly and in good faith; Revised 9/9/2013
- 2) To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
- 3) To disclose material facts known by the agent and not apparent or readily ascertainable to a party.
- 4) A buyer's agent owes the buyer the following affirmative duties:
 - 5) To exercise reasonable care and diligence;
 - 6) To account in a timely manner for money and property received from or on behalf of the buyer;
 - 7) To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
 - 8) To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
 - 9) To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
- 10) To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and
- 11) Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between buyer and agent. Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer. Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law. Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s). Disclosed Limited Agents have the following duties to their clients:

- 1) To the seller, the duties listed above for a seller's agent;
- 2) To the buyer, the duties listed above for a buyer's agent; and
- 3) To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
 - A) That the seller will accept a price lower or terms less favorable than the listing price or terms;
 - B) That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
 - C) Confidential information as defined above. Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same principal broker (a real estate licensee who supervises other agents) establish agency relationships with different parties to the same transaction, only the principal broker will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing.

The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

- 1) To disclose a conflict of interest in writing to all parties;
- 2) To take no action that is adverse or detrimental to either party's interest in the transaction; and
- 3) To obey the lawful instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation. You are encouraged to discuss the above information with the licensee delivering this pamphlet to you. If you intend for that licensee, or any other Oregon real estate licensee, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you a client without your knowledge and consent.

Revised 9/9/2013