



# Bigfoot Acres

## OFFERING MEMORANDUM

11425 Upper Applegate Road · Jacksonville, Oregon 97530

10.19 ACRES · 23 RENTAL SPACES · 100% OCCUPIED

OFFERING PRICE

**\$1.75M**

*Fee Simple Interest*

2025 ACTUAL NOI

**\$219.9K**

*Trailing 12-Month*

TRAILING CAP RATE

**12.6%**

*2025 Seller Basis*

FULLY-LOADED CAP

**~11.8%**

*With Mgmt & Reserves*

AS OF APRIL 2026

Exclusively Presented by  
COLDWELL BANKER PROFESSIONAL  
GROUP

## CONTENTS

# What's Inside

ELEVEN SECTIONS · INSTITUTIONAL DISCLOSURE FORMAT

|           |  |           |
|-----------|--|-----------|
| <b>01</b> | <b>Executive Summary</b><br>Investment thesis and key operating metrics                            | <b>03</b> |
| <b>02</b> | <b>Investment Highlights</b><br>Six distinct reasons to own the asset                              | <b>04</b> |
| <b>03</b> | <b>Property &amp; Infrastructure</b><br>Site, parcel, unit mix, water, septic, electric, laundry   | <b>05</b> |
| <b>04</b> | <b>Financial Summary</b><br>2024 actual, 2025 actual, 2026 pro forma (two views)                   | <b>06</b> |
| <b>05</b> | <b>Current Rent Roll</b><br>All 23 units as of April 2026  | <b>07</b> |
| <b>06</b> | <b>Unit List &amp; Descriptions</b><br>Vintages, square footage, and capital planning note         | <b>08</b> |
| <b>07</b> | <b>Location, Market &amp; Lifestyle</b><br>Applegate Valley, Jacksonville, wine trail & recreation | <b>09</b> |
| <b>08</b> | <b>Visual Tour — Photo Gallery</b><br>Aerial context, park & units, entrance & site plan           | <b>11</b> |
| <b>09</b> | <b>Risk Factors &amp; Capital Disclosures</b><br>Wildfire & FAIR Plan, park-owned homes, capex     | <b>14</b> |
| <b>10</b> | <b>Offering Summary &amp; Financing</b><br>Transaction terms and price metrics                     | <b>15</b> |
| <b>11</b> | <b>Confidentiality &amp; Contact</b><br>Broker information and disclosures                         | <b>16</b> |

**About this document.** All figures are internally reconciled. Gross Scheduled Income of \$300,924 reflects the sum of all 23 in-place rents as of April 2026. Two pro forma views are presented in Section 04: a seller-basis view and a fully-loaded institutional view. Buyers should conduct independent due diligence on all figures.

# Executive Summary

BIGFOOT ACRES · JACKSONVILLE, OREGON



TOTAL ACREAGE

**10.19**

Acres

TOTAL SPACES

**23**

13 MH · 5 SFR · 5 RV

CURRENT OCCUPANCY

**100%**

Fully Leased

Bigfoot Acres is a stabilized, cash-flowing mobile home and RV park along Upper Applegate Road in Jacksonville, Oregon — a scenic rural corridor within the greater Medford–Ashland metro. The 10.19-acre site includes **13 park-owned manufactured homes, 5 park-owned stick-built residences, and 5 RV spaces**, with manufactured and stick-built units separately metered. On-site management is in place and the park is currently 100% leased.

The property benefits from a rare combination of location advantages: a short drive up Upper Applegate Road brings residents to **Applegate Lake**, a regional recreation destination, while the surrounding **Applegate Valley Wine Trail** has established Southern Oregon as an emerging wine-tourism region. The **historic town of Jacksonville** — a National Historic Landmark district — sits a short drive away, and Medford, Ashland, and Grants Pass are all within a reasonable commute for residents who want rural quiet without losing access to Rogue Valley employment centers.

Recent tenant turnover has allowed in-place rents to move substantially into alignment with current market levels. The rent roll reflects **\$25,077 in monthly income (\$300,924 annualized)** as of April 2026. Actual NOI was \$197,887 in 2024, a year that reflected proactive repositioning spend as the current owner cycled through turnover refreshes and deferred-maintenance items — investments that established the operating profile the property shows today. **2025 marked the first stabilized year of operation**, with NOI of \$219,855 (a +11.1% lift), and the April 2026 rent roll carries that trajectory forward at \$300,924 annualized.

At the **\$1,750,000 offering price**, the property reflects an 11.3% cap on 2024, 12.6% cap on 2025 actual, and **~11.8%–13.4% cap on 2026 pro forma** depending on expense assumptions — durable numbers from three tenancy types and 23 diversified income streams.

## Transaction History & Path Forward

Bigfoot Acres has been under contract twice in the past twelve months — a July 2025 contract terminated three days before a December 31 close, and a February 2026 contract terminated by the seller last week after the buyer failed to perform. **Neither termination related to the physical asset, operations, title, environmental condition, or financial performance**; full diligence was completed under the first contract and is available to qualified buyers upon NDA. Two buyers reached contract at pricing consistent with current levels — the market has been validated, the buyer executions were not. Ownership is now focused on **certainty of close over maximizing the last dollar** and is reasonable and pragmatic on terms for a qualified, well-capitalized buyer with proof of funds, lender pre-approval, and a realistic closing timeline. Absent an executed contract with a demonstrably qualified buyer, the property will transition to a **Crexi auction with a published reserve**. Serious inquiries only.

**Expansion Optionality.** Jackson County has held preliminary conversations regarding up to 10 additional MH pads or 20 RV spaces — unentitled optionality, not committed value.

# Investment Highlights

SIX DISTINCT REASONS TO OWN BIGFOOT ACRES



## Compelling Yield at Improved Pricing

\$219,855 trailing 2025 NOI produces a 12.6% cap rate at the revised \$1,750,000 offering price. Even on a fully-loaded institutional basis with management and reserves, the property yields ~11.8% — meaningfully above comparable MH park transactions in the Pacific Northwest.

## Stabilized, Diversified Tenant Mix

Income is derived from 23 residential spaces across three tenancy types — manufactured homes, stick-built residences, and RV pads — producing consistent occupancy and dependable real estate cash flow rather than business, seasonal, or operationally-intensive income.

## Market-Aligned, In-Place Rents

Recent tenant turnover has allowed rents to adjust to prevailing market levels. The rent roll reflects current conditions, not legacy or substantially below-market leases. Two long-tenured residents (Units #11 and #17B) carry legacy rents of \$882 and \$911 respectively — modest upside on future turnover.

## Oregon FAIR Plan Coverage Bound on the Property

The Oregon FAIR Plan policy that was vetted, inspected, and remediated under the prior contract is being bound on the property by the current owner this week, with coverage expected to be in force by the week of April 27, 2026. Same coverage structure (\$990,000 property / \$5,611 annual premium total), same agent at The Insurance Center of Jacksonville. A new buyer inherits an in-force policy and an established underwriting relationship rather than starting from scratch — the single largest diligence variable on a rural Southern Oregon park acquisition, removed before closing. Full treatment in Section 09.

## Upgraded, Well-Capitalized Infrastructure

Six septic systems (all pumped 2023), two productive wells with all-new pressure tanks and replumbed distribution lines, and a 5,000-gallon holding tank sized by the current owner to support operations well beyond current capacity. No near-term capital requirements anticipated for water or septic.

## County-Supported Expansion Optionality

Jackson County has engaged in preliminary conversations with the current owner regarding expansion of up to 10 additional mobile home pads or 20 additional RV pads. Infrastructure has been pre-sized to support this growth. *Note: no formal entitlements are in place; this represents optionality, not committed value.*

# Property & Infrastructure

11425 UPPER APPLGATE ROAD · JACKSONVILLE, OREGON 97530



MANUFACTURED HOMES

13

Park-owned · Separately metered

STICK-BUILT HOMES

5

Each with dedicated septic

RV SPACES

5

Full hook-ups

## Site & Parcel

The property encompasses 10.19 acres identified as Jackson County Tax Lot 2400 (40 3W 08), with frontage on Upper Applegate Road. The site includes internal gravel roads providing access to all rental spaces, mature landscaping, and a treed eastern boundary. The **Applegate River** flows directly across Upper Applegate Road — a short walk of a few hundred feet — and residents routinely cross the road to fish, swim, or wade within a few hundred feet of their front doors.

## Water System

Two wells feed a 5,000-gallon holding tank serving all units. Main well fully replumbed with new pipes to the laundry facility and all rental spaces. Both wells equipped with all-new pressure tanks.

## Septic Systems

Six total septic systems. Each of the five stick-built homes has a dedicated two-chamber 1,000-gallon concrete tank. All manufactured homes, RV spaces, and the shop share a community 2,500-gallon tank. All systems pumped in 2023.

## Electric & Metering

Pacific Power (PP&L) electric service. All manufactured-home and stick-built spaces are separately metered, supporting direct tenant billing at \$0.20/kWh through the landlord portal. RV spaces are serviced on a different metering structure. Annual park-side electric cost ~\$3,200 (2025 actual).

## On-Site Laundry



Dedicated laundry building with **4 coin-operated machines** — 2 washers and 2 dryers — providing an ancillary revenue stream and a convenience amenity for residents without in-unit hook-ups.

## On-Site Shop

A large shop building provides significant functional utility for park operations and maintenance, with potential for adaptive use depending on the acquiring owner's approach.

**Expansion-Ready Infrastructure.** The 5,000-gallon holding tank was specifically upsized by the current owner — beyond current operational need — to support potential expansion of up to **10 additional mobile home pads or 20 additional RV spaces**. Jackson County has engaged in preliminary discussions regarding this expansion. *No formal land-use approval or entitlements are currently in place.*

**Capital Investment Note.** The infrastructure improvements above represent substantial owner investment in the property's long-term operational reliability. A new buyer inherits fully updated water and septic systems with no near-term capital requirements anticipated for these categories. Capital planning for the housing stock itself is addressed in Sections 06 and 09.

# Financial Summary

2024 ACTUAL · 2025 ACTUAL · 2026 PRO FORMA (TWO VIEWS)

|   |   |  |   |
|---|---|--|---|
| <p>2024 ACTUAL NOI</p> <p><b>\$197.9K</b></p> <p>11.3% cap · Transitional</p> | <p>2025 ACTUAL NOI</p> <p><b>\$219.9K</b></p> <p>12.6% cap · Stabilized</p> | <p>2026 SELLER PF</p> <p><b>~\$234K</b></p> <p>~13.4% cap · Owner-op</p> | <p>2026 LOADED PF</p> <p><b>~\$207K</b></p> <p>~11.8% cap · Institutional</p> |
|---|---|--|---|

All cap rates calculated at the \$1,750,000 offering price.

| LINE ITEM                       | 2024 ACTUAL      | 2025 ACTUAL      | 2026 SELLER PF   | 2026 LOADED PF   |
|---------------------------------|------------------|------------------|------------------|------------------|
| <b>OPERATING INCOME</b>         |                  |                  |                  |                  |
| Gross Scheduled Income          | \$274,212        | \$265,676        | \$300,924        | \$300,924        |
| Vacancy & Collection Loss (5%)  | —                | —                | (\$15,046)       | (\$15,046)       |
| <b>Effective Gross Income</b>   | <b>\$274,212</b> | <b>\$265,676</b> | <b>\$285,878</b> | <b>\$285,878</b> |
| <b>OPERATING EXPENSES</b>       |                  |                  |                  |                  |
| Property Taxes                  | \$10,422         | \$10,422         | \$10,422         | \$10,422         |
| Insurance (see Risk Factors)    | \$1,242          | \$1,242          | \$1,490          | \$5,611          |
| Maintenance, Repairs & Grounds  | \$35,000         | \$12,400         | \$14,880         | \$14,880         |
| Electric (Common Area)          | \$3,715          | \$3,197          | \$3,836          | \$3,836          |
| Water Testing                   | \$720            | \$1,440          | \$1,728          | \$1,728          |
| Garbage                         | \$12,000         | \$12,120         | \$14,544         | \$14,544         |
| Legal & Professional            | \$5,000          | \$5,000          | \$5,000          | \$5,000          |
| Management Fee (5% EGI)         | —                | —                | —                | \$14,294         |
| Replacement Reserves (3% EGI)   | \$8,226          | —                | —                | \$8,576          |
| <b>Total Operating Expenses</b> | <b>\$76,325</b>  | <b>\$45,821</b>  | <b>\$51,900</b>  | <b>\$78,891</b>  |
| Expense Ratio (% of EGI)        | 27.8%            | 17.2%            | 18.2%            | 27.6%            |
| <b>Net Operating Income</b>     | <b>\$197,887</b> | <b>\$219,855</b> | <b>\$233,978</b> | <b>\$206,987</b> |
| <b>Cap Rate at \$1,750,000</b>  | <b>11.3%</b>     | <b>12.6%</b>     | <b>13.4%</b>     | <b>~11.8%</b>    |

**Why two pro forma views?** The Seller Pro Forma reflects actual owner-operator expense structure (no third-party management, light insurance). The Loaded Pro Forma normalizes for a non-owner-operator buyer: adds 5% management, 3% reserves, and restates insurance to ~\$5,611 based on a 2025 Oregon FAIR Plan quote as a reasonable proxy for current-market pricing (see Section 09). Jnderwrite to whichever matches your intended operating structure.

05 · AS OF APRIL 2026 · 100% OCCUPIED

# Current Rent Roll

23 OF 23 SPACES LEASED

MONTHLY INCOME

**\$25,077***All 23 spaces leased*

ANNUALIZED GROSS

**\$300,924***At 100% occupancy*

SECURITY DEPOSITS

**\$19,115***Held on account*

| UNIT                                 | TYPE | LEASE START  | LAST INCREASE | MO. RENT           | SEC. DEP.       | STATUS           |
|--------------------------------------|------|--------------|---------------|--------------------|-----------------|------------------|
| #1                                   | SFR  | Jan 2, 2020  | Jan 1, 2025   | \$944              | \$415           | Current          |
| #2                                   | MH   | Jul 1, 2025  | —             | \$1,000            | \$1,000         | Current          |
| #3                                   | MH   | Mar 9, 2026  | —             | \$1,100            | \$1,100         | Current NEW      |
| #4                                   | SFR  | Aug 1, 2023  | —             | \$1,500            | \$1,500         | Current          |
| #5                                   | MH   | Feb 13, 2026 | —             | \$1,100            | \$1,100         | Current          |
| #6                                   | MH   | Sep 2, 2025  | —             | \$1,050            | \$1,000         | Current          |
| #7                                   | SFR  | Jul 1, 2023  | —             | \$1,800            | \$1,000         | Current          |
| #8                                   | MH   | Dec 5, 2023  | —             | \$1,250            | \$1,650         | Current          |
| #9                                   | MH   | Mar 15, 2023 | —             | \$1,250            | \$1,200         | Current          |
| #10                                  | SFR  | Mar 1, 2025  | —             | \$1,250            | \$1,000         | Current          |
| #11                                  | MH   | Jul 1, 2009  | Jan 1, 2025   | \$882              | \$850           | Current (legacy) |
| #12A                                 | RV   | Oct 1, 2025  | —             | \$650              | \$100           | Park manager *   |
| #12B                                 | RV   | Sep 1, 2024  | —             | \$600              | \$100           | Current          |
| #13                                  | MH   | Apr 1, 2023  | Jan 1, 2025   | \$990              | \$0             | Current **       |
| #14                                  | MH   | Aug 6, 2025  | —             | \$1,250            | \$600           | Current          |
| #15                                  | MH   | Jun 1, 2025  | —             | \$1,200            | \$1,000         | Current          |
| #16                                  | MH   | Sep 1, 2023  | —             | \$1,250            | \$1,250         | Current          |
| #17A                                 | RV   | Jan 6, 2025  | —             | \$600              | \$100           | Current          |
| #17B                                 | MH   | Mar 4, 2016  | Jun 1, 2024   | \$911              | \$700           | Current (legacy) |
| #18A                                 | RV   | Mar 24, 2026 | —             | \$650              | \$100           | Current NEW      |
| #18B                                 | RV   | May 5, 2025  | —             | \$600              | \$100           | Current          |
| #19                                  | MH   | Apr 1, 2026  | —             | \$1,250            | \$1,250         | Current NEW      |
| #20                                  | SFR  | Jul 1, 2025  | —             | \$2,000            | \$2,000         | Current          |
| <b>Total — 23 of 23 Units Leased</b> |      |              |               | <b>\$25,077/mo</b> | <b>\$19,115</b> | <b>100%</b>      |

Annualized gross:  $\$25,077 \times 12 = \$300,924$  at 100% occupancy. All leases month-to-month. Sewer, water, and garbage are landlord-paid; electric is tenant-metered at \$0.20/kWh.

\* Unit #12A is occupied by the on-site park manager; a new owner may continue this as a compensation offset or rent at market. \*\* Unit #13 shows \$0 deposit; seller to confirm during due diligence whether deposit is held or was waived.

# Unit List & Descriptions

ALL 23 UNITS · 100% OCCUPIED AS OF APRIL 2026

**Renovation & Condition Note.** All units are thoroughly refreshed upon tenant turnover. Over the past two years, the majority of mobile homes and at least one stick-built residence have been comprehensively updated — flooring, paint, appliances, fixtures, windows, and mechanical updates. The exteriors of most mobile homes and some stick-built homes would benefit from fresh paint, which a new owner should factor into near-term capital planning.

| UNIT                                    | TYPE | YEAR | DESCRIPTION                       | BED/BATH | SQ FT | MO. RENT           |
|---|------|------|-----------------------------------|----------|-------|--------------------|
| #1                                      | SFR  | 1967 | Stick-Built Home                  | 3bd/1ba  | 900   | \$944              |
| #2                                      | MH   | 1958 | Single Wide Mobile Home           | 1bd/1ba  | 460   | \$1,000            |
| #3                                      | MH   | 1961 | Single Wide Mobile Home           | 2bd/1ba  | 470   | \$1,100            |
| #4                                      | SFR  | 1955 | Stick-Built Home                  | 2bd/1ba  | 1,416 | \$1,500            |
| #5                                      | MH   | 1960 | Single Wide Mobile Home           | 2bd/1ba  | 400   | \$1,100            |
| #6                                      | MH   | 1981 | Single Wide Mobile Home           | 3bd/2ba  | 840   | \$1,050            |
| #7                                      | SFR  | 1962 | Stick-Built Home                  | 3bd/2ba  | 2,228 | \$1,800            |
| #8                                      | MH   | 1975 | Single Wide Mobile Home           | 3bd/2ba  | 1,084 | \$1,250            |
| #9                                      | MH   | 1978 | Single Wide Mobile Home           | 2bd/1ba  | 924   | \$1,250            |
| #10                                     | SFR  | 1967 | Stick-Built Home                  | 2bd/1ba  | 1,339 | \$1,250            |
| #11                                     | MH   | 1971 | Single Wide Mobile Home           | 3bd/1ba  | 672   | \$882              |
| #12A                                    | RV   | —    | RV Pad – Full Hook-Ups (Park Mgr) | —        | —     | \$650              |
| #12B                                    | RV   | —    | RV Pad – Full Hook-Ups            | —        | —     | \$600              |
| #13                                     | MH   | 1962 | Single Wide Mobile Home           | 2bd/1ba  | 520   | \$990              |
| #14                                     | MH   | 1964 | Single Wide Mobile Home           | 2bd/1ba  | 616   | \$1,250            |
| #15                                     | MH   | 1989 | Single Wide Mobile Home           | 2bd/1ba  | 924   | \$1,200            |
| #16                                     | MH   | 1976 | Single Wide Mobile Home           | 2bd/2ba  | 520   | \$1,250            |
| #17A                                    | RV   | —    | RV Pad – Full Hook-Ups            | —        | —     | \$600              |
| #17B                                    | MH   | 1977 | Single Wide Mobile Home           | 2bd/2ba  | 924   | \$911              |
| #18A                                    | RV   | —    | RV Pad – Full Hook-Ups            | —        | —     | \$650              |
| #18B                                    | RV   | —    | RV Pad – Full Hook-Ups            | —        | —     | \$600              |
| #19                                     | MH   | 1971 | Double Wide Mobile Home           | 2bd/1ba  | 720   | \$1,250            |
| #20                                     | SFR  | 1950 | Stick-Built Home                  | 3bd/2ba  | 3,414 | \$2,000            |
| <b>Total — 23 Units · 100% Occupied</b> |      |      |                                   |          |       | <b>\$25,077/mo</b> |

Unit type designations reflect building type (SFR = stick-built single family residence; MH = manufactured home; RV = recreational vehicle pad) and should be verified during buyer due diligence. Square footage figures are approximate. Average MH vintage is ~1970. See Section 09 (Risk Factors) for capital planning discussion regarding housing stock age.

# Location, Market & Lifestyle

JACKSONVILLE, OREGON · JACKSON COUNTY



Bigfoot Acres sits along Upper Applegate Road in Jacksonville, Oregon — a position that combines the quiet of a supply-constrained rural corridor with direct access to the recreation, wine, and historic tourism that increasingly define Southern Oregon as a destination. The Applegate Valley is defined by the Applegate River watershed, bounded by the Siskiyou and Cascade ranges, and served by the greater Medford–Ashland metropolitan area roughly 25 minutes away.

## Applegate Lake & Outdoor Recreation

A short drive up Upper Applegate Road from the property brings you to **Applegate Lake**, a 988-acre reservoir in the Rogue River–Siskiyou National Forest that draws fishing, boating, swimming, hiking, and camping traffic from across the region. **To reach the lake, visitors literally drive past Bigfoot Acres** — placing the park on the daily flow of recreational traffic during the May–October season. The Applegate River itself runs directly across Upper Applegate Road from the property; residents cross the street to fish, swim, or wade within a few hundred feet of their front doors. For context, Southern Oregon as a region draws **over 2 million visitors annually** to its national forests, rivers, wineries, and Crater Lake, and the Applegate corridor captures a meaningful share of that flow.

## Applegate Valley Wine Trail

Southern Oregon has rapidly established itself as a serious wine destination. The Rogue Valley American Viticultural Area — which includes the Applegate Valley AVA — now hosts **more than 80 wineries and vineyards**, attracting visitors from Portland, California, and beyond. The **Applegate Valley Wine Trail** is the defining touring route through this region, with multiple tasting rooms, vineyards, and farm-to-table restaurants within a short drive of the property. This wine-tourism economy has compounding effects on the surrounding residential rental market: it sustains year-round hospitality and service employment, drives demand for workforce housing in rural Jackson County, and creates a lifestyle brand that attracts relocation from higher-cost urban markets.

## Historic Jacksonville

The incorporated town of **Jacksonville** — the nearest named community and the property's mailing address — is designated a **National Historic Landmark**, one of the best-preserved 19th-century Gold Rush towns on the West Coast. It hosts the **Britt Music & Arts Festival** each summer, a nationally known outdoor concert series that draws crowds from across the Pacific Northwest. Between Jacksonville's historic character, the surrounding wine trail, and the lake and river recreation up-valley, the area has a quality-of-life profile that attracts both visitors and new residents year after year.

# Rural, but Connected

## ADDRESSING THE TENANT-DEMAND QUESTION

**A common investor question:** "The park is rural — how do you keep it full?" The short answer is in the rent roll: 100% occupancy, 14 of 23 leases signed in 2025 or 2026, and a waiting list on turnover. The longer answer is that for a meaningful share of the Rogue Valley workforce, rural *is* the draw — and the property's location lets residents have that without giving up regional employment.

### Who Lives Here & Why

For many residents of the Applegate corridor, the rural setting is exactly the point — they actively want distance from the density, noise, and cost of Medford or Ashland. At the same time, Bigfoot Acres is **not remote** in any practical sense. The drive to Medford is roughly 25 minutes; Ashland is about 35; Grants Pass is about 40. Residents with jobs anywhere in the Rogue Valley — hospitals, schools, retail, hospitality, construction, logistics — can commute comfortably while living on the edge of a national forest at a price point that is increasingly difficult to find anywhere closer to town.

This positions the property in a tenant pool that combines three durable segments:

- **Rogue Valley workforce** seeking affordable housing within a reasonable commute of Medford, Ashland, Central Point, and Grants Pass.
- **Retirees and semi-retirees** drawn to the rural quality of life, river access, and proximity to Applegate Lake.
- **Service and hospitality workers** supporting the Applegate Valley wine trail, Jacksonville's tourism economy, and outdoor-recreation businesses up-valley.

### Southern Oregon Rental Market Snapshot

**Mobile home vacancy in rural Jackson & Josephine Counties:** under 3% for affordable housing units, reflecting a chronic regional undersupply of unsubsidized workforce housing.

**In-migration:** sustained inbound flow from California and other western states, driven by relative affordability, lifestyle, and outdoor-recreation access.

**Permitting pressure:** tightening zoning and environmental review have made new rural park development increasingly difficult — a factor that protects the scarcity value of existing stabilized parks like Bigfoot Acres.

**Comparable asking rents:** 2bd/1ba MH \$1,050–\$1,300; 3bd stick-built \$1,500–\$2,100; full-hookup RV \$550–\$750. Acres in-place rents fall within these ranges.

### Location Details

|              |                                 |                    |                                      |
|--------------|---------------------------------|--------------------|--------------------------------------|
| Address      | <b>11425 Upper Applegate Rd</b> | Nearest Major City | <b>Medford (~25 min)</b>             |
| City / State | <b>Jacksonville, OR 97530</b>   | Regional Airport   | <b>Rogue Valley Intl. (MFR)</b>      |
| County       | <b>Jackson County</b>           | River Corridor     | <b>Applegate River — across road</b> |

**Expansion Optionality.** Jackson County has engaged in preliminary discussions regarding site expansion beyond the current 23-space configuration · up to 10 additional mobile home pads or 20 additional RV spaces, or a combination thereof. The 5,000-gallon holding tank has been sized to support this expansion. No formal land-use application, entitlement, permit, or written county approval is in place. Expansion represents optionality a new owner may pursue; it is not committed value.

# Photo Gallery

AERIAL CONTEXT · APPLGATE VALLEY · APRIL 2026

The following pages present aerial and ground-level photography of Bigfoot Acres captured in April 2026. Images are representative of current site conditions, the 23-space unit configuration, and the property's setting within Southern Oregon's Applegate Valley corridor.



Property boundary outlined in red — 10.19 acres fronting Upper Applegate Road, Jackson County Tax Lot 2400.



Applegate River corridor looking up-valley toward the Siskiyou range.



Valley context — park visible at lower left, Medford basin in distance.

# Park & Units

ON-SITE CONFIGURATION · 23 SPACES, 100% OCCUPIED



*Park overview — manufactured homes, stick-built residences, and internal road network with mature trees along the eastern boundary.*



*Mobile home rows with mountain backdrop — recently refreshed on turnover.*



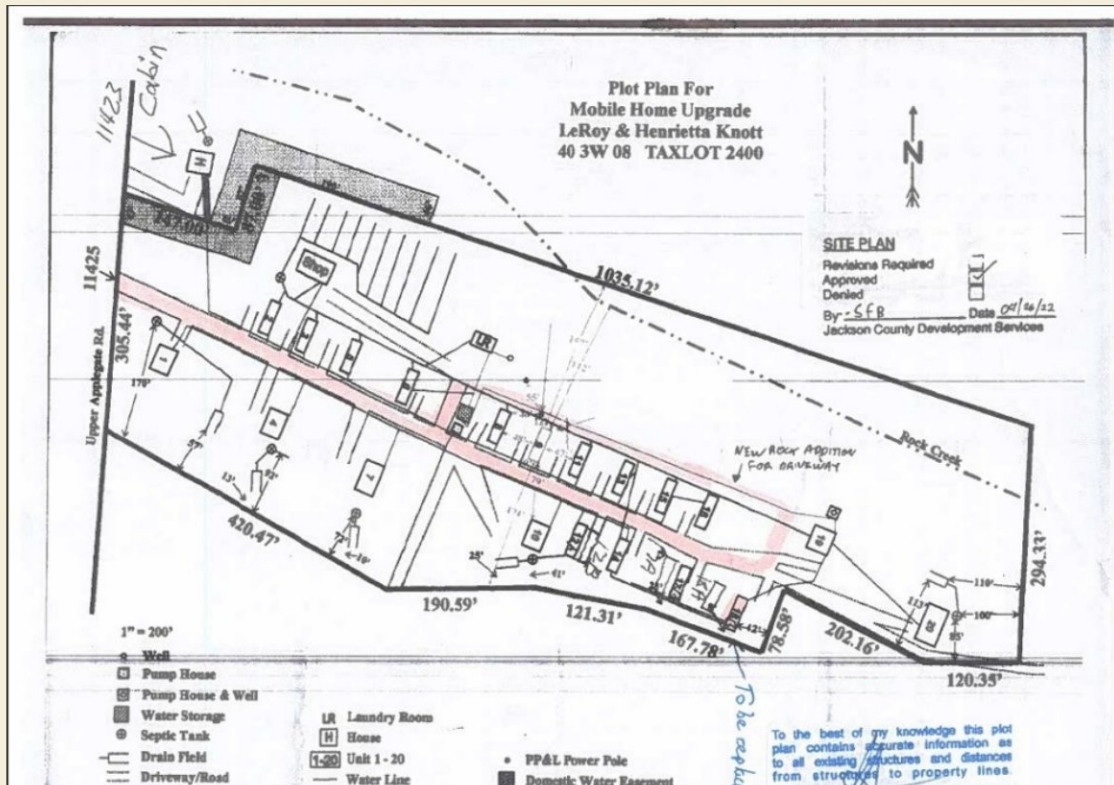
*Inner park roadway and unit access from the driveway entrance.*

# Entrance & Site Plan

NAMESAKE MARKER · RECORDED PLOT PLAN



Property entrance on Upper Applegate Road — the namesake Bigfoot marker and flag at the head of the driveway.



# Risk Factors & Capital

HONEST DISCLOSURE OF ITEMS BUYERS WILL UNDERWRITE

This section addresses risk items a sophisticated buyer will evaluate during due diligence. The seller's position is that transparent disclosure produces better transactions than burying these items. Buyers are encouraged to engage independent inspection, environmental, and insurance advisors.

## Wildfire Insurance & Oregon FAIR Plan Coverage

**Material update — coverage bound on the property.** The Oregon FAIR Plan policy that was vetted, inspected, and remediated under a 2025 purchase contract is being bound on the property by the current owner this week, with coverage expected to be in force by the week of April 27, 2026. The policy provides \$990,000 in property coverage at \$4,449 annually plus \$1,162 liability (\$5,611 total), placed through The Insurance Center of Jacksonville — the same coverage structure and underwriter that worked the prior file.

**What a new buyer inherits.** An in-force policy on the property at closing, an established underwriting relationship, completed remediation, and continuity of FAIR Plan eligibility — rather than starting underwriting from scratch. At closing, the policy can be rewritten in the new owner's name through the same agent. Premiums and final terms for the new owner may differ based on applicant underwriting and market conditions; a new buyer should confirm directly with the agent during diligence. The FAIR Plan commercial policy caps at \$1,000,000; excess coverage above that limit may be available through other carriers but has not been pursued.

**The honest risk context.** Insurance availability and pricing for rural Southern Oregon commercial properties has tightened meaningfully over the past three years. The 2024 and 2025 actual insurance expense of \$1,242 reflected a prior liability-only policy; the Loaded Pro Forma in Section 04 uses the \$5,611 figure, which now corresponds to the policy being bound on the property rather than serving as a market proxy.

## Park-Owned Homes — Chattel Risk

All 13 manufactured homes and all 5 stick-built homes are park-owned. This provides operational control (an advantage) but means the owner bears depreciation, maintenance, and eventual replacement costs (a risk). Lenders typically view park-owned homes as chattel rather than real estate, which may affect LTV and financing terms. Discuss with lenders early.

## Housing Stock Age

Manufactured home vintages range from 1958 to 1989 (avg ~1970); stick-built vintages from 1950 to 1967. The seller has invested substantially in interior renovations on turnover, but the stock is mature and should be underwritten with an appropriate replacement reserve. The Loaded Pro Forma assumes a 3% reserve (\$8,576/yr); a higher reserve may be warranted. Exterior paint across most units represents a near-term cosmetic capex item.

## Tenant Payment History & Rural Financing

Rent roll as of April 2026 shows all balances current. Fourteen of 23 units have lease start dates of 2025 or 2026, so most tenant payment histories are limited; seller will provide full payment ledgers on request. Income is diversified across 23 tenants. Rural commercial properties with park-owned manufactured housing require specialized lenders — community banks, credit unions, DSCR non-bank lenders, or SBA 504 with owner-op component are all candidates. Rural MH park financing timelines run longer than standard commercial.

## Expansion Not Entitled

The expansion of 10 MH pads or 20 RV spaces is based on preliminary verbal conversations with Jackson County staff. No entitlement, permit, or written approval is in place. Current offering price and cap rates are based entirely on stabilized in-place income; expansion represents optionality, not committed value.

# Offering Summary

FEE SIMPLE INTEREST · \$1,750,000



OFFERING PRICE

**\$1,750,000**

*Fee simple interest*

PRICE PER SPACE

**\$76,087**

*Based on 23 spaces*

PRICE PER ACRE

**\$171,737**

*Based on 10.19 acres*

## Performance Metrics

|                    |                   |
|--------------------|-------------------|
| 2024 Actual NOI    | <b>\$197,887</b>  |
| 2024 Cap Rate      | <b>11.3%</b>      |
| 2025 Actual NOI    | <b>\$219,855</b>  |
| 2025 Cap Rate      | <b>12.6%</b>      |
| 2026 Seller PF NOI | <b>~\$233,978</b> |
| 2026 Seller PF Cap | <b>~13.4%</b>     |
| 2026 Loaded PF NOI | <b>~\$206,987</b> |
| 2026 Loaded PF Cap | <b>~11.8%</b>     |

## Asset Profile

|                   |                             |
|-------------------|-----------------------------|
| Current Occupancy | <b>100%</b>                 |
| Total Spaces      | <b>23</b>                   |
| Unit Mix          | <b>13 MH + 5 SFR + 5 RV</b> |
| Site Area         | <b>10.19 acres</b>          |
| Ownership Type    | <b>Fee Simple</b>           |
| Tax Lot           | <b>2400 (40 3W 08)</b>      |
| County            | <b>Jackson</b>              |
| Zoning            | <b>Jackson County rural</b> |

**Sample Financing Context.** Buyers should expect rural MH park deals to require specialized lenders (community banks, credit unions, DSCR products, or SBA 504 with owner-op component). Typical LTV on park-owned chattel structures ranges 60–70%. Contact broker for lender introductions.

OFFERING MEMORANDUM

# Confidentiality & Contact

*This Offering Memorandum has been prepared for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to purchase any security or investment interest.*

The information contained herein has been obtained from sources deemed reliable; however, no representation or warranty, express or implied, is made as to the accuracy or completeness of the information. Prospective purchasers are encouraged to conduct their own independent due diligence.

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## Bigfoot Acres

11425 Upper Applegate Road · Jacksonville, Oregon 97530

OFFERED AT \$1,750,000

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