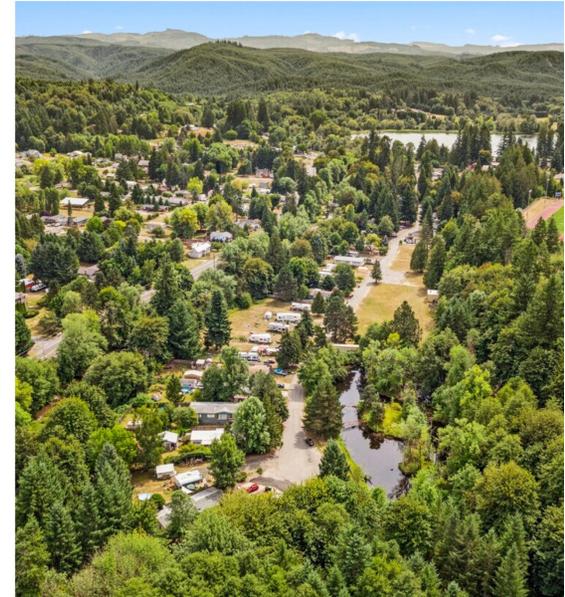
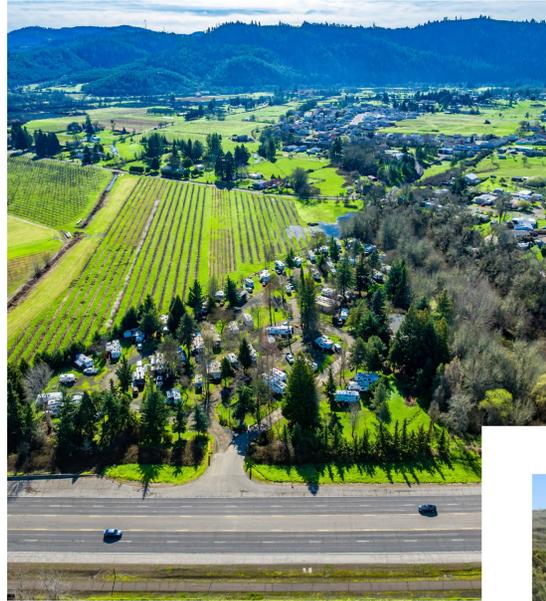


OREGON MHRV PORTFOLIO

Riverside Meadows MHP, Vernonia, OR
Rockaway Beach RV Park, Rockaway Beach, OR
Umpqua Safari RV Park, Winston, OR
Vernonia Multifamily, Vernonia, OR





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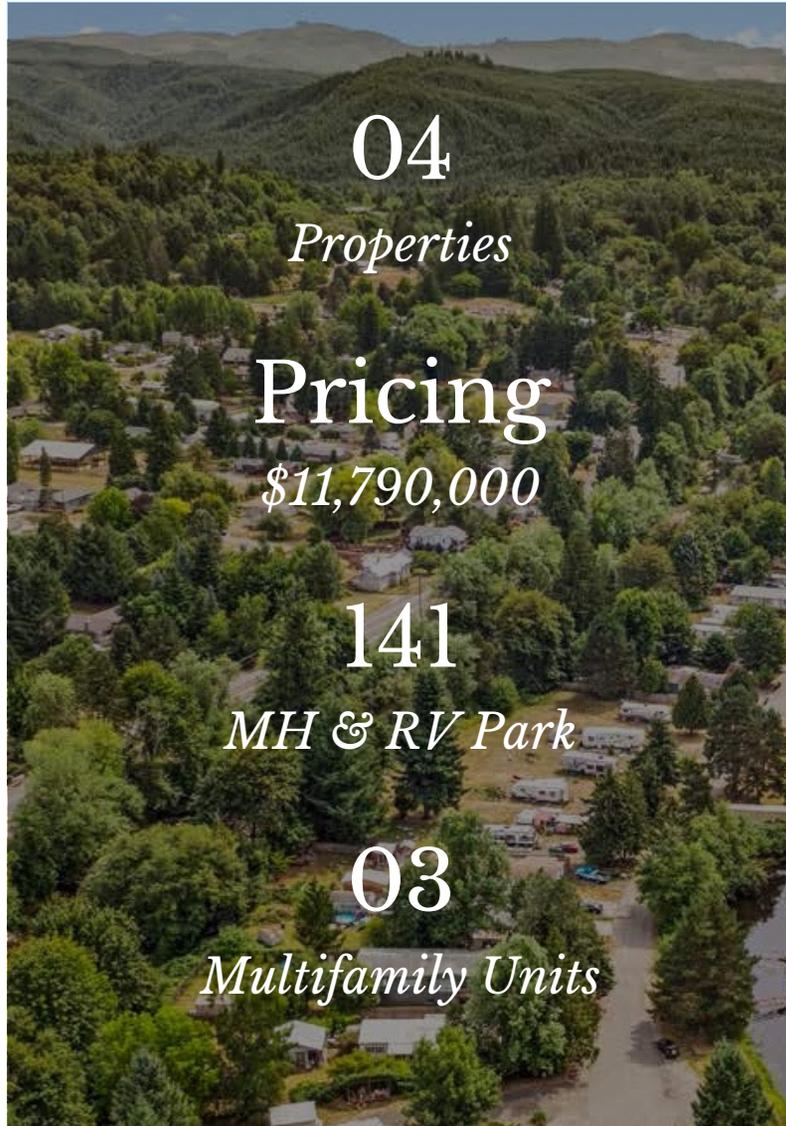
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STATEWIDE MAP

Section 1

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY



Palmero Partners is pleased to present a rare opportunity to acquire a mobile home and RV park portfolio across attractive Oregon markets. The portfolio consists of Riverside Meadows in Vernonia (37-space MHRV park with an additional 27-site expansion opportunity), Rockaway Beach RV Park (43 sites located near the Oregon coast), Umpqua Safari RV Park in Winston (61 sites with strong accessibility and visibility just off Interstate 5), and a three-unit multifamily asset in Vernonia that complements on-site operations. Collectively, these assets provide stable, long-term tenancy with meaningful value-add upside through expansion potential, operational efficiencies, and continued rent optimization.

Strategically positioned across Northwest and Southern Oregon, the portfolio benefits from strong local demand drivers, proximity to regional population centers, and ease of access between assets. Riverside Meadows offers a riverfront setting within reach of the Portland MSA, while Rockaway Beach RV Park is situated in a well-known coastal community with consistent demand for long-term occupancy. Umpqua Safari RV Park's location directly off I-5 provides excellent accessibility and visibility, making it particularly well-suited for long-term residents seeking convenience and connectivity. The geographic proximity of these assets within Oregon allows for streamlined management, shared resources, and marketing efficiencies—creating true economies of scale for ownership while maintaining diversified submarket exposure. This portfolio is well-positioned for both immediate cash flow and long-term growth through expansion and operational optimization.

PROPERTY	SPACES/UNITS	TYPE	LOCATION
Riverside Meadows	37 Sites*	MH RV Park	Vernonia, OR
Rockaway Beach RV Park	43 Sites	RV Park	Rockaway Beach, OR
Umpqua Safari RV Park	61 Sites	RV Park	Winston, OR
Vernonia Multifamily	3 Units	Multifamily	Vernonia, OR

**Riverside Meadows MHP offers 27 city approved expansion sites*

Section 2

RIVERSIDE MEADOWS MOBILE HOME PARK

VERNONIA, OR

RIVERSIDE MEADOWS

SITE DESCRIPTION

COMMUNITY	Riverside Meadows
ADDRESS	1105 Riverside Dr, Vernonia, OR 97064
TOTAL CURRENT SITES	37
RV EXPANSION SITES	27
YEAR BUILT	1973
LAND SIZE	16.3
DENSITY	2.27
WATER & SEWER PROVIDER	City of Vernonia
ELECTRIC	West Oregon Electric

OCCUPANCY TYPE

	# of Sites
MH RESIDENT OWNED	22
STICK BUILT HOME - OCCUPIED	1
RV SITES - OCCUPIED	14
STORAGE	6
EXPANSION	27



RIVERSIDE MEADOWS

UTILITIES & SERVICES

	<i>Billed to</i>	<i>Paid by</i>
WATER-CITY	Owner	Resident
SEWER-CITY	Owner	Resident
ELECTRIC	Resident	Resident (4 sub-metered billed to park and reimbursed by tenant)
GAS	Resident	Resident
TRASH	Resident	Resident

INFRASTRUCTURE

ROAD	Asphalt
SIDEWALK CONSTRUCTION	None
CURB CONSTRUCTION	None
DRIVEWAY CONSTRUCTION	Asphalt & Gravel
UTILITY LOCATION	Under
STREET LIGHTS	Yes
WATER & SEWER LINE MATERIAL	PVC

PROPERTY TAXES

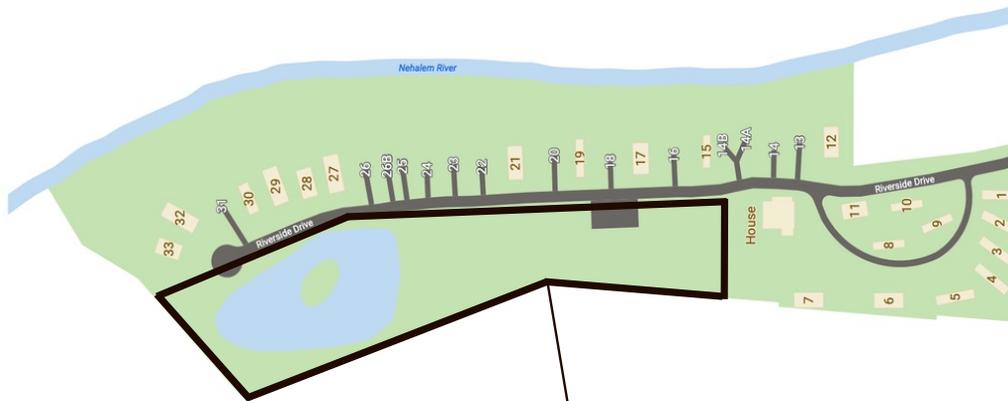
NUMBER OF PARCELS	1
TAX PARCEL NUMBER	22355



RIVERSIDE MEADOWS



RIVERSIDE MEADOWS



**27 SPACE RV
EXPANSION**

OVERVIEW

Riverside Meadows Mobile Home Park, located in Vernonia, Oregon, is a scenic riverfront community that combines small-town charm with convenient access to employment and outdoor recreation. The property features a mix of mobile home and RV sites and is served by city water and sewer. Situated on more than 16 acres, the park benefits from a tranquil natural setting while remaining close to key amenities, including the nearby Banks–Vernonia State Trail. This balance of lifestyle appeal and practical infrastructure makes Riverside Meadows an attractive option for long-term residents and outdoor-oriented tenants alike.

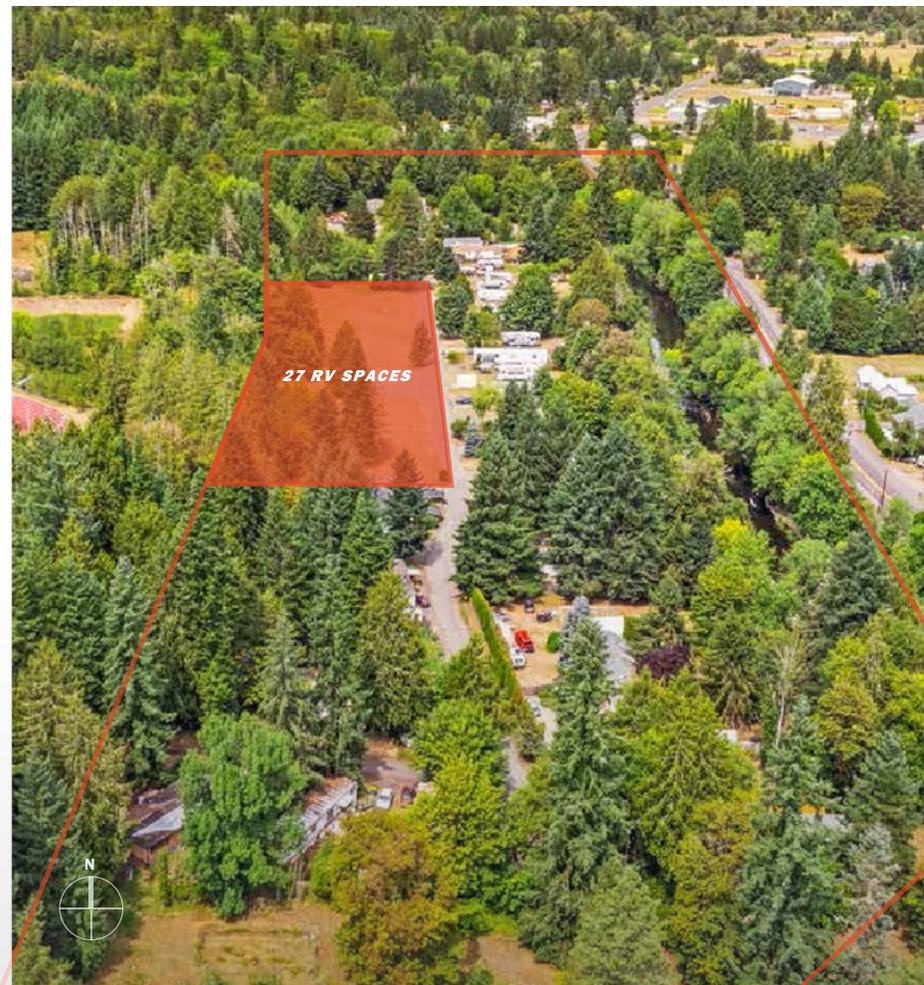
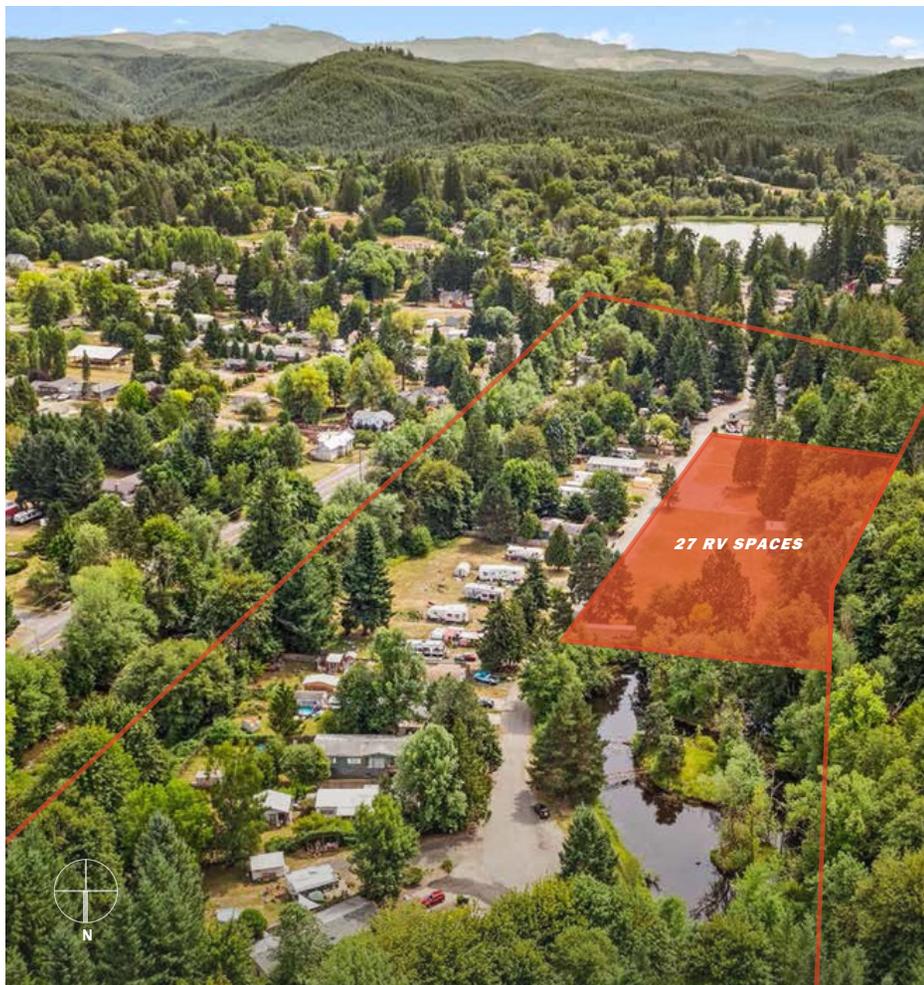
EXPANSION POTENTIAL

Riverside Meadows offers a compelling opportunity for growth, supported by city-approved plans for expansion and future rent increases. The City of Vernonia has authorized the development of 27 additional RV sites, positioning the property for near-term value creation. With approvals already in place, the expansion is effectively shovel-ready, allowing a new owner to accelerate revenue growth. Strong regional occupancy trends and proximity to major employment centers in the Portland and Hillsboro areas further support demand, making this expansion a meaningful driver of long-term returns.

RENTAL UPSIDE

The property also presents significant upside through below-market rents. Current average site rents are approximately \$595 for mobile home sites and \$620 for RV sites, which are well below comparable properties in the region, where rents typically range from \$825 to \$900. This gap provides a clear path for systematic rent growth over time, aligning revenues more closely with market levels without requiring substantial capital investment. When combined with the approved expansion, this rental upside positions Riverside Meadows for both immediate cash flow improvement and sustained long-term appreciation.

PROPOSED EXPANSION



RIVERSIDE MEADOWS

RV & MHP RENT COMPARABLES

	<i>Property</i>	<i>Distance from Subject</i>	<i>Sites</i>	<i>New Avg Site Rent</i>	<i>Utilities Included</i>	<i>Notes</i>
	RIVERSIDE MEADOWS 1105 Riverside Dr, Vernonia, OR 97064	-	37	\$620	None	
1	J&M MOBILE HOME PARK PARK 75883 Price Rd, Rainier, OR 97048	27 miles	30	\$825	None	Tenants responsible for all utilities
2	TAMARACK MOBILE HOME PARK 54118 Freeman Rd, Scappoose, OR 97056	27 miles	39	\$525	None	Tenants responsible for all utilities
3	FERNVIEW MOBILE HOME PARK 74380 Fern Hill Rd, Rainier OR 97048	27 miles	26	\$995	None	Tenants responsible for all utilities
4	WESTERN HILLS MOBILE HOME ESTATES 74866 Doan Rd, Rainier, OR 97048	29 miles	91	\$925	None	Tenants responsible for all utilities
5	ANDERSON PARK 450 Jefferson Avenue, Vernonia, OR 97064	1.3 miles	31	\$1100	Water/Sewer/Trash	Tenants responsible for electric
6	RIVERS EDGE RV RESORT & CAMPING 1309 Swedetown Rd, Clatskanie, OR 97016	28.2 miles	102	\$825 - \$995	Water/Sewer/Trash	Fiver Internet included. Electricity billed separately.
7	RV OUTDOOR ADVENTURES 19554 Swedetown Rd, Clatskanie, OR 97016	30.5 miles	30	\$850	Water/Sewer/Trash/Electric	All utilities included
8	BROOKHOLLOW RV PARK 2506 Allen Street, Kelso, WA 98626	37.6 miles	117	\$795 - \$895	Water/Sewer/Trash	Electric individually metered on most sites If not it's a flat rate of \$74/mo.

RIVERSIDE MEADOWS

ANNUALIZED INCOME & EXPENSES

INCOME

		Current
Gross Potential Income		\$329,016.0
Storage		\$4,680.00
Utility - Water & Sewer		\$28,800.00
Utility - Electric		\$4,800.00
Less Physical Vacancy	3%	(\$9,870)
Effective Gross Income		\$319,146
Less Expenses	24.05%	(\$76,754)
Net Operating Income		\$242,392

EXPENSES

		Current
Real Estate Taxes		\$15,854.00
Insurance		\$2,500.00
Utilities - Electric		\$4,800.00
Utilities - Water & Sewer		\$28,800.00
Repairs & Maintenance		\$13,000.00
General & Administrative		\$1,000.00
Landscaping / Grounds Manager		\$6,600.00
On-site MGMT		\$3,000.00
Maintenance Manager		\$1,200.00
Total Expenses		\$76,754.00
Expenses Per Space		\$2,074.00

SCHEDULE MONTHLY INCOME

No. of Spaces	Space Type	Current Avg. Monthly Rents	Monthly Income
19	MH	\$595.00	\$11,305.00
1	MH	\$625.00	\$625.00
1	MH	\$625.00	\$625.00
1	MH RV	\$620.00	\$620.00
14	House	\$620.00	\$8,680.00
1		\$2,373.00	\$2,373.00
37	Total Scheduled Monthly Rent		\$24,228

OTHER MONTHLY INCOME

Storage	\$390
Utility Water & Sewer	\$2,400
Utility - Electric	\$400
Total Other Income	\$3,190
Total Monthly Income	\$27,418
Scheduled Potential Income	\$329,016

Section 3

ROCKAWAY BEACH RV PARK

ROCKAWAY BEACH, OR

RIVERSIDE MEADOWS MOBILE HOME PARK



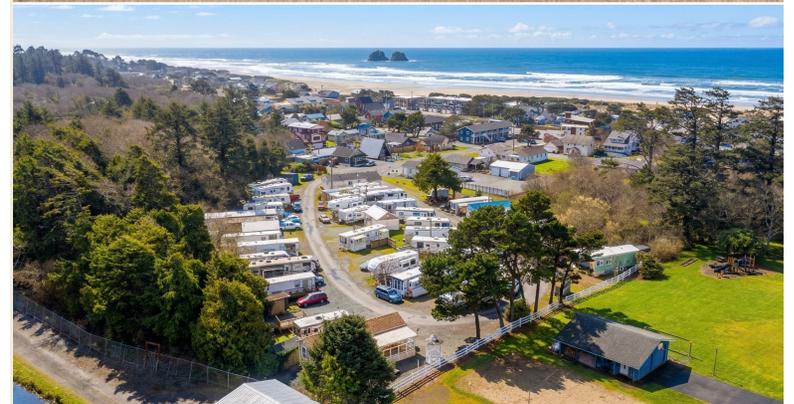
ROCKAWAY BEACH RV PARK

SITE DESCRIPTION

COMMUNITY	Rockaway Beach RV Park
ADDRESS	384 South Beacon St., Rockaway Beach, OR 97136
TOTAL CURRENT SITES	43
LAND SIZE	2.89 Acres
YEAR BUILT	1944
WATER & SEWER PROVIDER	City of Rockaway Beach
ELECTRIC	Tillamook

OCCUPANCY TYPE

	<i># of Sites</i>
MH RESIDENT OWNED	5
STICK BUILT HOME - OCCUPIED	1
RV SITES - OCCUPIED	37
STORAGE	15
TOTAL/AVERAGE	



ROCKAWAY BEACH RV PARK

UTILITIES & SERVICES

	<i>Billed to</i>	<i>Paid by</i>	<i>Provider</i>
WATER-CITY	Landlord	Landlord	City of Rockaway Beach
SEWER-CITY	Landlord	Landlord	City of Rockaway Beach
ELECTRIC	Landlord	Resident	Tillamook PUD
TRASH	Landlord	Landlord	Rockaway Beach Waste Management

INFRASTRUCTURE

ROAD	Asphalt (3 yrs old)
SIDEWALK CONSTRUCTION	None
CURB CONSTRUCTION	None
DRIVEWAY CONSTRUCTION	Gravel
UTILITY LOCATION	Underground
STREET LIGHTS	Yes
WATER & SEWER LINE MATERIAL	PVC, Cast Iron, Terracotta

PROPERTY TAXES

NUMBER OF PARCELS	Yes
TAX PARCEL NUMBER	R0008351



ROCKAWAY BEACH RV PARK



ROCKAWAY BEACH RV PARK

RV RENT COMPARABLES

	<i>Property</i>	<i>Distance from Subject</i>	<i>Sites</i>	<i>Site Rent</i>	<i>Utilities Included</i>	<i>Notes</i>
	ROCKAWAY BEACH RV PARK 384 South Beacon St., Rockaway Beach, OR 97136	-	43	\$575 - \$600	Trash	
1	PARADISE COVE RESORT & MARINA 32455 Highway 101 N, Rockaway Beach, OR	2 miles	104	\$600	Water/Sewer/Trash/Electric	
2	TILLAMOOK COAST RV 85 3rd St., Tillamook, OR 97141	15 miles	43	\$700 (low) \$799 (high)		Flat rate of \$75/month for utilities
3	ROAM TILLAMOOK 210 3rd St., Garibaldi, OR 97118	7 miles	441	\$800	Water/Sewer/Trash/Electric	
4	HARTS CAMP 331445 Webb Park Rd., Pacific City, OR 97135	25 miles	60	\$775	Water/Sewer/Trash	Tenant pays electric
5	PLEASANT VALLEY RV PARK 11880 Highway 101 S, Tillamook, OR 97141	15 miles	76	\$660 (low) \$750 (high)	Water/Sewer/Trash	Tenant pays electric
6	BIG SPRUCE RV PARK 4850 Netarts HWY W, Tillamook, OR 97141	10 miles	44	\$650	Water/Sewer/Trash/Electric	

ROCKAWAY BEACH RV PARK

ANNUALIZED INCOME & EXPENSES

INCOME

	<i>Current</i>
Gross Potential Income	\$329,016.0
Storage	0 \$4,680.00
Utility - Water & Sewer	\$28,800.00
Utility - Electric	\$4,800.00
Less Physical Vacancy	3% (\$9,870)
Effective Gross Income	\$319,146
Less Expenses	24.05% (\$76,754)
Net Operating Income	\$242,392

EXPENSES

	<i>Current</i>
Real Estate Taxes	\$15,854.00
Insurance	\$2,500.00
Utilities - Electric	\$4,800.00
Utilities - Water& Sewer	\$28,800.00
Repairs & Maintenance	\$13,000.00
General & Administrative	\$1,000.00
Landscaping / Grounds Manager	\$6,600.00
On-site MGMT	\$3,000.00
Maintenance Manager	\$1,200.00
Total Expenses	\$76,754.00
Expenses Per Space	\$2,074.00

SCHEDULE MONTHLY INCOME

<i>No. of Spaces</i>	<i>Space Type</i>	<i>Current Avg. Monthly Rents</i>	<i>Monthly Income</i>
19	MH	\$595.00	\$11,305.00
1	MH	\$625.00	\$625.00
1	MH	\$625.00	\$625.00
1	MH RV	\$620.00	\$620.00
14	House	\$620.00	\$8,680.00
1		\$2,373.00	\$2,373.00
37	Total Scheduled Monthly Rent		\$24,228

OTHER MONTHLY INCOME

Storage	\$390
Utility Water & Sewer	\$2,400
Utilitiy - Electric	\$400
Total Other Income	\$3,190
Total Monthly Income	\$27,418
Scheduled Potential Income	\$329,016

Section 4

UMPQUA SAFARI RV PARK

WINSTON, OR

RIVERSIDE MEADOWS MOBILE HOME PARK



UMPQUA SAFARI RV PARK

SITE DESCRIPTION

COMMUNITY	Umpqua Safari RV Park
ADDRESS	511 NE Main Street, Winston, OR 97496
TOTAL CURRENT SITES	61 + 1 Stick Built House
LAND SIZE	8.49 Acres
YEAR BUILT	1994
WATER & SEWER PROVIDER	City of Winston
ELECTRIC	Pacific Power

OCCUPANCY TYPE

	<i># of Sites</i>
STICK BUILT HOME - OCCUPIED	1
RV SITES - OCCUPIED	61
TOTAL/AVERAGE	62



UMPQUA SAFARI RV PARK

UTILITIES & SERVICES

	<i>Billed to</i>	<i>Paid by</i>	<i>Provider</i>
WATER-CITY	Landlord	Resident	City of Winston
SEWER-CITY	Landlord	Resident	City of Winston
ELECTRIC	Landlord	Resident	Municipal
GAS	Resident	Resident	Municipal
TRASH	Landlord	Landlord	Winston Sanitary

INFRASTRUCTURE

ROAD	Gravel w/ 20% Asphalt
SIDEWALK CONSTRUCTION	None
CURB CONSTRUCTION	Gravel
DRIVEWAY CONSTRUCTION	Gravel
UTILITY LOCATION	Underground
STREET LIGHTS	Yes
WATER & SEWER LINE MATERIAL	PVC

PROPERTY TAXES

NUMBER OF PARCELS	1
TAX PARCEL NUMBER	P128957



UMPQUA SAFARI RV PARK



UMPQUA SAFARI RV PARK

RV & MHP RENT COMPARABLES

	<i>Property</i>	<i>Distance from Subject</i>	<i>Sites</i>	<i>Site Rent</i>	<i>Utilities Included</i>	<i>Notes</i>
	UMPQUA SAFARI RV PARK 511 NE Main Street, Winston, OR 97496	-	61	\$544 - \$575	Trash	
1	ROSEBURG MOBILE HOME & RV 2071 NW Stephens Street, Roseburg, OR 97470	8 miles	121	\$695	Water/Sewer/Trash	Tenant pays electric
2	TRI CITY RV PARK 87 N Old Pacific HWY, Myrtle Creek, OR 97457	15 miles	70	\$475		Tenant pays all
3	RIVERS EDGE MOBILE HOME & RV 294 NE Cedar St., Roseburg, OR 97470	9 miles	60	\$450 (low) \$500 (high)	Water/Sewer/Trash	Tenant pays electric
4	ALAMEDA MH & RV PARK 581 Alameda Ave., Roseburg, OR 97470	10 miles	58	\$550 (low) \$625 (high)		Tenant pays all
5	RISING RIVER RV RESORT 5579 SW Grange Rd., Roseburg, OR 97471	6 miles	90	\$750 (low) \$850 (high)	Water/Sewer/Trash	Tenant pays electric
6	SOUTH FORK RV PARK 250 Winson Section Rd., Winston, OR 97496	2 miles	35	\$600 (low) \$650 (high)	Water/Trash	Tenant pays electric, sewer

ANNUALIZED INCOME & EXPENSES

<i>INCOME</i>		<i>Current</i>
Gross Potential Income		\$421,368.00
Laundry & Misc Income		\$10,320.00
Utility Income		\$100,482.00
Mailbox Income		\$1,536.00
Less Physical Vacancy	12%	(\$64,045)
Effective Gross Income		\$64,045

<i>EXPENSES</i>		<i>Current</i>
Real Estate Taxes		\$11,564.00
All Utilities/Cable/Phone/Internet		\$75,180.00
Insurance		\$3,600.00
Sewer		\$41,370.00
Repairs & Maintenance		\$9,000.00
Replacements & Reserves		\$3,000.00
Landscaping		\$7,200.00
Bank Fees		\$600.00
On-Site Manager		\$19,200.00
W/D Lease		\$2,760.00
Licenses		\$410.00
Total Expenses		\$173,884.00

SCHEDULE MONTHLY INCOME

<i>No. of Spaces</i>	<i>Space Type</i>	<i>Current Avg. Monthly Rents</i>	<i>Monthly Income</i>
60	Long-Term RV	\$551.15	\$33,069.00
1	House	\$2,045.00	\$2,045.00
61	Total Schedule Monthly Rent		\$35,114.00

OTHER MONTHLY INCOME

Storage	\$325
Utility - Water & Sewer	\$4,049
Utility - Electric	\$4,000
Total Other Income	\$9,362
Total Monthly Income	\$44,476
Scheduled Potential Income	\$533,706

Section 5

VERNONIA MULTIFAMILY

VERNONIA, OR

RIVERSIDE MEADOWS MOBILE HOME PARK



VERNONIA MULTIFAMILY

SITE DESCRIPTION

COMMUNITY	Vernonia Multifamily
ADDRESS	441 North St, Vernonia, OR 97064
TOTAL UNITS	3 Multifamily
MLS LINK	https://www.zillow.com/homedetails/441-North-St-Vernonia-OR-97064/62749457_zpid/
YEAR BUILT	1924
SIZE	1846 Sq ft
WATER & SEWER	Municipal
ELECTRIC	Municipal

OCCUPANCY TYPE

	# of Sites
1 BED / 1 BATH	2
2 BED / 1 BATH	1



STATEWIDE MAP





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