



17655 NW SHADY FIR LOOP, BEAVERTON, OR 97006



Springwood of Beaverton

75 Sites | 100% Occupied | \$1,035 Avg. Rent

Table of Contents

03

Executive Summary

06

Property Overview

13

Financial Overview

16

Market Comparables

18

Location Overview



The background of the slide is an aerial photograph of a suburban neighborhood, showing houses, streets, and green spaces. A semi-transparent blue overlay covers the entire image. In the top-left corner, there are thin, white diagonal lines. The title '01 Executive Summary' is centered in the middle of the slide.

01 Executive Summary

The Offering

Call for Offers due date of 1/23/26

Springwood of Beaverton is an age-restricted (55+) manufactured home community located in Beaverton, Oregon. Developed in 1994, the property consists of 74 multi-section manufactured homes and one 2-bedroom, 1-bath apartment attached to the clubhouse. The community is 100% occupied and comprised entirely of tenant-owned homes.

Lot rents will range from \$949 to \$1,236 per month net of utilities effective February 2026. The park is served by municipal water and sewer, which are sub-metered and billed back to residents. Current ownership has purchased new wand-reading sub-meters to be conveyed with the sale; six units have been installed to date, with the remainder ready for deployment.

Springwood features secured gated entry, wide paved streets, sidewalks, walking trails, off-street parking, and well-maintained common areas, creating a safe and welcoming environment tailored to active, age-qualified residents. The clubhouse offers an indoor mailroom, full kitchen, common area meeting spaces, pool table, ping pong table, TV, and exercise equipment which further enhances the community's amenity offering.

Ideally situated with convenient access to shopping, recreation, and entertainment, Springwood benefits from its proximity to some of the state's largest economic drivers. Located just over seven miles from local water access, the community provides a peaceful yet connected setting designed for long-term, community-oriented senior living.



Property Highlights



High-Quality Asset

Well-maintained, community



100% Multisection Homes
All quality residences



Very Strong Market

Close proximity to major employers



Immediate Upside
Creating near-term growth potential



100% Occupied
Fully leased, consistent rental income



Situated near Portland

Nearby Portland metropolitan location



55+ Senior Housing
Age-restricted, active senior community



Community Clubhouse
Resident gathering and social hub



VALUE-ADD OPPORTUNITIES INCLUDE:



Current rents are at minimum 20% below market. Including homes slated for sale, effective turnover since March 2024 is projected at 31%



Generous rent control in the State of Oregon

An aerial photograph of a suburban neighborhood, showing rows of houses, streets, and green spaces. The image is overlaid with a semi-transparent blue filter and a pattern of fine, parallel white diagonal lines running from the top-left to the bottom-right. In the center-left, the number '02' is displayed in a large, white, sans-serif font. To its right, the words 'Property' and 'Overview' are stacked vertically in a smaller, white, sans-serif font.

02

Property Overview

Property Details

| | |
|-----------------|---|
| Price | – |
| Property Name | Springwood of Beaverton |
| Address | 17655 NW Shady Fir Loop, Beaverton, OR 97006 |
| County | Washington |
| Number of Units | 74 MH + 1 APT |
| Occupancy | 100% |
| Type | 55+ |
| Acreage | 14.57 acres |
| Parcels | 1N131CD06000 |
| Property Tax | \$89,943 |
| Water | Public, tenant paid |
| Sewer | Public, tenant paid |
| Garbage | Tenant paid |





Site Plan









TANASBOURNE VILL.

Trader Joe's
Target
Best Buy
Elmer's Restaurant
Chick-fil-A

**SPRINGWOOD OF
BEAVERTON**



SUNSET SQUARE

Burgerville
Dollar Tree
Malone's Ale House
Pho Kita Steak & Ribs

NW 185TH AVE

WALKER RD

26

NIKE CAMPUS

SW MURRAY BLVD.

Property Aerial



03 Financial Overview

| Monthly Scheduled Rent Income | | Current | | | | | Proforma | | |
|-------------------------------|---------------|-----------|---------|---------|--------------------|----------------------|----------|----------|-----------|
| No. of Units | Charge Type | Rents | | | Annual Rent Income | Proforma Rent Growth | Rents | | Income |
| | | Min | Max | Avg | | | Monthly | Annual | |
| 74 | MH | \$948 | \$1,236 | \$1,035 | \$919,104 | 6.0% | \$1,097 | \$13,166 | \$974,250 |
| 1 | Apartment/SFR | \$1,484 | \$1,484 | \$1,484 | \$17,808 | 9.5% | \$1,625 | \$19,500 | \$19,500 |
| 75 | TOTAL | \$936,912 | | | | | | | \$993,750 |

| Annualized Income | | | Current | Per Unit | Proforma | Per Unit |
|------------------------|--------------------|----|-------------|----------|---------------|----------|
| Gross Potential Rent | Feb 2026 Rent Roll | | \$936,912 | \$12,492 | \$993,750 | \$13,250 |
| Expense Reimbursement | Dec 2025 Rent Roll | | \$84,687 | \$1,129 | \$86,064 | \$1,148 |
| Gross Potential Income | | | \$1,021,599 | \$13,621 | \$1,079,814 | \$14,398 |
| Vacancy Factor | Market Estimate | 3% | \$(30,648) | | 3% \$(32,394) | |
| Effective Gross Income | | | \$990,951 | \$13,213 | \$1,047,420 | \$13,966 |

| Annualized Expenses | | | Current | Per Unit | Expense Growth Rate | Per Unit |
|-----------------------|---|----|-----------|----------|---------------------|----------|
| Property Taxes | 2025–2026 Statement | | \$89,943 | 9.08% | 3% | \$1,235 |
| Insurance | 2024 P&L Increased 3% | | \$13,867 | 1.40% | 3% | \$190 |
| Water | 2025 P&L Increased 3% | | \$113,457 | 11.45% | 3% | \$1,558 |
| Garbage | 2025 P&L Increased 3% (Clubhouse & Apt) | | \$417 | 0.04% | 3% | \$6 |
| Electric | 2025 P&L Increased 3% (Clubhouse & Apt) | | \$7,089 | 0.72% | 3% | \$97 |
| Cable & Internet | Switched to residential account (Clubhouse) | | \$1,200 | 0.12% | 3% | \$16 |
| Legal & Accounting | Market Estimate | | \$5,000 | 0.50% | 3% | \$69 |
| Repairs & Maintenance | Market Estimate of \$200/Unit | | \$15,000 | 1.51% | 3% | \$206 |
| Lanscaping | Monthly landscaping contract \$385/mo | | \$4,620 | 0.47% | 3% | \$63 |
| Management | 3% of EGI | 3% | \$29,729 | 3.00% | 3% | \$419 |
| Total Expenses | | | \$280,321 | \$3,738 | | \$3,860 |
| Expense Ratio of EGI | | | 28% | | | 28% |
| Net Operating Income | | | \$710,630 | \$9,475 | | \$10,105 |

FINANCIAL SUMMARY

| Unit Number | Rent |
|-------------|---------|
| MH 01 | \$1,236 |
| MH 02 | \$948 |
| MH 03 | \$948 |
| MH 04 | \$948 |
| MH 05 | \$948 |
| MH 06 | \$948 |
| MH 07 | \$1,236 |
| MH 08 | \$967 |
| MH 09 | \$948 |
| MH 10 | \$948 |
| MH 11 | \$948 |
| MH 12 | \$948 |
| MH 13 | \$948 |
| MH 14 | \$948 |
| MH 15 | \$1,200 |
| MH 16* | \$1,236 |
| MH 17 | \$967 |
| MH 18 | \$967 |
| MH 19 | \$1,236 |
| MH 20 | \$967 |
| MH 21 | \$1,200 |
| MH 22 | \$1,200 |
| MH 23 | \$948 |
| MH 24** | \$1,236 |
| MH 25 | \$948 |

| Unit Number | Rent |
|-------------|---------|
| MH 26 | \$948 |
| MH 27 | \$1,236 |
| MH 28 | \$948 |
| MH 29 | \$948 |
| MH 30 | \$948 |
| MH 31 | \$948 |
| MH 32 | \$948 |
| MH 33 | \$948 |
| MH 34 | \$948 |
| MH 35 | \$948 |
| MH 36 | \$1,236 |
| MH 37 | \$1,236 |
| MH 38 | \$948 |
| MH 39 | \$948 |
| MH 40 | \$1,200 |
| MH 41 | \$948 |
| MH 42 | \$967 |
| MH 43* | \$1,236 |
| MH 44 | \$967 |
| MH 45 | \$1,236 |
| MH 46 | \$1,200 |
| MH 47 | \$948 |
| MH 48 | \$948 |
| MH 49 | \$948 |
| MH 50 | \$948 |

| Unit Number | Rent |
|-------------|---------|
| MH 51 | \$948 |
| MH 52 | \$967 |
| MH 53 | \$948 |
| MH 54 | \$948 |
| MH 55 | \$948 |
| MH 56 | \$1,194 |
| MH 57 | \$1,194 |
| MH 58 | \$948 |
| MH 59 | \$948 |
| MH 60 | \$1,200 |
| MH 61 | \$948 |
| MH 62 | \$948 |
| MH 63 | \$948 |
| MH 64 | \$1,200 |
| MH 65** | \$1,236 |
| MH 66** | \$1,236 |
| MH 67 | \$948 |
| MH 68 | \$1,236 |
| APT/SFR 69 | \$1,484 |
| MH 70 | \$967 |
| MH 71* | \$1,236 |
| MH 72 | \$948 |
| MH 73 | \$948 |
| MH 74 | \$948 |
| MH 75 | \$948 |

*Homes will be for sale.

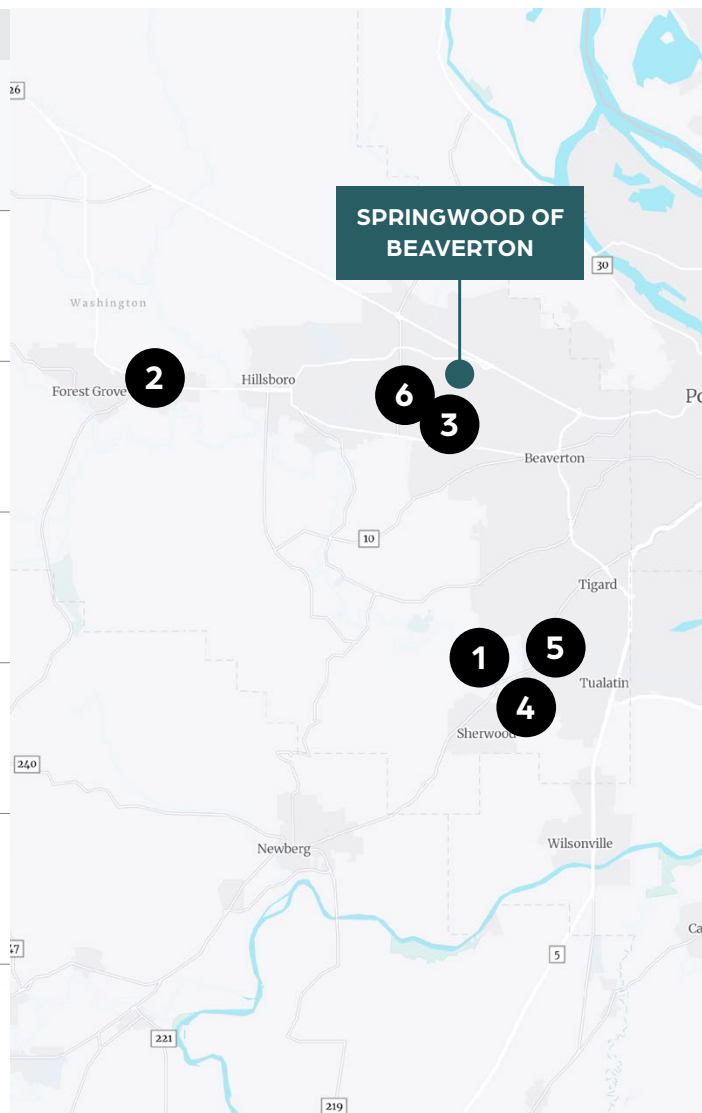
**Homes are for sale.

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04 Market Comparables

Rent Comparables

| | Property | Rent/Mo | Type | Notes | Adjusted Rent |
|----------|---|---------|--------|-----------------------|----------------|
| S | Springwood of Beaverton 17655 NW Shady Fir Loop Beaverton, OR 97006 | \$1,236 | 55+ | No utilities included | \$1,236 |
| 1 | Eldorado Villas 17055 SW Eldorado Drive Tigard, OR 97224 | \$1,257 | 55+ | No utilities included | \$1,257 |
| 2 | Forest Hills Mobile Home Estates 570 North 10th Ave. Cornelius, OR 97113 | \$1,245 | 55+ | Includes garbage \$38 | \$1,207 |
| 3 | Heritage Village 123 SW Heritage Parkway Beaverton, OR 97006 | \$1,255 | Family | No utilities included | \$1,255 |
| 4 | King Village 12450 SW Fischer Road Tigard, OR 97224 | \$1,243 | Family | No utilities included | \$1,243 |
| 5 | Royal Villas 11200 SW Royal Villa Dr. Tigard, OR 97224 | \$1,225 | 55+ | No utilities included | \$1,225 |
| 6 | Seminole Mobile Estates 100 SW 195th Ave. Beaverton, OR 97006 | \$1,200 | 55+ | No utilities included | \$1,200 |



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05 Location Overview

Portland/ Vancouver/ Hillsboro MSA

Nestled in the picturesque Pacific Northwest, the Portland-Vancouver-Hillsboro Metropolitan Statistical Area (MSA) emerges as a prime destination for investing in manufactured housing communities. Boasting a robust economy fueled by diverse industries such as technology, manufacturing, and healthcare, this region offers a stable foundation for sustainable investment growth. With a median household income surpassing the national average and a lower-than-average poverty rate, the Portland-Vancouver-Hillsboro MSA presents a strong consumer base with considerable purchasing power. Additionally, the area's population growth outpaces the national average, ensuring a steady demand for affordable housing solutions. Leveraging its strategic location and supportive regulatory environment, investors can capitalize on the burgeoning market for manufactured housing communities. Explore the endless opportunities awaiting in the Portland-Vancouver-Hillsboro MSA, where economic vitality and housing demand converge to redefine the landscape of real estate investment.



Population
453,787



Median Home Value
\$612,055



Daytime Population
570,265



Median Age
37.7



Businesses
27,140



% Married (age 15+)
43.7%

Employment in Beaverton, Oregon

BUSINESS & EMPLOYMENT

Business statistics are within a 3 mile radius



9,357

Total Businesses



115,295

Total Employees



70.3%

White Collar Jobs



13.5%

Service/Other Jobs



15.2%

Blue Collar Jobs



5.4%

Unemployment Rate

TOP 5 INDUSTRIES



Sports, Arts,
Architecture



Retail



Hospitality,
Food Services



Education, Healthcare,
Social Assistance



Other Services

TOP EMPLOYERS





Rent Control in Oregon

Rent Capped at

6%

[LEARN MORE](#)

Effective September 2025, Oregon's House Bill 3054 replaced the previous CPI-based rent formula with a flat 6% annual rent cap for qualifying rental properties. This change applies to qualifying rental properties and removes CPI from the calculation, offering more predictability for landlords and tenants.

Vacancy Decontrol remains in effect, allowing units to be rented at market rates upon turnover. The legislation is intended to simplify compliance and reduce volatility in rent adjustments. It also reflects the state's broader effort to stabilize housing while maintaining investment viability.

Property Tax Treatment in Oregon

Annual increases in assessed property value are capped at 3%, per Measure 50. This limit helps stabilize long-term operating costs and applies unless triggered by major changes such as new construction or rezoning.



17655 NW SHADY FIR LOOP, BEAVERTON, OR 97006

CALL FOR OFFERS DUE DATE OF 1/23/26

Alex Cheng

Associate Vice President | Portland

+1 503 499 0075

alexander.cheng@colliers.com



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