



Colliers

17655 NW SHADY FIR LOOP, BEAVERTON, OR 97006

SPRINGWOOD
OF BEAVERTON

Springwood of
Beaverton

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

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Location Overview



A dark, semi-transparent background image showing an aerial view of a suburban area with numerous houses, roads, and green spaces. The perspective is from a high altitude, looking down on the neighborhood.

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



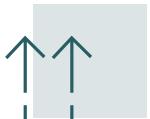
100% Multisection Homes

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

The background of the slide is a high-angle aerial photograph of a residential area. The neighborhood consists of numerous single-family homes with varying roof colors, arranged in a grid-like pattern. A network of streets and roads is visible, with some larger roads forming a grid. Green spaces, including parks and lawns, are scattered throughout the area. The overall scene is a typical suburban landscape.

02

Property Overview

Property Details

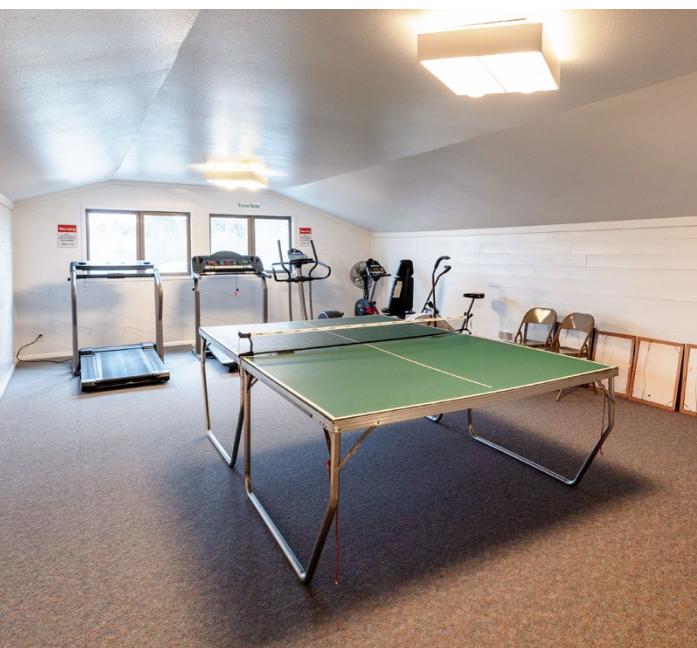
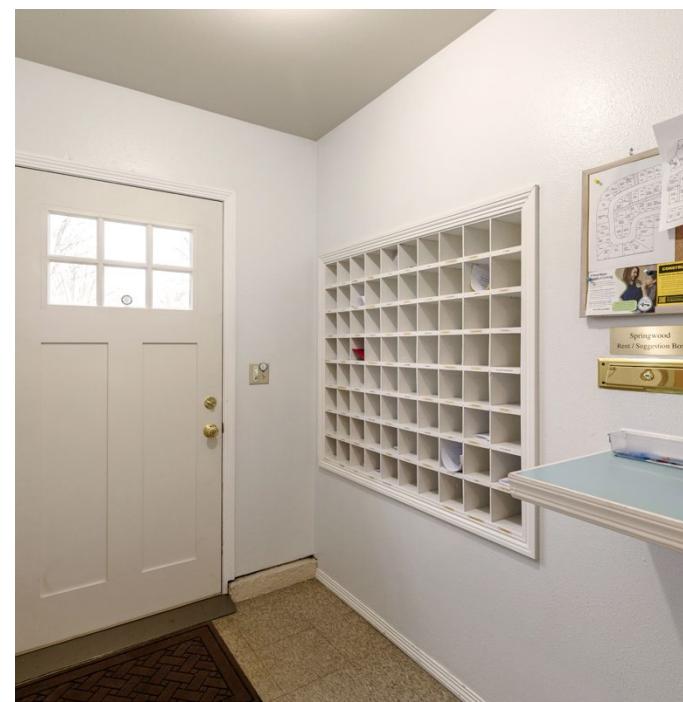
Price	-
Property Name	Springwood of Beaverton
Address	17655 NW Shady Fir Loop, Beaverton, OR 97006
County	Washington
Number of Units	74 MH + 1 APT
Occupancy	100%
Type	55+
Acreage	14.57 acres
Parcels	1N131CD06000
Property Tax	\$89,943
Water	Public, tenant paid
Sewer	Public, tenant paid
Garbage	Tenant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



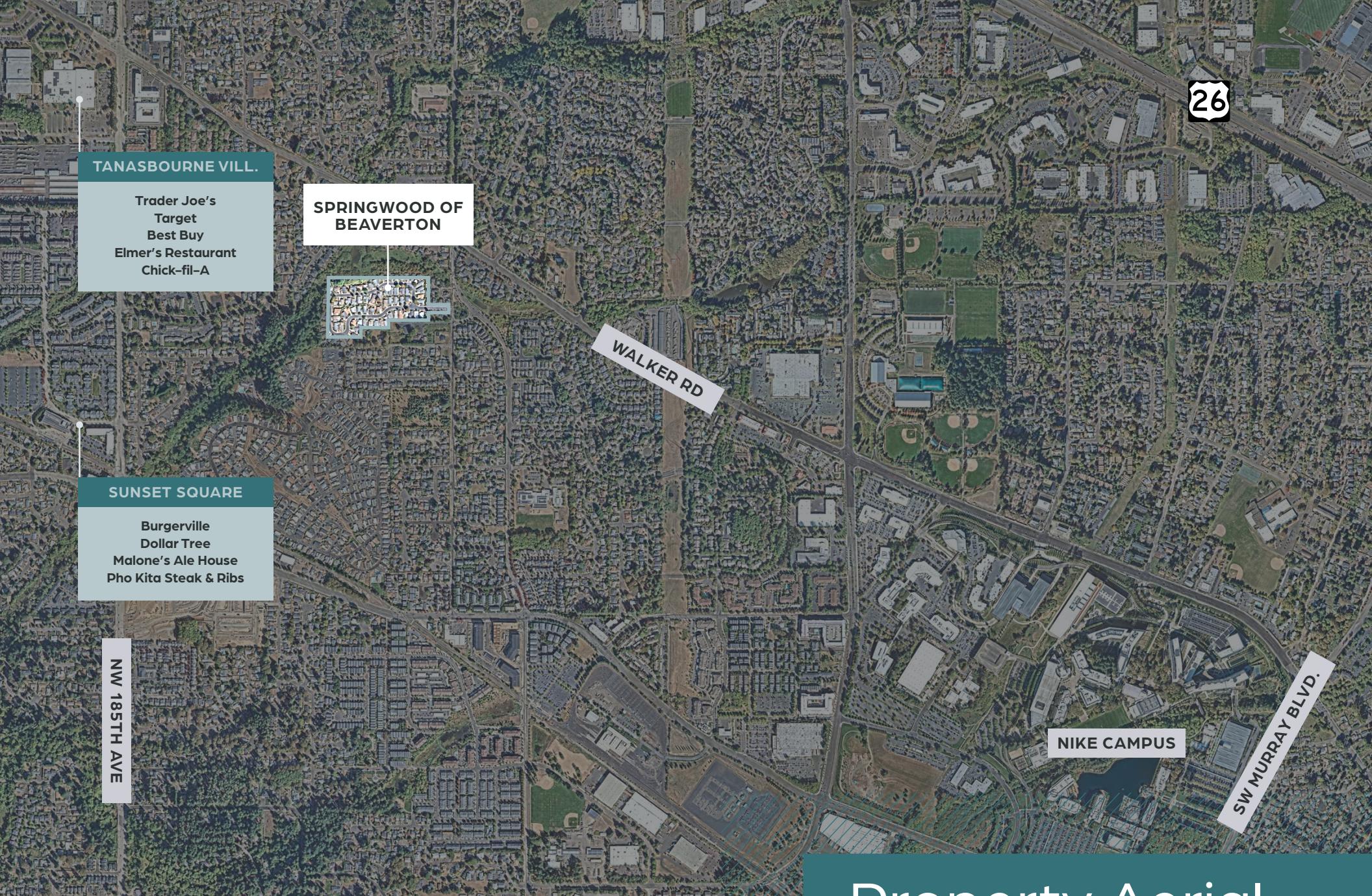


Site Plan









Property Aerial

The background of the slide is a high-angle aerial photograph of a residential area. The neighborhood consists of numerous single-family homes with dark roofs, arranged in various clusters. A network of streets and roads is visible, with some major thoroughfares having multi-lane asphalt surfaces. Green areas, including lawns and small parks, are interspersed between the houses. The overall color palette is dominated by shades of green and grey, with the white of the house roofs providing a focal point.

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
1	Apartment/SFR	\$1,484	\$1,484	\$1,484	\$17,808	9.5%	\$1,625	\$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% \$1,199	3%	\$92,642 8.84% \$1,235
Insurance	2024 P&L Increased 3%	\$13,867	1.40% \$185	3%	\$14,283 1.36% \$190
Water	2025 P&L Increased 3%	\$113,457	11.45% \$1,513	3%	\$116,861 11.16% \$1,558
Garbage	2025 P&L Increased 3% (Clubhouse & Apt)	\$417	0.04% \$6	3%	\$429 0.04% \$6
Electric	2025 P&L Increased 3% (Clubhouse & Apt)	\$7,089	0.72% \$95	3%	\$7,301 0.70% \$97
Cable & Internet	Switched to residential account (Clubhouse)	\$1,200	0.12% \$16	3%	\$1,236 0.12% \$16
Legal & Accounting	Market Estimate	\$5,000	0.50% \$67	3%	\$5,150 0.49% \$69
Repairs & Maintenance	Market Estimate of \$200/Unit	\$15,000	1.51% \$200	3%	\$15,450 1.48% \$206
Lanscaping	Monthly landscaping contract \$385/mo	\$4,620	0.47% \$62	3%	\$4,759 0.45% \$63
Management	3% of EGI	3%	\$29,729 3.00% \$396	3%	\$31,423 3.00% \$419
Total Expenses		\$280,321	\$3,738		\$289,532 \$3,860
Expense Ratio of EGI		28%		28%	
Net Operating Income		\$710,630	\$9,475		\$757,888 \$10,105

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

*Homes will be for sale.

**Homes are for sale.

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

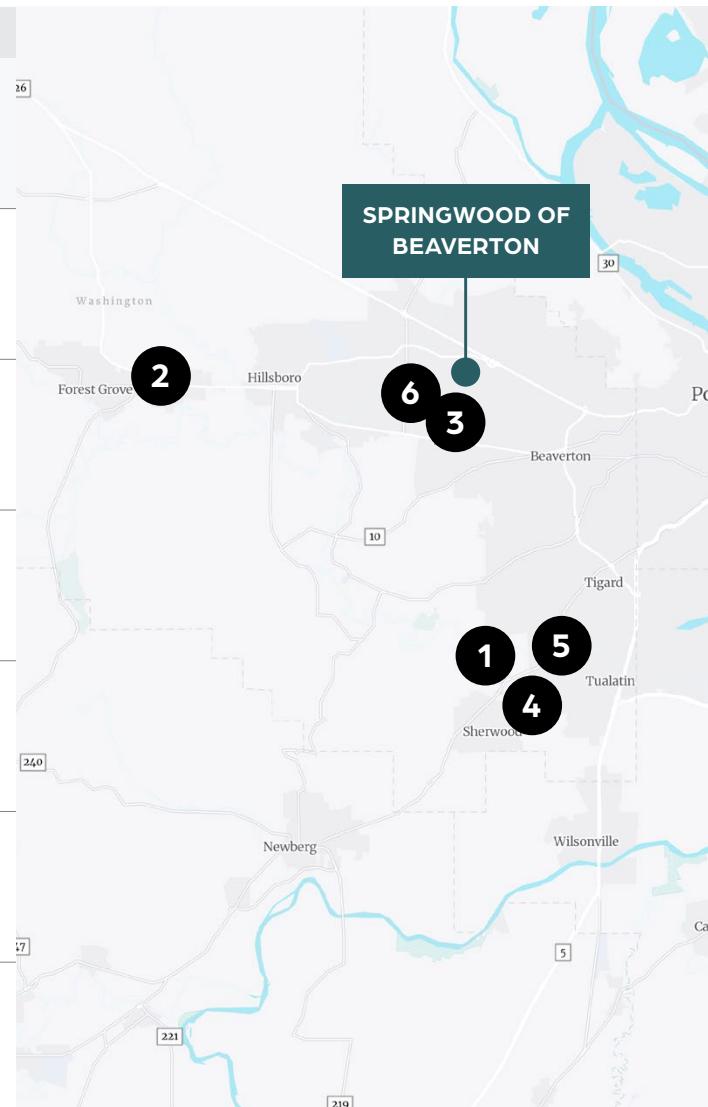
The background of the slide is a high-angle aerial photograph of a suburban residential area. The neighborhood is composed of single-family homes with varying roof colors, arranged in cul-de-sacs and connected by a network of streets. There are also larger commercial or institutional buildings with parking lots. The surrounding environment includes patches of green trees and fields. The overall color palette is dominated by shades of green and grey.

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



The background of the slide is a high-angle aerial photograph of a residential area. The neighborhood consists of numerous single-family homes with varying roof colors, arranged in a grid-like pattern. A major road with a multi-lane highway and a bridge is visible on the right side. The surrounding area includes green lawns, trees, and some industrial or commercial buildings in the distance. The overall color palette is dominated by shades of green and grey.

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.



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CALL FOR OFFERS DUE DATE OF 1/23/26

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