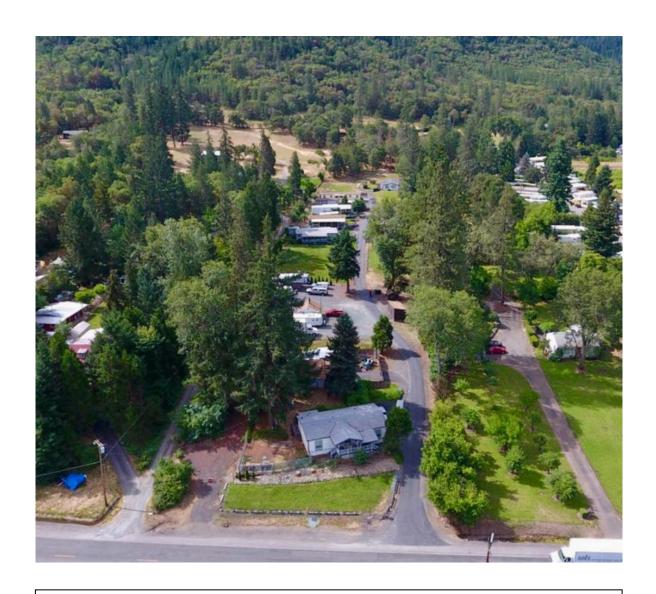
"5 ACRE M.H. PARK"

MOBILE HOME & RV PARK

7059 Rogue River Hwy Grants Pass, OR 97527



Family Park, 8 MH Spaces, 2 RV Spaces, 1 Shop With up to **5 additional spaces** potential on file.

Offered at \$1,049,000

Updated August 26, 2024

Overview

- State Registered MH Park
- 100% Occupancy for 20+ years
- Family Park No Age Restrictions
- 11 Spaces 4 to 6 additional possible per County
- DEQ approval for 4 to 6 additional spaces on file
- The State Regulated Small Water System has 2 wells and 2 holding tanks for community water and emergency fire suppression.
- Seasonal District Irrigation for lawns and natural landscape
- Quiet Low-Density Park with minimal maintenance required
- Tenant of space #3 (last home) provides on-site property management as needed



This Manufactured Home and RV Park is a great investment property to build equity with minimal risk and a steady income stream. With a history of 25+ years it has been providing its owners and tenants with a stable, quiet, trouble-free location in a beautiful setting right across from the World-Famous Rogue River.

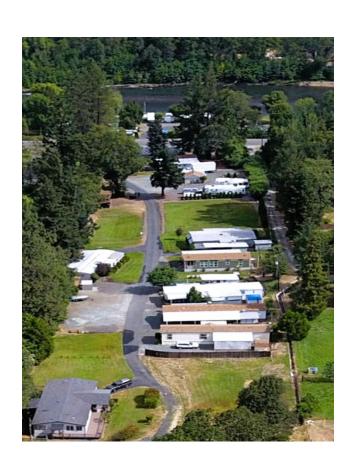
Park Tenants & Lease Details:

- All Homes and RVs are owned and occupied by the Tenants.
- The Park owns the Shop and is leased for private, non-business use.
- The Park provides water, sewer, and garbage.
- The RV spaces have individual submeters located in the Park Office and their electric service is paid for by the Park then billed to each tenant per meter reading monthly.

2024 Average* Park Rates: see attached P&L plus Pro Forma below

- \$600 per single wide home
- \$650 per double wide
- \$600 for RV Space
- \$500 shop rent
- \$100 Storage Vehicle Parking
- \$50 small building storage unit

Aerial shot from last house to the World Famous Rogue River

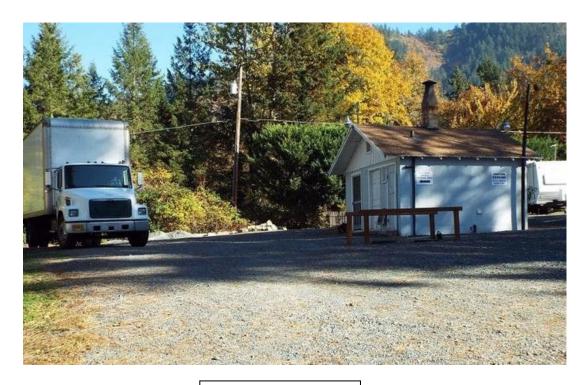




Aerial from above first MFG Home



RV Spaces



Vehicle Storage Spaces



Aerial of Last Home and open space beyond



Fenced area for Dog Run

5 ACRES MOBILE HOME PARK

PROFIT & LOSS

2024 YTD Prorated - 2025 & 2026 Pro Forma

| Annual Income & Expense | 2024 Prorated | | 2025 Proforma (not max rents) | | 2026 Proforma |
|-------------------------------|---------------|-----------|-------------------------------|-------------|-----------------|
| INCOME | Monthly | Annual | Monthly | Annual | At Market Rents |
| MH Space - 8 | \$ 4,725 | \$ 56,700 | \$ 5,000 | \$ 60,000 | \$ 67,200 |
| RV Space - 2 | \$ 1,100 | \$ 13,200 | \$ 1,200 | \$ 14,400 | \$ 15,600 |
| Shop & Lot - 1 | \$ 475 | \$ 5,700 | \$ 500 | \$ 6,000 | \$ 6,600 |
| RV Storage – 1 (4 available) | \$ 100 | \$ 1,200 | \$ 100 | \$ 1,200 | \$ 1,200 |
| Storage Bldg. 1 (2 available) | \$ 50 | \$ 600 | \$ 50 | \$ 600 | \$ 600 |
| INCOME TOTALS (adjusted) | \$ 6,450 | \$ 77,400 | \$ 6,850 | \$ 82,200 | \$ 91,200 |
| EXPENSES | 2024/2025 | Annual | 2026 Estimate | ed Increase | 2026 Change |
| Misc. Fees (Bank, Dues, Etc.) | 44 | 5 | | | |
| Property Taxes | 2,170 | | | | |
| Insurance (Fire & Liability) | 1,840 | | | | |
| Landscaping | 1,290 | | All expenses x 4% | | Total \$ 622.00 |
| Property Management | 3,600 | | | | |
| Repairs & Maintenance | 1,444 | | | | |
| Supplies | 3 | 11 | | | |
| Utilities: | 4,453 | | | | |
| Electricity for Park 1693 | | | | | |
| Garbage 2184 | | | | | |
| Irrigation 576 | | | | | |
| | 2024 Prorated | | 2025 Pro Forma | | 2026 Pro Form |
| EXPENSE TOTALS (adjusted) | \$ 15,553 | | \$15,553 | | \$ 16,175 |

NOI: 2024 \$61,847 5.9 CAP Rate 2025 \$66,647 6.4 CAP Rate 2026 \$75,500 7.2 CAP Rate

5 ACRES MOBILE HOME PARK

2026 Pro Forma P&L with 5 additional spaces

| INCOME | M | ARKET RATE | E: | | |
|-----------------|-----------|------------|------------|---------------------|------------|
| Rental Type | Averaged | Monthly | Annual | Vacancy (3 yr. Avg) | Total |
| 12 MH Spaces | \$ 700 | \$ 8,400 | \$ 100,800 | 0 | \$ 100,800 |
| 3 RV Spaces | \$ 625 | \$ 1,875 | \$ 22,500 | 5% <\$1,125> | \$ 21,375 |
| 1 Shop & Lot | \$ 525 | \$ 525 | \$ 6,300 | 0 | \$ 6,300 |
| 2 RV/Boat Stora | age \$ 50 | \$ 100 | \$ 1,200 | 5% <-60> | \$ 1,140 |
| 1 Storage Shed | \$ 50 | \$ 50 | \$ 600 | 10% <-60> | \$ 540 |
| INCOME TOT | TALS | \$ 10,950 | \$ 131,400 | \$ <-1,200> | \$ 130,155 |

EXPENSES ESTIMATED ANNUAL NOTE

| Insurance (Fire & Liability) | 2140 | |
|------------------------------|------|-------------------|
| Taxes | 2700 | |
| Landscaping | 1690 | |
| Property Management | 3600 | Tenant PM on-site |
| Repairs & Maintenance | 2204 | |
| Supplies | 1098 | |
| Utilities: | | |
| Electricity for Park 1993 | 6160 | |
| Garbage 3517 | | |
| Irrigation 650 | | |

Expense Totals: \$ 19,592 Net Operating Income: \$ 110,563

NOI: \$ 110,563

CAP RATE: 9.6 @ \$1,149,000*

*(with estimated \$100,000 development costs)

*Updated 12-14-2024