

“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 Estimated Increase		2026 Change
Misc. Fees (Bank, Dues, Etc.)	445				
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	311				
Utilities:	4,453				
Electricity for Park	1693				
Garbage	2184				
Irrigation	576				
EXPENSE TOTALS (adjusted)	2024 Prorated	2025 Pro Forma	2026 Pro Forma		
	\$ 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

Updated 8-24-2024

5 ACRES MOBILE HOME PARK

2026 Pro Forma P&L with 5 additional spaces

INCOME	MARKET RATE			ESTIMATED TOTALS	
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 Storage	\$ 50	\$ 100	\$ 1,200	5% <-60>	\$ 1,140
1 Storage Shed	\$ 50	\$ 50	\$ 600	10% <-60>	\$ 540
INCOME TOTALS		\$ 10,950	\$ 131,400	\$ <-1,200>	\$ 130,155

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

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

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

Property Valuation at 6.5 CAP RATE = \$1,700,000

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

Updated 12-14-2024