

Harbor Hills Mobile Home Park – Current Rent Roll

Tenant-owned homes pay space rent. Park-owned units and vacant spaces are noted. Additional storage or parking charges are itemized per space.

Space	Base Space Rent	Additional Charges	Notes
1	N/A	None	No unit
2	\$462	\$30 storage/parking	Occupied – Tenant owned
3	\$0	None	Park owned – vacant
4	\$473	None	Occupied – Tenant owned
5	\$473	\$30 storage/parking	Occupied – Tenant owned
6	\$473	None	Occupied – Tenant owned
7	\$473	None	Occupied – Tenant owned
8	\$473	None	Occupied – Tenant owned
9	\$484	None	Occupied – Tenant owned
10 (9A)	\$484	None	Occupied – Tenant owned
11	\$0	None	Park owned – vacant
12	\$374	None	Occupied – Tenant owned
13	\$478	None	Occupied – Tenant owned
14	\$473	None	Occupied – Tenant owned
15	\$473	None	Occupied – Tenant owned
16	\$473	None	Occupied – Tenant owned
17	N/A	None	No unit
18	\$473	\$110 storage + \$30 parking	Occupied – Tenant owned
19	\$473	None	Occupied – Tenant owned
20	\$473	\$30 parking	Occupied – Tenant owned
21	\$473	None	Occupied – Tenant owned
22	\$473	None	Occupied – Tenant owned
23	\$374	None	Occupied – Tenant owned
24	\$0	None	Manager unit – tenant owned, no rent
25	\$473	\$55 storage/parking	Occupied – Tenant owned
26	\$435	None	Occupied – Tenant owned
27	\$0	None	Park owned – vacant
28	N/A	None	No unit
29	\$0	None	Main house – park owned, vacant

Income Summary

Base Space Rent Total: \$9,713 per month

Additional Charges (Storage / Parking): \$315 per month

Total Monthly Income: \$10,028 per month

Utilities & Rent Regulation

Space rent includes water, sewer, and garbage service. Water is provided by a public utility. Sewer is served by a private septic system. Oregon rent control applies to manufactured home parks. Annual space rent increases are limited to the lesser of 7 percent plus the annual CPI, or 10 percent, subject to state law and notice requirements.