

VALUE-ADD OPPORTUNITY! 3 PARKS - PORTLAND, OR

\$3,575,000 - 59 spaces - \$60,590 price per space - 8.6% cap rate



UPSIDE UPSIDE UPSIDE!!

- ✓ ABILITY TO BILL BACK UTILITIES
- ✓ RENTS ARE UNDER MARKET
- ✓ VALUED AT 75% OCCUPANCY
- ✓ LOCATION: PORTLAND METRO AREA - POPULATION 2.5 MILLION
- ✓ STABILIZED VALUE - \$5,735,000
- ✓ ASSUMABLE FINANCING



Specializing in Mobile Home & RV Park Sales & Management

www.ColumbiaEquityAdvisors.com

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**FAMILY PARTNERSHIP
50+ YEARS COMBINED
MULTI-FAMILY EXPERIENCE**



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SOLD!
115 SPACES
MEDFORD, OR

SOLD!
46 SPACES
SAN SIMEON, CA

SOLD!
98 SPACES
CENTRALIA, WA

SOLD!
30 SPACES
LONGBEACH, WA

SOLD!
86 SPACES
KLAMATH FALLS, OR

SOLD!
33 SPACES
LONGVIEW, WA

SOLD!
30 SPACES
RIDDLE, OR

SOLD!
26 SPACES
ENTERPRISE, OR

PROPERTY DESCRIPTION

Presenting a rare opportunity to acquire three value-add mobile home/RV parks in prime Portland metro locations:

- 8460 SE Clatsop St, Happy Valley, OR
- 8205 SE Harney St, Portland, OR
- 4720 NE 110th Ave, Portland, OR

Each park is connected to **city water and sewer**, with the ability to **bill back utilities**. Current **rents are significantly below market**, offering immediate upside through rent adjustments.

Properties are valued at 75% occupancy, creating a strong path to boost NOI by filling vacancies.

With several low-income housing incentives available, and located in a metro of over 2.5 million residents, these parks offer resilient cash flow and major long-term potential.

Don't miss out on this rare portfolio with both stability and growth ahead!



**LOCATED IN
PORTLAND METRO
POPULATION OF 2.5M+**

**HUGE DEMAND FOR
AFFORDABLE HOUSING**

**ROSEWOOD PARK ONLY
3.6 MILES TO PORTLAND
INTERNATIONAL
AIRPORT**

**APPROX. 13 MIN. DRIVE
TIME BETWEEN PARKS**

ROSEWOOD

JOHNSON CREEK

PONDEROSA



Johnson Creek





JOHNSON CREEK - OVERVIEW

8205 SE HARNEY ST.
PORTLAND, OR

CITY WATER/CITY SEWER

26 SPACES TOTAL: 2 MODULAR
HOMES, 3 MANUFACTURED
HOMES, 21 SPACES FOR
MODULAR HOMES OR RV
SPACES

13 OUT OF 26 SPACES
OCCUPIED

ALL HOMES ARE TENANT
OWNED

1.56 ACRES



JOHNSON CREEK - RENT ROLL

As of July 2025

Rent Roll - Johnson Creek RV Park				Current	Current	Projected	Projected
Lot No.	Space Type	Owner	Occupancy	Space Rent	Utility Charge	Space Rent	Utility Charge
1	Modular Home	Park	Occupied	1,400	104.54	1,400	104.54
1A	RV	Tenant	Occupied	770	0.00	770	0.00
1B	RV	Tenant	Occupied	544	0.00	544	0.00
1C	RV	-	Vacant	0	0.00	850	104.54
2	RV	Tenant	Occupied	750	104.54	850	104.54
2A	RV	-	Vacant	0	0.00	850	104.54
2B	RV	-	Vacant	0	0.00	850	104.54
3	RV	Tenant	Vacant	750	104.54	850	104.54
3B	RV	-	Vacant	0	0.00	850	104.54
3C	Modular Home	Park	Vacant	0	0.00	1,400	104.54
3D	RV	-	Vacant	0	0.00	850	104.54
4	RV	Tenant	Occupied	750	104.54	750	104.54
4A	RV	-	Vacant	0	0.00	850	104.54
5	RV	Tenant	Occupied	750	104.54	850	104.54
6	RV	-	Vacant	0	0.00	850	104.54
6A	RV	Tenant	Occupied	855	0.00	855	0.00
7	Manufactured Home	Tenant	Occupied	632	0.00	632	0.00
8	RV	-	Vacant	0	0.00	850	104.54
8A	RV	-	Vacant	0	0.00	850	104.54
8B	RV	-	Vacant	0	0.00	850	104.54
9	RV	Tenant	Occupied	750	104.54	850	104.54
9A	Manufactured Home	Tenant	Occupied	750	104.54	750	104.54
10	Manufactured Home	Tenant	Occupied	594	0.00	594	104.54
11	RV	-	Vacant	0	0.00	750	0.00
11A	RV	Tenant	Occupied	770	0.00	770	0.00
12	RV	Tenant	Occupied	533	0.00	533	0.00
Monthly Total				\$10,598	\$732	\$21,648	\$1,986
Annual Total				\$127,176	\$8,781	\$259,776	\$23,835

Ponderosa





PONDEROSA - OVERVIEW

8460 SE CLATSOP ST.
PORTLAND, OR

CITY WATER/CITY SEWER

12 SPACES TOTAL: 2 MOBILE
HOME SPACES, 9 SPACES FOR
MODULAR HOMES OR RVs, 1
STORAGE UNIT

ALL NEW ELECTRICAL
CONNECTIONS PROPERTY-WIDE

8 OUT OF 12 SPACES ARE
OCCUPIED

ALL HOMES ARE TENANT
OWNED

0.35 ACRES



PONDEROSA - RENT ROLL

As of July 2025

Rent Roll - Ponderosa RV Park				Current	Current	Projected	Projected	Notes
Lot No.	Space Type	Owner	Occupancy	Space Rent	Utility Charge	Space Rent	Utility Charge	
1	Modular Home	Park	Occupied	0	0.00	1,500.00	0.00	
2	RV/Modular Home	-	Occupied	750	118.32	750.00	118.32	
3	RV/Modular Home	-	Occupied	750	118.32	850.00	118.32	
4	RV/Modular Home	-	Vacant	0	0.00	750.00	118.32	
5	Studio/Shop	Park	Vacant	0	0.00	1,500.00	118.32	Occupancy Permit Needed
6	RV/Modular Home	-	Vacant	0	0.00	750.00	118.32	
7	RV	Tenant	Occupied	600	118.32	650.00	118.32	
8	RV	Tenant	Occupied	850	118.32	850.00	118.32	
9	RV	Tenant	Occupied	750	118.32	750.00	118.32	
10	RV/Modular Home	Tenant	Occupied	750	118.32	750.00	118.32	
11	RV/Modular Home	Tenant	Occupied	750	118.32	750.00	118.32	
12	Mobile Home	Park	Vacant	0	0.00	1,500.00	118.32	
Monthly Total				\$5,200	\$828	\$11,350	\$1,302	
Annual Total				\$62,400	\$9,939	\$136,200	\$15,618	

Rosewood





ROSEWOOD - OVERVIEW

4720 NE 110TH AVE.
PORTLAND, OR

CITY WATER/CITY SEWER

21 SPACES TOTAL: 1 REMODELED
APT., 1 NEW MODULAR HOME, 1
HOUSE (NEEDS REMODELED), 18
SPACES FOR RVS OR MODULAR
HOMES

ALL NEW WATER & SEWER
CONNECTIONS & UPGRADED
ELECTRICAL PROPERTY-WIDE

8 OUT OF 21 HOMES OCCUPIED

1 PARKED OWNED MODULAR
HOMES

0.63 ACRES



ROSEWOOD - RENT ROLL

As of July 2025

Rent Roll - Rosewood RV Park				Current	Current	Projected	Projected	Notes
Lot No.	Space Type	Owner	Occupancy	Space Rent	Utility Charge	Space Rent	Utility Charge	
1	Modular Home	Park	Occupied	1,400	62.87	1,400	62.87	
2	Apartment	Park	Vacant	1,590	62.87	1,590	62.87	
3	RV	Tenant	Occupied	850	62.87	850	62.87	
4	RV	-	Vacant	0	0.00	850	62.87	
5	RV	-	Vacant	0	0.00	850	62.87	
6	RV	Tenant	Occupied	750	62.87	750	62.87	
7	RV	-	Vacant	0	0.00	850	62.87	
8	RV	Tenant	Occupied	785	0.00	864	0.00	
9	RV	-	Vacant	0	0.00	850	62.87	
10	RV	-	Vacant	0	0.00	850	62.87	
11	RV	-	Vacant	0	0.00	850	62.87	
12	RV	Tenant	Occupied	745	0.00	745	0.00	
13	RV	-	Vacant	0	0.00	850	62.87	
14	RV	-	Vacant	0	0.00	850	62.87	
15	RV	Tenant	Occupied	550	62.87	550	62.87	
16	RV	-	Vacant	0	0.00	850	62.87	
17	RV	-	Vacant	0	0.00	850	62.87	
18	RV	Tenant	Occupied	750	62.87	850	62.87	
19	RV	-	Vacant	0	0.00	850	62.87	
20	RV	Tenant	Occupied	0	0.00	850	62.87	
21	Single Family Home	Park	Vacant	0	0.00	1,750	62.87	Fire Damage
Monthly Total				\$7,420	\$377	\$19,549	\$1,195	
Annual Total				\$89,040	\$4,527	\$234,582	\$14,334	

FINANCIALS

	Net Income	Cap Rate	Price Per Space	Value
Year 1 Proforma - Asking Price	\$307,394	8.60%	\$60,593	\$3,575,000
Year 2 Stabilized - Future Value	\$458,810	8.00%	\$97,203	\$5,735,000

	2025 CURRENT ANNUALIZED		YEAR 1 PROFORMA		YEAR 2 STABILIZED	
INCOME						
Rental Property Income	278,616	50% Occupancy	472,919	75% Occupancy	630,558	95% Occupancy
Maintenance income	1,823		0		0	
Utility Income	23,247		29,059		56,187	
Less: Vacancy	0	50%	0	25%	31,528	5%
Effective Gross Income	\$303,686		\$472,919		\$655,217	
EXPENSES						
Taxes	19,371	2024-25 Actual	19,952	2024-25 Actual	20,550	3% Increase
Insurance	6,987	2024 Actual	6,987	2024 Actual	7,197	3% Increase
Advertising	236	Actual	250	Estimate	300	Estimate
Onsite Management	0	Actual	9,000	Estimate	20,400	Estimate
Off Site Management	36,000	Estimate	36,000	Estimate	37,080	Estimate
Utilities: Water/Sewer	35,971	Actual	35,971	2025 Annualized	44,963	25% Increase
Utilities: Garbage	15,287	Actual	15,287	2025 Annualized	19,109	25% Increase
Utilities: Electricity	4,929	Actual	4,929	2025 Annualized	6,161	25% Increase
Maintenance/Grounds	3,965	Actual	20,000	Estimate	20,600	Estimate
Office/Postage/Supplies	1,632	Actual	2,700	Estimate	2,781	Estimate
Legal	2,368	Actual	9,500	Estimate	12,000	Estimate
Bank Fees	91	Actual	150	Estimate	330	Estimate
Licensing and Other	300	Actual	300	2024 Actual	300	Actual
Miscellaneous	0	Actual	4,500	Estimate	4,635	Estimate
Total Expenses	\$127,136	41.86%	\$165,525	35%	\$196,406	29.98%
NET OPERATING INCOME	\$176,551		\$307,394		\$458,810	

MAJOR FINANCIAL UPSIDE!!

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- ✓ RENTS ARE UNDER MARKET
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