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Video: [Virtual Tour #1](#) AerialVideo: [Virtual Tour #2](#) Agent & Owner Walk-about

Discover an unparalleled investment opportunity in Gold Beach! Presenting a thriving 24-site Mobile Home & RV park with immense potential for expansion and profit. Strategically located near the majestic Rogue River and surrounded by pristine forests, this gem offers a serene escape for tenants. Unlock the potential for increased revenue by adding mobile homes to the existing RV spaces. With separate tax lots and advanced DEQ-approved septic systems, the groundwork is laid for seamless expansion. Benefit from new French drains and city water services, ensuring efficient operation and tenant satisfaction. Enhance your investment with two shops for maintenance and storage. Explore the natural wonders of the area, attracting outdoor enthusiasts year-round. Opportunity knocks with the potential for additional sites, promising further development and increased profitability. Don't miss out on this rare chance to own a lucrative RV & Mobile Home park in a prime Oregon location! This titled Mobile/RV park features 9-RV sites with a total of 22 spaces, complemented by two charming cottages. Each cottage boasts two bedrooms and one bath within spacious 770 sq ft floor plans. Ocean Beaches are 3.8 miles away, and Rogue River access only 1/2 mile up the road on Jerrys Flat. Set your appointment today.

Schools:

Elementary: Riley Creek**Middle:** Gold Beach JR**High:** Gold Beach SR

Client Full

Multifamily

7/15/2024 11:21AM

\$1,850,000

 sqft
Status: **Active**

List Date: 5/9/2024

DOM: 67

MLS#: 24576780

Year Built: 1963 / APPROX

95750 JERRYS FLAT RD Gold Beach, OR 97444

XST/Dir: USE GPS, or from 101, turn onto Jerrys Flat Rd, travel 1.6 miles to destination on the right

Property Details:

Property Tax/Yr: \$2,757.50 / 2023

County: Curry

Neighborhood:

Internet:

Lot Size: 3 to 4.99 Acres

Seller Disclosure:

Open House:

Upcoming Open House:

Area: 273

Zoning: R2

Tax ID: R13057 R22926

CC&Rs:

Legal: 2.32 acre TL 600, and 3.76 acre TL 305

Common Amenities: All

Landscaping, Front Yard

Landscaping

Storage: Garage(s)

Lot Desc: Gentle Sloping, Level, Public Road, Road Maintenance Agreement

#Stories: 1

Total Units: 24

Approx Bldg SQFT:

View: Seasonal, Territorial, Trees/Woods

Waterfront:

Body Water:

Parking: 48 / ASSIGND, COVERED

Roof: Composition, Rubber

Unreinforced Masonry Building:

Road Surface: Gravel, Paved

Basement: None

Exterior: Aluminum, T-111 Siding, Wood Siding

Security: Entry, Security Lights, Security System

Foundation: Concrete Perimeter, Skirting

Garage: 0

Lot Dim: Irregular

Opportunity Zone: No

Comparable Information:

Original Price: \$1,850,000

Utilities:

Heat: Other

Fuel: Electricity

Water: Public Water

Sewer: Septic Tank

Cool: Other

Hot Water: Electricity

Income/Expenses & Financial

Information:

Actual Gross Income: \$206,532

Proj. Gross Income: \$224,532

Actual Net Income: \$150,519

Proj. Net Income: \$168,519

Actual Oper. Expenses: \$56,013

Proj. Oper. Expenses: \$168,519

Cap Rate: 8.14

Gross Rent Multiplier: 8.96

Investor Info:

BAC: % 2

Short Sale: No

Bank Owned/Real Estate Owned: No

Terms Considered: Cash, Conventional

Assumable Interest Rate:

Assumable Remaining Months Ending:

Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
2	2	1	1500	720	Storage, Window Coverings
8	2	1	552	700	
8	0	1	516	300	
6	2	1	1389	700	

Occupancy Types:

Rent Includes: Maintenance Grounds, Sewer, Trash Collection, Water

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.