



18830 S HWY 99E | OREGON CITY, OREGON 97045

OFFERING MEMORANDUM

Forest Park Mobile Village

41 Sites + 1 House + 1 Studio Apt | Family Community | 100% Occupied

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01 Executive Summary

The Offering

Forest Park Mobile Village is an all-ages manufactured home community located at 18830 S Highway 99E in Oregon City, Oregon, positioned directly along a major thoroughfare between Oregon City and Canby. The property consists of 41 manufactured home sites in addition to one single-family house and one studio apartment is 100% occupied and zero park owned homes. Nearly 60% of the sites can accommodate multi-section homes. There is one undeveloped site.

Average site rent is currently \$841 including water, sewer, and garbage. This is well below comparable communities in Oregon City. One community in Clackamas County was cited at \$1,450 per month net of utilities.

The community offers residents a family-friendly living environment with a quiet, country-like atmosphere situated directly across from the scenic Willamette River. Residents benefit from convenient access to local schools, recreation, shopping, and entertainment, as well as proximity to the broader amenities of Oregon City. As the first state capital and the county seat of Clackamas County, Oregon City is home to diverse commercial centers, historical and cultural attractions, and multiple museums and interpretive centers celebrating the region's pioneer heritage.

Forest Park Mobile Village is a well-maintained community featuring paved roads, off-street parking, and pet-friendly policies with community approval. The community is served by well and septic systems that the owners have diligently maintained. The property's strong occupancy, stable tenant base, and under-market rents position it as an attractive investment opportunity with an opportunity to add value.



Property Highlights



High-Quality Asset

Well-maintained, community



Nearly 60%

of sites can accommodate multisection homes



Very Strong Market

Close proximity to major employers



Immediate Upside

Creating near-term growth potential



100% Occupied

Fully rented with consistent rental income



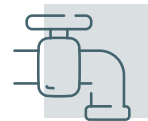
Situated near Portland

Positioned directly on major thoroughway Hwy 99E



Family Housing

All ages community



Private Utilities

Served by well and septic



VALUE-ADD OPPORTUNITIES INCLUDE:



Current rents are below market



Generous rent control in the State of Oregon

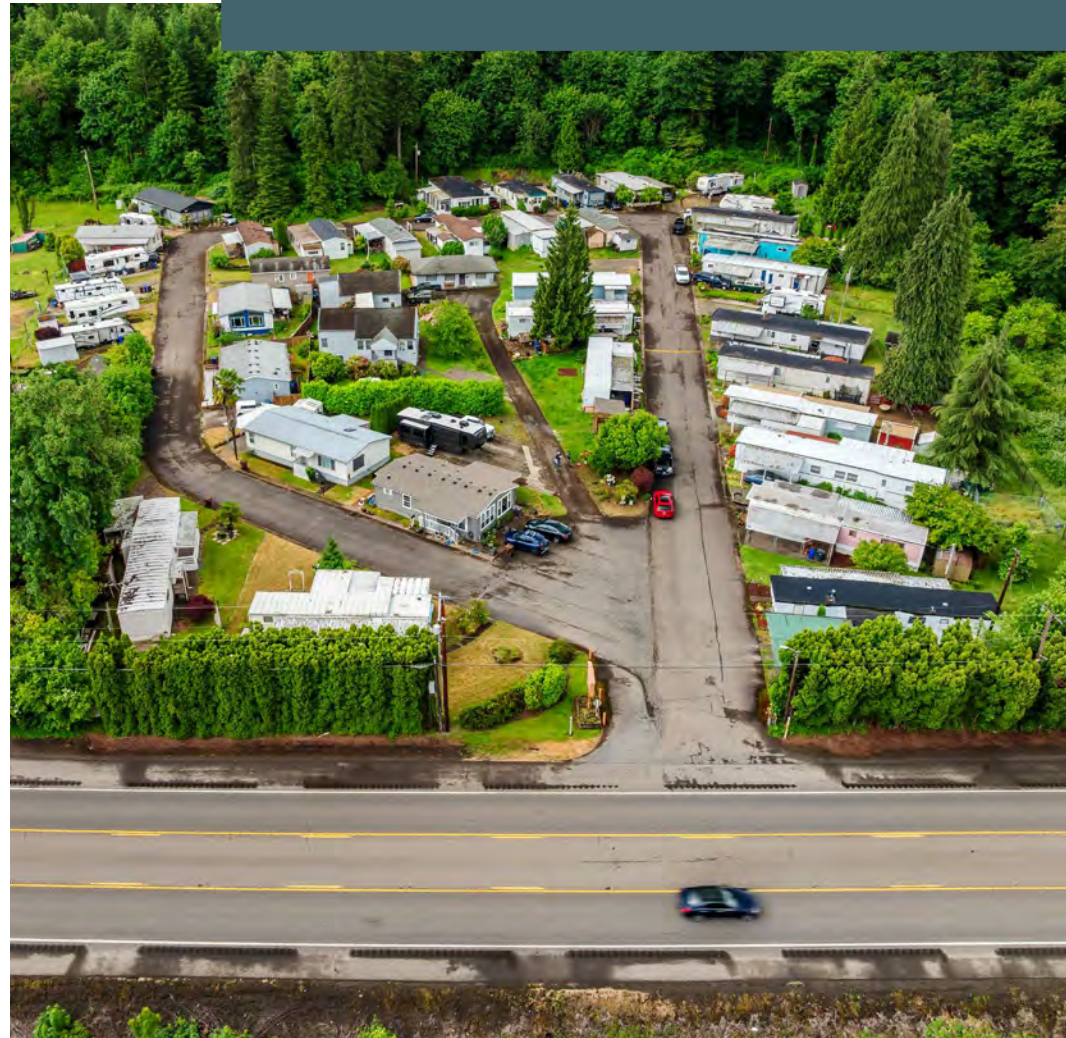


02

Property Overview

Property Details

Price	\$4,750,000
Property Name	Forest Park Mobile Village
Address	18830 S Hwy 99E Oregon City, OR 97045
County	Clackamas
Number of Units	43
Occupancy	100%
Type	Family
Acreage	5.51 acres
Average Site Rent	\$841
Property Tax	\$23,578
Water	Well
Sewer	Septic
Unit Composition	9 DW, 22 SW, 10 RV, 1 House, 1 Studio Apartment
Parcels	00747570





S Hwy 99E

SEWER
TREATMENT
PLANT

19
(not developed)

Site Plan





- DOWNTOWN OREGON CITY**
- Blue Ox
 - Canard
 - Coastal Farm & Ranch
 - Dairy Queen
 - Dollar Tree
 - Dutch Bros Coffee
 - Fisherman's Marine & Outdoor
 - Home Depot
 - KFC
 - McDonald's
 - McMenamins
 - Michaels
 - Mike's Drive-In
 - Oregon City Public Library
 - Providence Willamette Falls
 - Ross Dress for Less
 - Starbucks

- SOUTH OREGON CITY**
- | | |
|-------------------|----------------|
| Abby's Pizza | KFC |
| Ace Hardware | Les Schwab |
| Albertsons | McDonald's |
| Bi-Mart | Planet Fitness |
| Biscuits | Post Office |
| Black Rock Coffee | Regal Cinemas |
| Burger King | Safeway |
| Burgerville | Snap Fitness |
| Clackamas | Starbucks |
| Community College | Subway |
| Dutch Bros | Taco Del Mar |
| Five Guys | Wendy's |
| Fred Meyer | Wingstop |
| Hobby Lobby | Wilco |
| Jersey Mike's | Winco |

Nearby Amenities





Property Aerial



03

Financial Overview

Monthly Scheduled Rent Income		Current				Pro-Forma			
No. of Units	Unit Type	Rents			Income	Yr 1 Rent Growth	Monthly Rents	Annual Rents	Income
		Min	Max	Avg					
31	MH	\$763	\$895	\$841	\$312,924	6%	\$892	\$10,700	\$331,699
10	RV	\$760	\$775	\$763	\$91,560		\$809	\$9,705	\$97,054
1	House	\$2,195	\$2,195	\$2,195	\$26,340		\$2,327	\$27,920	\$27,920
1	Studio Apt	\$763	\$763	\$763	\$9,156		\$809	\$9,705	\$9,705
43	TOTAL	\$439,980				\$466,379			
Annualized Income		Current		Per Unit		Pro-Forma		Per Unit	
Rental Income	2026 Rent Roll	\$439,980		\$10,232		\$466,379		\$10,846	
Laundry Income	Jun 2026 T12	\$1,027		\$24		\$1,057		\$25	
Vehicle Storage	2026 Rent Roll	\$5,400		\$126		\$5,562		\$129	
Late Fees	Jun 2026 T12	\$2,925		\$68		\$3,101		\$72	
Gross Potential Income		\$446,407		\$10,382		\$472,998		\$11,000	
Vacancy Factor	Market Estimate	3%	\$ (13,392)			3%	\$ (14,190)		
Effective Gross Income		\$433,014		\$10,070		\$458,808		\$10,670	
Annualized Expenses		Current		Per Unit		Pro-Forma		Per Unit	
Real Estate Taxes	2025–2026 Assessment Escalated 3%	\$24,286		5.61%		3%	\$25,014	5.45%	\$582
Insurance	Jun 2026 T12	\$6,965		1.61%		3%	\$7,174	1.56%	\$167
Utility – Garbage	Jul 2026 Service Rate Increase	\$22,514		5.20%		3%	\$23,189	5.05%	\$539
Utility – Electric	Jun 2026 T12	\$9,574		2.21%		3%	\$9,861	2.15%	\$229
Legal & Other Professional Fees	Market Estimate	\$3,000		0.69%		3%	\$3,090	0.67%	\$72
Licenses & Permits	Jun 2026 T12	\$4,041		0.93%		3%	\$4,163	0.91%	\$97
Repairs – General	Jun 2026 T12	\$2,073		0.48%		3%	\$2,135	0.47%	\$50
Maint. – General	Jun 2026 T12	\$3,060		0.71%		3%	\$3,152	0.69%	\$73
Maint. – Septic Tank Pumping	Jun 2026 T12	\$17,278		3.99%		3%	\$17,796	3.88%	\$414
Maint. – Sewer + Water System	Jun 2026 T12	\$45,431		10.49%		5%	\$47,702	10.40%	\$1,109
Maint. – Landscaping	Jun 2026 T12	\$10,950		2.53%		4%	\$11,412	2.49%	\$265
Management – Mobile Home Park	3% of EGI	\$12,990		3.00%		3% EGI	\$13,764	3.00%	\$320
Total Expenses		\$162,161		\$3,771		\$168,452		\$3,917	
Expense Ratio of EGI		37%				37%			
Net Operating Income		\$270,853		\$6,299		\$290,356		\$6,752	

Unit Number	Type	Rent
#1	Single	\$763
#2	Single	\$863
#3	Single	\$763
#4	Single	\$890
#5	Single	\$763
#6	Single	\$888
#7	Single	\$763
#8	Single	\$873
#9	RV	\$760
#10	Single	\$833
#11	Single	\$863
#12	Single	\$888
#13	RV	\$760
#14	RV	\$760
#15	Single	\$763
#16	Single	\$838
#17	Single	\$763
#18	Double	\$771

Unit Number	Type	Rent
#19	Not developed	-
#20	Double	\$763
#21	RV	\$760
#22	Double	\$833
#23	RV	\$760
#24	RV	\$775
#25	RV	\$760
#26	RV	\$760
#27	RV	\$760
#28	Double	\$895
#29	Double	\$845
#30	Double	\$890
#31	Double	\$848
#32	Double	\$828
#33	Single	\$890
#34	Single	\$895
#35	Single	\$888

Unit Number	Type	Rent
#36	Single	\$888
#37	Single	\$833
#38	Single	\$828
#39	RV	\$775
#40	Double	\$888
#41	Single	\$890
#42	Single	\$890
#43	House	\$2,195
#44	Studio	\$763
Total		\$36,665

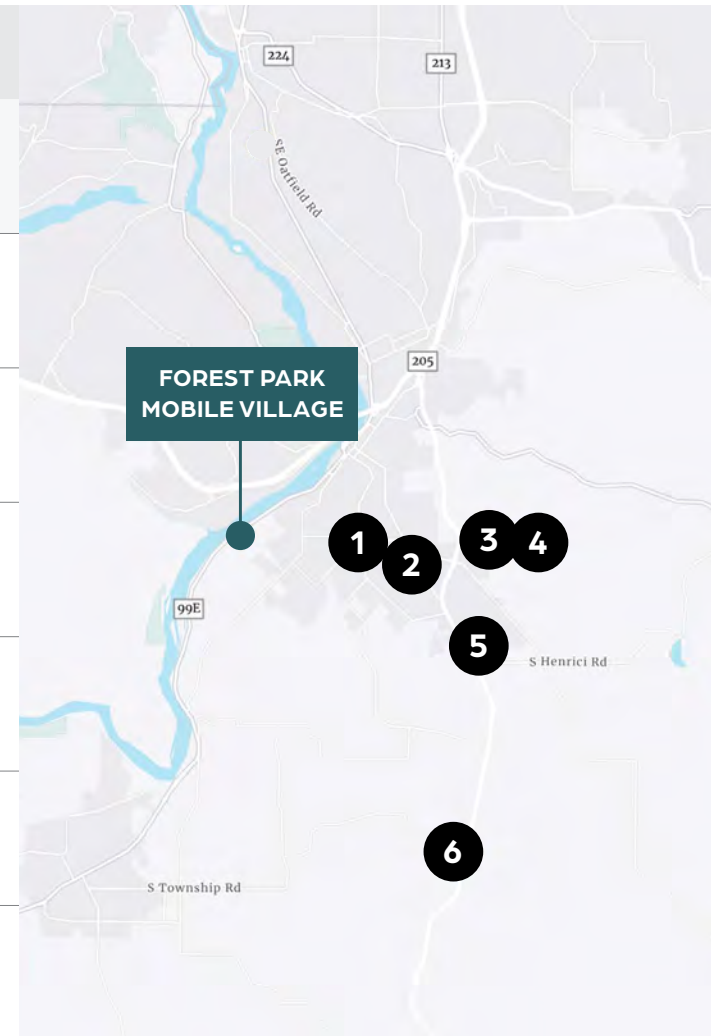


04

Market
Comparables

Rent Comparables

	Property	Rent/Mo	Type	Notes	Adjusted Rent
S	Forest Park Mobile Village 18830 S Hwy 99E Oregon City, OR 97045	\$841	Family	Includes water, sewer, garbage	\$612
1	Mount Pleasant MHP 18780 Central Point Road Oregon City, OR 97045	\$895	Family	No utilities included	\$895
2	Clairmont MHP 13531 Clairmont Way Oregon City, OR 97045	\$995	Family	No utilities included	\$995
3	Country Village Estates 14630 South Village Court Oregon City, OR 97045	\$1,039	Family	No utilities included	\$1,039
4	Maple Lane Estates MHP 15130 South Maple Lane Road Oregon City, OR 97045	\$1,100	55+	Includes water, sewer, garbage	\$951
5	Cherry Lane Mobile Park 20248 Highway 213 Oregon City, OR 97045	\$855	55+	No utilities included	\$855
6	Excalibur Village 23421 South Highway 213 Oregon City, OR 97045	\$1,095	Family	Includes water and sewer	\$910





05

Location Overview

Oregon City, Oregon

Oregon City offers a rare blend of history, natural beauty, and small-town feel without feeling isolated. As the first incorporated city west of the Rockies, it has a strong sense of identity, with historic downtown streets, local museums, and landmarks like Willamette Falls creating real character rather than cookie-cutter development. The city sits along the Willamette River and is surrounded by forests, trails, and viewpoints, making it easy to enjoy the outdoors year-round. At the same time, daily life feels calm and grounded, with locally owned restaurants, community events, and neighborhoods that still feel neighborly.

It also offers relatively more affordable housing compared to Portland while still being within an easy commute, making it attractive to people who want space and stability without sacrificing access to jobs, culture, or entertainment. Schools are well regarded, public services are solid, and the city has been steadily revitalizing its downtown and waterfront.



Population
38,059



Median HH Income
\$100,969



Median Home Value
\$594,185



Businesses
1,615



Median Rent/Month
\$1,750



Total Households
14,394



Median Age
40.1



White Collar Jobs
67%

Employment in Oregon City

BUSINESS & EMPLOYMENT



1,615

Total Businesses



16,406

Total Employees



67%

White Collar Jobs



10%

Service/Other Jobs



23%

Blue Collar Jobs



4.4%

Unemployment Rate

TOP INDUSTRIES



Healthcare & Social
Assistance



Retail



Construction



Manufacturing



Educational Services



Professional Services

TOP EMPLOYERS





Oregon Legislation

6%

max increase
for communities
30+ sites

[LEARN MORE](#)

Rent Control

Effective September 2025, Oregon's House Bill 3054 replaced the previous CPI-based rent formula with a flat 6% annual rent cap for communities over 30 spaces. The previous 7% + CPI with a maximum of 10% still applies to communities 30 sites and under. Landlords can raise rent up to a maximum 12% in a 12-month period, once every five years, for infrastructure improvements, if at least 51% of tenants (by space) approve.

Vacancy Decontrol remains in effect, allowing units to be rented at market rates upon turnover. The legislation is intended to simplify compliance and reduce volatility in rent adjustments. It also reflects the state's broader effort to stabilize housing while maintaining investment viability.

Property Taxes

Annual increases in assessed property value are capped at 3%, per Measure 50. This limit helps stabilize long-term operating costs and applies unless triggered by major changes such as new construction or re-zoning.

Forest Park Mobile Village

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Oregon City, OR 97045

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