



Bigfoot Acres

OFFERING MEMORANDUM

11425 Upper Applegate Road · Jacksonville, Oregon 97530

10.19 ACRES · 23 RENTAL SPACES · 100% OCCUPIED

OFFERING PRICE

\$1.75M

Fee Simple Interest

2025 ACTUAL NOI

\$219.9K

Trailing 12-Month

TRAILING CAP RATE

12.6%

2025 Seller Basis

FULLY-LOADED CAP

~11.8%

With Mgmt & Reserves

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About this document. All figures are internally reconciled. Gross Scheduled Income of \$300,924 reflects the sum of all 23 in-place rents as of April 2026. Two pro forma views are presented in Section 04: a seller-basis view and a fully-loaded institutional view. Buyers should conduct independent due diligence on all figures.

Executive Summary

BIGFOOT ACRES · JACKSONVILLE, OREGON



TOTAL ACREAGE

10.19

Acres

TOTAL SPACES

23

13 MH · 5 SFR · 5 RV

CURRENT OCCUPANCY

100%

Fully Leased

Bigfoot Acres is a stabilized, cash-flowing mobile home and RV park along Upper Applegate Road in Jacksonville, Oregon — a scenic rural corridor within the greater Medford–Ashland metro. The 10.19-acre site includes **13 park-owned manufactured homes, 5 park-owned stick-built residences, and 5 RV spaces**, with manufactured and stick-built units separately metered. On-site management is in place and the park is currently 100% leased.

The property benefits from a rare combination of location advantages: a short drive up Upper Applegate Road brings residents to **Applegate Lake**, a regional recreation destination, while the surrounding **Applegate Valley Wine Trail** has established Southern Oregon as an emerging wine-tourism region. The **historic town of Jacksonville** — a National Historic Landmark district — sits a short drive away, and Medford, Ashland, and Grants Pass are all within a reasonable commute for residents who want rural quiet without losing access to Rogue Valley employment centers.

Recent tenant turnover has allowed in-place rents to move substantially into alignment with current market levels. The rent roll reflects **\$25,077 in monthly income (\$300,924 annualized)** as of April 2026. Actual NOI was \$197,887 in 2024, a year that reflected proactive repositioning spend as the current owner cycled through turnover refreshes and deferred-maintenance items — investments that established the operating profile the property shows today. **2025 marked the first stabilized year of operation**, with NOI of \$219,855 (a +11.1% lift), and the April 2026 rent roll carries that trajectory forward at \$300,924 annualized.

At the **\$1,750,000 offering price**, the property reflects an 11.3% cap on 2024, 12.6% cap on 2025 actual, and **~11.8%–13.4% cap on 2026 pro forma** depending on expense assumptions — durable numbers from three tenancy types and 23 diversified income streams.

Transaction History & Path Forward

Bigfoot Acres has been under contract twice in the past twelve months — a July 2025 contract terminated three days before a December 31 close, and a February 2026 contract terminated by the seller last week after the buyer failed to perform. **Neither termination related to the physical asset, operations, title, environmental condition, or financial performance**; full diligence was completed under the first contract and is available to qualified buyers upon NDA. Two buyers reached contract at pricing consistent with current levels — the market has been validated, the buyer executions were not. Ownership is now focused on **certainty of close over maximizing the last dollar** and is reasonable and pragmatic on terms for a qualified, well-capitalized buyer with proof of funds, lender pre-approval, and a realistic closing timeline. Absent an executed contract with a demonstrably qualified buyer, the property will transition to a **Crexio auction with a published reserve**. Serious inquiries only.

Expansion Optionality. Jackson County has held preliminary conversations regarding up to 10 additional MH pads or 20 RV spaces — unentitled optionality, not committed value.

Investment Highlights

SIX DISTINCT REASONS TO OWN BIGFOOT ACRES



Compelling Yield at Improved Pricing

\$219,855 trailing 2025 NOI produces a 12.6% cap rate at the revised \$1,750,000 offering price. Even on a fully-loaded institutional basis with management and reserves, the property yields ~11.8% — meaningfully above comparable MH park transactions in the Pacific Northwest.

Stabilized, Diversified Tenant Mix

Income is derived from 23 residential spaces across three tenancy types — manufactured homes, stick-built residences, and RV pads — producing consistent occupancy and dependable real estate cash flow rather than business, seasonal, or operationally-intensive income.

Market-Aligned, In-Place Rents

Recent tenant turnover has allowed rents to adjust to prevailing market levels. The rent roll reflects current conditions, not legacy or substantially below-market leases. Two long-tenured residents (Units #11 and #17B) carry legacy rents of \$882 and \$911 respectively — modest upside on future turnover.

Confirmed Insurability via Oregon FAIR Plan

The property was independently vetted and confirmed insurable through the Oregon FAIR Plan during a 2025 purchase contract — two site visits, all remediation items completed, and a \$990,000 property / \$5,611 annual premium policy positioned to bind. A new buyer inherits that established eligibility and completed remediation work rather than starting from scratch, though the quote itself was tied to the prior buyer and is not currently binding. Full treatment in Section 09.

Upgraded, Well-Capitalized Infrastructure

Six septic systems (all pumped 2023), two productive wells with all-new pressure tanks and replumbed distribution lines, and a 5,000-gallon holding tank sized by the current owner to support operations well beyond current capacity. No near-term capital requirements anticipated for water or septic.

County-Supported Expansion Optionality

Jackson County has engaged in preliminary conversations with the current owner regarding expansion of up to 10 additional mobile home pads or 20 additional RV pads. Infrastructure has been pre-sized to support this growth. *Note: no formal entitlements are in place; this represents optionality, not committed value.*

Property & Infrastructure

11425 UPPER APPLGATE ROAD · JACKSONVILLE, OREGON 97530



MANUFACTURED HOMES

13

Park-owned · Separately metered

STICK-BUILT HOMES

5

Each with dedicated septic

RV SPACES

5

Full hook-ups

Site & Parcel

The property encompasses 10.19 acres identified as Jackson County Tax Lot 2400 (40 3W 08), with frontage on Upper Applegate Road. The site includes internal gravel roads providing access to all rental spaces, mature landscaping, and a treed eastern boundary. The **Applegate River** flows directly across Upper Applegate Road — a short walk of a few hundred feet — and residents routinely cross the road to fish, swim, or wade within a few hundred feet of their front doors.

Water System

Two wells feed a 5,000-gallon holding tank serving all units. Main well fully replumbed with new pipes to the laundry facility and all rental spaces. Both wells equipped with all-new pressure tanks.

Septic Systems

Six total septic systems. Each of the five stick-built homes has a dedicated two-chamber 1,000-gallon concrete tank. All manufactured homes, RV spaces, and the shop share a community 2,500-gallon tank. All systems pumped in 2023.

Electric & Metering

Pacific Power (PP&L) electric service. All manufactured-home and stick-built spaces are separately metered, supporting direct tenant billing at \$0.20/kWh through the landlord portal. RV spaces are serviced on a different metering structure. Annual park-side electric cost ~\$3,200 (2025 actual).

On-Site Laundry



Dedicated laundry building with **4 coin-operated machines** — 2 washers and 2 dryers — providing an ancillary revenue stream and a convenience amenity for residents without in-unit hook-ups.

On-Site Shop

A large shop building provides significant functional utility for park operations and maintenance, with potential for adaptive use depending on the acquiring owner's approach.

Expansion-Ready Infrastructure. The 5,000-gallon holding tank was specifically upsized by the current owner — beyond current operational need — to support potential expansion of up to **10 additional mobile home pads or 20 additional RV spaces**. Jackson County has engaged in preliminary discussions regarding this expansion. *No formal land-use approval or entitlements are currently in place.*

Capital Investment Note. The infrastructure improvements above represent substantial owner investment in the property's long-term operational reliability. A new buyer inherits fully updated water and septic systems with no near-term capital requirements anticipated for these categories. Capital planning for the housing stock itself is addressed in Sections 06 and 09.

Financial Summary

2024 ACTUAL · 2025 ACTUAL · 2026 PRO FORMA (TWO VIEWS)

<p>2024 ACTUAL NOI</p> <p>\$197.9K</p> <p><i>11.3% cap · Transitional</i></p>	<p>2025 ACTUAL NOI</p> <p>\$219.9K</p> <p><i>12.6% cap · Stabilized</i></p>	<p>2026 SELLER PF</p> <p>~\$234K</p> <p><i>~13.4% cap · Owner-op</i></p>	<p>2026 LOADED PF</p> <p>~\$207K</p> <p><i>~11.8% cap · Institutional</i></p>
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All cap rates calculated at the \$1,750,000 offering price.

LINE ITEM	2024 ACTUAL	2025 ACTUAL	2026 SELLER PF	2026 LOADED PF
OPERATING INCOME				
Gross Scheduled Income	\$274,212	\$265,676	\$300,924	\$300,924
Vacancy & Collection Loss (5%)	—	—	(\$15,046)	(\$15,046)
Effective Gross Income	\$274,212	\$265,676	\$285,878	\$285,878
OPERATING EXPENSES				
Property Taxes	\$10,422	\$10,422	\$10,422	\$10,422
Insurance (see Risk Factors)	\$1,242	\$1,242	\$1,490	\$5,611
Maintenance, Repairs & Grounds	\$35,000	\$12,400	\$14,880	\$14,880
Electric (Common Area)	\$3,715	\$3,197	\$3,836	\$3,836
Water Testing	\$720	\$1,440	\$1,728	\$1,728
Garbage	\$12,000	\$12,120	\$14,544	\$14,544
Legal & Professional	\$5,000	\$5,000	\$5,000	\$5,000
Management Fee (5% EGI)	—	—	—	\$14,294
Replacement Reserves (3% EGI)	\$8,226	—	—	\$8,576
Total Operating Expenses	\$76,325	\$45,821	\$51,900	\$78,891
Expense Ratio (% of EGI)	27.8%	17.2%	18.2%	27.6%
Net Operating Income	\$197,887	\$219,855	\$233,978	\$206,987
Cap Rate at \$1,750,000	11.3%	12.6%	13.4%	~11.8%

Why two pro forma views? The Seller Pro Forma reflects actual owner-operator expense structure (no third-party management, light insurance). The Loaded Pro Forma normalizes for a non-owner-operator buyer: adds 5% management, 3% reserves, and restates insurance to ~\$5,611 based on a 2025 Oregon FAIR Plan quote as a reasonable proxy for current-market pricing (see Section 09). Underwrite to whichever matches your intended operating structure.

05 · AS OF APRIL 2026 · 100% OCCUPIED

Current Rent Roll

23 OF 23 SPACES LEASED

MONTHLY INCOME

\$25,077

All 23 spaces leased

ANNUALIZED GROSS

\$300,924

At 100% occupancy

SECURITY DEPOSITS

\$19,115

Held on account

UNIT	TYPE	LEASE START	LAST INCREASE	MO. RENT	SEC. DEP.	STATUS
#1	SFR	Jan 2, 2020	Jan 1, 2025	\$944	\$415	Current
#2	MH	Jul 1, 2025	—	\$1,000	\$1,000	Current
#3	MH	Mar 9, 2026	—	\$1,100	\$1,100	Current NEW
#4	SFR	Aug 1, 2023	—	\$1,500	\$1,500	Current
#5	MH	Feb 13, 2026	—	\$1,100	\$1,100	Current
#6	MH	Sep 2, 2025	—	\$1,050	\$1,000	Current
#7	SFR	Jul 1, 2023	—	\$1,800	\$1,000	Current
#8	MH	Dec 5, 2023	—	\$1,250	\$1,650	Current
#9	MH	Mar 15, 2023	—	\$1,250	\$1,200	Current
#10	SFR	Mar 1, 2025	—	\$1,250	\$1,000	Current
#11	MH	Jul 1, 2009	Jan 1, 2025	\$882	\$850	Current (legacy)
#12A	RV	Oct 1, 2025	—	\$650	\$100	Park manager *
#12B	RV	Sep 1, 2024	—	\$600	\$100	Current
#13	MH	Apr 1, 2023	Jan 1, 2025	\$990	\$0	Current **
#14	MH	Aug 6, 2025	—	\$1,250	\$600	Current
#15	MH	Jun 1, 2025	—	\$1,200	\$1,000	Current
#16	MH	Sep 1, 2023	—	\$1,250	\$1,250	Current
#17A	RV	Jan 6, 2025	—	\$600	\$100	Current
#17B	MH	Mar 4, 2016	Jun 1, 2024	\$911	\$700	Current (legacy)
#18A	RV	Mar 24, 2026	—	\$650	\$100	Current NEW
#18B	RV	May 5, 2025	—	\$600	\$100	Current
#19	MH	Apr 1, 2026	—	\$1,250	\$1,250	Current NEW
#20	SFR	Jul 1, 2025	—	\$2,000	\$2,000	Current
Total — 23 of 23 Units Leased				\$25,077/mo	\$19,115	100%

Annualized gross: $\$25,077 \times 12 = \$300,924$ at 100% occupancy. All leases month-to-month. Sewer, water, and garbage are landlord-paid; electric is tenant-metered at $\$0.20/kWh$.

* Unit #12A is occupied by the on-site park manager; a new owner may continue this as a compensation offset or rent at market. ** Unit #13 shows \$0 deposit; seller to confirm during due diligence whether deposit is held or was waived.

Unit List & Descriptions

ALL 23 UNITS · 100% OCCUPIED AS OF APRIL 2026

Renovation & Condition Note. All units are thoroughly refreshed upon tenant turnover. Over the past two years, the majority of mobile homes and at least one stick-built residence have been comprehensively updated — flooring, paint, appliances, fixtures, windows, and mechanical updates. The exteriors of most mobile homes and some stick-built homes would benefit from fresh paint, which a new owner should factor into near-term capital planning.

UNIT	TYPE	YEAR	DESCRIPTION	BED/BATH	SQ FT	MO. RENT
#1	SFR	1967	Stick-Built Home	3bd/1ba	900	\$944
#2	MH	1958	Single Wide Mobile Home	1bd/1ba	460	\$1,000
#3	MH	1961	Single Wide Mobile Home	2bd/1ba	470	\$1,100
#4	SFR	1955	Stick-Built Home	2bd/1ba	1,416	\$1,500
#5	MH	1960	Single Wide Mobile Home	2bd/1ba	400	\$1,100
#6	MH	1981	Single Wide Mobile Home	3bd/2ba	840	\$1,050
#7	SFR	1962	Stick-Built Home	3bd/2ba	2,228	\$1,800
#8	MH	1975	Single Wide Mobile Home	3bd/2ba	1,084	\$1,250
#9	MH	1978	Single Wide Mobile Home	2bd/1ba	924	\$1,250
#10	SFR	1967	Stick-Built Home	2bd/1ba	1,339	\$1,250
#11	MH	1971	Single Wide Mobile Home	3bd/1ba	672	\$882
#12A	RV	—	RV Pad – Full Hook-Ups (Park Mgr)	—	—	\$650
#12B	RV	—	RV Pad – Full Hook-Ups	—	—	\$600
#13	MH	1962	Single Wide Mobile Home	2bd/1ba	520	\$990
#14	MH	1964	Single Wide Mobile Home	2bd/1ba	616	\$1,250
#15	MH	1989	Single Wide Mobile Home	2bd/1ba	924	\$1,200
#16	MH	1976	Single Wide Mobile Home	2bd/2ba	520	\$1,250
#17A	RV	—	RV Pad – Full Hook-Ups	—	—	\$600
#17B	MH	1977	Single Wide Mobile Home	2bd/2ba	924	\$911
#18A	RV	—	RV Pad – Full Hook-Ups	—	—	\$650
#18B	RV	—	RV Pad – Full Hook-Ups	—	—	\$600
#19	MH	1971	Double Wide Mobile Home	2bd/1ba	720	\$1,250
#20	SFR	1950	Stick-Built Home	3bd/2ba	3,414	\$2,000
Total — 23 Units · 100% Occupied						\$25,077/mo

Unit type designations reflect building type (SFR = stick-built single family residence; MH = manufactured home; RV = recreational vehicle pad) and should be verified during buyer due diligence. Square footage figures are approximate. Average MH vintage is ~1970. See Section 09 (Risk Factors) for capital planning discussion regarding housing stock age.

Location, Market & Lifestyle

JACKSONVILLE, OREGON · JACKSON COUNTY



Bigfoot Acres sits along Upper Applegate Road in Jacksonville, Oregon — a position that combines the quiet of a supply-constrained rural corridor with direct access to the recreation, wine, and historic tourism that increasingly define Southern Oregon as a destination. The Applegate Valley is defined by the Applegate River watershed, bounded by the Siskiyou and Cascade ranges, and served by the greater Medford–Ashland metropolitan area roughly 25 minutes away.

Applegate Lake & Outdoor Recreation

A short drive up Upper Applegate Road from the property brings you to **Applegate Lake**, a 988-acre reservoir in the Rogue River–Siskiyou National Forest that draws fishing, boating, swimming, hiking, and camping traffic from across the region. **To reach the lake, visitors literally drive past Bigfoot Acres** — placing the park on the daily flow of recreational traffic during the May–October season. The Applegate River itself runs directly across Upper Applegate Road from the property; residents cross the street to fish, swim, or wade within a few hundred feet of their front doors. For context, Southern Oregon as a region draws **over 2 million visitors annually** to its national forests, rivers, wineries, and Crater Lake, and the Applegate corridor captures a meaningful share of that flow.

Applegate Valley Wine Trail

Southern Oregon has rapidly established itself as a serious wine destination. The Rogue Valley American Viticultural Area — which includes the Applegate Valley AVA — now hosts **more than 80 wineries and vineyards**, attracting visitors from Portland, California, and beyond. The **Applegate Valley Wine Trail** is the defining touring route through this region, with multiple tasting rooms, vineyards, and farm-to-table restaurants within a short drive of the property. This wine-tourism economy has compounding effects on the surrounding residential rental market: it sustains year-round hospitality and service employment, drives demand for workforce housing in rural Jackson County, and creates a lifestyle brand that attracts relocation from higher-cost urban markets.

Historic Jacksonville

The incorporated town of **Jacksonville** — the nearest named community and the property's mailing address — is designated a **National Historic Landmark**, one of the best-preserved 19th-century Gold Rush towns on the West Coast. It hosts the **Britt Music & Arts Festival** each summer, a nationally known outdoor concert series that draws crowds from across the Pacific Northwest. Between Jacksonville's historic character, the surrounding wine trail, and the lake and river recreation up-valley, the area has a quality-of-life profile that attracts both visitors and new residents year after year.

Rural, but Connected

ADDRESSING THE TENANT-DEMAND QUESTION

A common investor question: "The park is rural — how do you keep it full?" The short answer is in the rent roll: 100% occupancy, 14 of 23 leases signed in 2025 or 2026, and a waiting list on turnover. The longer answer is that for a meaningful share of the Rogue Valley workforce, rural is the draw — and the property's location lets residents have that without giving up regional employment.

Who Lives Here & Why

For many residents of the Applegate corridor, the rural setting is exactly the point — they actively want distance from the density, noise, and cost of Medford or Ashland. At the same time, Bigfoot Acres is **not remote** in any practical sense. The drive to Medford is roughly 25 minutes; Ashland is about 35; Grants Pass is about 40. Residents with jobs anywhere in the Rogue Valley — hospitals, schools, retail, hospitality, construction, logistics — can commute comfortably while living on the edge of a national forest at a price point that is increasingly difficult to find anywhere closer to town.

This positions the property in a tenant pool that combines three durable segments:

- **Rogue Valley workforce** seeking affordable housing within a reasonable commute of Medford, Ashland, Central Point, and Grants Pass.
- **Retirees and semi-retirees** drawn to the rural quality of life, river access, and proximity to Applegate Lake.
- **Service and hospitality workers** supporting the Applegate Valley wine trail, Jacksonville's tourism economy, and outdoor-recreation businesses up-valley.

Southern Oregon Rental Market Snapshot

Mobile home vacancy in rural Jackson & Josephine Counties: under 3% for affordable housing units, reflecting a chronic regional undersupply of unsubsidized workforce housing.

In-migration: sustained inbound flow from California and other western states, driven by relative affordability, lifestyle, and outdoor-recreation access.

Permitting pressure: tightening zoning and environmental review have made new rural park development increasingly difficult — a factor that protects the scarcity value of existing stabilized parks like Bigfoot Acres.

Comparable asking rents: 2bd/1ba MH \$1,050–\$1,300; 3bd stick-built \$1,500–\$2,100; full-hookup RV \$550–\$750. Acres in-place rents fall within these ranges.

Location Details

Address	11425 Upper Applegate Rd	Nearest Major City	Medford (~25 min)
City / State	Jacksonville, OR 97530	Regional Airport	Rogue Valley Intl. (MFR)
County	Jackson County	River Corridor	Applegate River — across road

Expansion Optionality. Jackson County has engaged in preliminary discussions regarding site expansion beyond the current 23-space configuration · up to 10 additional mobile home pads or 20 additional RV spaces, or a combination thereof. The 5,000-gallon holding tank has been sized to support this expansion. No formal land-use application, entitlement, permit, or written county approval is in place. Expansion represents optionality a new owner may pursue; it is not committed value.

Photo Gallery

AERIAL CONTEXT · APPLGATE VALLEY · APRIL 2026

The following pages present aerial and ground-level photography of Bigfoot Acres captured in April 2026. Images are representative of current site conditions, the 23-space unit configuration, and the property's setting within Southern Oregon's Applegate Valley corridor.



Property boundary outlined in red — 10.19 acres fronting Upper Applegate Road, Jackson County Tax Lot 2400.



Applegate River corridor looking up-valley toward the Siskiyou range.



Valley context — park visible at lower left, Medford basin in distance.

Park & Units

ON-SITE CONFIGURATION · 23 SPACES, 100% OCCUPIED



Park overview — manufactured homes, stick-built residences, and internal road network with mature trees along the eastern boundary.



Mobile home rows with mountain backdrop — recently refreshed on turnover.



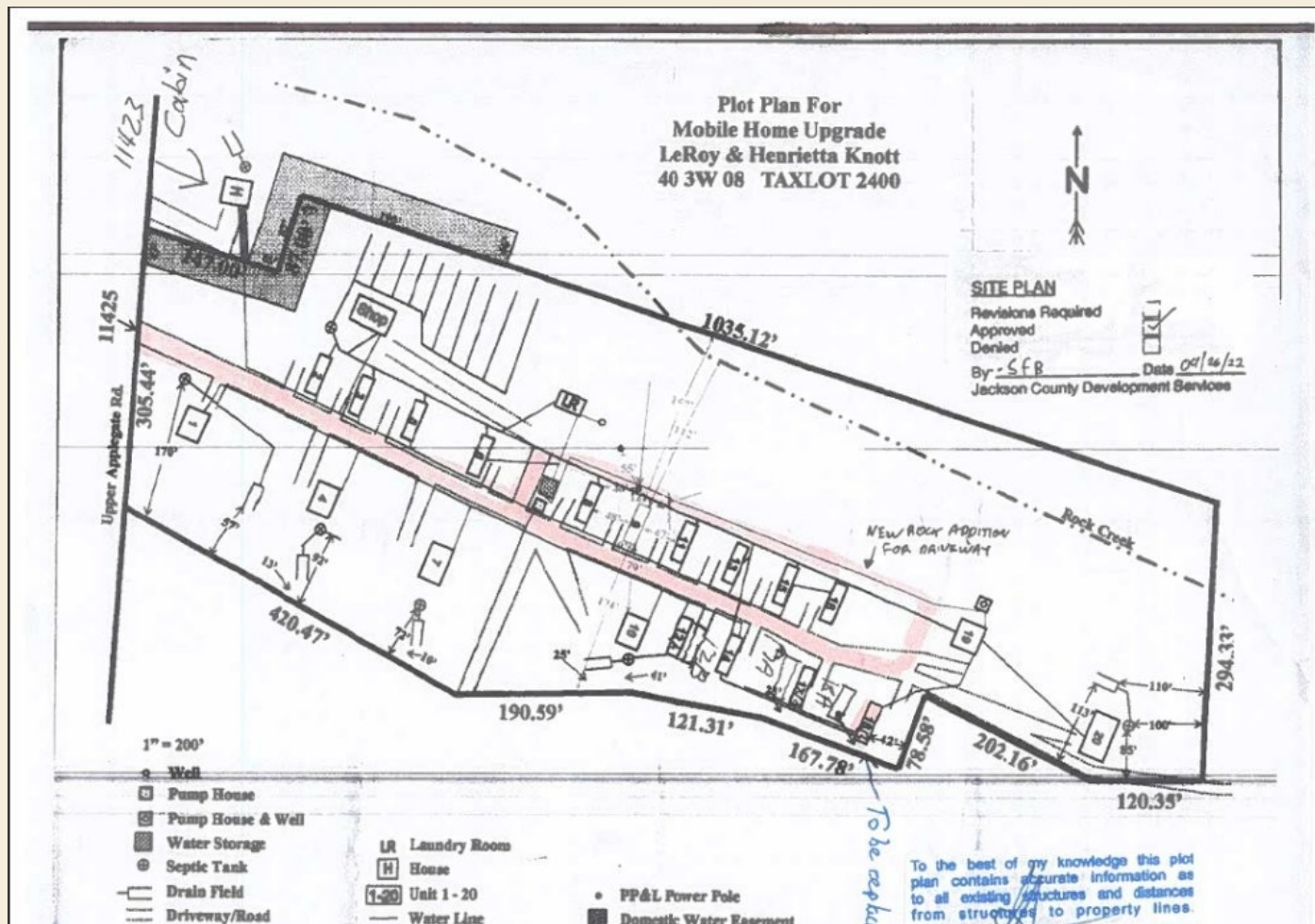
Inner park roadway and unit access from the driveway entrance.

Entrance & Site Plan

NAMESAKE MARKER · RECORDED PLOT PLAN



Property entrance on Upper Applegate Road — the namesake Bigfoot marker and flag at the head of the driveway.



Risk Factors & Capital

HONEST DISCLOSURE OF ITEMS BUYERS WILL UNDERWRITE

This section addresses risk items a sophisticated buyer will evaluate during due diligence. The seller's position is that transparent disclosure produces better transactions than burying these items. Buyers are encouraged to engage independent inspection, environmental, and insurance advisors.

Wildfire Insurance & Oregon FAIR Plan Eligibility

The positive finding, first. During a 2025 purchase contract that preceded this offering, the property was confirmed eligible for coverage by the Oregon FAIR Plan — despite an elevated wildfire-threat designation and older manufactured-home vintages that typically complicate rural Southern Oregon coverage. The FAIR Plan conducted two separate on-site underwriting inspections, and the seller completed every remediation item identified. Working with The Insurance Center of Jacksonville, the prior buyer secured a quote for \$990,000 in property coverage at \$4,449 annually plus \$1,162 liability — \$5,611 total — positioned to bind at closing. That transaction terminated for unrelated buyer-side reasons.

The \$5,611 quote is not currently binding (tied to the prior buyer and 2025 conditions), but a new buyer inherits the established eligibility and completed remediation — the harder part of the process. The FAIR Plan commercial policy caps at \$1,000,000; excess coverage above that limit may be available through other carriers but was not pursued, so no reliable estimate exists for full replacement coverage.

The honest risk context. Insurance availability and pricing for rural Southern Oregon commercial properties has tightened meaningfully over the past three years. The current \$1,242 expense (2024 and 2025 actual) reflects the seller's in-place liability-only policy, not full replacement coverage. The Loaded Pro Forma in Section 04 uses \$5,611 as a reasonable proxy, but premiums and eligibility vary by applicant, carrier underwriting, and market conditions — a new buyer's actual premium may differ. A new buyer should obtain their own binder quote directly; the broker can introduce the agent at The Insurance Center of Jacksonville who worked the prior transaction and is familiar with the property's FAIR Plan file.

Park-Owned Homes — Chattel Risk

All 13 manufactured homes and all 5 stick-built homes are park-owned. This provides operational control (an advantage) but means the owner bears depreciation, maintenance, and eventual replacement costs (a risk). Lenders typically view park-owned homes as chattel rather than real estate, which may affect LTV and financing terms. Discuss with lenders early.

Housing Stock Age

Manufactured home vintages range from 1958 to 1989 (avg ~1970); stick-built vintages from 1950 to 1967. The seller has invested substantially in interior renovations on turnover, but the stock is mature and should be underwritten with an appropriate replacement reserve. The Loaded Pro Forma assumes a 3% reserve (\$8,576/yr); a higher reserve may be warranted. Exterior paint across most units represents a near-term cosmetic capex item.

Tenant Payment History & Rural Financing

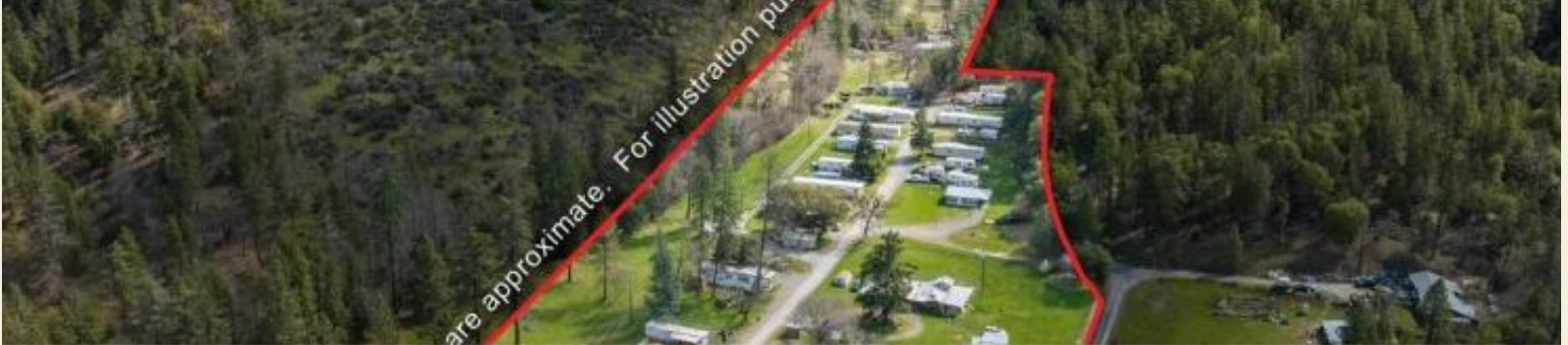
Rent roll as of April 2026 shows all balances current. Fourteen of 23 units have lease start dates of 2025 or 2026, so most tenant payment histories are limited; seller will provide full payment ledgers on request. Income is diversified across 23 tenants. Rural commercial properties with park-owned manufactured housing require specialized lenders — community banks, credit unions, DSCR non-bank lenders, or SBA 504 with owner-op component are all candidates. Rural MH park financing timelines run longer than standard commercial.

Expansion Not Entitled

The expansion of 10 MH pads or 20 RV spaces is based on preliminary verbal conversations with Jackson County staff. No entitlement, permit, or written approval is in place. Current offering price and cap rates are based entirely on stabilized in-place income; expansion represents optionality, not committed value.

Offering Summary

FEE SIMPLE INTEREST · \$1,750,000



OFFERING PRICE

\$1,750,000

Fee simple interest

PRICE PER SPACE

\$76,087

Based on 23 spaces

PRICE PER ACRE

\$171,737

Based on 10.19 acres

Performance Metrics

2024 Actual NOI	\$197,887
2024 Cap Rate	11.3%
2025 Actual NOI	\$219,855
2025 Cap Rate	12.6%
2026 Seller PF NOI	~\$233,978
2026 Seller PF Cap	~13.4%
2026 Loaded PF NOI	~\$206,987
2026 Loaded PF Cap	~11.8%

Asset Profile

Current Occupancy	100%
Total Spaces	23
Unit Mix	13 MH + 5 SFR + 5 RV
Site Area	10.19 acres
Ownership Type	Fee Simple
Tax Lot	2400 (40 3W 08)
County	Jackson
Zoning	Jackson County rural

Sample Financing Context. Buyers should expect rural MH park deals to require specialized lenders (community banks, credit unions, DSCR products, or SBA 504 with owner-op component). Typical LTV on park-owned chattel structures ranges 60–70%. Contact broker for lender introductions.

OFFERING MEMORANDUM

Confidentiality & Contact

This Offering Memorandum has been prepared for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to purchase any security or investment interest.

The information contained herein has been obtained from sources deemed reliable; however, no representation or warranty, express or implied, is made as to the accuracy or completeness of the information. Prospective purchasers are encouraged to conduct their own independent due diligence.

Bigfoot Acres

11425 Upper Applegate Road · Jacksonville, Oregon 97530

OFFERED AT \$1,750,000

EXCLUSIVELY PRESENTED BY

Christopher Pfau

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