OFFERING MEMORANDUM

Bigfoot Acres

10.19 ACRES · 23 SPACES → 25 · RV-PAD UPGRADE UNDERWAY

11425 Upper Applegate Road · Jacksonville, Oregon 97530

OFFERING PRICE	2025 ACTUAL NOI	TRAILING CAP	FULLY-LOADED CAP
$1.75M	$219.9K	12.6%	~11.6%
Reduced from $1.85M	*Trailing 12-Month*	*2025 Seller Basis*	*With Mgmt & Reserves*

Exclusively Presented by

Christopher Pfau

COLDWELL BANKER COMMERCIAL PROFESSIONAL GROUP

458-220-8881 · chrisrealtorpro@gmail.com

AS OF JULY 2026 · CONFIDENTIAL

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What's Inside

Eleven sections plus appendix · institutional disclosure format

All figures are internally reconciled. Gross Scheduled Income of $301,524 reflects the sum of all 23 in-place rents as of July 2026. Two pro forma views are presented in Section 04. Buyers should conduct independent due diligence on all figures.

Executive Summary

Bigfoot Acres · Jacksonville, Oregon

TOTAL ACREAGE	TOTAL SPACES	OCCUPIED	SCHEDULED GSI
10.19	23 ↣ 25	18 / 23	$301.5K
Tax Lot 2400	13 MH · 5 SFR · 5→9 RV	3 re-leasing · 2 converting	$25,127 / month

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 and on-site management in place.

Recent tenant turnover has moved in-place rents substantially into alignment with current market levels. The rent roll reflects **$25,127 in monthly income ($301,524 annualized)** as of July 2026. Actual NOI was **$197,887** in 2024 — a year of proactive repositioning spend — and **$219,855** in 2025, the first stabilized year (+11.1%). Of the 23 spaces, 18 are occupied and three are re-leasing on normal turnover, while the seller-funded RV-pad conversion at two spaces (detailed below and in Section 02) brings the park to 25 spaces.

At the **$1,750,000** offering price, the property reflects an 11.3% cap on 2024 actual income, 12.6% on 2025 actual, and a 2026 pro forma range of ~11.6% to ~12.9% depending on whether a buyer underwrites to owner-operator or fully-loaded institutional expenses. Those are durable, real-estate-style returns drawn from three distinct tenancy types — manufactured homes, stick-built residences, and RV pads — rather than from a single income source or an operationally intensive business. The income is largely in place today rather than dependent on future rent growth, which is what gives the yield its margin of safety.

There is also a clear path to grow. In preliminary conversations with Jackson County, the seller was advised the site could physically accommodate up to 10 additional manufactured-home spaces or up to 20 additional RV spaces; whether water and septic can support a given expansion would be settled through the County's conditional use permit process. It is unentitled optionality rather than committed value — but it is real, and it is carried at no cost in today's pricing. Nearer term, a seller-funded conversion already underway replaces the park's two oldest manufactured homes with four full-hookup RV pads, lifting the park to 25 spaces and adding roughly $5,600 of scheduled income that transfers to the buyer.

The asset comes to market with a clean operating story. The seller is motivated and pragmatic on terms for a well-capitalized buyer who can demonstrate funds and move on a clean, realistic timeline.

Investment Highlights

Nine reasons to own the asset

Strong In-Place Yield — Conservatively Stated

At the $1,750,000 price, 2025 actual NOI of $219,855 is a 12.6% cap. Even on a fully-loaded basis — third-party management, reserves, and full property insurance — the property still yields ~11.6%, the conservative figure a non-owner-operator should underwrite to, and it clears comparable Pacific Northwest park sales.

NOI Rising, Not Just Stated

This is not a static snapshot. NOI grew from $197,887 in 2024 — a deliberate repositioning year — to $219,855 in 2025, the first fully stabilized year, an 11.1% gain. The 2026 pro forma simply carries the full July 2026 rent roll forward, and the in-progress RV conversion adds income on top of that.

Income Already at Market

Recent turnover has reset rents to prevailing market levels, so value rests on income in place today rather than projected rent growth. One legacy tenant (#17B) remains modestly below market — incremental upside on turnover, not a figure the pricing relies on.

Seller-Funded RV Conversion (In Progress)

At his own cost, the seller is removing the two oldest park-owned homes at spaces #11 and #14 and replacing them with four full-hookup RV pads — taking the park to 25 spaces, adding approximately $5,600 in annual income that transfers to the buyer, and retiring the park's two most maintenance-intensive units.

Workforce-and-Recreation Demand

Income comes from 23 separate spaces serving year-round Rogue Valley workforce tenants alongside seasonal RV demand, so no single tenant drives the rent roll. With limited competing rental inventory in the corridor and area affordable-housing vacancy under 3%, the park re-leases steadily on turnover.

Insurability Solved — Two Paths to Coverage

Coverage is being bound now through A-rated carriers — the manufactured-home dwelling policy and the park's general-liability coverage are in place, with the five stick-built homes being finalized. The Oregon FAIR Plan workup from a prior contract (inspection and remediation complete) remains available to a buyer at closing as a second path. In a market where carriers rarely write older manufactured homes, the hardest diligence item is already cleared. Full treatment in Section 09.

Capital-Intensive Systems Already in Place

Two productive wells with new pumps (2025), a 2024-built main pump house with new pressure tanks and chlorination, a 5,000-gallon holding tank, and an engineered community septic system — certified 1995, all systems pumped 2022 — with interiors refreshed across most homes on turnover. No near-term water or septic capital is anticipated in the current configuration. See Appendix A.

Room to Grow — Unentitled Upside

In preliminary conversations with Jackson County, the seller was advised the site could physically accommodate up to 10 additional MH spaces or up to 20 additional RV spaces. Whether the water and septic systems can support, or be improved to support, expansion would be determined through the County's conditional use permit process. No entitlements are in place — optionality, not committed value.

Conservatively Underwritten

The fully-loaded view is not a thin number. It layers in real ~$10,000 property insurance, 5% third-party management, a 3% replacement reserve, a 5% vacancy allowance, and roughly 20% expense escalation over 2025 actuals — and still prints ~11.6%. The seller-basis 12.9% is what an owner-operator would actually run the park at.

Property & Infrastructure

11425 Upper Applegate Road · Jacksonville, Oregon

MANUFACTURED HOMES	STICK-BUILT HOMES	RV SPACES	COMMON BUILDINGS
13	5	5 ↠ 9	2
Park-owned · metered	Each with own septic	Full hook-ups	Shop ~2,250 sf · laundry

Site & Parcel

10.19 acres identified as Jackson County Tax Lot 2400 (40 3W 08), fronting Upper Applegate Road, with internal gravel roads, mature landscaping, and a treed eastern boundary. The Applegate River flows directly across the road — residents cross to fish, swim, or wade within a few hundred feet of their doors.

Water System

Two wells (~220 ft and ~300 ft) feed a 5,000-gallon holding tank serving all units. A new main pump house with pressure tanks and chlorination was built in 2024; new pumps went into both wells in 2025, with new upper service lines.

Septic Systems

Six total. 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 an engineered community system — septic tanks feeding a 3,000-gallon dosing tank and a certified (1995) five-cell drainfield. All pumped 2022. Expansion capacity beyond the current configuration is a determination for Oregon DEQ via the conditional-use-permit process — see Appendix A.

Electric & Metering

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

On-Site Laundry & Shop

Dedicated laundry building with four coin-operated machines — two washers, two dryers — an ancillary revenue stream and amenity for residents without in-unit hook-ups. A large ~2,250 sq ft shop building supports park operations, maintenance, and storage, with potential for adaptive use depending on the owner's approach.

Recreation, Management & Parking

On-site basketball court and children's playground; on-site management in place; off-street surface parking throughout. Dedicated well house and pump house structures serve the two-well water system.

Infrastructure Upsized in Anticipation of Growth

The current owner upsized the holding tank, rebuilt the pump house with new pressure tanks and chlorination, and replaced the upper delivery lines with potential future expansion in mind. Preliminary Jackson County discussions indicated the site could physically accommodate up to 10 additional MH spaces or up to 20 additional RV spaces; whether the existing water and septic systems can support, or would need to be improved to support, any given expansion is a determination for the County's conditional use permit process. No entitlements are in place.

Financial Summary

2024 Actual · 2025 Actual · 2026 Pro Forma (Two Views)

2025 ACTUAL NOI	NOI GROWTH '24→'25	TRAILING CAP	2026 PRO FORMA CAP
$219,855	+11.1%	12.6%	11.6–12.9%
trailing 12-month	first stabilized year	2025 seller basis	loaded · seller basis

LINE ITEM	2024 ACTUAL	2025 ACTUAL	2026 SELLER PF	2026 LOADED PF
OPERATING INCOME				
Gross Scheduled Income	$274,212	$265,676	$301,524	$301,524
Vacancy & Collection (5%)	—	—	($15,076)	($15,076)
Effective Gross Income	**$274,212**	**$265,676**	**$286,448**	**$286,448**
OPERATING EXPENSES				
Property Taxes	$10,422	$10,422	$10,422	$10,422
Insurance	$1,242	$1,242	$10,000	$10,000
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)	—	—	—	$14,322
Replacement Reserves (3% EGI)	$8,226	—	—	$8,593
Total Operating Expenses	**$76,325**	**$45,821**	**$60,410**	**$83,325**
Net Operating Income	**$197,887**	**$219,855**	**$226,038**	**$203,123**
Cap Rate at $1,750,000	**11.3%**	**12.6%**	**12.9%**	**~11.6%**

Why two pro forma views?

The Seller Pro Forma reflects actual owner-operator expense structure; the Loaded Pro Forma adds 5% management and 3% reserves. Both carry the park's current full-coverage insurance (~$10,000); a buyer electing the Oregon FAIR Plan instead (~$5,611) would lift the seller-basis cap to ~13.2% and the loaded cap to ~11.9% (Section 09).

Figures reflect the current 23-space configuration at the July 2026 rent roll. The seller-funded RV-pad conversion at #11 and #14 adds ~$5,616 of scheduled income (to ~$307,140) and brings the park to 25 spaces, shown separately in the rent roll.

Current Rent Roll

23 spaces ↣ 25 · RV-pad upgrade underway

ANNUALIZED SCHEDULED	MONTHLY SCHEDULED	OCCUPIED	POST-CONVERSION
$301,524	$25,127	18 / 23	$307,140
at full lease-up	all 23 spaces, current config	3 re-leasing · 2 converting	25 spaces, stabilized

UNIT	TYPE	LEASE START	LAST INCR.	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	Leased — June rent outstanding LATE
#3	MH	Mar 9, 2026	—	$1,100	$1,100	Unpaid May–June · eviction commencing EVICTION
#4	SFR	Aug 1, 2023	—	$1,500	$1,500	Current
#5	MH	Feb 13, 2026	—	$1,100	$1,100	Current NEW
#6	MH	—	—	$1,050	—	Vacant as of Jul 3 — rent-ready in 7–10 days AVAIL
#7	SFR	Jul 1, 2023	—	$1,800	$1,000	Current
#8	MH	Dec 5, 2023	—	$1,250	$1,650	Current
#9	MH	Jul 1, 2026	—	$1,200	$1,000	Current — transfer from #10 NEW
#10	SFR	Jul 15, 2026	—	$1,300	$1,300†	Pre-leased — occupancy Jul 15 PRE-LEASED
#11	MH	Jul 1, 2009	Jan 1, 2025	$882	$850	Converting to RV pads CONVERT
#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	Eviction in process → RV pads CONVERT
#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	—	—	$650	—	Vacant — re-lease expected this week AVAIL
#19	MH	Apr 1, 2026	—	$1,250	$1,250	Current NEW
#20	SFR	Jul 1, 2025	—	$2,000	$2,000	Current
Totals — 18 of 23 occupied · 3 re-leasing · 2 converting				**$25,127/mo**		

Scheduled gross at 100% lease-up: $25,127/mo = $301,524/yr, reflecting three July re-leases — #9 at $1,200 (internal transfer from #10), #10 pre-leased at $1,300 (up from $1,250), and #18B re-priced to $650 (up from $600). #6 was vacated July 3 by a tenant relocating closer to town; the unit is being turned and should be rent-ready within 7–10 days. #2 June rent outstanding; #3 unpaid May–June with eviction commencing — payment history is verifiable against bank records in due diligence. #11 and #14 are being converted to four RV pads at the seller's cost, taking the park to 25 spaces ($25,595/mo · $307,140/yr stabilized). All leases month-to-month; sewer/water/garbage landlord-paid, electric tenant-metered at $0.20/kWh. † Deposit collected at occupancy. * On-site park manager (compensation offset). ** Seller to confirm deposit during diligence.

Unit List & Descriptions

All 23 spaces · current configuration · Avg MH vintage ~1970

UNIT	TYPE	YEAR	DESCRIPTION	BD / BA	SQ FT	MO. RENT
#1	SFR	1967	Stick-Built Home	3 / 1	900	$944
#2	MH	1958	Single Wide	1 / 1	460	$1,000
#3	MH	1961	Single Wide	2 / 1	470	$1,100
#4	SFR	1955	Stick-Built Home	2 / 1	1,416	$1,500
#5	MH	1960	Single Wide	2 / 1	400	$1,100
#6	MH	1981	Single Wide · vacant Jul 3, rent-ready 7–10 days	3 / 2	840	$1,050
#7	SFR	1962	Stick-Built Home	3 / 2	2,228	$1,800
#8	MH	1975	Single Wide	3 / 2	1,084	$1,250
#9	MH	1978	Single Wide · occupied July 2026	2 / 1	924	$1,200
#10	SFR	1967	Stick-Built Home · pre-leased Jul 15	2 / 1	1,339	$1,300
#11	MH	1971	Single Wide · converting to RV pads	3 / 1	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	2 / 1	520	$990
#14	MH	1964	Single Wide · converting to RV pads	2 / 1	616	$1,250
#15	MH	1989	Single Wide	2 / 1	924	$1,200
#16	MH	1976	Single Wide	2 / 2	520	$1,250
#17A	RV	—	RV Pad — Full Hook-Ups	—	—	$600
#17B	MH	1977	Single Wide	2 / 2	924	$911
#18A	RV	—	RV Pad — Full Hook-Ups	—	—	$650
#18B	RV	—	RV Pad — Full Hook-Ups · re-leasing at $650	—	—	$650
#19	MH	1971	Double Wide	2 / 1	720	$1,250
#20	SFR	1950	Stick-Built Home	3 / 2	3,414	$2,000
Total — 23 units					**18,186**	**$25,127**

Scheduled Rent by Unit Type

UNIT TYPE	# UNITS	MONTHLY RENT	% OF RENT	AVG RENT / UNIT
Manufactured Home (MH)	13	$14,433	57.4%	$1,110
Stick-Built Residence (SFR)	5	$7,544	30.0%	$1,509
RV Pad (RV)	5	$3,150	12.5%	$630
Total	**23**	**$25,127**	**100%**	**$1,092**

Renovation & Condition Note

All units are thoroughly refreshed on 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, mechanicals). Exterior paint on most mobiles would benefit a new owner's near-term capital plan. The two oldest, smallest mobiles — #11 (1971) and #14 (1964) — are being removed under the seller-funded RV-pad conversion. MH vintages average ~1970; see Section 09 for capital planning.

Location, Market & Lifestyle

Jacksonville, Oregon · Jackson County

Applegate Lake & Recreation

A short drive up Upper Applegate Road brings you to Applegate Lake, a 988-acre reservoir in the Rogue River–Siskiyou National Forest drawing fishing, boating, swimming, hiking, and camping traffic. To reach the lake, visitors drive past Bigfoot Acres — placing the park on the daily flow of recreational traffic May–October. The Applegate River runs directly across the road.

Applegate Valley Wine Trail

The Rogue Valley AVA — which includes the Applegate Valley AVA — hosts more than 80 wineries and vineyards. The Applegate Valley Wine Trail is the defining touring route, with tasting rooms and farm-to-table restaurants nearby. This wine-tourism economy sustains year-round hospitality employment and workforce-housing demand in rural Jackson County.

Wine country along the Applegate — tasting rooms and riverside picnics minutes from the park.

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

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

Historic Jacksonville

Jacksonville — the nearest named community and the property's mailing address — is a National Historic Landmark, one of the best-preserved 19th-century Gold Rush towns on the West Coast, and host of the nationally known Britt Music & Arts Festival each summer. Between its character, the wine trail, and up-valley lake and river recreation, the area draws visitors and new residents year after year. Medford is ~25 minutes away, with Rogue Valley Intl. (MFR) the regional airport.

A Working Rural Corridor

The Applegate corridor is rural without being remote. Its tenant base blends year-round Rogue Valley workers — in healthcare, education, the trades, and the valley's sizeable hospitality and wine-tourism economy — with seasonal recreation traffic bound for Applegate Lake and the surrounding national forest. That breadth of demand, in a corridor with limited competing affordable inventory, is what keeps a park like this leased through turnover rather than dependent on any single employer or season.

PROXIMITY & ACCESS	APPROX. DRIVE
Medford — regional hub & employment	~25 min
Ashland — SOU, hospital, downtown	~35 min
Applegate Lake & National Forest	~15 min
Rogue Valley Intl. Airport (MFR) · Interstate 5	~25–30 min

Rural, but Connected — the Tenant-Demand Question

A common investor question is how a rural park stays full. The answer is in the rent roll: strong occupancy, most leases signed in 2025–2026, and steady re-leasing on turnover. Residents commute across the Rogue Valley while living on the edge of a national forest. Mobile-home vacancy for affordable units in rural Jackson & Josephine Counties runs under 3%, and competing affordable rental inventory in the corridor is limited.

Aerial Context

Applegate Valley · April 2026

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

Applegate River corridor — directly across the road from the park.

Valley context — fields, river, and the Siskiyou range beyond.

Park & Units

On-site configuration · 23 spaces

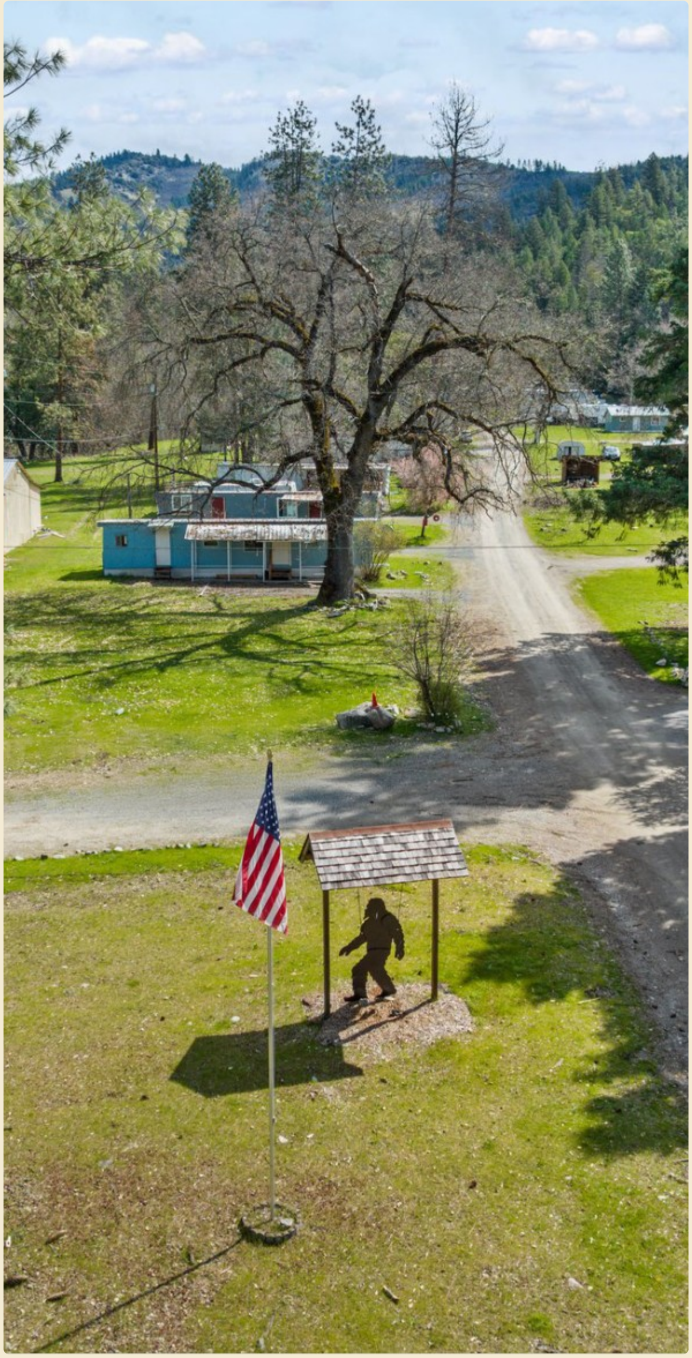
Overhead of the park — manufactured homes and stick-built residences along the internal road network.

Park rows with mountain backdrop.

Site within the wooded valley, river and pasture beyond.

Entrance & Namesake

Bigfoot Blvd · property entrance



The namesake Bigfoot marker and flag at the head of the driveway.

“Bigfoot Blvd” — the park’s interior lane and character.

Site Plan on File

The recorded plot plan (Jackson County, Tax Lot 2400 · 40 3W 08) documents the park’s utility layout, unit positions, and parcel dimensions, and reconciles to the unit list and rent roll in Sections 05–06. The plan itself, annotated with well and septic locations, is reproduced in Appendix A.

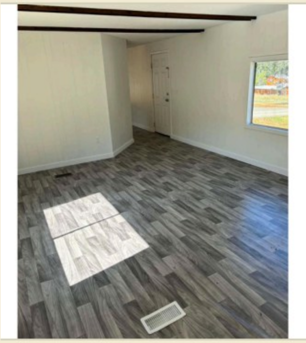
Inside the Homes

Representative interiors · recently refreshed units

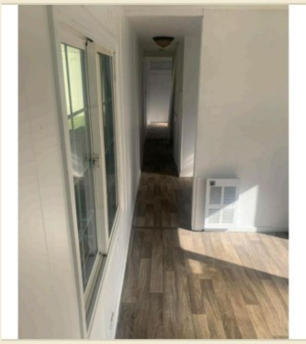
Interiors are renovated as homes turn over, so the rentable stock shows far newer than its build dates suggest. The three units below were each brought to current condition within the past year — new plank flooring, fresh paint, and updated kitchens and baths are typical of the work done on turnover.

Unit 9 *· refreshed this spring*

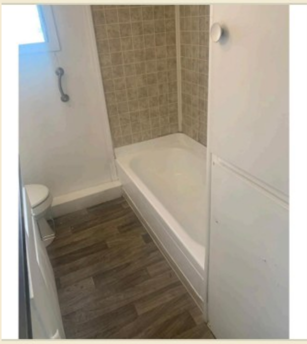
Kitchen



Living area, new plank flooring



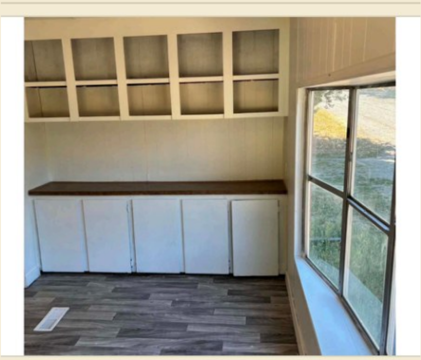
Hall to bedrooms



Updated bath

Unit 3 *· refresh completed earlier this year*

Hall & built-ins



Kitchen

Bedroom

Unit 20 *· remodeled last fall*

Living room with wood stove

Kitchen

Bedroom

Risk Factors & Capital

Honest disclosure of items buyers will underwrite

Insurance — Coverage Being Bound, FAIR Plan Optional

The seller is binding full coverage on the park through A-rated carriers at an estimated ~$10,000 annually — notable in a market where carriers rarely write older manufactured homes, and replacing the prior liability-only structure that produced the low 2024–2025 actuals ($1,242). The manufactured-home dwelling and park general-liability coverage are bound, with the five stick-built homes being finalized. A buyer has a second, proven path: the Oregon FAIR Plan commercial coverage worked up under a prior contract — $990,000 property at $4,449 plus $1,162 liability, $5,611 total, through The Insurance Center of Jacksonville — inspection and remediation complete. Electing the FAIR Plan in lieu of the traditional structure reduces the insurance line by roughly $4,400. The full-park figure is an estimate pending the final stick-built binder; buyers should obtain their own binder quote early.

Park-Owned Homes

Every manufactured and stick-built home is park-owned. That gives ownership full operational control — over leasing, maintenance standards, and the pace of renovation — while also placing the homes' upkeep and eventual replacement on the park rather than on tenants. It is a real responsibility, and it is also why the in-place income is as controllable as it is. The seller-funded conversion at #11 and #14 reduces the park-owned-home count by two, retiring the two oldest mobiles in favor of low-maintenance RV-pad income.

Housing Stock Age

Manufactured-home vintages range 1958–1989 (averaging ~1970) and stick-built 1950–1967. Interiors have been substantially renovated on turnover, and the Loaded Pro Forma already carries a 3% replacement reserve ($8,593) against the age of the stock. Exterior repaint is the principal near-term cosmetic item.

Leasing & Expansion

Leasing is substantially current — the July 2026 rent roll shows one eviction in process on a recent re-lease and one outstanding June payment, both disclosed plainly on the roll. Because much of the re-leasing happened in 2025–2026, several tenancies are relatively new, so payment histories on those spaces are short rather than long-established — the trade-off for having moved rents to market. The expansion potential noted earlier — the preliminary 10-MH or 20-RV figure from county conversations — is unentitled and would run through the conditional-use-permit process, with septic capacity a DEQ determination (Appendix A). It is genuine upside, but the current price rests entirely on stabilized in-place income, not on expansion.

Capital & Reserves

Near-term capital needs are modest and known. The wells, pump house, holding tank, pressure tanks, and septic systems are recently built or serviced (Appendix A), so no major water or septic capital is anticipated in the current configuration; exterior repaint across the older homes is the principal cosmetic item. The Loaded Pro Forma already carries a 3% replacement reserve ($8,593) against the housing stock, and a buyer who layers an additional year-one contingency on top of that is underwriting prudently given the vintages. The RV conversion is being completed at the seller's expense and is not a buyer capital item.

Offering Summary & Financing

$1,750,000 · 23 → 25 Spaces

OFFERING PRICE	2025 ACTUAL NOI	TRAILING CAP	IN-PLACE GSI
$1,750,000	$219,855	12.6%	$301,524
Reduced from $1.85M	Trailing 12-month	2025 seller basis	per year · July 2026

The offering is priced on in-place performance rather than on projection or on the unentitled expansion potential. Across 2024–2025 actuals and the 2026 pro forma, the park has produced NOI in the $198K–$226K range, supporting a cap of roughly 11.6% to 12.9% at the asking price — consistently above where stabilized Pacific Northwest manufactured-home parks trade. The record and asset profile below are the basis; the conversion and expansion upside sit on top of it.

PERFORMANCE	METRIC
2024 Actual NOI	$197,887
2024 Cap Rate	11.3%
2025 Actual NOI	$219,855
2025 Cap Rate	12.6%
2026 Seller PF NOI	~$226,038
2026 Seller PF Cap	~12.9%
2026 Loaded PF NOI	~$203,123
2026 Loaded PF Cap	~11.6%

ASSET PROFILE	DETAIL
Current Spaces	23 → 25 (conversion)
Unit Mix	13 MH · 5 SFR · 5 RV
Site Area	10.19 acres
On-Site Mgmt	In place
Tax Lot	2400 (40 3W 08)
County	Jackson
Zoning	RR-5 · nonconforming use
GSI (in place)	$301,524 / yr

Transaction Posture

The seller's priority is a clean, reliable closing. Offers backed by cash, or by financing already structured for a clean and timely close, are given preference, and the seller is pragmatic on terms for a qualified, well-capitalized buyer who can demonstrate proof of funds and move on a realistic timeline. The property otherwise transfers as a straightforward real-estate sale through standard escrow and title — the income, expenses, and improvements documented in this memorandum are the asset.

Comparable Sales

Regional manufactured-home & RV park transactions · 2024–2026

Manufactured-home and RV parks trade on two measures: price per space and the yield the income stream supports. The transactions below — closed and currently-marketed parks across Southern and Central Oregon over the past two years — frame where Bigfoot Acres is priced. The range is wide because the asset class is: size, age, occupancy, and above all whether the homes are park-owned or tenant-owned all move the number.

COMPARABLE — CITY, COUNTY	SPACES	DATE	PRICE	PER SPACE	NOTES
Riverview Village MH/RV — Gold Beach, Curry	24	Jan 2025	$2,050,000	$85,417	Closed · park-owned homes
Evans Creek Rd — Rogue River, Jackson	27	Aug 2025	$2,100,000	$77,778	Closed
Bridgeview RV — Grants Pass, Josephine	40	Sep 2025	$2,600,000	$65,000	Closed
Lower River Rd — Grants Pass, Josephine	43	Dec 2025	$2,700,000	$62,791	Listed
S Pacific Hwy — Talent, Jackson	29	Aug 2025	$1,725,000	$59,483	Closed
Greenwood Ave — Bend area, Deschutes	25	Jan 2026	$1,090,000	$43,600	Closed · 18 MH / 7 RV
Rogue River corridor — Jackson	24	Apr 2025	$1,000,000	$41,667	Closed
Bigfoot Acres — Jacksonville, Jackson	**23 → 25**	**Offered**	**$1,750,000**	**$70–76K**	**Subject**

HOW THEY LINE UP	COMPARABLE SET	BIGFOOT ACRES
Size tier	24–43 spaces	23 → 25 — same small-park tier
Market	Southern & Central Oregon	Southern Oregon — six of the seven; three in Jackson Co.
Homes	Mostly tenant-owned lots	Park-owned — matches Gold Beach, top of range
Income / space	Largely bare lot rent	~$1,092 / mo — full housing rent
Upside not in the comps	—	Seller-funded RV conversion + expansion optionality

Where Bigfoot sits

Bigfoot is offered at roughly $70,000–$76,000 per space — the upper-middle of the $42,000–$85,000 regional range, and in line with its closest analog, the park-owned-home community at Gold Beach (~$85,000). The premium over the bare-lot sales is the model, not the market: Bigfoot's spaces carry full housing rent rather than lot rent, so they earn — and are worth — more. Measured on yield, its 12.6% trailing and 11.6–12.9% pro forma cap rates land at the strong end of what this market is paying.

Sources: Oregon Datashare MLS and recorded transaction data for closed and marketed sales, 2024–2026. Per-space figures are sale price divided by total spaces and are not adjusted for differences in age, occupancy, unit mix, or ownership structure; they are presented for general market context only.

Confidentiality & Contact

Bigfoot Acres · Offered at $1,750,000

Next Steps

To arrange a showing or to submit an offer, please contact the listing broker directly. The seller reviews offers as they are received and is prepared to move quickly with a qualified, well-capitalized buyer who can show proof of funds and a clean, realistic timeline. Rent roll, leases, financials, the insurance file, and the well and septic record make up a complete diligence set for a buyer under contract.

Christopher Pfau

COMMERCIAL REALTOR® · OR LIC #201241465

Coldwell Banker Commercial Professional Group

Cell 458-220-8881 · Office 541.773.6868

chrisrealtorpro@gmail.com · chrisrealtorpro.com

300 East Main St, Medford, OR 97501

Systems & Site Supplement

11425 Upper Applegate Road · Jacksonville, Oregon

PRODUCTIVE WELLS	PUMP HOUSE	HOLDING TANK	COMMUNITY DRAINFIELD
2	**2024**	**5,000 gal**	**~2,900 lf**
~220 ft & ~300 ft · new pumps 2025	built new · piping, pressure tanks, chlorinator	upsized for expansion	engineered five-cell system · certified 1995

Water System — Detail & Recent Capital

The park is served by two private wells — an upper well and a lower well — drilled to approximately 220 and 300 feet respectively, with seller-reported combined production of approximately 6–7 gallons per minute. The system is storage-buffered by design: both wells feed a 5,000-gallon holding tank, upsized by the current owner, from which water is distributed to every unit on the property. This is the standard configuration for rural community systems — the storage tank carries peak daily demand while the wells recharge it around the clock, so system capacity is a function of storage plus recovery rather than instantaneous flow.

The delivery infrastructure is substantially new. In 2024, the owner built a new main pump house adjacent to the holding tank, incorporating all-new piping, new pressure tanks, and a chlorinator treating the community supply. In 2025, new pumps were installed in both the upper and lower wells. New service lines were also run from the top of the park and the upper well down to the lower well and pump house. The distribution lines from the pump house toward the road are original and have not been upgraded — the one segment of the system a buyer should carry in long-range capital planning.

As a community supply, the system is on a monthly water-quality testing schedule. The original well logs and certifications for both wells are being retrieved and will be added to the diligence file. Production figures are as reported by the seller; buyers are encouraged to commission independent well-production and water-quality testing during due diligence.

System Summary

SYSTEM	CAPACITY / CONFIGURATION	SERVICE AREA
Wells (×2)	Upper & lower wells, ~220 ft & ~300 ft; combined ~6–7 GPM (seller-reported); new pumps installed 2025	Feed the central holding tank
Pump House	Built new 2024 — all-new piping, new pressure tanks & chlorinator	Adjacent to holding tank
Holding Tank	5,000 gallons (upsized for expansion)	All units on the property
Service Lines	New lines from the top of the park and the upper well to the lower well & pump house (2024–2025); pump-house-to-road segment original	Distribution
Stick-Built Septics (×5)	Two-chamber concrete, 1,000 gallons each	One dedicated tank per stick-built home
Community System	Engineered 1995 — septic tanks feeding a 3,000-gallon dosing tank; low-pressure, five-cell equal-distribution drainfield, ~2,900 lineal feet; Certificate of Satisfactory Completion Oct 13, 1995	All manufactured homes, RV spaces & the shop
Service History	All six septic systems pumped August 2022	Per seller, DEQ has inspected drain fields & tanks — no issues identified

Septic Systems & Capacity

Engineered community system · serviced August 2022 · expansion framework

Septic Systems

Six septic systems serve the property. Each of the five stick-built homes has its own dedicated two-chamber 1,000-gallon concrete tank. All manufactured homes, RV spaces, and the shop building are served by the park's engineered community system: septic tanks feeding a 3,000-gallon dosing tank that pressure-doses a low-pressure, five-cell equal-distribution drainfield of approximately 2,900 lineal feet. The system was designed with county sanitarian involvement, installed by a licensed installer, and carries a Certificate of Satisfactory Completion dated October 13, 1995 — a level of engineering and documentation uncommon among rural parks of this vintage.

Every septic system on the property was pumped in August 2022 by a licensed pumper. The service invoice from that visit reflects seven tanks: the seventh served a cabin on an adjoining tax lot that was part of the property at the time and has since been sold off. Six systems serve the offered parcel today.

Subsequent Service

In early 2024, the community system serving the manufactured homes, RV spaces, and shop received follow-on service by a licensed contractor: a pump-out of up to 1,700 gallons, clearing and testing of the main line running behind the laundry building (with the repaired section marked), and replacement and rewiring of the system's redundant float, jump wires, and wire caps with weatherproof fittings.

Service records for this work are seller-held and available for review in the diligence file, together with the 2022 pumping invoice.

Capacity & Expansion — What's Confirmed vs. What DEQ Decides

The systems above serve the **current configuration** (23 spaces). The in-progress, seller-funded RV-pad conversion at spaces **#11 and #14** replaces those two manufactured-home connections with four RV-pad connections on the existing community system, bringing the park to 25 spaces.

On the **water** side, the current owner deliberately upsized the holding tank, rebuilt the pump house with new pressure tanks and chlorination, and replaced the upper delivery lines in anticipation of growth — that capacity is in place today.

On the **septic** side, whether the system as configured can support any additional units or spaces beyond the current configuration — i.e., the up-to-10-MH-pad / 20-RV-space expansion optionality — is **a determination that rests with Oregon DEQ**, answerable only upon submission of a conditional use permit application with a proposed expansion plan for DEQ's review. The current offering is based on the existing in-place configuration; expansion is unentitled optionality, not committed capacity — **no entitlements are in place**.

Records & Testing

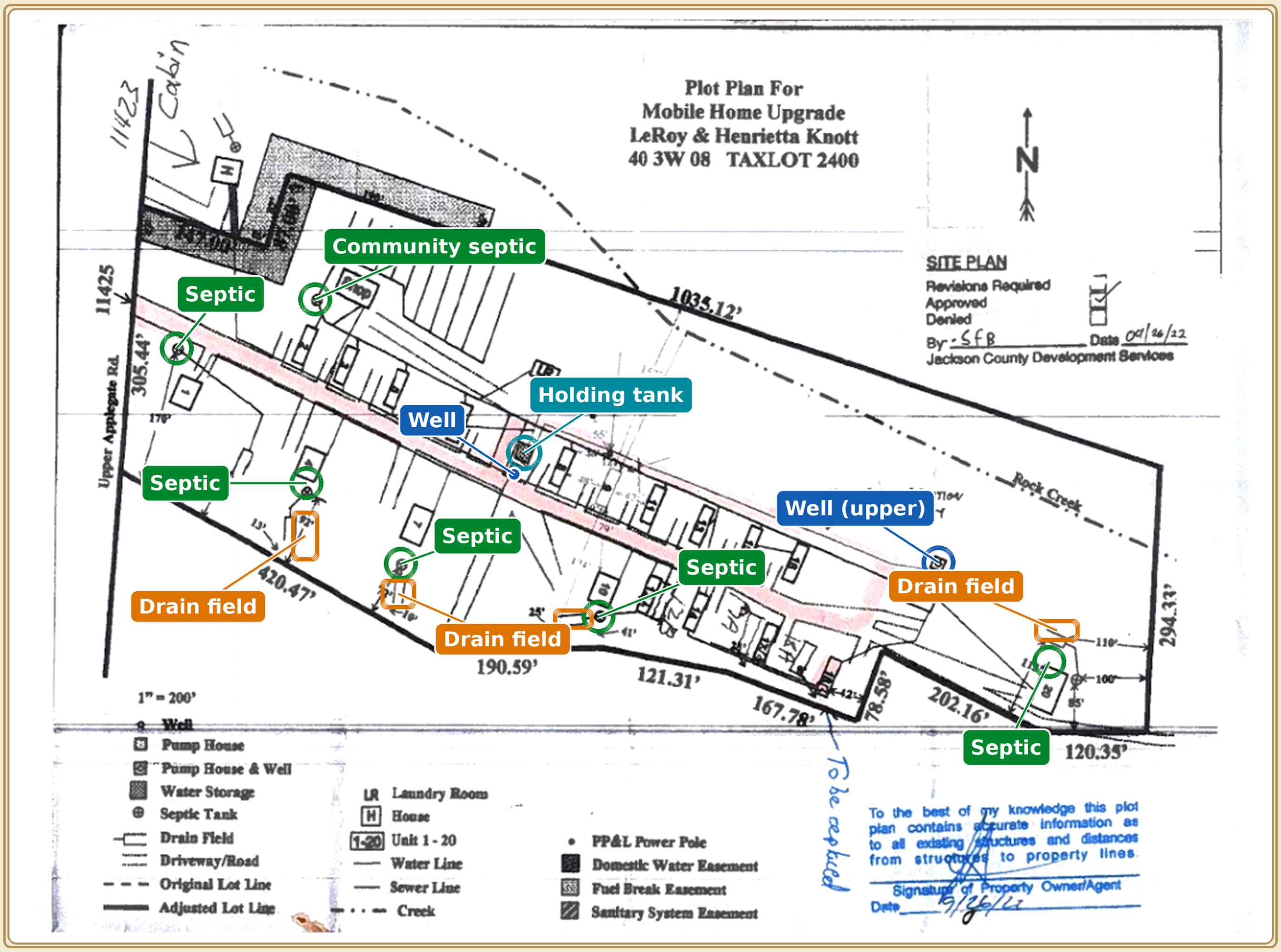
The community water supply is on a monthly water-quality testing schedule; the testing record, well logs and certifications, septic pumping and service invoices, and related system documentation are seller-held and form part of the diligence file made available to a buyer under contract.

All figures and service history as reported by the seller; buyers are encouraged to commission independent well and septic inspections and to confirm capacity and permitting directly with Oregon DEQ and Jackson County during due diligence. Informational only; not a warranty of system condition or capacity.

Site Plan — Wells & Septic

Recorded plot plan · systems annotated · positions approximate

The recorded site plan below maps the property's wells, septic tanks, drain fields, and the central 5,000-gallon holding tank. The six-system septic count, the engineered community system, and the two well locations were confirmed with the seller; positions are approximate and are verified in the well & septic inspection during diligence.



Reading the Plan

Locations traced from the recorded site / mobile-home upgrade plan on file with Jackson County (Tax Lot 2400 · 40 3W 08). The plan predates the current RV-pad configuration and is a historical layout reference; exact well, septic, and drain-field positions should be confirmed against the full-size recorded plan and during diligence. Septic tanks are marked in green (community system labeled), drain fields in amber, the 5,000-gallon holding tank in teal, and the two wells in blue.

Systems Confirmed with Seller

Six septic systems — five dedicated tanks (one per stick-built home) plus the engineered community system by the shop: septic tanks feeding a 3,000-gallon dosing tank and a five-cell drainfield serving the mobile-home pads, RV spaces & shop.

Two wells feed one 5,000-gallon holding tank — one beside the tank, one toward the upper end of the park.

Annotations are for orientation only and are not a survey. All positions approximate; buyers should rely on the recorded county plan, on-site inspection, and independent verification during due diligence.