



11800 TINGLEY LANE, KLAMATH FALLS, OR 97603

Tingley Lake Estates

54-Site Manufactured Home Community
Permitted for additional 15-RV site expansion

Table of Contents

03

Executive Summary

06

Property Overview

12

Market Comparables

14

Location Overview





01

Executive
Summary

The Offering

Tingley Lake Estates is a picturesque, age-restricted (55+) manufactured home community featuring 54 sites across approximately 39.09 acres in Klamath Falls, widely known as “Oregon’s City of Sunshine.” The community is uniquely positioned around Tingley Lake, offering residents a private, tranquil, and nature-oriented setting that enhances long-term tenant appeal and retention. The property consists of 40 manufactured home sites and 14 long-term RV spaces, along with a workshop and dedicated RV storage available to residents. Owners also previously secured permit approval for a 15-site RV expansion.

Current lot rents as of January range from \$550 to \$590 per month and include water (well), sewer (septic), and garbage service. The community is serviced by four wells, including one potable well reserved for irrigation, with one well replaced in 2022. The septic system was upgraded in 2020. Additional septic tank replacements have also been a part of recent capital improvements to key infrastructure. Electricity is directly billed to residents, while the 14 long-term RV sites operate on \$570 monthly leases with sub-metered electricity billed back, offering additional income stability and utility cost control.

Operations are supported by an onsite manager (retiring August 2026) responsible for rent collection, notices, leasing coordination, and day-to-day administrative functions, allowing for efficient oversight and consistent resident management.

Strategically located a short drive from the core amenities of Klamath Falls, the property benefits from proximity to major retail and service providers such as Walmart, Fred Meyer, Home Depot, and Big 5 Sporting Goods, as well as a variety of dining, healthcare, fitness, and entertainment options. The surrounding area is known for its strong recreational appeal, including scenic hiking and mountain biking, multiple golf courses, freshwater fishing, and access to regional attractions such as the Klamath Basin Birding Festival, the oldest birding festival in the United States, and Crater Lake.

With its stable tenant base, recent infrastructure upgrades, utility pass-through structure, and desirable 55+ private lakeside setting, Tingley Lake Estates presents a compelling opportunity for investors seeking durable cash flow, operational efficiency, and long-term value appreciation in a supply-constrained manufactured housing market.



Property Highlights



High-Quality Asset

Well-maintained community



Nearly 60% Mobiles are Multisection Homes

All quality residences



Off Street Parking

Easy for mobile park residents



Onsite Management

Onsite manager for efficient oversight and consistency



95% Occupied

Stabilized, consistent rental income



Short Drive to Klamath Falls

Close to shopping and recreational activities



55+ Community

Age-restricted senior community



Private Utilities

Includes well and septic



VALUE-ADD OPPORTUNITIES INCLUDE:



15-RV site expansion



Marking rents to market on turnover



Generous rent control in the State of Oregon



02

Property
Overview

Property Details

Price	\$3,490,000
Property Name	Tingley Lake Estates
Address	11800 Tingley Lane Klamath Falls, OR 97603
County	Klamath
Number of Units	54 sites: 40 MH, 14 RV
Occupancy	95%
Type	55+
Acreage	39.09 acres
Average Site Rent	\$551
Unit Composition	58% of mobiles are multisection
Number of Parcels	1
Tax Parcel Number	R92232
Property Tax	\$8,691
Water	Well
Sewer	Septic



SITE PLAN



Key Features

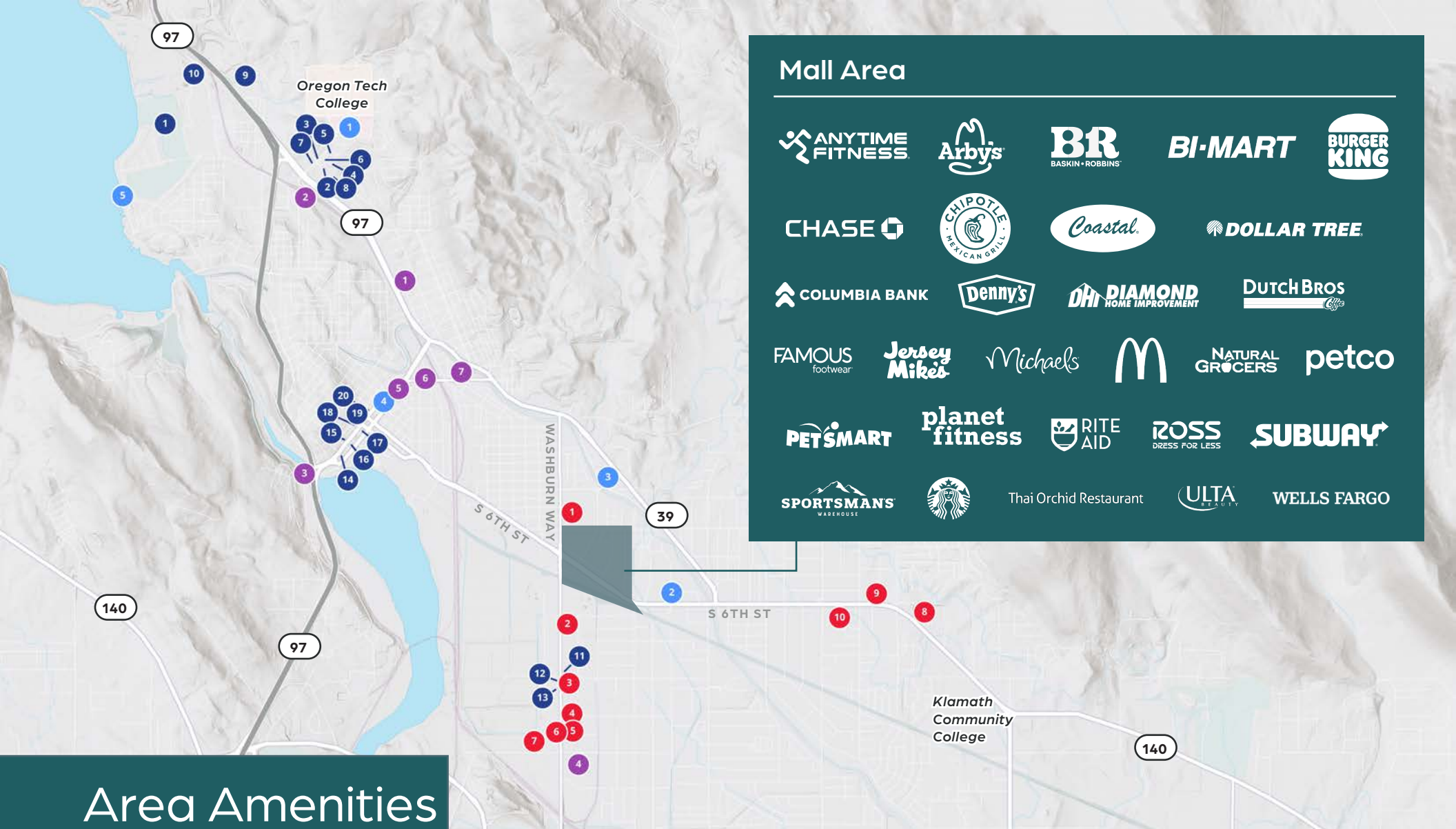
-  **15-RV Expansion Sites**
(for additional income)
-  **Current RV Sites**
-  **Mobile Homes**
-  **Workshop & RV Storage**

Workshop RV Storage









Mall Area



Thai Orchid Restaurant



WELLS FARGO

Area Amenities

ENTERTAINMENT

- 1 Eulalona Park
- 2 Pelican Cinema
- 3 Favell Museum
- 4 Epicenter
- 5 Klamath Commons
- 6 Klamath County Museum
- 7 Ella Redkey Pool

FOOD & DRINK

- 1 Harbor House
- 2 Brevada
- 3 Burger King
- 4 Abby's Pizza
- 5 Applebee's
- 6 Dutch Bros
- 7 McDonald's

- 8 Toro Bravo Bar & Grill
- 9 Subway
- 10 Carl's Jr
- 11 Squeals on Wheels
- 12 Domino's
- 13 Jack in the Box
- 14 Taco Bell
- 15 Waffle Hut

- 16 Rooster's
- 17 Hanayori
- 18 Girasol
- 19 Wong's
- 20 Whiskey Bandit Saloon
- 21 Motown's Pizzeria

FITNESS

- 1 Snap Fitness
- 2 YMCA
- 3 Dynamic Fitness
- 4 Harbor Isles Fitness

SHOPPING

- 1 Fred Meyer
- 2 Grange Co-op

- 3 AutoZone
- 4 Goodwill
- 5 Les Schwab
- 6 Big 5 Sporting Goods
- 7 Walmart
- 8 Home Depot
- 9 Dollar General
- 10 Safeway

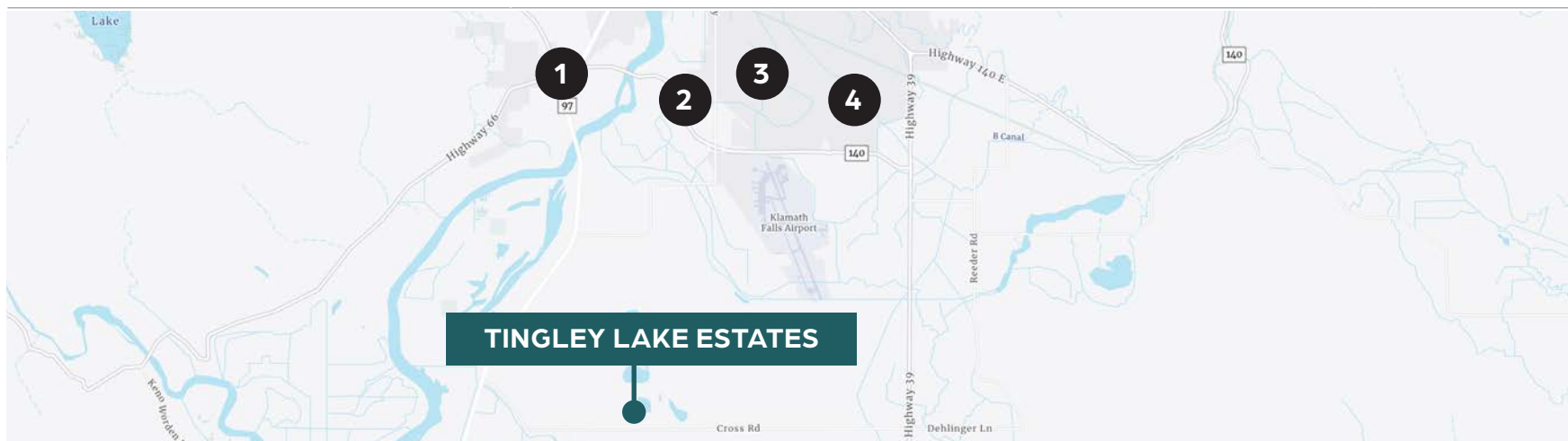


03

Market
Comparables

Rent Comparables

	Property	Rent/Mo	Type	Notes	Adjusted Rent
S	Tingley Lake Estates 11800 Tingley Lane Klamath Falls, OR 97603	\$551	55+	Water, Sewer & garbage included	\$436
1	Villa West Mobile Estates 2241 Greensprings Drive Klamath Falls, OR 97601	\$440	Family	Includes water and sewer	\$367
2	Bristol Mobile Home Park 3113 Bristol Avenue Klamath Falls, OR 97603	\$550	Family	Includes water, sewer & garbage	\$451
3	Shasta Glen MHP 4647 Winter Avenue Klamath Falls, OR 97603	\$513	Family	No utilities included	\$513
4	Aspen Mobile Village 3950 Homedale Road Klamath Falls, OR 97603	\$489	Family	Garbage included	\$463





04

Location
Overview

Klamath Falls, Oregon

Living in Klamath Falls, Oregon is appealing to many people because of its sunny climate, outdoor lifestyle, and affordability. The area gets close to 300 days of sunshine a year and has four distinct seasons, making it great for people who enjoy both warm summers and snowy winters. Nature is a huge part of daily life, with easy access to lakes, mountains, forests, and nearby Crater Lake National Park for activities like hiking, fishing, boating, skiing, and bird-watching. Housing and everyday living costs are generally lower than in much of Oregon and the West Coast, and Oregon's lack of sales tax helps stretch budgets further.

Another major draw is the small-town, community oriented feel. Residents often appreciate the slower pace of life, low traffic, and friendly atmosphere. Despite its size, Klamath Falls has local theaters, museums, farmers markets, and community events, along with schools and Oregon Institute of Technology. Healthcare and basic services are available locally, though some specialized care may require travel. Overall, Klamath Falls is a good fit for people who value space, nature, sunshine, and a tight-knit community over big-city bustle.



Population
43,195



Median HH Income
\$48,969



Median Home Value
\$276,668



Businesses
1,853



Median Rent/Month
\$798



Total Households
17,601



Median Age
38.3



Owner occupied
58.5%

Employment in Klamath Falls, OR

BUSINESS & EMPLOYMENT



1,853

Total Businesses



17,770

Total Employees



63%

White Collar Jobs



13%

Service/Other Jobs



24%

Blue Collar Jobs



6.5%

Unemployment Rate

TOP 5 INDUSTRIES



Retail



Healthcare, Social
Assistance



Food Service



Government



Professional
Services

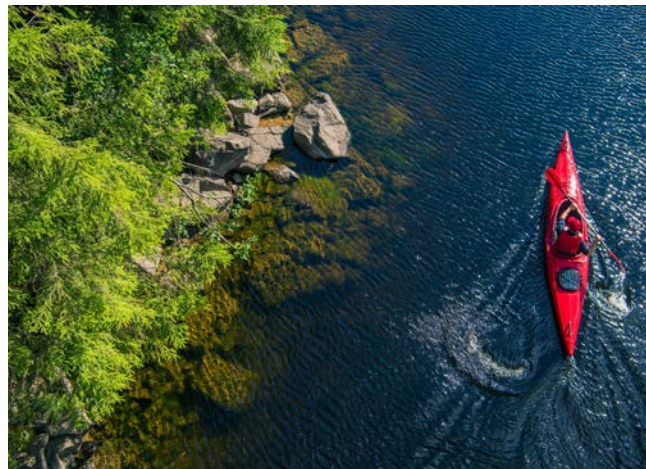


Construction

TOP EMPLOYERS IN THE AREA



Outdoor Recreation in Klamath Falls



Crater Lake National Park is home to the deepest lake in the United States, formed within a collapsed volcano and renowned for its strikingly clear blue water. Visitors enjoy scenic drives, hiking, and cross-country skiing in winter.



Upper Klamath Lake offers year-round recreation including boating, kayaking, canoeing, windsurfing, camping, and trophy trout fishing.



The Pacific Flyway hosts more than 300 migratory bird species each year, making Oregon one of North America's most important birdwatching routes.



Winter recreation around Klamath Falls includes snowmobiling, snowshoeing, and cross-country skiing on groomed trails in nearby Sno-Parks and national forests, as well as skating, hockey, and curling at the Bill Collier Ice Arena in town.



The Running Y Ranch Golf course, an Arnold Palmer Signature Course, offers championship golf as one of Oregon's top public courses.



Visitors to Klamath Falls can enjoy community events like Klamath County Fair, the Kruse of Klamath Classic Car Festival, and the Snowflake Festival.



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.

Tingley Lake Estates

11800 Tingley Lane
Klamath Falls, OR 97603

Alex Cheng

Vice President | Portland

+1 503 499 0075

alexander.cheng@colliers.com



Disclaimer: This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2026. All rights reserved.