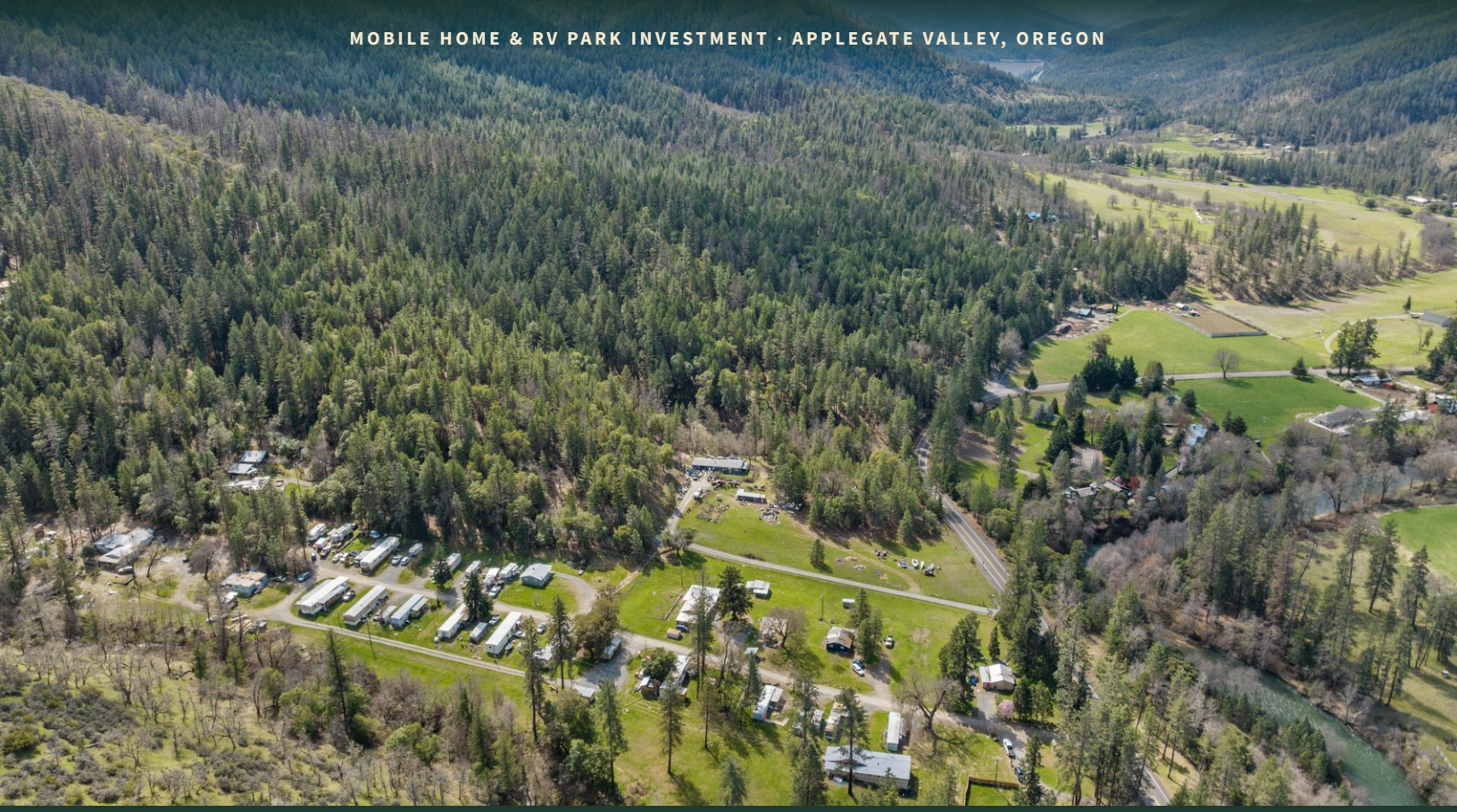

OFFERING MEMORANDUM

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*

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AS OF JUNE 2026 · CONFIDENTIAL

What's Inside

Eleven sections plus appendix · institutional disclosure format

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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. Buyers should conduct independent due diligence on all figures.

Executive Summary

Bigfoot Acres · Jacksonville, Oregon

10.19	23 → 25	20 / 23
TOTAL ACREAGE	TOTAL SPACES	LEASED & CURRENT
Tax Lot 2400	*13 MH · 5 SFR · 5→9 RV*	*3 spaces in transition*

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 **$25,077 in monthly income ($300,924 annualized)** as of April 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, 20 are leased and current; three are in transition as a seller-funded RV-pad conversion is completed (detailed below and in Section 02), bringing 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. It has been under contract twice in the past twelve months — once into late 2025 and again in early 2026 — with both terminations driven by buyer-side execution rather than anything in the physical asset, operations, title, environmental condition, or financial performance; in each case the market validated pricing consistent with current levels. The seller is now focused on certainty of close over the last dollar and is 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 April 2026 rent roll forward, and the in-progress RV conversion adds income on top of that.

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.

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.

Insurability Solved — Two Paths to Coverage

The seller has placed full traditional coverage on the park through an A-rated carrier, and the Oregon FAIR Plan workup from a prior contract (inspection and remediation complete) remains available to a buyer at closing. 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 all-new pressure tanks and a replumbed main line, a 5,000-gallon holding tank, and six septic systems all pumped in 2023, 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.

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.

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

13	5	5 → 9
MANUFACTURED HOMES	STICK-BUILT HOMES	RV SPACES
Park-owned · metered	*Each with own septic*	*Full hook-ups*

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 feed a 5,000-gallon holding tank serving all units. Main well fully replumbed with new pipes to the laundry and all spaces; both wells carry all-new pressure tanks.

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 a community 2,500-gallon tank. All pumped 2023. **Capacity for any expansion 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

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.

On-Site Shop

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

Infrastructure Upsized in Anticipation of Growth

The current owner upsized the holding tank, added new pressure tanks, and replumbed the 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)

Bigfoot Acres throws off a real-estate-style yield well above where stabilized Pacific Northwest manufactured-home parks change hands — and it does so on income already in place, not projected. The full operating picture is shown below two ways, so a buyer can underwrite to an owner-operator basis or a fully-loaded institutional basis and clear the market on either.

$219,855	+11.1%	12.6%	11.6–12.9%
2025 ACTUAL NOI	NOI GROWTH '24→'25	TRAILING CAP	2026 PRO FORMA CAP

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 (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	$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)	—	—	—	$14,294
Replacement Reserves (3% EGI)	$8,226	—	—	$8,576
Total Operating Expenses	**$76,325**	**$45,821**	**$60,410**	**$83,280**
Net Operating Income	**$197,887**	**$219,855**	**$225,468**	**$202,598**
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 ~13.1% and the loaded cap to ~11.8% (Section 09).

Figures reflect the current 23-space configuration. The seller-funded RV-pad conversion at #11 and #14 adds ~$5,616 of scheduled income (to ~$306,540) and brings the park to 25 spaces, shown separately in the 2026 Pro Forma and rent roll.

Current Rent Roll

23 spaces → 25 · RV-pad upgrade underway

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	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	—	—	$1,250	—	Vacant — refreshed, available AVAIL
#10	SFR	Mar 1, 2025	—	$1,250	$1,000	Current
#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	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
Totals — 20 of 23 leased & current				**$25,077/mo**	**$19,115**	**3 in transition**

*Scheduled gross at 100% lease-up: $25,077/mo = $300,924/yr. Currently 20 spaces leased & current ($21,695/mo collected); #9 refreshed and available, #11 and #14 being converted to RV pads at the seller's cost. All leases month-to-month; sewer/water/garbage landlord-paid, electric tenant-metered at $0.20/kWh. * On-site park manager (compensation offset). ** Seller to confirm deposit during diligence.*

Unit List & Descriptions

All 23 spaces · current configuration

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	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 · refreshed, available	2 / 1	924	$1,250
#10	SFR	1967	Stick-Built Home	2 / 1	1,339	$1,250
#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	—	—	$600
#19	MH	1971	Double Wide	2 / 1	720	$1,250
#20	SFR	1950	Stick-Built Home	3 / 2	3,414	$2,000

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.

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 Jacksonville's character, the wine trail, and up-valley lake and river recreation, the area attracts both visitors and new residents year after year. Medford is ~25 minutes away; Rogue Valley Intl. (MFR) is 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
Grants Pass	~40 min
Applegate Lake & National Forest	~15 min
Rogue Valley Intl. Airport (MFR)	~30 min
Interstate 5	**~25 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

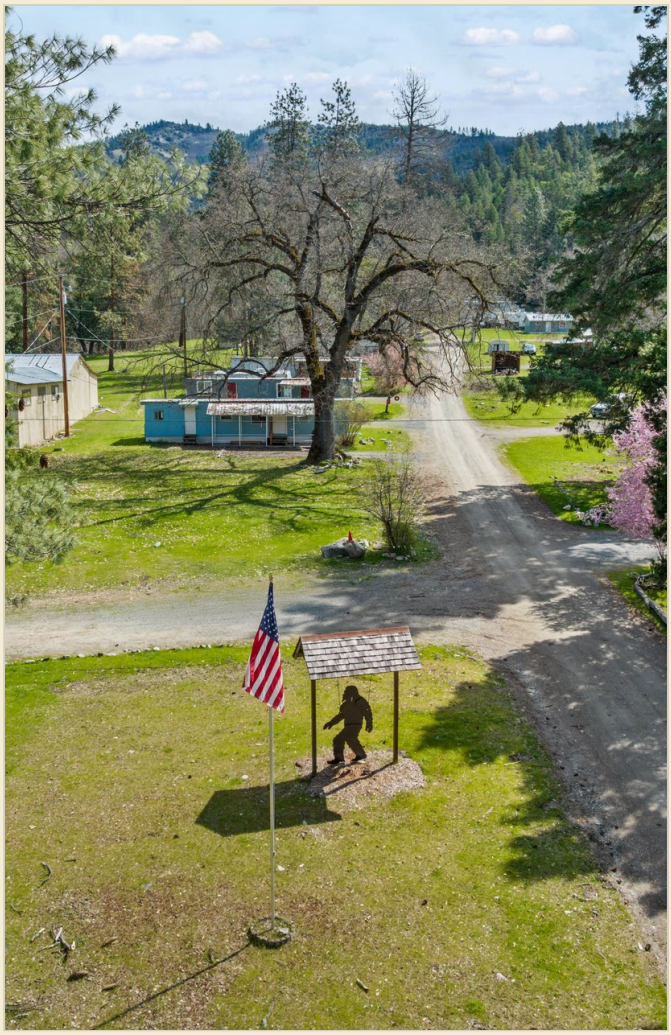
Overhead of the park — manufactured homes and stick-built residences along the internal road network.

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.

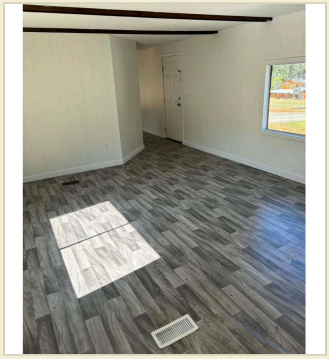
Inside the Homes

Representative interiors · recently refreshed units

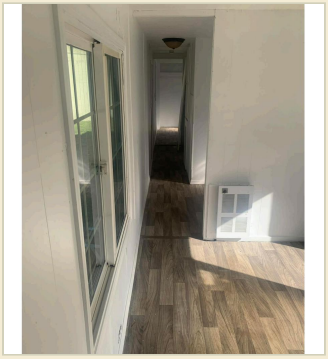
Interiors are renovated as homes turn over, so the rentable stock shows far newer than its build dates suggest. The three units below were each brought to current condition within the past year — new plank flooring, fresh paint, and updated kitchens and baths are typical of the work done on turnover.

Unit 9 · *refreshed this past week*

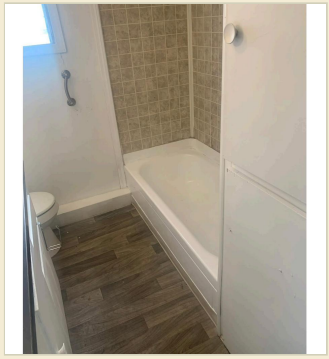
Kitchen



Living area, new plank flooring

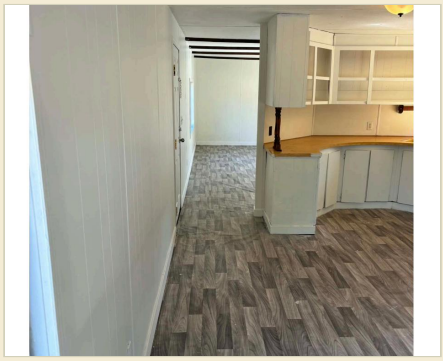


Hall to bedrooms



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 Placed, FAIR Plan Optional

The seller has placed full traditional property coverage on the park through an Ashland broker (A-rated carrier) at approximately $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). A buyer has a second, proven path as well: 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 — with inspection and remediation already completed. **The hardest rural-Oregon diligence item is already addressed, with more than one confirmed path to bind at closing.** Electing the FAIR Plan in lieu of the traditional policy would reduce the insurance line by roughly $4,400. The traditional premium is an estimate pending final endorsement; 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 ($8,576) against the age of the stock. Exterior repaint is the principal near-term cosmetic item.

Leasing & Expansion

Leasing is current across the rent 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, holding tank, pressure tanks, and septic systems are recently 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 ($8,576) 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

$1,750,000	$219,855	12.6%
OFFERING PRICE	2025 ACTUAL NOI	TRAILING CAP
Reduced from $1.85M	*Trailing 12-month*	*2025 seller basis*

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–$225K 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	~$225,468
2026 Seller PF Cap	~12.9%
2026 Loaded PF NOI	~$202,598
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)	**$300,924 / yr**

Transaction Posture

The seller's priority is **certainty of close**. 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.

$1,750,000	12.6%	11.6–12.9%	~$70–76K
OFFERING PRICE	2025 TRAILING CAP	2026 PRO FORMA CAP	PER SPACE (25 / 23)

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	~$1,090 / 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.

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Bigfoot Acres · 11425 Upper Applegate Road · Jacksonville, Oregon 97530 · Offered at $1,750,000 · © 2026 Coldwell Banker Commercial Professional Group. All information deemed reliable but not guaranteed.

Systems & Site Supplement

11425 Upper Applegate Road · Jacksonville, Oregon

6	2	5,000 gal	2023
SEPTIC SYSTEMS	PRODUCTIVE WELLS	HOLDING TANK	ALL SEPTICS PUMPED

System	Capacity / Configuration	Service Area
Wells (×2)	Both with all-new pressure tanks; main well fully replumbed	Feed the central holding tank
Holding Tank	5,000 gallons (upsized for expansion)	All units on the property
Stick-Built Septics (×5)	Two-chamber concrete, 1,000 gallons each	One dedicated tank per stick-built home
Community Septic (×1)	2,500 gallons	All manufactured homes, RV spaces & the shop
Service History	All six septic systems pumped in 2023	Per seller, DEQ has inspected drain fields & tanks — no issues identified

Water System

Two wells feed a 5,000-gallon holding tank serving all units. The main well is fully replumbed and both wells carry all-new pressure tanks. As a community supply, the system is on a current monthly water-quality testing schedule.

Septic Systems

Six systems serve the property: each of the five stick-built homes has a dedicated 1,000-gallon two-chamber concrete tank, and all manufactured homes, RV spaces, and the shop share a single 2,500-gallon community tank — standard for a park this size.

Common Buildings & Amenities	Detail
Shop / Storage Building	~2,250 sq ft — park operations, maintenance, and storage
Laundry Building	Four coin-operated machines — ancillary income and resident amenity
Well House & Pump House	Dedicated structures housing the two-well water system
Recreation	On-site basketball court and children's playground
Management & Parking	On-site management; off-street surface parking throughout

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

The #11/#14 conversion simply moves two manufactured-home connections to four RV pads on the existing community system. On the **water** side, the tank, pressure tanks, and lines were upsized for growth — capacity is in place today. On the **septic** side, support for any units beyond today's configuration is a determination for Oregon DEQ on a conditional-use-permit application — genuine optionality, not committed capacity.

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