

BIGFOOT ACRES · RENT ROLL

11425 Upper Applegate Road · Jacksonville, OR 97530 · As of April 2026

MONTHLY RENT

\$25,077

All 23 spaces leased

ANNUALIZED GROSS

\$300,924

At 100% occupancy

SECURITY DEPOSITS

\$19,115

Held on account

OCCUPANCY

100%

23 of 23 spaces

UNIT-BY-UNIT RENT ROLL · 23 SPACES · 100% OCCUPIED

Unit	Type	Lease Start	Last Increase	Monthly Rent	Deposit	Status / Notes
#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 — NEW
#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	\$19,115	100% Occupied
ANNUALIZED GROSS SCHEDULED INCOME				\$300,924	<i>Monthly × 12</i>	

ROW COLOR KEY

LEGACY	Long-tenured tenant — below-market rent; mark-to-market upside on turnover
NEW	Lease commenced within the trailing 6 months — reflects current market rent
STD	Standard unit at current market rent

* Unit #12A is occupied by the on-site park manager. A new owner may continue this as a compensation offset or convert to market rent.

** Unit #13 shows \$0 security deposit. Seller to confirm during due diligence whether a deposit is held or was waived at move-in.

Leases are month-to-month. Sewer, water, and garbage are landlord-paid. Electric is tenant-metered and billed at \$0.20/kWh through the landlord portal.

Unit types: MH = Manufactured Home (park-owned); SFR = Stick-Built Single-Family Residence (park-owned); RV = Recreational Vehicle pad (full hook-ups).

Legacy tenants (Units #11 and #17B) reflect below-market rents of \$882 and \$911 — mark-to-market upside on future turnover. Source: Offering Memorandum, April 2026 (Section 05, p. 7). Figures to be verified by buyer during due diligence.

BIGFOOT ACRES · UNIT DETAIL & BUILDING CHARACTERISTICS

Vintages, square footage, and in-place rent · Average MH vintage ~1970

Unit	Type	Year	Description	Bed/Bath	Sq Ft	Monthly 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					18,186	\$25,077

RENOVATION & CONDITION

All units 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. Exteriors of most mobile homes and some stick-built homes would benefit from fresh paint (near-term cosmetic capex item for a new owner).

Source: Bigfoot Acres Offering Memorandum, April 2026 (Section 06 — Unit List & Descriptions, page 8). Square footage and vintages are approximate and should be verified by buyer during due diligence.

BIGFOOT ACRES · RENT SUMMARY BY UNIT TYPE

As of April 2026 · All figures derived from Rent Roll tab

Unit Type	# of Units	% of Units	Monthly Rent	% of Rent	Avg Rent / Unit
Manufactured Home (MH)	13	56.6%	\$14,483	57.8%	\$1,114
Stick-Built Residence (SFR)	5	21.7%	\$7,494	29.9%	\$1,499
RV Pad (RV)	5	21.7%	\$3,100	12.3%	\$620
TOTAL — ALL UNITS	23	100.0%	\$25,077	100.0%	\$1,090

KEY PORTFOLIO METRICS

Total Spaces	23
Current Occupancy	100.0%
Total Monthly Rent (Gross Scheduled Income)	\$25,077
Annualized Gross Scheduled Income	\$300,924
Total Security Deposits Held on Account	\$19,115
Average Rent Across All Units	\$1,090

Source: Rent Roll tab of this workbook. Original data from Bigfoot Acres Offering Memorandum, April 2026 (Section 05 — Current Rent Roll, page 7).