

Springtide Trailer Park

41 Units | All-Age Manufactured Housing and RV Community | Below-Market Rents



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CRI



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An aerial photograph of a coastal town and harbor, overlaid with a semi-transparent orange filter. The image shows a large body of water with a marina, a residential area with many houses, and a commercial area with larger buildings and a parking lot. The number '01' is prominently displayed in white, serif font in the center-left of the image.

01

Offering Summary

OFFERING SUMMARY

Location

700 F St, 718 F St, Coos Bay, OR 97420

Financial

Listing Price	\$2,000,000
Price / Unit	\$48,780
NOI (In-Place)	\$113,377
Cap Rate	5.67%
Year 1 NOI	\$147,555
Year 1 Cap Rate	6.93%
Average Space Rent	\$482

Property

Total Units	41 (18 MH, 22 RV, 1 SFR)
Est. Year Built	1969
POH	2
SFR	1
Amenities	Office, Laundry Facilities, On-site Manager
Acres	~2.95
Sites / Acre	~13.9

Executive Summary

Jennifer Stein Real Estate, Inc. in conjunction with CRI Real Estate, are pleased to present Springtide Trailer Park, a 41-unit all-age community located in the coastal market of Coos Bay, Oregon. The property consists of 38 tenant-owned homes (TOH), 2 park-owned homes (POH), and 1 single-family residence (SFR), with a large on-site laundry facility offering upside through the addition of coin-operated machines to increase gross revenue.

Current rents are approximately **25% below market**, presenting a clear path to organic revenue growth. In addition, water, sewer, trash included in current rent, creating further upside through utility charge-backs and implementation of a RUBS program.

Built in 1969 and located on approximately 2.95 acres, the community is served by city water and sewer. Significant electrical infrastructure upgrades were completed in 2024, with additional capital improvements recently completed in 2026, including a new roof and renovations at the on-site single-family residence. The SFR is currently not leased, presenting an opportunity for the new owner to lease-up and set rent to market and further enhance cash flow. Springtide offers stable in-place cash flow with multiple avenues for NOI growth through rent growth and expense recapture.

PROPERTY HIGHLIGHTS

Value-Add Asset



Recent improved community with **value-add opportunity**.

Lease-Up Vacant Spaces



New tenant rents achieving up to **\$575 per month**.

Strong Market



Major nearby employers include **Bandon Dunes Golf Resort (800+ employees)**

Immediate Upside



Near-term growth potential through laundry monetization, lease-up, and storage expansion.

92% Occupied



Immediate upside with lease-up of the vacant units and leasing the SFR to market rent.

Prime Coastal location



City of Coos Bay, a **primary coastal market** serving Southern Oregon.

All-Age Community



All-age, family-oriented community

Community Laundry Facility



New ownership can **immediately monetize** the laundry facility.



VALUE-ADD OPPORTUNITIES INCLUDE:



Current rents are 25% below market. Last rent increase was in 2020, with current rents below Coos Bay market rates.



Additional upside exists through monetization of the currently unmonetized on-site laundry facility. Further revenue growth can be achieved through utility charge-backs (RUBS).



02

Property Overview

PROPERTY DETAILS

Property Information

Address	700, 718 F St, Coos Bay, OR 97420
Total Units	41 (18 MH, 22 RV, 1 SFR)
Designation	All-Age
Occupancy	100%
Buildings	3
Amenities	Office, Laundry Facilities, On-site Manager
SFR	1
POH	2
APNs	25 S 13 W 36 BD 200; 25 S 13 W 36 BD 100 01
County	Coos
Est. Year Built	1969
Lot Size	2.95 Ac
Ownership Type	Fee Simple
Rent Control	Yes

Utility Provider

Service	Provider	Paid By	Meter
Electric	Pacific Power	Tenant	Direct-Billed
Propane	Local	Tenant	Self-Serviced
Water	Public	landlord	Included
Sewer	Public	Landlord	Included
Trash	Commercial Bin	Landlord	Included



PROPERTY PHOTOS



AERIAL PHOTOS



PROPERTY MAP





03

Financial Overview

FINANCIAL OVERVIEW

	%	Current	Year 1
Income	[1]		
Space Rent		\$224,051.99	\$261,626.88
Laundry Income		\$0.00	\$1,200
Vacancy	5.00%	\$0.00	(\$13,081.34)
Total Income		\$224,051.99	\$249,745.54
Expenses			
Garbage		\$11,206.30	\$11,206.30
Water		\$46,621.33	\$46,621.33
Electric		\$14,508.21	\$14,508.21
Property Taxes		\$15,851.18	\$15,851.18
Management Fees		\$3,895.00	\$3,895.00
Office / Admin		\$350.00	\$350.00
Repairs & Maintance		\$3,923.05	\$3,923.05
Legal Fees		\$5,734.34	\$0.00
Accounting Fees		\$2,750.00	\$0.00
Insurance		\$5,584.85	\$5,584.85
Regulatory/Other		\$250.75	\$250.75
Total Expenses	49.40%	\$110.765	\$102,191
NOI		\$113,377	\$147,555
Expense Ratio			49.40%

- Actuals shown: 2025 income/expense totals are from the provided P&L statements.
- Taxes: 2026 property taxes are based on the most recent property tax bill total (\$16,013.57 before discount), replacing all P&L "tax" line items..
- Normalization adjustments: 2025 one-time/project costs were removed for underwriting, including road repair, major electrical work, plumbing spikes, maintenance/unit repairs/gravel, and professional fees.

- Excluded items: Ownership/entity taxes and miscellaneous admin items (e.g., OR Dept. Rev., CA FTB, memberships, refunds, credit checks) are excluded from the 2026 NOI underwriting.
- Year 1 estimates assumes new ownership will be able to do a 6% rent increase (Buyer to Verify)
- ***CRI has not verified, and will not verify, any financial information. Therefore, CRI makes no warranty or representation regarding the accuracy or completeness of the provided information. Buyer to verify all information.**

RENT ROLL

Unit Number	Current	Increase 7/1/26
01	\$450	
02	\$462	
03	\$500	
04	\$462	
05	\$450	
06	\$500	
07	\$402	
08	\$462	
09	\$464	
10	\$462	
11	\$467	
12	\$486	
13	\$550	
14	\$462	
15	\$550	
16	\$462	
17	\$488	
18	\$378	
19	\$500	
20	\$550	
21 (POH)	(Market) \$575	
22	\$500	
23	\$530	
24	\$1,400	
25	\$500	

Unit Number	Current	Increase 7/1/26
26	\$550	
27	\$500	
28	\$550	
29	\$462	
30	\$550	
31	\$462	
32	\$350	
33	\$412	
34	\$550	
35 (POH)	(Market) \$575	
36	\$546	
37	\$550	
38	\$462	
39	\$500	
40	\$500	
41 (Manager - SFR)	Market (\$1,200)	
41 Total Units	Avg Rent: \$482	

RENT ROLL

Unit Number	Current	Increase 7/1/26
01	\$450	\$474
02	\$462	\$489.72
03	\$500	\$530
04	\$462	\$489.72
05	\$450	\$477
06	\$500	\$530
07	\$402	\$426.12
08	\$462	\$489.72
09	\$464	\$491.84
10	\$462	\$489.72
11	\$467	\$495.02
12	\$486	\$515.16
13	\$550	\$583
14	\$462	\$489.72
15	\$550	\$583
16	\$462	\$489.72
17	\$488	\$517.28
18	\$378	\$400.68
19	\$500	\$530
20	\$550	\$583
21 (POH)	(Market) \$575	
22	\$500	\$530
23	\$530	\$561.80
24	\$1,400	\$1,484
25	\$500	\$530

Unit Number	Current	Increase 7/1/26
26	\$550	\$583
27	\$500	\$530
28	\$550	\$583
29	\$462	\$489.72
30	\$550	\$583
31	\$462	\$489.72
32	\$350	\$371
33	\$412	\$436.72
34	\$550	\$583
35 (POH)	(Market) \$575	
36	\$546	\$578.76
37	\$550	\$583
38	\$462	\$489.72
39	\$500	\$530
40	\$500	\$530
41 (Manager - SFR)	Market (\$1,200)	Market (\$1,200)
41 Total Units	Avg Rent: \$482	\$20,540.86 / Avg \$528



04

Market Comparables

RENT COMPARABLES

Subject Property – Springtide MHP

Address:	700 F St & 718 F St, Coos Bay, OR 97420
Unit Count:	41
Average Site Rent	\$482
Occupancy:	92%
Designation:	All-Age
Utilities:	City Services



Note: Buyer to verify all information.

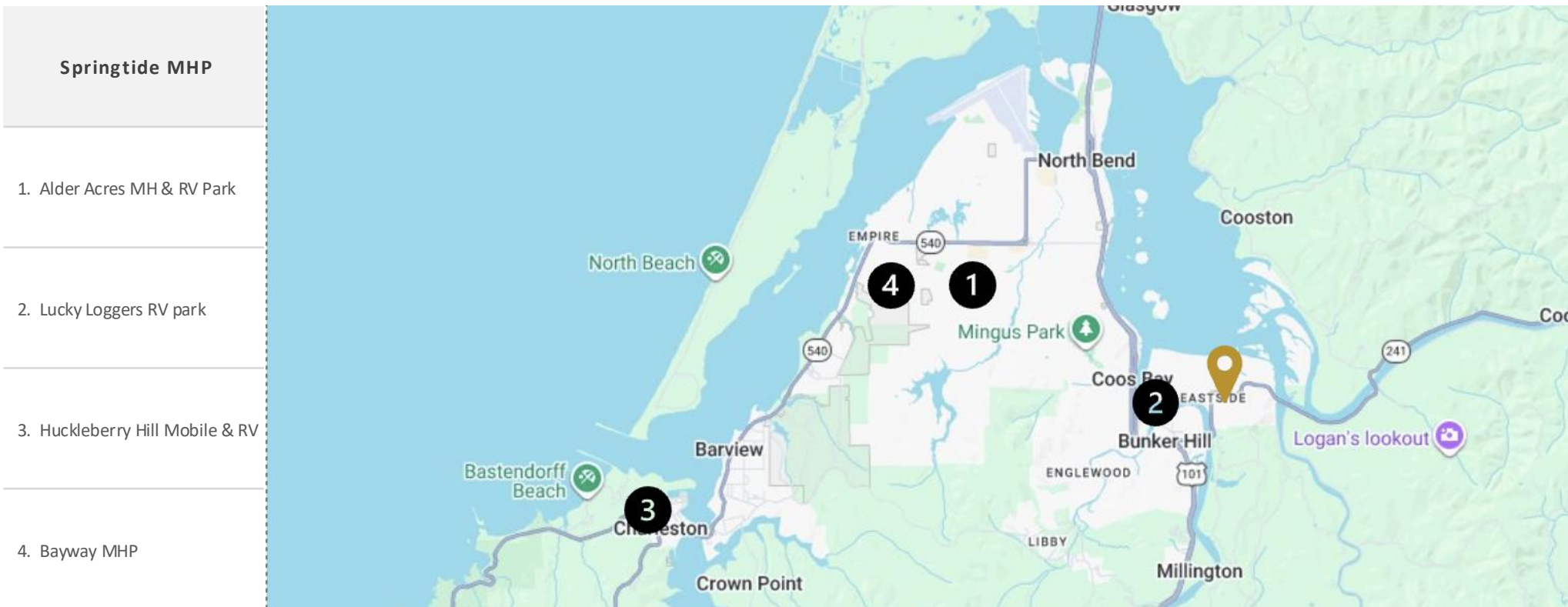
Comparables Overview

Comp #	Property Name	Address	City	Unit Count	Avg Lot Rent	Occupancy	Designation	Utilities
subject	Springtide MHP	700 & 718 F St	Coos Bay, OR	41	\$482	~92%	All-Age	W,S,T Included
1	Alder Acres MHP	1800 28th Court	Coos Bay, OR	88	\$765	~100%	55+	E,W,S Included
2	Lucky Loggers Park	250 E Johnson Ave	Coos Bay, OR	78	\$750	~70%	All-Age	W,S,T Included
3	Huckleberry Hill MHP	91047 Cape Arago Hwy	Coos Bay, OR	28	\$450	~75%	All-Age	Not-Included
4	Bayway MHP	917 South Empire	Coos Bay, OR	40	\$625	~100%	All-Age	W,S,T Included
			Averages:	51	\$647			

RENT COMPARABLES MAP

Comp #	Property Name	Address	City	Unit Count	Avg Lot Rent	Occupancy	Designation	Utilities
Subject	Springtide MHP	700 & 718 F St	Coos Bay, OR	41	\$482	~100%	All-Age	W,S,T Included
1	Alder Acres MHP	1800 28th Court	Coos Bay, OR	88	\$765	~100%	55+	E,W,S Included
2	Lucky Loggers Park	250 E Johnson Ave	Coos Bay, OR	78	\$750	~70%	All-Age	W,S,T Included
3	Huckleberry Hill MHP	91047 Cape Arago Hwy	Coos Bay, OR	28	\$450	~75%	All-Age	Not-Included
4	Bayway MHP	917 South Empire Blvd	Coos Bay, OR	40	\$625	~100%	All-Age	W,S,T Included
Averages:				51	\$647			

Note: Buyer to verify all information.



*Diagram is not to scale

SALES COMPARABLES

Subject Property – Springtide Trailer Park

Address:	700 F St & 718 F St, Coos Bay, OR 97420
Unit Count:	41
Asking Price:	\$2,129,000
Price Per Site:	\$51,927
Sale Date:	On-Market

Comp #1 – Alameda Ave Trailer Park

Address:	581 NE Alameda Ave, Roseburg, OR
Unit Count:	58
Price:	\$1,337,845
Price Per Site:	\$23,066
Sale Date:	9/25/2025

Comp #2 – Valley View Mobile Home Park

Address:	200 Emils Way, Roseburg, OR
Unit Count:	61
Price:	\$2,550,000
Price Per Site:	\$41,803
Sale Date:	6/10/2025

Comp #3 – Red Bird Trailer Court

Address:	775 28th St , Springfield, OR
Unit Count:	19
Price:	\$1,275,000
Price Per Site:	\$67,105
Sale Date:	3/21/2025

Comp #4 – Thurston Oaks Mobile Home Park

Address:	7080 Thurston Rd , Springfield, OR
Unit Count:	23
Price:	\$1,600,000
Price Per Site:	\$69,565
Sale Date:	10/18/2024

Comp #5 – Winter View Estates

Address:	1275 Rogue River Hwy , Grants Pass, OR
Unit Count:	44
Price:	\$1,800,000
Price Per Site:	\$40,909
Sale Date:	10/4/2024

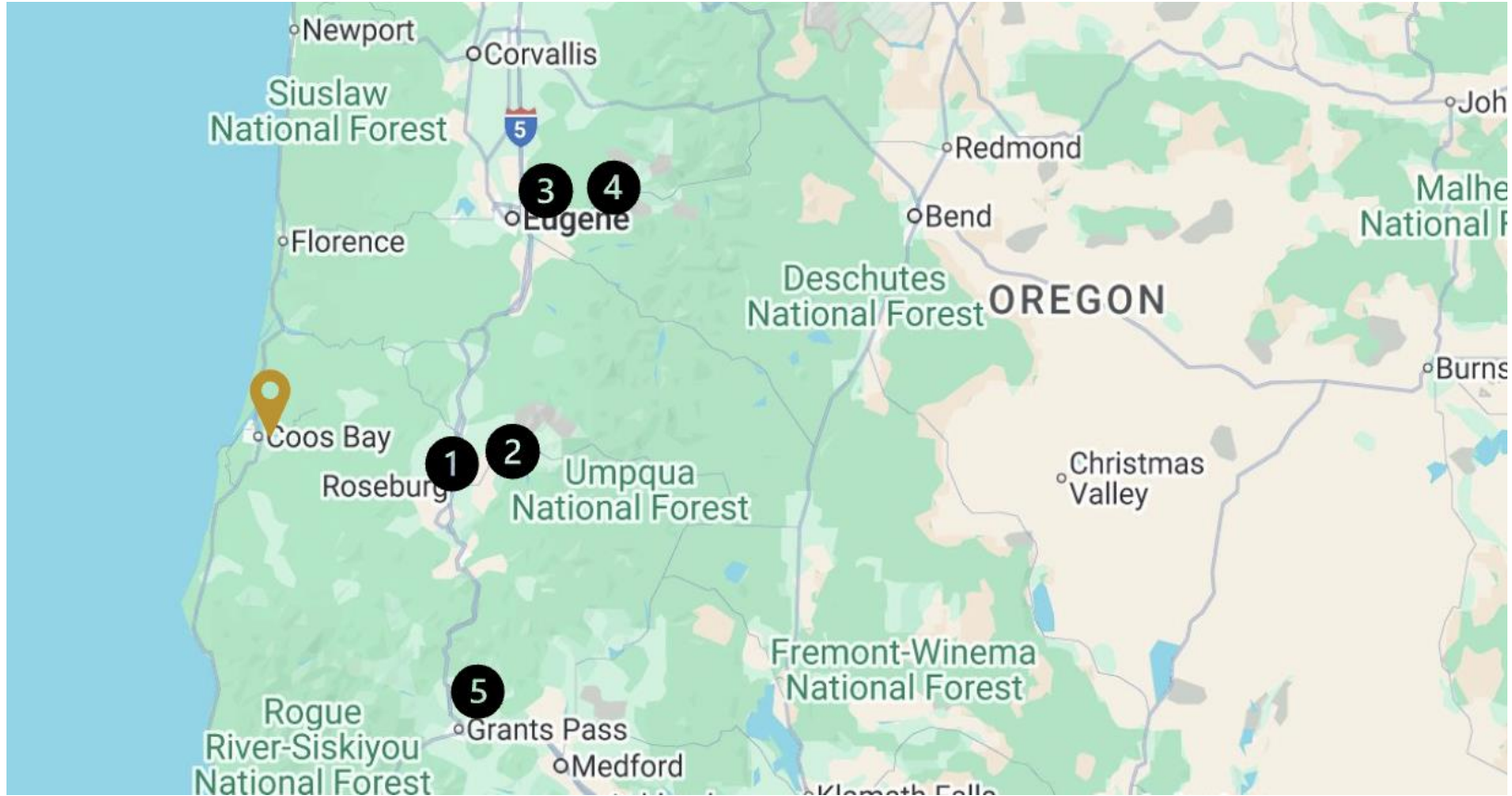
Comparables Overview

Comp #	Property Name	Address	City	State	Site Count	Sale Price	Price Site	Sale Date
Subject	Springtide MHP	700 F St	Coos Bay	Oregon	41	\$2,000,000	\$48,780	On-Market
1	Alameda Ave TP	581 NE Alameda	Roseburg	Oregon	58	\$1,337,845	\$23,066	9/25/25
2	Valley View MHP	200 Emils Way	Roseburg	Oregon	61	\$2,550,000	\$41,803	6/10/25
3	Red Bird TC	775 28th St	Springfield	Oregon	19	\$1,275,000	\$67,105	3/21/25
4	Thurston Oaks MHP	7080 Thurston Rd	Springfield	Oregon	23	\$1,600,000	\$69,565	10/18/24
5	Winter View Estates	1275 Rogue River Hwy	Grants Pass	Oregon	44	\$1,800,000	\$40,909	10/4/24
				Averages	41	\$1,712,570	\$48,489.60	

Note: Buyer to verify all information.

SALE COMPARABLES MAP

Springtide MHP	
1.	Alameda Ave TP
2.	Valley View MHP
3.	Red Bird TC
4.	Thurston Oaks MHP
5.	Winter View Estates



*Diagram is not to scale

Comparables Overview

Comp #	Property Name	Address	City	State	Unit Count	Sale Price	Price / Unit	Sale Date
Subject	Springtide MHP	700 F St	Coos Bay	ORE	41	\$2,000,000	\$48,780	On-Market
1	Alameda Ave TP	581 NE Alameda	Roseburg	Oregon	58	\$1,337,845	\$23,066	9/25/25
2	Valley View MHP	200 Emils Way	Roseburg	Oregon	61	\$2,550,000	\$41,803	6/10/25
3	Red Bird TC	775 28th St	Springfield	Oregon	19	\$1,275,000	\$67,105	3/21/25
4	Thurston Oaks MHP	7080 Thurston Rd	Springfield	Oregon	23	\$1,600,000	\$69,565	10/18/24
5	Winter View Estates	1275 Rogue River Hwy	Grants Pass	Oregon	44	\$1,800,000	\$40,909	10/4/24
				Averages	41	\$1,712,570	\$48,489.60	

Note: Buyer to verify all information.



05

Location Overview

MARKET OVERVIEW



Location Overview:

Coos Bay is the largest city on the Oregon Coast and a core part of “Oregon’s Bay Area.” The market benefits from a diversified employment base anchored by healthcare, retail, education, and service industries, while maintaining housing costs that remain more attainable than many West Coast coastal markets. These fundamentals support consistent demand for affordable housing and long-term rental demand.



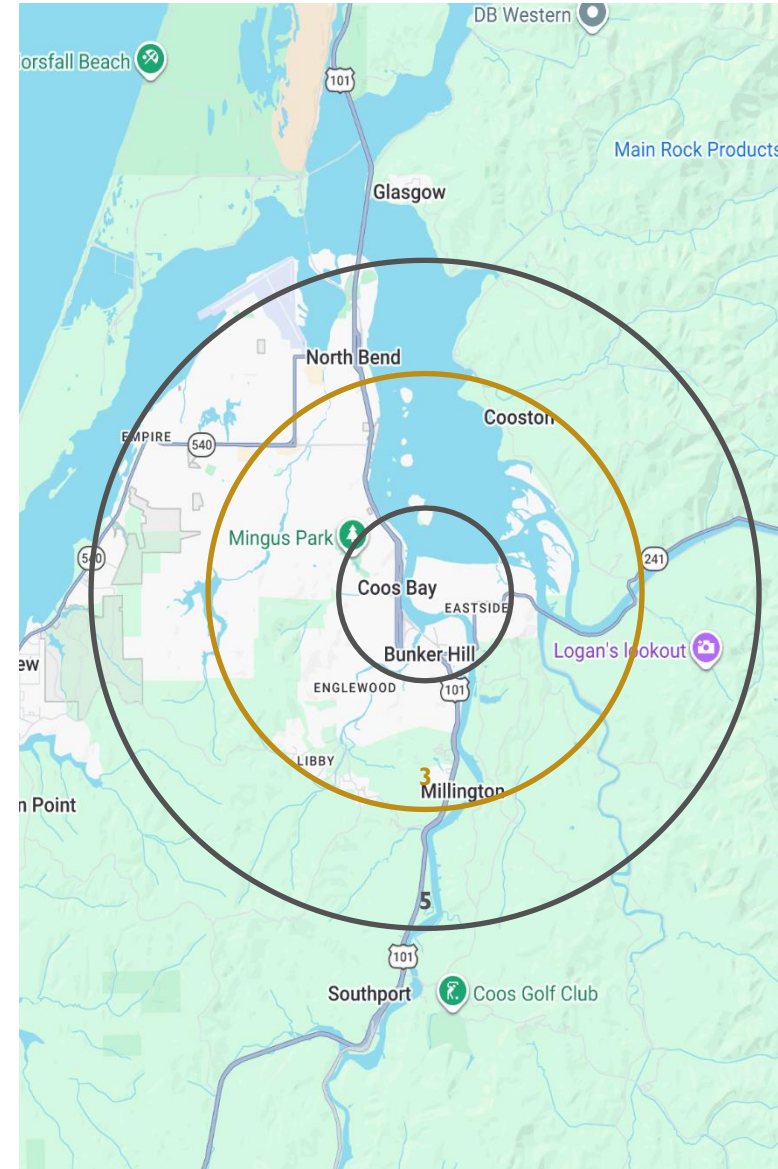
RETAILER MAP



DEMOGRAPHICS

	5 Mile	10 - Mile	15 - Mile
Population	34,178	55,000	64,326
Households	14,613	24,600	28,731
Median Household Income	\$64,012	\$63,000	\$62,143
Median Home Value	\$307,000	\$325,000	\$337,800
Employed Population	10,360	16,680	19,515
Unemployment Rate	4.9%	4.9%	4.9%
Total Businesses	864	1,391	1,627
Total Employees	10,360	16,680	19,515

	5- Mile	10 - Mile	15 - Mile
Median Age	44.5	45.2	46.0
Average Household Size	2.20	2.25	2.28
Owner-Occupied Housing (%)	58%	60%	62%
Renter-Occupied Housing (%)	42%	40%	38%
Poverty Rate	13.0%	12.5%	12.0%
Labor Force Participation Rate	56%	57%	58%
Median Gross Rent	\$1,020	\$1,050	\$1,080
Population Growth (5-Year)	0.8%	1.2%	1.5%



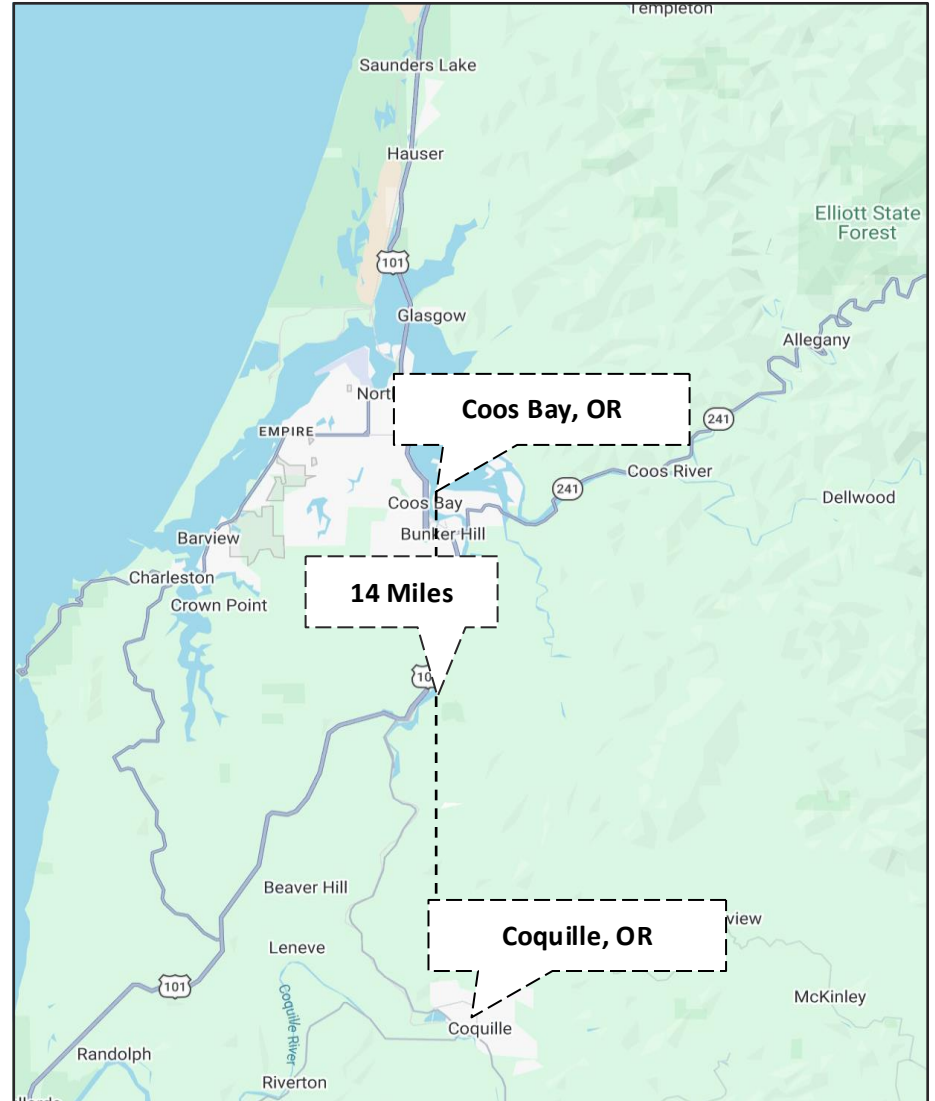
"Source: ESRI / Census / DataUSA / Buyer to verify

SITE MAP

Aerial Map



Regional Map



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SUBMISSION DETAILS:

Interested parties are invited to submit their proposals via a non-binding Letter of Intent to dylanb@cricommercial.com. Your offer should include the proposed purchase price, specifics of the earnest money deposit, and an outline of the due diligence period, including its length and scope. Additionally, detail the anticipated timeframe for closing, provide a summary of the buyer's track record in similar transactions, and describe the buyer's qualifications to complete the purchase. A comprehensive summary of the financing plan should also be included. Ensure your submissions are clear and thorough to aid in a smooth evaluation process.

DUE DILIGENCE LINK:

[CLICK HERE](#)