

# Bigfoot Acres

11425 Upper Applegate Road · Jacksonville, Oregon 97530

10.19 ACRES · 23 RENTAL SPACES · 100% OCCUPIED · AS OF APRIL 2026

OFFERING PRICE

**\$1.75M**

*Fee Simple Interest*

2024 ACTUAL NOI

**\$197.9K**

*Transitional Year*

2025 ACTUAL NOI

**\$219.9K**

*Stabilized Year*

NOI GROWTH

**+11.1%**

*Year-Over-Year*

This document presents the **standalone 2024 and 2025 historical financials** for Bigfoot Acres, reconciled line-for-line to the April 2026 Offering Memorandum and to the 2026 Pro Forma supplement. Both periods are shown side-by-side with variance analysis and commentary on the drivers of the **\$21,968 (+11.1%)** NOI increase from 2024 to 2025. Figures are as reported by the seller; buyers should request tax returns, bank statements, and full payment ledgers during due diligence to verify.

**About this supplement.** This document is a companion to the April 2026 Offering Memorandum and the 2026 Pro Forma Standalone Financial Summary. It does not replace either document. The 2024 and 2025 figures shown here match the historicals presented in Section 04 of the OM and Section 02 of the 2026 Pro Forma. An editable Excel workbook is available on request.

## 01 · HISTORICAL OVERVIEW

# Two-Year Summary

2024 ACTUAL · 2025 ACTUAL · SIDE-BY-SIDE

<b>2024 NOI</b> <b>\$197.9K</b> <i>Transitional year</i>	<b>2025 NOI</b> <b>\$219.9K</b> <i>First stabilized year</i>	<b>YOY NOI CHANGE</b> <b>+\$21,968</b> <i>+11.1% growth</i>	<b>EXPENSE RATIO</b> <b>27.8% → 17.2%</b> <i>10.6 pt improvement</i>
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<b>2024 ACTUAL</b> TRANSITIONAL · ELEVATED TURNOVER <b>\$197,887</b> <i>11.3% cap at \$1,750,000 offering price</i>	<b>2025 ACTUAL</b> FIRST STABILIZED YEAR <b>\$219,855</b> <i>12.6% cap at \$1,750,000 offering price</i>																
<table> <tr> <td>Gross Scheduled Income</td> <td><b>\$274,212</b></td> </tr> <tr> <td>Total Operating Expenses</td> <td><b>\$76,325</b></td> </tr> <tr> <td>Maintenance &amp; Repairs</td> <td><b>\$35,000</b></td> </tr> <tr> <td>Replacement Reserves</td> <td><b>\$8,226</b></td> </tr> </table>	Gross Scheduled Income	<b>\$274,212</b>	Total Operating Expenses	<b>\$76,325</b>	Maintenance & Repairs	<b>\$35,000</b>	Replacement Reserves	<b>\$8,226</b>	<table> <tr> <td>Gross Scheduled Income</td> <td><b>\$265,676</b></td> </tr> <tr> <td>Total Operating Expenses</td> <td><b>\$45,821</b></td> </tr> <tr> <td>Maintenance &amp; Repairs</td> <td><b>\$12,400</b></td> </tr> <tr> <td>Replacement Reserves</td> <td>—</td> </tr> </table>	Gross Scheduled Income	<b>\$265,676</b>	Total Operating Expenses	<b>\$45,821</b>	Maintenance & Repairs	<b>\$12,400</b>	Replacement Reserves	—
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**Trajectory.** 2024 was a transitional year characterized by elevated tenant turnover and \$35,000 in maintenance and repair expense as the current owner worked through unit refreshes and deferred items. The seller also funded a formal \$8,226 replacement reserve that year. 2025 marked the first full stabilized year of operation: maintenance normalized to \$12,400, no formal reserve was funded, and net operating income increased \$21,968 (+11.1%) to \$219,855 despite gross scheduled income declining modestly due to timing of turnover re-rents that are now fully reflected in the April 2026 rent roll (\$300,924 annualized).

**Reading note.** The cap-rate improvement from 11.3% to 12.6% at the fixed \$1,750,000 offering price is a direct consequence of the expense normalization, not a change in pricing. The same property, operated on its stabilized cost structure, produces materially stronger returns than the 2024 snapshot would suggest in isolation.

**Why this document exists.** Buyers evaluating rural MH parks frequently ask for a standalone reconciliation of historical performance before underwriting a pro forma. This supplement presents 2024 and 2025 side-by-side with full line-item detail and variance commentary, so the trajectory from transitional to stabilized operations is evident on its own terms — independent of the 2026 projection.

## 02 · LINE-ITEM DETAIL

# Income & Expense Statement

2024 ACTUAL · 2025 ACTUAL · VARIANCE

LINE ITEM	2024 ACTUAL	2025 ACTUAL	\$ VARIANCE	% VARIANCE
<b>OPERATING INCOME</b>				
Gross Scheduled Income	\$274,212	\$265,676	(\$8,536)	(3.1%)
Vacancy & Collection Loss	—	—	—	—
<b>Effective Gross Income</b>	<b>\$274,212</b>	<b>\$265,676</b>	<b>(\$8,536)</b>	<b>(3.1%)</b>
<b>OPERATING EXPENSES</b>				
Property Taxes	\$10,422	\$10,422	\$0	0.0%
Insurance	\$1,242	\$1,242	\$0	0.0%
Maintenance, Repairs & Grounds	\$35,000	\$12,400	(\$22,600)	(64.6%)
Electric (Common Area)	\$3,715	\$3,197	(\$518)	(13.9%)
Water Testing	\$720	\$1,440	\$720	100.0%
Garbage	\$12,000	\$12,120	\$120	1.0%
Legal & Professional	\$5,000	\$5,000	\$0	0.0%
Replacement Reserves	\$8,226	—	(\$8,226)	(100.0%)
<b>Total Operating Expenses</b>	<b>\$76,325</b>	<b>\$45,821</b>	<b>(\$30,504)</b>	<b>(40.0%)</b>
Expense Ratio (% of EGI)	27.8%	17.2%	(10.6 pt)	—
<b>NET OPERATING INCOME</b>	<b>\$197,887</b>	<b>\$219,855</b>	<b>+\$21,968</b>	<b>+11.1%</b>
<b>Cap Rate at \$1,750,000</b>	<b>11.3%</b>	<b>12.6%</b>	<b>+1.3 pt</b>	<b>—</b>

All figures as reported by the seller. Variance shown as 2025 minus 2024; green indicates a favorable NOI impact, red is unfavorable. All cap rates calculated at the \$1,750,000 offering price (NOI ÷ price).

**Gross income variance.** The \$8,536 (3.1%) decline in Gross Scheduled Income from 2024 to 2025 reflects timing effects of turnover and re-lease activity through 2025 rather than deterioration in the rent roll. The April 2026 rent roll — with all 23 units leased at current rents — produces \$300,924 annualized, which forms the basis of the 2026 pro forma and captures the market-to-market lift from turnover not fully reflected in the 2025 collected total.

## 03 · VARIANCE COMMENTARY

# Year-Over-Year Drivers

EXPLAINING THE \$21,968 NOI LIFT

## Maintenance & Repairs \$22,600 favorable

A meaningful contributor to NOI improvement. 2024 reflected proactive spend as the current owner cycled through turnover refreshes, deferred-maintenance items, and mechanical updates — investments that produced the stabilized operating profile the property shows today. 2025 spend of \$12,400 represents a normalized stabilized-year run rate. The 2026 Pro Forma conservatively escalates 2025 by 20% (\$14,880) as a prudent forward assumption.

## Replacement Reserves \$8,226 favorable

The seller funded a formal reserve in 2024 and did not fund one in 2025. Owner-operators typically do not carry a separate reserve line; institutional buyers should underwrite one — the Loaded Pro Forma in the OM and companion document applies a 3% of EGI reserve (\$8,576).

## Common-Area Electric \$518 favorable

Modest decline from \$3,715 to \$3,197, consistent with the transition to a more settled tenant mix and lower common-area activity post-turnover.

## Gross Scheduled Income \$8,536 unfavorable

Collected income declined modestly as turnover re-leases rolled in through mid-year — a timing effect, not a demand issue. The April 2026 rent roll of \$25,077/mo (\$300,924 annualized) captures the full mark-to-market lift from those re-leases and forms the basis for the 2026 pro forma, representing a \$35,248 (+13.3%) increase over the 2025 collected figure.

## Water Testing \$720 unfavorable

Testing doubled from \$720 to \$1,440 as testing cadence increased. At \$1,728 in the 2026 Pro Forma, this continues to be a minor expense line.

## Garbage & Legal/Professional Flat

Garbage increased \$120 (1.0%) and legal/professional held flat at \$5,000. Both are stable, modeled forward with modest escalation in the pro forma.

## Property Taxes Flat

Held at 2024 levels in 2025. Jackson County 2025 actual of \$10,422 carries forward into the 2026 Pro Forma.

## Insurance Flat — See Note

Insurance held flat at \$1,242 because the seller currently carries **liability-only coverage**. See the dedicated insurance disclosure on the following page — this figure should not be read as representative of what a new buyer will pay, and the Loaded Pro Forma restates it to **\$5,611** based on the 2025 Oregon FAIR Plan quote. The meaningful diligence finding is that the park has been independently confirmed insurable through the Oregon FAIR Plan.

**The takeaway.** The 2024 → 2025 improvement reflects two compounding positives: a maturing expense profile as the asset settles into stabilized operations, and a rent roll that has been steadily marked to market through disciplined turnover re-leasing. 2024 absorbed the one-time cost of repositioning; 2025 demonstrates the property's stabilized earning power; and the April 2026 rent roll of \$300,924 annualized reflects mark-to-market rents now in place across all 23 units — a trajectory the 2026 Pro Forma carries forward.

## 04 · INSURANCE DISCLOSURE

# Insurance Expense & Insurability

## WHY \$1,242 IS NOT THE WHOLE STORY

The **\$1,242** insurance line item shown in both 2024 and 2025 reflects the seller's current **liability-only policy** and should not be read as the cost of full-replacement coverage a new buyer will want. This is straightforward to flag; the more important disclosure is what diligence on the prior transaction established about the property's insurability.

## Oregon FAIR Plan Eligibility — Independently Confirmed

During the 2025 purchase contract that preceded this offering, the property went through a thorough insurability review with the Oregon FAIR Plan. Despite the combination of factors that typically complicate rural Southern Oregon coverage — an elevated wildfire-threat designation and older manufactured-home vintages — the FAIR Plan confirmed the park as eligible for coverage after conducting **two separate on-site inspections**:

- **Visit one** — initial underwriting inspection, which identified a short list of conditions the seller would need to address to satisfy FAIR Plan requirements.
- **Visit two** — a follow-up confirmation inspection verifying the seller had completed the requested items. That confirmation cleared the park for FAIR Plan issuance.

The Insurance Center of Jacksonville then secured a quote through the Oregon FAIR Plan for **\$990,000 in property coverage at \$4,449 annually plus \$1,162 for liability, for a total annual premium of \$5,611**. That policy was positioned to bind and would have gone into effect at closing. The transaction did not close due to an 11th-hour withdrawal by that prior buyer, unrelated to the insurance review. The seller completed all remediation items identified by the FAIR Plan during that process, so the work establishing the property's insurability has already been done. Note that the Oregon FAIR Plan's commercial policy caps at \$1,000,000; secondary/excess coverage above that limit is potentially available through other carriers but was not pursued by the prior buyer.

**Why this matters to buyers.** Insurability is one of the first questions any thoughtful buyer asks about a rural Southern Oregon MH park. Bigfoot Acres has already been vetted and confirmed insurable by the Oregon FAIR Plan through on-site inspection — not merely a quote from a desk underwriter. A new buyer inherits that established eligibility and can pursue coverage on known terms rather than starting the diligence process from scratch.

## How This Flows Through the Financials

The Seller Pro Forma in the Offering Memorandum carries insurance at **\$1,490** (a 20% escalation on the current liability-only policy) because that reflects the seller's actual in-place cost structure. The Loaded Pro Forma restates insurance to **\$5,611** based on the 2025 Oregon FAIR Plan quote as a reasonable proxy for current-market wildfire-zone pricing. The **\$5,611 quote is not currently binding** — it was tied to the prior buyer and conditions at the time of the 2025 contract — but a new buyer inherits the established FAIR Plan eligibility and the completed remediation work, which is the harder part of the process. Buyers should obtain their own binder quotes early in diligence; the broker can facilitate introductions to the agent who worked the prior transaction.

**Bottom line.** The low historical insurance figure is not evidence of a coverage gap being hidden — it is a straightforward consequence of the seller's owner-operator coverage choice. The substantive insurance finding from the prior contract is positive: the park was independently verified insurable through the Oregon FAIR Plan, the seller completed every remediation item the FAIR Plan asked for, and a \$990,000 property policy at \$5,611 annual premium was ready to bind before the prior buyer pulled out for unrelated reasons.

## 05 · RECONCILIATION

# Sources & Methodology

## HOW TO VERIFY THESE HISTORICALS

## SOURCE OF FIGURES

All 2024 and 2025 actual figures presented in this document are as reported by the seller and reconcile line-for-line to Section 04 (Financial Summary) of the April 2026 Offering Memorandum and Section 02 (Historical & Pro Forma Summary) of the 2026 Pro Forma Standalone Financial Summary. No adjustments, reclassifications, or normalizations have been made to seller-provided actuals in this document.

## ITEMS BUYERS SHOULD REQUEST IN DILIGENCE

Sophisticated buyers verify historical operating statements against primary-source documents. The seller will provide the following upon request as part of the due-diligence package: (i) federal and Oregon state tax returns for the 2024 and 2025 tax years; (ii) operating bank statements covering the 24-month historical period; (iii) full per-unit payment ledgers documenting collection history against each of the 23 spaces; (iv) executed leases and any amendments; (v) utility bills and vendor invoices supporting the expense lines shown above; and (vi) property tax statements from Jackson County.

## ITEMS NOT INCLUDED IN HISTORICALS

Consistent with typical owner-operator reporting, the 2024 and 2025 actuals do not include third-party management fees (the property is owner-operated), imputed labor value for the on-site park manager (who occupies RV pad #12A as a compensation offset), debt service, depreciation, or income-tax effects. NOI as presented is pre-financing, pre-tax, and pre-distribution. Institutional buyers should consult the Loaded Pro Forma view in Section 04 of the Offering Memorandum for a normalized non-owner-operator underwrite.

## RECONCILIATION CHECK

METRIC	THIS DOCUMENT	OM SECTION 04	2026 PF SUPPLEMENT	STATUS
2024 Gross Scheduled Income	\$274,212	\$274,212	\$274,212	Reconciled
2024 Total Operating Expenses	\$76,325	\$76,325	\$76,325	Reconciled
2024 Net Operating Income	\$197,887	\$197,887	\$197,887	Reconciled
2025 Gross Scheduled Income	\$265,676	\$265,676	\$265,676	Reconciled
2025 Total Operating Expenses	\$45,821	\$45,821	\$45,821	Reconciled
2025 Net Operating Income	\$219,855	\$219,855	\$219,855	Reconciled

**Companion materials.** This historicals document, the April 2026 Offering Memorandum, and the 2026 Pro Forma Standalone Financial Summary together constitute the complete financial disclosure package. An editable Excel workbook with live formulas and seller-assumption inputs is available upon request. Buyer representatives are encouraged to contact the listing broker early in diligence to schedule site tours and lender introductions.

## SUPPLEMENT TO THE APRIL 2026 OFFERING MEMORANDUM

# Confidentiality & Contact

*This 2024 & 2025 Historical Financials document is a confidential supplement to the Bigfoot Acres Offering Memorandum dated April 2026. It has been prepared for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to purchase any security or investment interest. The information contained herein has been obtained from sources deemed reliable; however, no representation or warranty, express or implied, is made as to the accuracy or completeness of the information. Prospective purchasers are encouraged to conduct their own independent due diligence.*

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## Bigfoot Acres

11425 Upper Applegate Road · Jacksonville, Oregon 97530

OFFERED AT \$1,750,000

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EXCLUSIVELY PRESENTED BY

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