

OFFERING MEMORANDUM

**99% OCCUPIED
MOBILE HOME PARK
PORTFOLIO SALE
152 CUMULATIVE
SPACES IN 4 PARKS**

LOCATED IN WA & OR

EXCLUSIVELY CO-BROKERED BY
MAJ COMMERCIAL REAL ESTATE &
PARKER BRENNAN REAL ESTATE



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01 THE OFFERING

EXCLUSIVE OFFERING MEMORANDUM

MAJ Commercial Real Estate and Parker Brennan Real Estate are pleased to offer the investment opportunity to acquire a portfolio of four mobile home park communities in Washington and Oregon, consisting of: Trask River Mobile Home Park, Tillamook River Mobile Home Park, Country Estates Mobile Home Park and Riverside Estates Mobile Home Park, all featuring Tenant Owned Homes and at a cumulative 99% occupancy.

LOCATIONS

Washington & Oregon

PARKS

Trask River, Tillamook, OR
Tillamook River, Tillamook, OR
Country Estates, Yakima, WA
Riverside Estates, Washougal, WA

SPACES

152 Cumulative

PRICE

CALL FOR PRICING 360-513-6516

TRASK RIVER MOBILE HOME PARK

PROPERTY ADDRESS

1770 Tillamook
River Road
Tillamook, Oregon

NUMBER OF SPACES

61

OCCUPANCY

100%

PARCEL SIZE

7.22 Acres +/-

PARCEL NUMBER

171682

JURISDICTION

Tillamook County

ZONING

707 - H & B USE
MS PARK

TILLAMOOK RIVER MOBILE HOME PARK

PROPERTY ADDRESS

3370 Gienger Rd
Tillamook, Oregon

NUMBER OF SPACES

12

OCCUPANCY

100%

PARCEL SIZE

1.53 Acres +/-

PARCEL NUMBER

189389

JURISDICTION

Tillamook County

ZONING

707 - H & B USE
MS PARK

COUNTRY ESTATES MOBILE HOME PARK

PROPERTY ADDRESS	2802 Beaudry Rd Yakima, WA
NUMBER OF SPACES	63
OCCUPANCY	100%
PARCEL SIZE	16.07 Acres +/-
PARCEL NUMBER	19120213013
JURISDICTION	Yakima
ZONING	Neighborhood C317

RIVERSIDE ESTATES MOBILE HOME PARK

PROPERTY ADDRESS

755 K Street
Washougal, WA

NUMBER OF SPACES

16

OCCUPANCY

87.5%

PARCEL SIZE

1.45 Acres +/-

PARCEL NUMBER

94685000

JURISDICTION

Washougal

ZONING

RI-15

02 FINANCIAL SUMMARY

EXCLUSIVE OFFERING MEMORANDUM

FINANCIAL OVERVIEW

**NDA REQUIRED
CALL 360-513-6515 OR EMAIL
DUSTIN@PARTNER4RE.COM
TO REQUEST**

**NON-DISCLOSURE
AGREEMENT**

03 PROPERTY PHOTOS

EXCLUSIVE OFFERING MEMORANDUM

PROPERTY PHOTOS



2024 POPULATION

2023 MEDIAN HOUSEHOLD INCOME

2023 MEDIAN AGE

04 AREA OVERVIEW

TILLAMOOK COUNTY, OREGON

27,264

\$66,551

37

Tillamook, Oregon, is a charming coastal town located in Tillamook County along the northern Oregon Coast. Known for its stunning natural beauty, rich dairy industry, and outdoor recreation opportunities, Tillamook attracts visitors year-round.

Geography & Climate. Nestled between the Pacific Ocean and the Coast Range, Tillamook experiences a temperate maritime climate, characterized by cool, wet winters and mild, dry summers.

The lush environment makes it an ideal place for dairy farming, forestry, and outdoor exploration. Tillamook Cheese & Dairy Industry. One of the town's biggest attractions is the Tillamook Creamery, home to the world-famous Tillamook Cheese. The creamery offers self-guided tours, cheese tastings, and a popular café featuring locally made ice cream and dairy products. The region's fertile farmland supports a thriving dairy industry that has been a cornerstone of Tillamook's economy for over a century.

Outdoor Activities & Attraction - Tillamook is a paradise for nature lovers and adventure seekers. Popular outdoor activities include: **Hiking & Camping** – The nearby Tillamook State Forest offers miles of trails and scenic viewpoints. **Beaches & Coastal Views** – Nearby destinations such as Cape Meares, Oceanside, and Cape Lookout provide breathtaking coastal landscapes and hiking trails. **Fishing & Boating** – Tillamook Bay is a prime location for fishing, crabbing, and kayaking. **Scenic Drives** – The Three Capes Scenic Loop takes visitors through some of the most picturesque spots along the Oregon Coast.

Historical & Cultural Significance. Tillamook has a rich history, dating back to the indigenous Tillamook people. In the early 20th century, logging and dairy farming shaped the town's growth. The Tillamook Air Museum, housed in a massive World War II-era blimp hangar, showcases historic aircraft and military artifacts.

Community & Lifestyle. With a small-town feel and a population of around 5,500, Tillamook is known for its friendly residents and strong sense of community. The town hosts events such as the Tillamook County Fair and various farmers' markets that highlight local produce, crafts, and seafood. The economy of Tillamook, OR employs 2.28k people. The largest industries in Tillamook, OR are: Health Care & Social Assistance (491 people), Manufacturing (373 people), and Accommodation & Food Services (366 people), and the highest paying industries are Real Estate & Rental & Leasing (\$120,760), Finance & Insurance, & Real Estate & Rental & Leasing (\$120,422), and Wholesale Trade (\$75,938).

From 2022 to 2023, employment in Tillamook, OR grew at a rate of 4.92%, from 2.18k employees to 2.28k employees. The most common job groups, by number of people living in Tillamook, OR, are Food Preparation & Serving Related Occupations (266 people), Office & Administrative Support Occupations (245 people), and Sales & Related Occupations (238 people).

AREA OVERVIEW

WASHOUGAL, WASHINGTON

2025 POPULATION
18,028

2023 MEDIAN HOUSEHOLD INCOME
\$106,368

2023 MEDIAN AGE
38

Nestled along the north shore of the Columbia River Gorge in rapidly growing Clark County, Washougal offers a unique blend of small-town charm, natural beauty, and proximity to major metropolitan amenities. Located just minutes from both Vancouver and Portland, Washougal has become an increasingly desirable destination for residents and businesses seeking a high quality of life with convenient regional access. The community continues to experience steady population growth, fueled by strong housing demand, expanding employment opportunities, and continued migration into Southwest Washington.

Washougal benefits from strong household incomes and favorable demographics that support long-term residential and commercial growth. Current population estimates place the city near 18,000 residents, with continued annual growth trends and a median household income exceeding \$100,000 annually – significantly above national averages. The area is known for attracting professionals, families, and outdoor enthusiasts seeking a balance between urban accessibility and Pacific Northwest recreation. The community is widely recognized for its exceptional outdoor amenities and scenic surroundings. Residents enjoy immediate access to the Columbia River, the Columbia River Gorge, and numerous recreational destinations including hiking, boating, fishing, mountain biking, and camping. Nearby attractions such as the Washougal River, Steigerwald Lake National Wildlife Refuge, and countless Gorge recreation areas make the city highly attractive to active households and visitors alike. Local feedback consistently highlights the area's outdoor lifestyle, strong sense of community, and access to regional employment centers throughout Vancouver and the Portland metro area.

In addition to its natural amenities, Washougal continues to benefit from ongoing residential investment and regional growth throughout Clark County. The city offers a quieter, more suburban alternative to Portland while maintaining convenient access to Portland International Airport, Interstate 205, and major employment corridors. Continued investment in infrastructure, schools, housing, and community facilities has positioned Washougal as one of Southwest Washington's emerging growth markets with long-term appeal for both residents and investors.

AREA OVERVIEW

YAKIMA, WASHINGTON

2025 POPULATION
97,458

2025 MEDIAN HOUSEHOLD INCOME
\$62,815

2025 MEDIAN AGE
34

Located in the heart of Central Washington, the City of Yakima serves as the economic and cultural hub of the Yakima Valley and continues to attract residents, businesses, and investment from across the Pacific Northwest. Known for its strong agricultural economy, affordable cost of living, and access to year-round outdoor recreation, Yakima offers an appealing combination of business opportunity and quality of life. The city's strategic location along Interstate 82 provides convenient connectivity to Seattle, Portland, Spokane, and the broader Western United States.

Yakima is home to approximately 97,000 residents, while the greater Yakima Metropolitan Statistical Area exceeds 260,000 people, supporting a strong regional consumer base and workforce. The community continues to benefit from steady population growth, a diverse labor force, and an expanding housing market. Median household incomes in the Yakima area range from approximately \$62,000 within the city to more than \$70,000 throughout the metro area, providing a stable foundation for residential and commercial development. The city also maintains a relatively young demographic profile, with a median age of approximately 34 years, supporting long-term workforce sustainability and household formation.

Yakima is nationally recognized for its thriving agricultural and wine industries, producing world-renowned hops, apples, cherries, and wine grapes. The region is often referred to as one of the premier agricultural valleys in the country and has become an increasingly popular destination for wine tourism, breweries, and farm-to-table dining experiences. The Yakima Valley is home to numerous wineries, tasting rooms, breweries, and local events that continue to draw visitors year-round. Community feedback frequently highlights the area's wineries, outdoor recreation, and family-oriented lifestyle as major draws for residents and visitors alike.

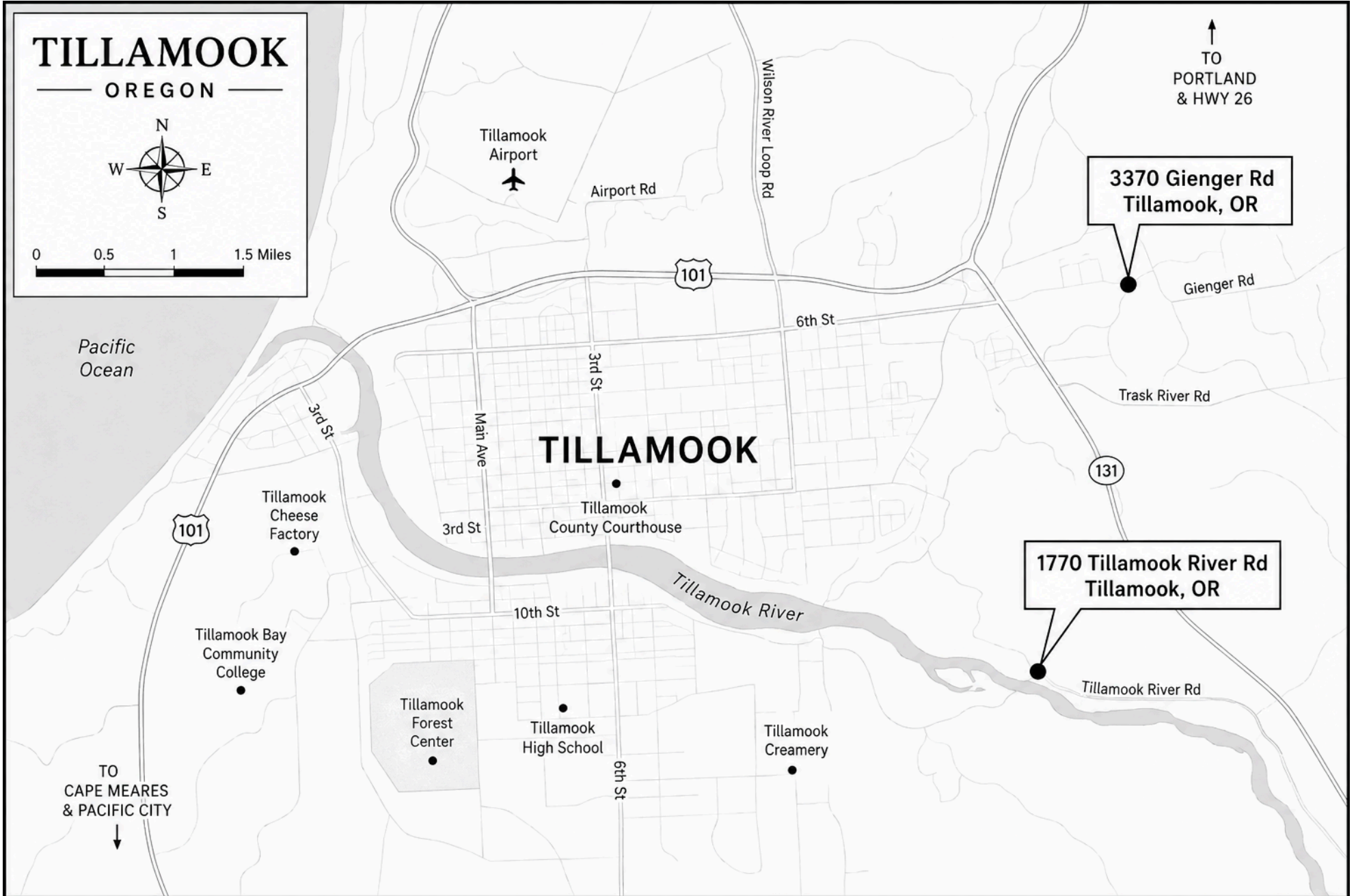
Outdoor recreation is a major amenity throughout the Yakima Valley, with residents enjoying immediate access to hiking, fishing, camping, skiing, boating, and river recreation. Nearby destinations including the Cascade Mountains, Yakima River Canyon, Rimrock Lake, and White Pass Ski Area provide abundant recreational opportunities within a short drive of the city. Yakima also benefits from more than 300 days of sunshine annually, making it one of Washington's sunniest communities and highly attractive for both residential living and tourism.

In addition to its recreational amenities, Yakima continues to see ongoing investment in healthcare, education, industrial development, and infrastructure improvements. Major regional employers include healthcare systems, food processing companies, agricultural operations, logistics providers, and educational institutions, creating a diverse economic base for continued long-term growth. Combined with its affordability, central location, and expanding regional economy, Yakima remains one of Central Washington's most attractive emerging markets for residential and commercial development opportunities.

05 PARK LOCATION MAPS



AREA MAP



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