

Central Rogue MHC

515 E. Main Street, Rogue River, OR 97537



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Central Rogue MHC

515 E. Main Street
Rogue River, OR 97537

Asking Price:

\$4,295,000

Property Overview:

Price	\$4,295,000
Number of Spaces	34
Price Per Space	\$126,324
Lot Size	6.62 Acres
Spaces per Acre	6
Occupancy	100%

Property Highlights:

- Age Restricted Community
- Municipal Water & Sewer
- Streets resurfaced February 2019
- Single Family Home is on a .29 acre separate tax lot
- Sale includes a .17 acre separate tax lot with C-1 commercial zoning

Rogue River Housing Metrics:

Median Home Value	\$549,000
Median stick-built Home Price	\$599,000
Average 1-Bedroom Rent	\$860-\$920
Average 2-Bedroom Rent	\$1,525-\$1,750



Operating Statement

Income	Current		Pro Forma		Per Space	Notes
Gross Potential Site Rent	310,591		329,227		9,683	
Physical Vacancy	(9,318)	3.0%	(9,877)	3.0%	(290)	
Total Vacancy	(\$9,318)	3.0%	(\$9,877)	3.0%	(\$290)	
Effective Rental Income	301,274		319,350		9,393	
Other Income						
Utility Income	15,894		17,641		519	
All Other Income	1,539		1,585		47	
Total Other Income	\$17,433		\$19,226		\$565	
Effective Gross Income	\$318,707		\$338,576		\$9,958	

Expenses	Current		Pro Forma		Per Space	Notes
Real Estate Taxes	11,244		11,581		341	
Insurance	6,399		6,591		194	
Utilities	37,286		38,405		1,130	
Repairs & Maintenance	8,500		8,755		258	
Payroll	6,000		6,180		182	
General & Administrative	3,400		3,502		103	
Operating Reserves					0	
Management Fee	12,748	4.0%	13,543	4.0%	398	
Total Expenses	\$85,577		\$88,557		\$2,605	
Expenses as % of EGI	26.9%		26.2%			
Net Operating Income	\$233,129		\$250,019		\$7,353	

Pro Forma Notes:

-Pro Forma assumes 6% rent increase in year 2 of ownership (February 2027 most units eligible for annual increase)

-Pro Forma assumes 3% increase in all expenses



Rent Roll Summary as of November 2025

Space	Space Type	Current Site Rent / Month	Current Home Rent / Month	Total Current Rent / Month	Scheduled Rent / Month	Potential Rent / Month
1	Rental - MH: Occupied	\$850	N/A	\$850	\$850	\$850
2	Rental - MH: Occupied	\$611	N/A	\$611	\$611	\$611
3	Rental - MH: Occupied	\$627	N/A	\$627	\$627	\$627
4	Rental - MH: Occupied	\$588	N/A	\$588	\$588	\$588
5	Rental - MH: Occupied	\$556	N/A	\$556	\$556	\$556
6	Rental - MH: Occupied	\$620	N/A	\$620	\$620	\$620
7	Rental - MH: Occupied	\$604	N/A	\$604	\$604	\$604
8	Rental - MH: Occupied	\$559	N/A	\$559	\$559	\$559
9	Rental - MH: Occupied	\$591	N/A	\$591	\$591	\$591
10	Rental - MH: Occupied	\$847	N/A	\$847	\$847	\$847
11	Rental - MH: Occupied	\$627	N/A	\$627	\$627	\$627
12	Rental - MH: Occupied	\$627	N/A	\$627	\$627	\$627
13	Rental - MH: Occupied	\$627	N/A	\$627	\$627	\$627
14	Rental - MH: Occupied	\$627	N/A	\$627	\$627	\$627
15	Rental - MH: Occupied	\$627	N/A	\$627	\$627	\$627
16	Rental - MH: Occupied	\$850	N/A	\$850	\$850	\$850
17	Rental - MH: Occupied	\$901	N/A	\$901	\$901	\$901
18	Rental - MH: Occupied	\$596	N/A	\$596	\$596	\$596
19	Rental - MH: Occupied	\$850	N/A	\$850	\$850	\$850
20	Rental - POH - MH - Occupied	\$2,250	N/A	\$2,250	\$2,250	\$2,250
21	Rental - MH: Occupied	\$825	N/A	\$825	\$825	\$825
22	Rental - MH: Occupied	\$620	N/A	\$620	\$620	\$620
23	Rental - MH: Occupied	\$593	N/A	\$593	\$593	\$593
24	Rental - POH will be sold prior to COE	\$950	N/A	\$950	\$950	\$950
25	Rental - MH: Occupied	\$604	N/A	\$604	\$604	\$604
26	Rental - MH: Occupied	\$604	N/A	\$604	\$604	\$604
27	Rental - MH: Occupied	\$570	N/A	\$570	\$570	\$570
28	Rental - MH: Occupied	\$627	N/A	\$627	\$627	\$627
29	Rental - MH: Occupied	\$549	N/A	\$549	\$549	\$549
30	Rental - POH will be sold prior to COE	\$950	N/A	\$950	\$950	\$950
31	Rental - MH: Occupied	\$604	N/A	\$604	\$604	\$604
32	Rental - MH: Occupied	\$825	N/A	\$825	\$825	\$825
33	Rental - MH: Occupied	\$627	N/A	\$627	\$627	\$627
34	Rental - POH - SFR: Occupied	\$1,900	N/A	\$1,900	\$1,900	\$1,900
Total		\$25,883	\$0	\$25,883	\$25,883	\$25,883





Photos



Photos



Central Rogue MHC

Property Overview

Central Rogue MHC is an age restricted 55+ mobile home park comprised of 33 mobile homes and 1 single family residence in the city of Rogue River, OR. The city of Rogue River is in western Jackson County, on the north side of the Rogue River. Interstate 5 passes through the south side of the city, running along the north bank of the river.

The 1800 sq. ft. 3 bedroom/ 2-bathroom single family home also included in the sale is on a separate parcel and could either be kept as a rental or spun off.

The roads in the park were resurfaced at the beginning of 2019 and the water & sewer are provided by the city of Rogue River and are largely paid for by current ownership. Of the 34 total units only 12 are paying for utilities. With turnover those costs could be passed on to new residents in addition to bringing those units to market rents (currently \$950).

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