



Bigfoot Acres

11425 Upper Applegate Road · Jacksonville, Oregon 97530 · Offered at \$1,750,000

10.19 ACRES · 23 → 25 SPACES · SELLER-FUNDED RV-PAD UPGRADE UNDERWAY

Bigfoot Acres is a stabilized, cash-flowing mobile home and RV park on 10.19 acres in Oregon's Applegate Valley, about 25 minutes from Medford. Twenty-three income streams across manufactured homes, stick-built residences, and RV pads produce \$301,524 of in-place scheduled income, and a seller-funded RV-pad conversion already underway takes the park to 25 spaces while shedding two of its oldest park-owned homes. The park sits on the daily route to Applegate Lake and the valley's wine trail, in a rural submarket where affordable-housing vacancy runs under 3%. With a 2024–2025 water-system rebuild, an engineered community septic, insurance coverage being bound, and county-discussed expansion optionality, the value story sits in the fundamentals — a well-run rural asset priced to a 12.6% trailing cap.

OFFERING PRICE

\$1.75M

2025 ACTUAL NOI

\$219.9K

Trailing 12-month

TRAILING CAP

12.6%

2025 seller basis

FULLY-LOADED CAP

~11.6%

Mgmt, reserves, insurance

Investment Highlights

- ♦ **Strong in-place yield.** 12.6% cap on 2025 actual NOI — and still ahead of comparable park sales on a fully-loaded basis (management, reserves, and insurance).
- ♦ **Income already at market.** Turnover has reset rents to market, so value rests on in-place income rather than projected rent growth.
- ♦ **Seller-funded RV conversion.** At his own cost, the two oldest homes (#11 & #14) become four RV pads — taking the park to 25 spaces and adding ~\$5,600 the buyer inherits.
- ♦ **Capital already in the ground.** Two wells with new pumps (2025), a 2024-built pump house with chlorination, a 5,000-gallon holding tank, and an engineered 1995 community septic serviced 2022 — no near-term water or septic capital in the current configuration.
- ♦ **Insurability solved.** Coverage being bound through A-rated carriers, with the Oregon FAIR Plan path also open at closing — the variable that stalls older rural-Oregon parks, already cleared.
- ♦ **Workforce & recreation demand.** ~25 minutes to Medford on the route to Applegate Lake and the wine trail; year-round workforce plus seasonal RV demand, area vacancy under 3%.
- ♦ **Room to grow — unentitled.** County conversations indicated room for up to 10 more MH or 20 more RV spaces, subject to CUP and water/septic review — upside, not priced in.
- ♦ **A built, operating asset.** Income from day one — a cash-flowing community, not a development project.

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