

Ponderosa Mobile Home Park

8460 SE Clatsop Street, Happy Valley, Oregon
\$975,000 | 12 Spaces | Portland MSA | Clackamas County



EXCLUSIVELY LISTED BY



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COLUMBIA EQUITY ADVISORS

Specializing in Mobile Home & RV Park Sales & Management

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**FAMILY PARTNERSHIP
50+ YEARS COMBINED
MULTI-FAMILY EXPERIENCE**



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SOLD!
115 SPACES
MEDFORD, OR

SOLD!
46 SPACES
SAN SIMEON, CA

SOLD!
98 SPACES
CENTRALIA, WA

SOLD!
30 SPACES
LONGBEACH, WA

SOLD!
86 SPACES
KLAMATH FALLS, OR

SOLD!
33 SPACES
LONGBVIEW, WA

SOLD!
30 SPACES
RIDDLE, OR

SOLD!
26 SPACES
ENTERPRISE, OR

OFFERING SUMMARY

Ponderosa RV Park

A community for Mobile Homes, Tiny Homes & RVs

Priced under \$1M in the high-barrier Portland metro market, this 12-space mobile home park delivers immediate cash flow on city water and city sewer, with significant value-add upside through infilling remaining vacancies with high-demand tiny homes or RVs. The lease-up is currently in progress after vacating the park in 2025 for community-wide upgrades.

Strategically situated in Clackamas County, the asset circumvents strict Multnomah County regulations while maintaining a highly desirable, close-in location. Furthermore, its under-30-space exemption unlocks a massive regulatory advantage, legally permitting a 9.5% rent increase in 2026 – significantly outperforming the 6% cap imposed on larger parks.

Operational overhead is exceptionally low with 100% tenant-paid utilities and a brand-new electrical infrastructure completed in 2025.

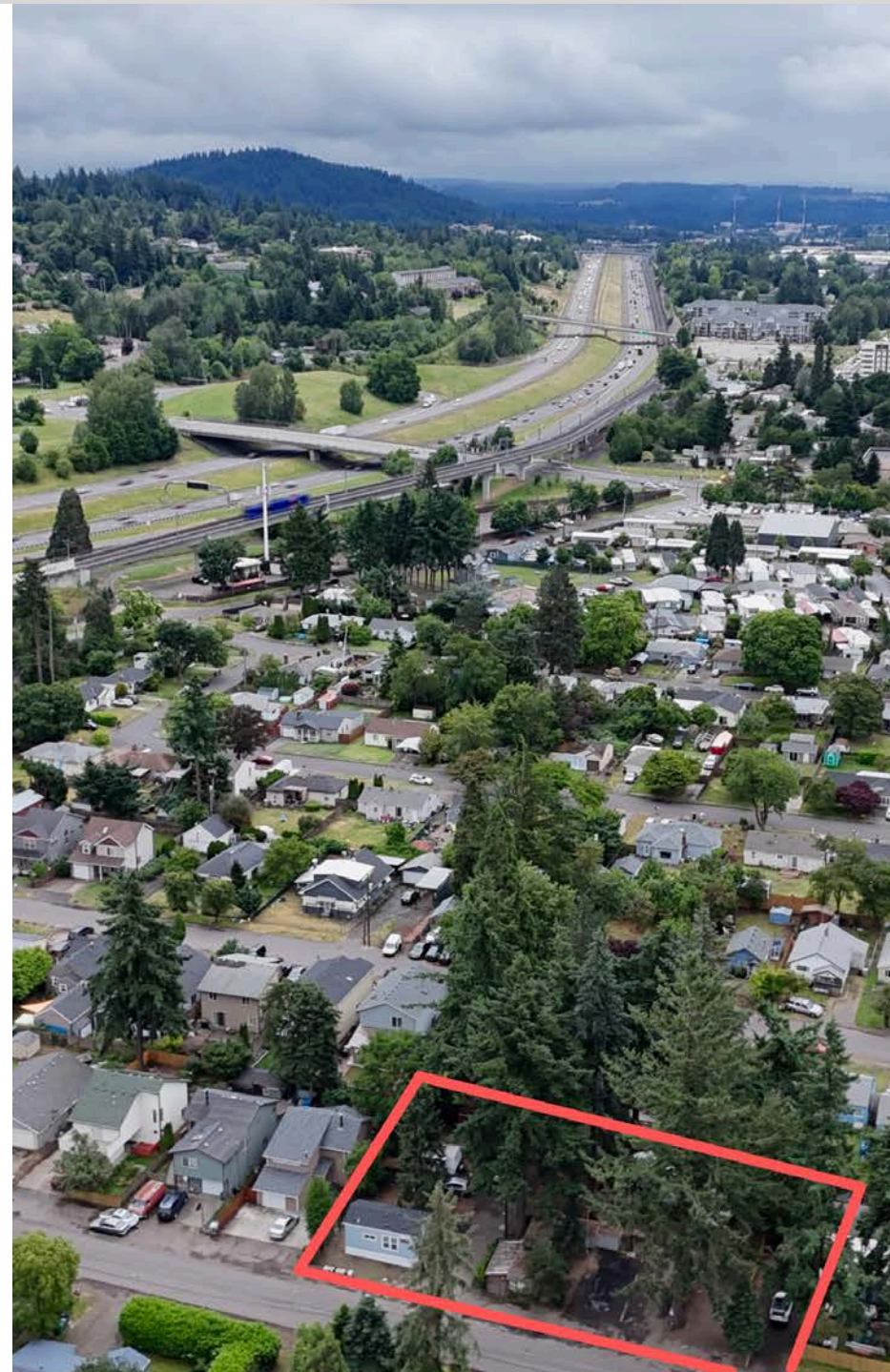
This turnkey investment is enhanced by flexible seller financing available at 50% down.



INVESTMENT OVERVIEW

Ponderosa RV Park

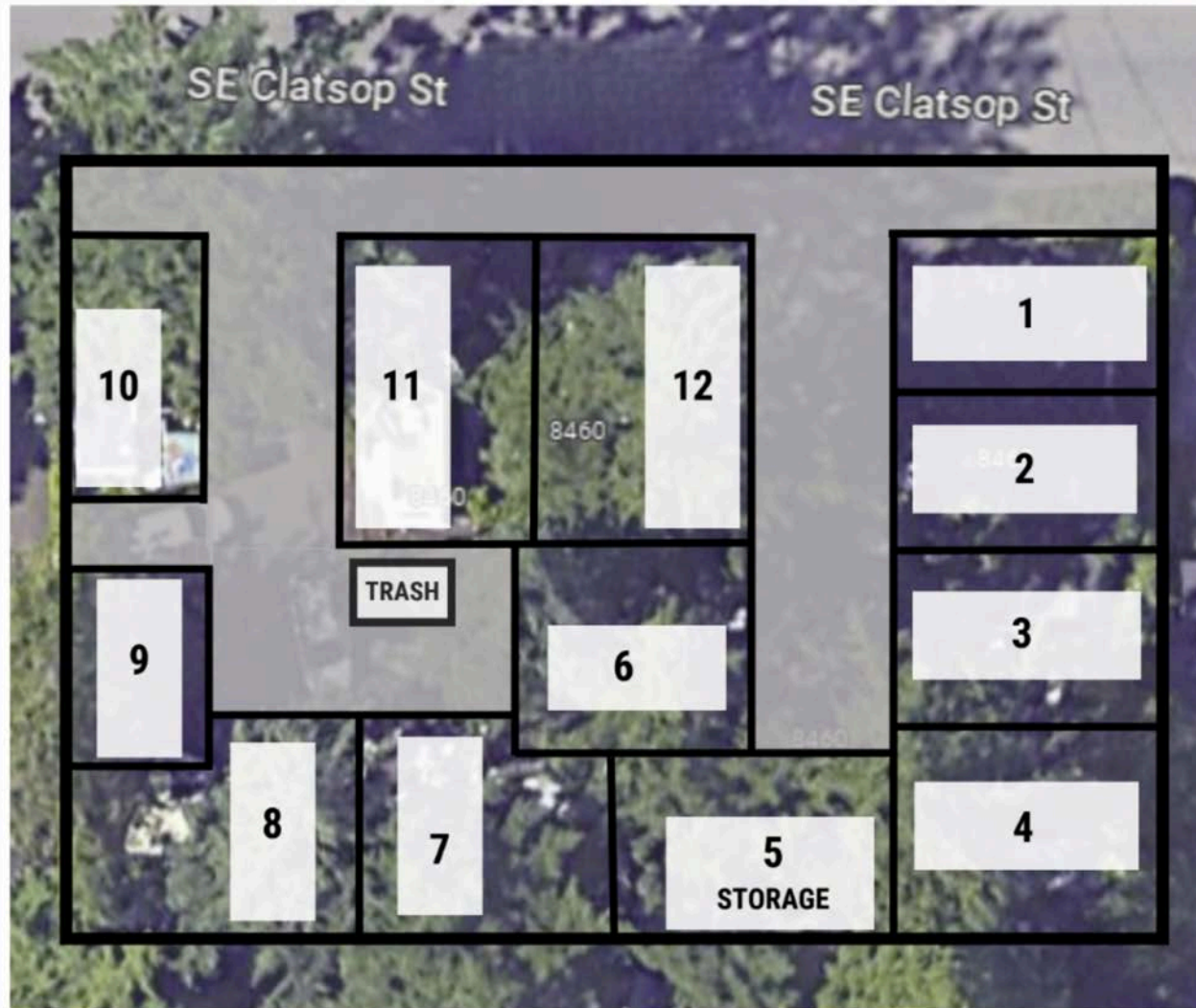
Address	8460 SE Clatsop St., Happy Valley, OR
Tax ID Number	00045178
Number of Lots	12
Total Land Size	0.35 Acres
Zone	R-5
Type	All Ages
Roads	Paved
Average Lot Rent	\$893 + Utilities
Asking Lot Rent	\$910 + Utilities
Occupancy	60%
Rent Control	State level for parks under 30 spaces
Last Rent Increase	8/1/26
Utilities	City Water/City Sewer
Utilities Included In Rent	None
Utilities Paid by Tenant	Water, Sewer & Garbage



PROPERTY PHOTOS



SITE MAP

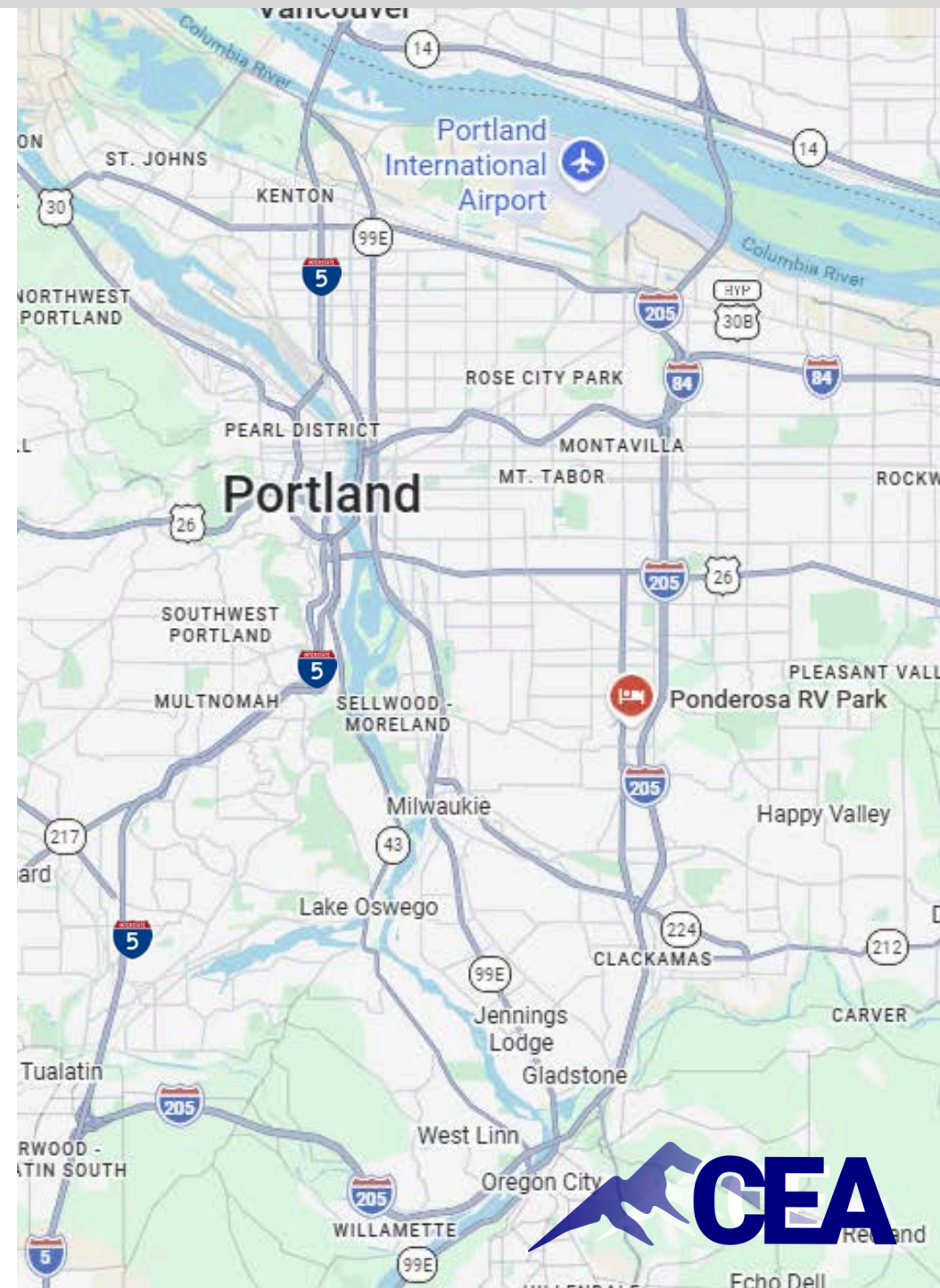


Portland, Oregon MSA

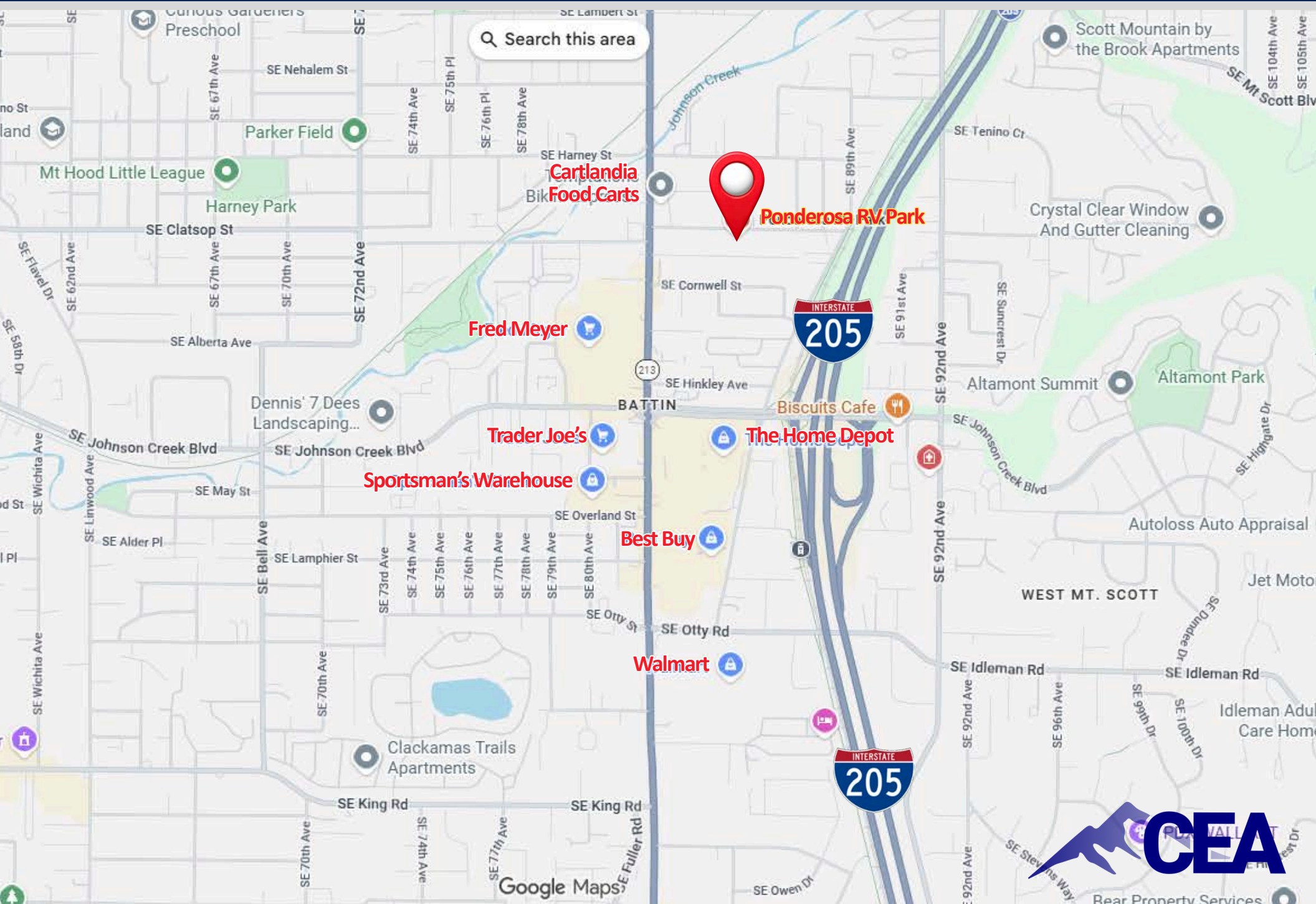
City - Subject property	Happy Valley
County - Subject property	Clackamas
Portland MSA Population	2.54 million residents
10-Yr Population Growth	+9.7%
Median Home Price	\$555,000
Median Rent	\$1,685

Major Employers & Industry Strengths

- **Athletic & Outdoor:** Home to over 600 companies, this sector generates a significant portion of the region's wages, led by industry giant Nike and regional hubs for Columbia Sportswear, Adidas, and Under Armour.
- **Tech & Manufacturing:** Known as the "Silicon Forest," the area is highly driven by semiconductor and high-tech manufacturing, anchored by major employers like Intel and various supply-chain innovators.
- **Healthcare:** Large regional networks like Providence Health & Services, Legacy Health, and Oregon Health & Science University (OHSU) serve as some of the area's top employers.



LOCATION



Current Rent Roll - Actuals

Space #	Occupancy	Occupancy Type	Rent	Utility Charge	Other Charge	Total Charge
1	Occupied	Tiny Home	\$1,500.00	\$82.83	\$35.00	\$1,617.83
2	Vacant	Tiny Home	\$0.00	\$0.00	\$0.00	\$0.00
3	Occupied	RV	\$800.00	\$82.83	\$0.00	\$882.83
4	Vacant	Vacant	\$0.00	\$0.00	\$0.00	\$0.00
5	Vacant	1 Bed/1 Bath House	\$0.00	\$0.00	\$0.00	\$0.00
6	Occupied	RV	\$790.00	\$82.83	\$0.00	\$872.83
7	Occupied	RV	\$657.00	\$82.83	\$0.00	\$739.83
8	Occupied	RV	\$910.00	\$82.83	\$0.00	\$992.83
9	Vacant	Vacant	\$0.00	\$0.00	\$0.00	\$0.00
10	Occupied	RV	\$800.00	\$82.83	\$0.00	\$882.83
11	Occupied	RV	\$800.00	\$82.83	\$0.00	\$882.83
12	Vacant	Mobile Home	\$0.00	\$0.00	\$0.00	\$0.00
Total			\$6,257.00	\$579.81	\$35.00	\$6,871.81

Proforma Rent Roll

Space #	Occupancy	Occupancy Type	Rent	Utility Charge	Other Charge	Total Charge
1	Occupied	Tiny Home	\$1,500.00	\$82.83	\$35.00	\$1,617.83
2	Vacant	Tiny Home	\$850.00	\$82.83	\$0.00	\$932.83
3	Occupied	RV	\$800.00	\$82.83	\$0.00	\$882.83
4	Vacant	Vacant	\$850.00	\$82.83	\$0.00	\$932.83
5	Vacant	1 Bed/1 Bath House	\$850.00	\$82.83	\$0.00	\$932.83
6	Occupied	RV	\$790.00	\$82.83	\$0.00	\$872.83
7	Occupied	RV	\$657.00	\$82.83	\$0.00	\$739.83
8	Occupied	RV	\$910.00	\$82.83	\$0.00	\$992.83
9	Occupied	RV	\$850.00	\$82.83	\$0.00	\$932.83
10	Vacant	Vacant	\$800.00	\$82.83	\$0.00	\$882.83
11	Occupied	RV	\$800.00	\$82.83	\$0.00	\$882.83
12	Vacant	Mobile Home	\$850.00	\$82.83	\$0.00	\$932.83
Monthly Total			\$10,507.00	\$993.96	\$35.00	\$11,535.96
Annual Total			\$126,084.00	\$11,927.52	\$420.00	\$138,431.52



FINANCIAL ANALYSIS

Profit & Loss

	2026 - Annualized Actuals	Comments	Year 1 - Proforma	Comments
INCOME				
Rent	\$75,084	Park vacated in 2025, lease up in progress	\$126,084	Complete lease up
Utility Reimbursement	6,958	Actual - water, sewer & garbage billed back	11,928	
Other Income	3,480	Actual	3,480	
Vacancy Loss	0	Included in Collected Rent	-14,149	10%
Total Income	\$85,522		\$127,342	
EXPENSES				
Taxes	5,084	Actual	5,084	
Management Fee	11,040	Actual	11,040	
Advertising	29	Actual	29	
Insurance	2,429	Actual	2,429	
Legal	936	Actual	936	
Repairs & Maintenance	336	Actual	336	
Landscaping	2,511	Actual	2,511	
Utilities - Garbage	2,170	Actual	2,170	
Utilities - City Water	4,038	Actual	4,038	
Utilities - City Sewer	1,567	Actual	1,567	
Admin - Other	577	Actual	577	
Total Expenses	\$30,716	36% Expense Ratio	\$30,716	
NET OPERATING INCOME	\$54,806		\$96,626	



Debt Service & Return

Debt Service & Buyer Return	Current	Proforma
Purchase Price	\$975,000	
Price Per Unit	\$81,250	
NOI	\$54,806	\$96,626
Cap Rate	5.62%	9.91%
Down Payment (50%)	\$487,500	
Seller Financing Loan	\$487,500	
Debt Service (6%, IO)	\$29,250	
Cash Flow After Debt Service	\$25,556	\$67,376
Cash on Cash Return	5.24%	13.82%





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