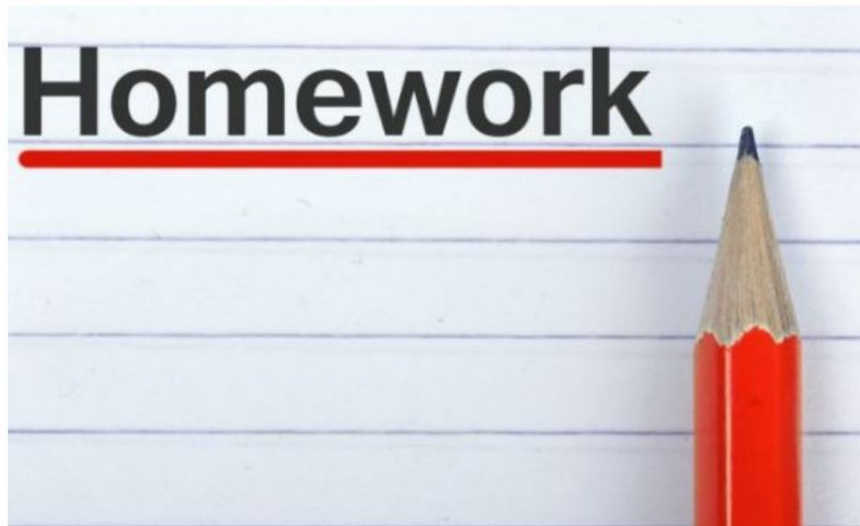
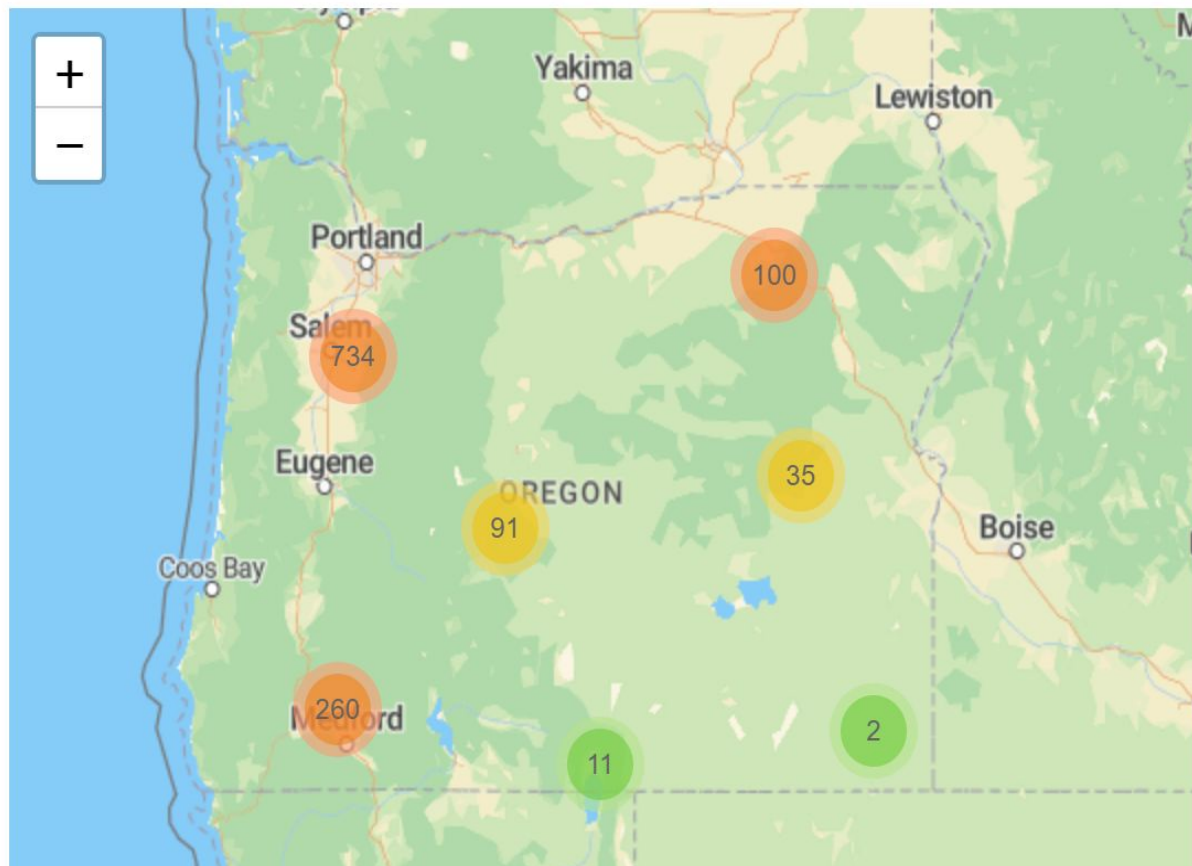


MPH week 1 Homework



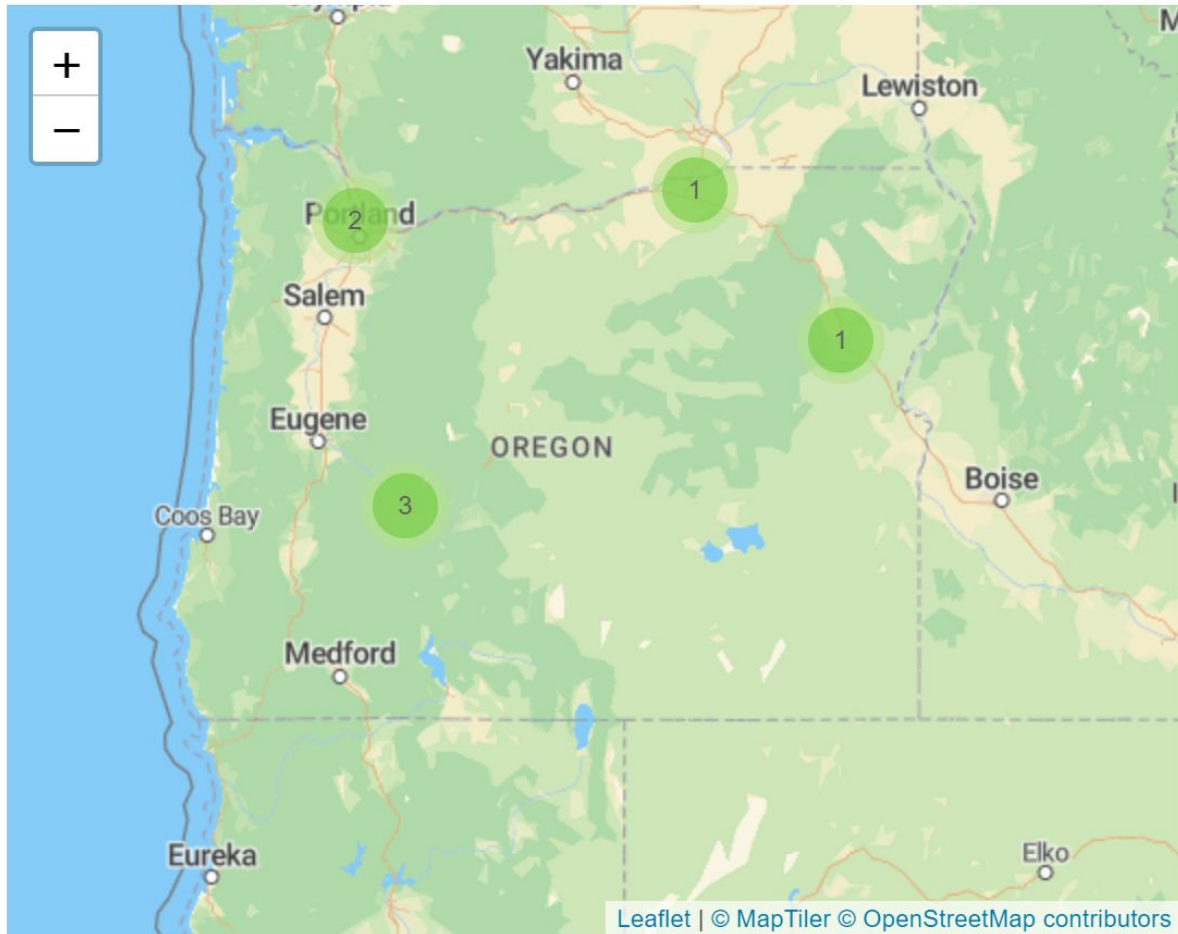
查询你所在的城市方圆一千公里范围内有多少Mobile Home Park?

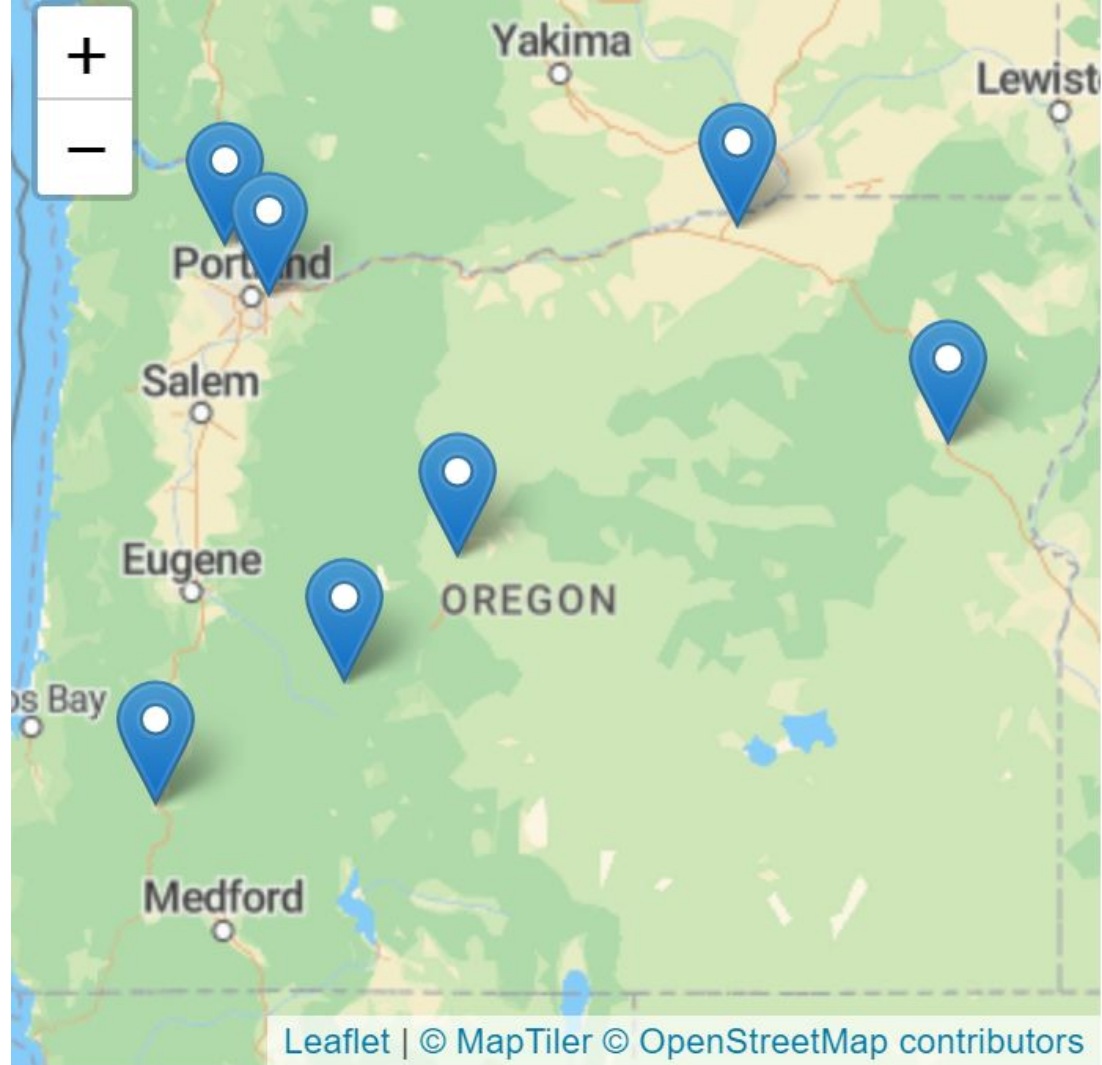
Mobile Home Parks in Oregon (OR)



All Mobile Home Park in Oregon (1,424)

Mobile Home Parks for Sale in Oregon: 7 Listed







Country Home Mobile Home Park

📍 6175 Southwest Mc Vey Avenue
Redmond, OR 97756

All Age Community 15 Lots

Country Home Mobile Park is a 15 space mobile home community located in Redmond, Oregon. This park has been well maintained by the current owner since 2006. Some of the upgrades include six newer homes, 25 trees and complete sprinkler system, five ac...



Cherry Grove Mobile Home Park

📍 9035 Southeast Division Street
Portland, OR 97266

All Age Community

Marcus & Millichap is pleased to present the opportunity to acquire a 27 unit mobile home park located at 9035 SE Division St, Portland, Oregon. Of the 27 units, there are a mix of mobile homes, studio apartments, RVs, and one single family home....



Foley Court Mobile Home Park

📍 276 East Newport Avenue
Hermiston, OR 97838

55+ Community 10 Lots 🗑️ 👕

Foley Court Mobile Home Park is Quality 10 space Senior Community located in downtown Hermiston, Oregon (30 miles from Kennewick, WA). Property operates on City Services and covers approx. 1-acre parcel. This owner operated Park offers a stable long...



Cedar Tree

📍 Scappoose, OR 97056

28 spaces bordering a creek in Scappoose Oregon, 25 minutes from Portland. 100% occupancy and 100% historic collections including March-July 2020. Trouble free well and septic. In a Flood plain but hasn't flooded. Ten year Seller financing at 4.5%. ...

Pricing

Price	\$1,360,000	
Down Payment	\$ 476,000	
Cap Rate	5.9%	
Price Per Space	\$50,370	calculated on 27 sp
Cash on Cash Return	5.6 %	

Income

# of Spaces	Space Type	Rent Range	Total Monthly
27	SW & DW	\$435/month	\$11,745
		as of 7/1/2020	
1	small space	\$175/month	\$175
			\$11,920

Financing

Seller 1st Loan	\$884,000
Interest Rate	4.5% Fixed
Amortization	30 years
Due Date	10 years

INCOME

Gross Scheduled Rent	\$143,040
Less vacancy 1%	\$1,430
Effective Gross Income	\$141,610
Less Expenses 43%	\$61,279
Net Operating Income	\$80,331
Less Debt Service	\$53,749
Cash Flow 5.6%	\$26,582
Principal Reduction	\$14,261
Total Return 8.6%	\$40,843

EXPENSES See Notes

Property Tax	\$4,200
Insurance	\$3,473
Water,Garbage,Electricity	\$22,791
Manager Salary	\$6,000
Manager space	\$5,300
Payroll Tax	\$1,806
Repairs and Maintenance	\$8,371
Legal and Professional	\$1,539
Supplies	\$3,200
Worker's Comp	\$300
Reserves	\$4,299
Total Expenses 42.8% \$2,270/sp	

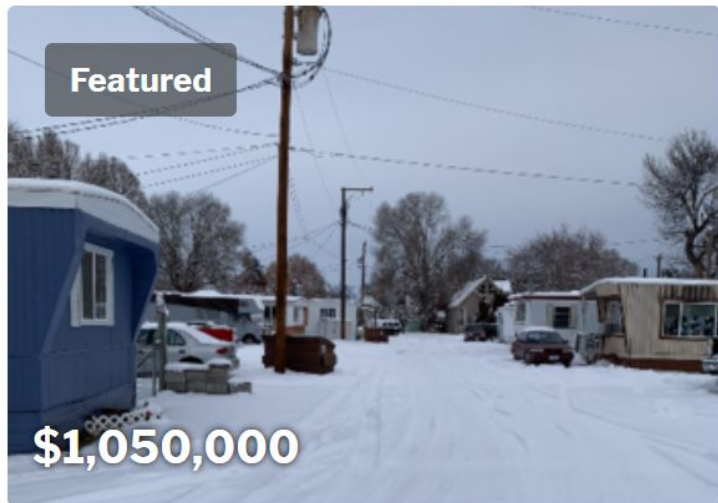


10% CAP!! Mobile Home/RV Park 33 Space ...

📍 5558 Willow Grove Road
Longview, WA 98632

All Age Community 33 Lots 🏠 ♿

Investment Overview: Mobile Home/RV Park 33 Space
Long-Term Tenants (no overnights allowed) 31 RV
spaces, 1 Park Owned Apt., 1 Park Owned - Mobile Home
100% Occupied -The only park owned Mobile Home is
occupied by the on-site manager and has been ...



Oregon Trail Plaza

📍 1695 Auburn Ave
Baker City, OR 97814

All Age Community 40 Lots

Marcus and Millichap is pleased to present for sale and opportunity to acquire a mobile home park located in Baker City, Oregon. Oregon Trail Plaza is a paved with 34 total spaces, there are 4 vacant spaces, 25 park owned, and 5 tenant owned. The pa...



Shelter Cove RV Resort

📍 Oregon 58

Crescent, OR 97733

- Shelter Cove Resort & Marina sits in a lush environment on Odell Lake deep in the Deschutes National Forest near several hiking trails, ski resorts, and other outdoor adventures. The property is less than a 10-minute drive to the Willamette Pas...

Price: \$1,360,000

Purchase Method: Seller Financing

Cap Rate: 5.9%

Property ID: 1288804

Posted On: Jul 14, 2020

Updated On: Jul 31, 2020

28 spaces bordering a creek in Scappoose Oregon, 25 minutes from Portland. 100% occupancy and 100% historic collections including March-July 2020. Trouble free well and septic. In a Flood plain but hasn't flooded. Ten year Seller financing at 4.5%. See attached package.

Owner will consider reasonable offers

Jeff 415 963 3050



Old Hotel Trailer Court

📍 334 East 5th Avenue
Riddle, OR 97469

All Age Community 30 Lots 🏠

Columbia Equity Advisors is pleased to offer the Old Hotel Trailer Court for sale. It is located along Interstate 5, just south of Roseburg, in the quaint city of Riddle, Douglas County Oregon. The popular Seven Feathers Casino &

Price: \$1,400,000

Purchase Method: Cash, New Loan

Cap Rate: 7.5%

Property ID: 1284840

Posted On: Jul 8, 2020

Updated On: Jul 22, 2020

Park Information

Community Type:	All Age
Number of MH Lots:	30
Total Occupancy:	100.0 %

Financial Information (Actual)

Gross Income	\$187,320
Operating Expense	\$78,300
Net Operating Income	\$104,340
Expense Ratio	41.8 %
Debt Info	

Utility Information

Water:	City
Water Paid By:	Park

Park-Owned Homes

Number of Park-owned Homes:	0
-----------------------------	---

Jones Mobile Home Park

📍 245 Tower Rd., Castle Rock, WA 98611

For Sale

\$799,900



Contact Information

Dave Hilbert

Real Estate 2000 Corp.

CONTACT BROKER



MY ADU



Backyard homes to fit your needs





Jones Mobile Home Park

📍 245 Tower Rd.

Castle Rock, WA 98611

6 Lots

Great Mini Mobile Home Park on 8.37 Acres in Beautiful Castle Rock, WA. Four Owned Mobiles Included and Two Leased Spaces. Additional View Acreage Included for Possible Expansion, Horses and Development. Park-like Setting with Terraced Lots Between U...

Number of MH Lots:	6
Total Occupancy:	100.0 %
Year Built:	1971
Average MH Lot Rent:	\$750
Size:	8 acre(s)

Singlewide Lots:	5
Doublewide Lots:	1

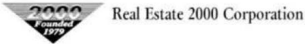
Utility Information

Water:	Well
Water Paid By:	Park
Sewer:	Septic

Park-Owned Homes

Number of Park-owned Homes:	4
Average Rent for Park-owned Homes:	\$892

245 Tower Road
245 Tower Rd Castle Rock WA 98611
Listing #: 601907 | Status: Available |



For Sale
245 Tower Rd Castle Rock WA 98611



Listing Information	
Price	
Listing Price	\$ 799,900
\$/SF	\$ 145.09
Selling Ofc Com	
Listing Status	Available
Days On Market	266
Asset Class	Mobile Home Park

Surveys Available	
Boundary	Yes

Investment Information	
Investment Type	Proforma
Investment Prop	Yes
Gross Income	\$ 54,240
Vacancy Factor %	0.00%
Operating Expenses	\$ 3,900
Net Operating Income	\$ 50,340
CAP Rate	6.29 %

Documents (Num of Years Available)	
Financing Available	Yes

Detail Listing Information	
Min Total SF	350
Max Total SF	1,522
Lease Rate Low	\$ 275.00
Lease Rate High	\$ 975.00
Heat Source	Electricity

Property Information	
Building Information	
Building Status	Existing
# of Buildings	6
# of Floors	1
Total Building Sq/ft	5,513
Lot Sq/ft	364,597
Acres	8.37

Property Type	
Property Type	Mobile Home Park

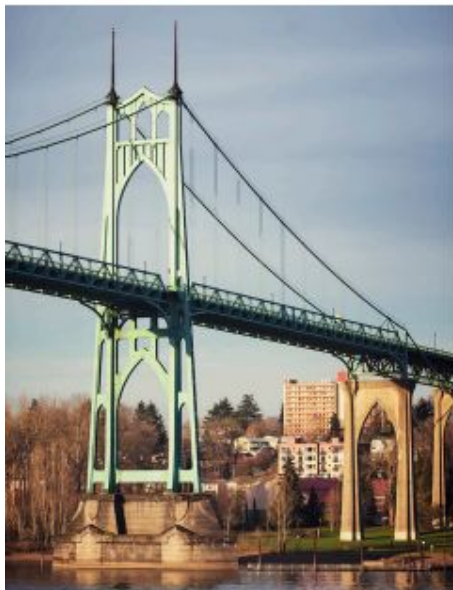
Location	
County	Cowlitz
Market Area	Cowlitz County
Tax ID #	WK3610005

Construction	
Year Built	1971

Agent Information	
Showing Instructions	
Call Listing Agent	Yes
Use Discretion	No
David Hilbert	
(425) 280-6543	

1. 人口。目前人口数, 过去十年的人口年增长率

Portland is a city located in Multnomah County, Oregon. With a 2020 population of 664,103, it is the largest city in Oregon and the 25th largest city in the United States. Portland is currently growing at a rate of 0.83% annually and its population has increased by 13.76% since the most recent census, which recorded a population of 583,776 in 2010. Spanning over 145 miles, Portland has a population density of 4,978 people per square mile. The average household income in Portland is \$90,382 with a poverty rate of 14.90%. The median rental costs in recent years comes to \$1,187 per month, and the median house value is \$383,600.



Portland Rankings

- #1 MOST DESIRABLE PLACE TO LIVE
– US NEWS, 2019
- #1 BEST PLACE FOR BUSINESS & CAREERS
– FORBES
- #1 IN US FOR PUBLIC PARK SPENDING
– TRUST FOR PUBLIC LAND, 2018
- #1 SAFEST PLACE TO LIVE
– RENTAL HOUSING JOURNAL, 2017
- #2 MOVING DESTINATION OF 2019
– UNITED VAN LINES, 2020

2,753,168

POPULATION

\$439,000

MEDIAN HOME VALUE

34%

PORTLAND AREA RESIDENTS
WITH A BACHELOR'S DEGREE

\$22.3B

VALUE OF EXPORTED
SHIPMENTS IN 2018

2.工作。失业率，去年工作机会增长率，主要支柱产业，家庭平均收入。大的 employer 有哪些？列出主要的机场、大学、医院、购物中心等大型服务性机构。

Employment by Industries

372k

2018 VALUE

± 10,406

1.88%

1 YEAR GROWTH

± 3.83%

From 2017 to 2018, employment in Portland, OR grew at a rate of 1.88%, from 365k employees to 372k employees.

The most common employment sectors for those who live in Portland, OR, are Health Care & Social Assistance (52,133 people), Professional, Scientific, & Technical Services (46,680 people), and Retail Trade (37,662 people). This chart shows the share breakdown of the primary industries for residents of Portland, OR, though some of these residents may live in Portland, OR and work somewhere else. Census data is tagged to a residential address, not a work address.

Data from [the Census Bureau ACS 1-year Estimate](#).

Universities

LARGEST UNIVERSITIES BY DEGREES AWARDED

1. Portland State University
7,136 degrees awarded
2. Portland Community College
5,349 degrees awarded
3. Concordia University-Portland
2,696 degrees awarded

\$10,524

MEDIAN IN-STATE PUBLIC

\$29,620

MEDIAN PRIVATE

In 2017, the Portland, OR institution with the largest number of graduating students was [Portland State University](#) with 7,136 degrees awarded.

主要支柱产业



Largest Employers in the Portland Metro Area

Ranked by Number of employees in the Portland metro area

Rank	Name	Number Of Employees In The Portland Metro Area
1	Intel	20,000
2	Providence Health & Services	18,286
3	Oregon Health & Science University	16,658

Portland International Airport (PDX) Expansion

PDX SERVES 20 MILLION PASSENGERS ANNUALLY AND IS EXPANDING TWO CONCOURSES, ADDING 2,400 PARKING STALLS, AND A NEW MAIN TERMINAL TO ACCOMMODATE 34 MILLION PASSENGERS - SLATED TO FINISH 2020-2021.



Household Income

Please note that the buckets used in this visualization were not evenly distributed by ACS when publishing the data.

\$73,097

MEDIAN HOUSEHOLD INCOME

± \$2,680

274k

NUMBER OF HOUSEHOLDS

± 8,310

In 2018, the median household income of the 274k households in Portland, OR grew to \$73,097 from the previous year's value of \$66,187.

The following chart displays the households in Portland, OR distributed between a series of income buckets compared to the national averages for each bucket. The largest share of households have an income in the \$75k - \$100k range.

Data from [the Census Bureau ACS 1-year Estimate](#).

Rent vs Own

52.7%

2018 HOMEOWNERSHIP

53.6%

2017 HOMEOWNERSHIP

In 2018, 52.7% of the housing units in Portland, OR were occupied by their owner. This percentage declined from the previous year's rate of 53.6%.

This percentage of owner-occupation is lower than the national average of 63.9%. This chart shows the ownership percentage in Portland, OR compared it's parent and neighboring geographies.

Rivercrest Mobile Home Park Evaluation

Location: 5412 55th St E #A-N, Puyallup, WA

Price: \$1.2 M

Pad Rent: \$570/ month

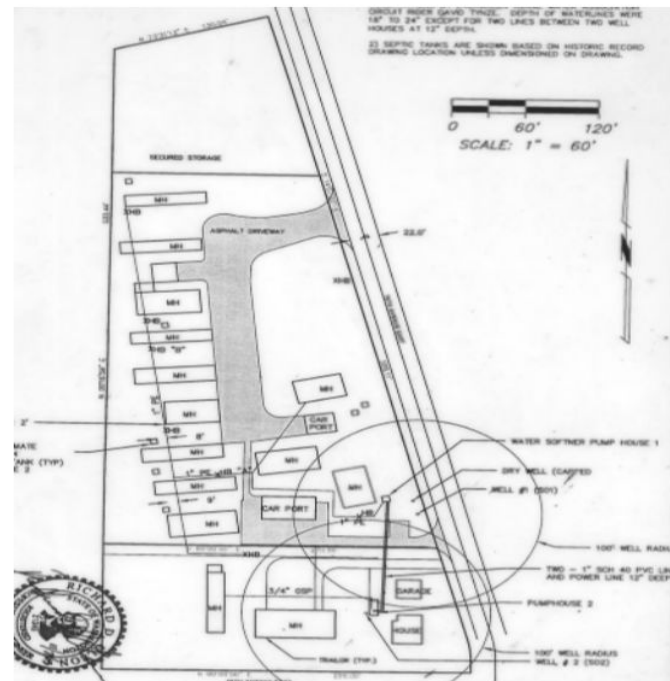
Gross Annual Income: \$ 97,200

NOI: \$76,612

Lot: 3.5 Acres

Pad: 14 pad community

Cap Rate: 6.4%



Rivercrest Mobile Home Park Evaluation (continued)

Fact:

Population in 2017: 41,001 (100% urban, 0% rural).

Population change since 2000: +24.2%

Estimated per capita income in 2017: \$35,369 (it was \$22,401 in 2000)

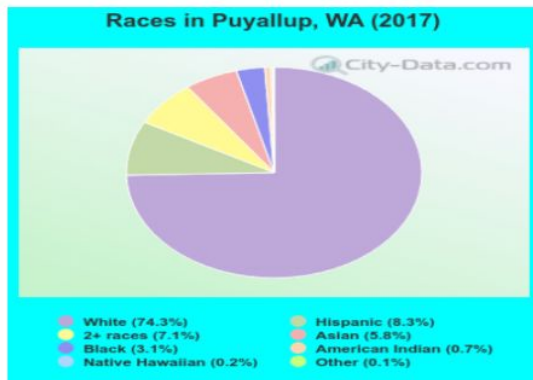
Mean prices in 2017: all housing units: \$321,103; detached houses: \$332,989; townhouses or other attached units: \$175,715; in 2-unit structures: \$132,316; in 3-to-4-unit structures: \$113,749; in 5-or-more-unit structures: \$190,312; mobile homes: \$195,000

Median gross rent in 2017: \$1,206.

March 2019 cost of living index in Puyallup: 113.0 (more than average, U.S. average is 100)

Percentage of residents living in poverty in 2017: 10.6%

Race Distribution:



Crime Rate:



Rivercrest Mobile Home Park Evaluation (continued)

Fact:

Most Common Industries:

Health care (10.2%)
Educational services (8.7%)
Construction (8.4%)
Accommodation & food services (5.9%)
Transportation equipment (4.9%)
Finance & insurance (4.2%)
Public administration (4.0%)

Most Common Occupation:

Other management occupations, except farmers and farm managers (4.7%)
Other office and administrative support workers, including supervisors (3.7%)
Other production occupations, including supervisors (3.6%)
Preschool, kindergarten, elementary, and middle school teachers (3.6%)
Retail sales workers, except cashiers (3.2%)
Other sales and related occupations, including supervisors (3.1%)
Building and grounds cleaning and maintenance occupations (3.0%)

Rivercrest Mobile Home Park Evaluation (continued)

Fact:

Airports and heliports located in Puyallup:

[Pierce County - Thun Field Airport \(PLU\)](#) (Runways: 1, Air Taxi Ops: 3,388, Itinerant Ops: 62,463, Local Ops: 34,149)

[Bcag - Frederickson Heliport \(23WA\)](#)

[Multi Care Health System Good Samaritan Ho Heliport \(7WA8\)](#)

[See details about Airports and heliports located in Puyallup, WA](#)**Amtrak station near Puyallup:**

8 miles: TACOMA (1001 PUYALLUP AVE.) . **Services:** ticket office, partially wheelchair accessible, enclosed waiting area, public restrooms, public payphones, full-service food facilities, free short-term parking, free long-term parking, call for taxi service, intercity bus service, public transit connection.

Local government website: www.ci.puyallup.wa.us

College/University in Puyallup:

Pierce College at Puyallup (**Full-time enrollment:** 2,529; **Location:** 1601 39th Ave SE; Public; **Website:** www.pierce.ctc.edu/)

Other colleges/universities with over 2000 students near Puyallup:

Pacific Lutheran University (**about 8 miles; Tacoma, WA; Full-time enrollment:** 3,548)

University of Washington-Tacoma Campus (**about 8 miles; Tacoma, WA; FT enrollment:** 3,788)

Bates Technical College (**about 9 miles; Tacoma, WA; FT enrollment:** 4,929)

Clover Park Technical College (**about 10 miles; Lakewood, WA; FT enrollment:** 4,185)

Green River Community College (**about 11 miles; Auburn, WA; FT enrollment:** 7,425)

University of Puget Sound (**about 11 miles; Tacoma, WA; FT enrollment:** 2,788)

Tacoma Community College (**about 12 miles; Tacoma, WA; FT enrollment:** 6,622)

Rivercrest Mobile Home Park Evaluation (continued)

Pro:

Good location. One hour to Seattle (biggest city in WA). 20 min to Tacoma (3rd biggest city in WA), 35 mins to Olympia (State Capital)

New well & Septic system in 2017. Tenants rent individual pads on lease and are responsible for all of their own maintenance.

Storage on-site for extra income. Potential for additional storage build out on site with zoning County - MUD (Mixed Use Development). Over 3.5 acres makes this a great long term hold or development play. New construction homes blocks away!

Con:

Cape rate is low at 6.4%. Both water and sewer didn't connect to city so the expense for both systems are high at \$300 a month to maintain the system. The cap rate will be increased to 6.7% if both systems connect to city. The park is not very organized based on layout. It waste a lot of space.