

# HUGE UPSIDE MHC + EXTRA PRIVATE UTILITY INCOME



## Round Lake Resort Community

4000 Round Lake Road • Klamath Falls, OR 97601  
(Klamath County)

**PRICE REDUCED!**

- ~~\$3,500,000~~ **\$2,150,000** Only \$17,622/Space
- 122 Spaces (112 Mobile Home + 10 RV)
- Extra Income as Local Public Utility Provider
- Renovated Golf Course, Ponds, Driving Range
- Value Well Below Replacement Cost
- Huge Upside Potential Filling Spaces

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**Park & Lake View**



**Park & Lake View**



**Mobile Homes**



**Mobile Home & Clubhouse**



**Park & Lake (Fall)**



**Lake & Clubhouse (Fall)**



**Long-Term RV on MH Space**



**Long-Term RV on MH Space**



**Long-Term RV Space & Clubhouse**



**Long-Term RV on MH Space**



**Park Interior**



**Park Interior**



**View of Park**



**Clubhouse**



**Leased To Operator**

**Leased To Operator (Renovated Bar)**



**Park Is/Owns Local Area Water Company**



**9 Hole Course (Ample Irrigation Well Water)**



**Equipment & Workshop**



# HIGH YIELD • 122 SPACE SOUTH OREGON COMMUNITY

Park Address 4000 Round Lake Road			<b>PRICE REDUCED!</b>	Price <del>\$3,000,000</del> <b>\$2,150,000</b>	
City and State Klamath Falls, OR	Zip Code 97601	Number of Spaces 122 (112 MH & 10 RV)		Down Payment <b>Cash</b>	
County Klamath County	Estimated Age 1960's	Price Per Space <del>\$24,600</del> \$17,622	Loan Amount <b>N/A</b>		
Parcel Size: <b>Approximately 40 Acres (or up to 155)</b>			Expenses <b>\$221,034 (40%)</b>		
Rent Control & Terms: <b>No Rent Control In Oregon</b>					
 <p style="text-align: center;"><b>Property Description &amp; Location Information</b></p> <p>MHRV ADVISORS: Redone!!! The park's operations has been completely reorganized over recent years to take advantage of the multiple income streams unique to this property. This includes the stable income produced by serving as the area's public utility provider for both well water and septic services for SFR's outside the park and are now charging \$132 to 80 home sites + overages. The are 16 MH and 2 RV remaining vacancies for additional revenue.</p> <p>Although the park continues to fill with mobile homes the park has been able to tap into the strong demand for quality long-term RV occupancy in the park's Mobile Home Spaces.</p> <p>Lifestyle, community and affordability are motivating factors to live at this park. Just 10 minutes from Klamath Falls, Oregon. Amenities including a 9 hole executive course, driving range (with ample well water making it affordable to operate) a large clubhouse and a onsite restaurant bar (which is leased to an 3<sup>rd</sup> party operator).</p> <p>There is additional land for future development available by separate purchase contract. Acquiring this would take the property to approximately 150 total acres. Please contact brokers for more information regarding the extra acreage and/or terms of the seller financing.</p> <p> <b>DO NOT CONTACT MANAGER OR DISTURB TENANTS</b> Please contact listing brokers before any visit to the site</p>			<b>Utility Summary</b>		<b>Paid By</b>
			Electric	Direct	Tenant
			Gas	See Notes	See Notes
			Well	Park Pays	Park Pays
			Sewer	Park Pays	Park Pays
			Trash	Park Pays	Park Pays
			<b>Loan Assumptions:</b> <b>Seller Finance at or Better than Current Bank Rate &amp; Terms</b>		
			<b>Net Operating Income</b> <b>\$337,766</b>		
			<b>Cap Rate</b>		
			<b>Debt Service</b> <b>TBD</b>		
			<b>Cash on Cash</b> <b>TBD</b>		

The information contained herein has either been given to us by the owner or the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket and other factors which your tax advisor and/or legal counsel should evaluate. **THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, EXPENSE, AND ALL OTHER INFORMATION CONTAINED HEREIN.**



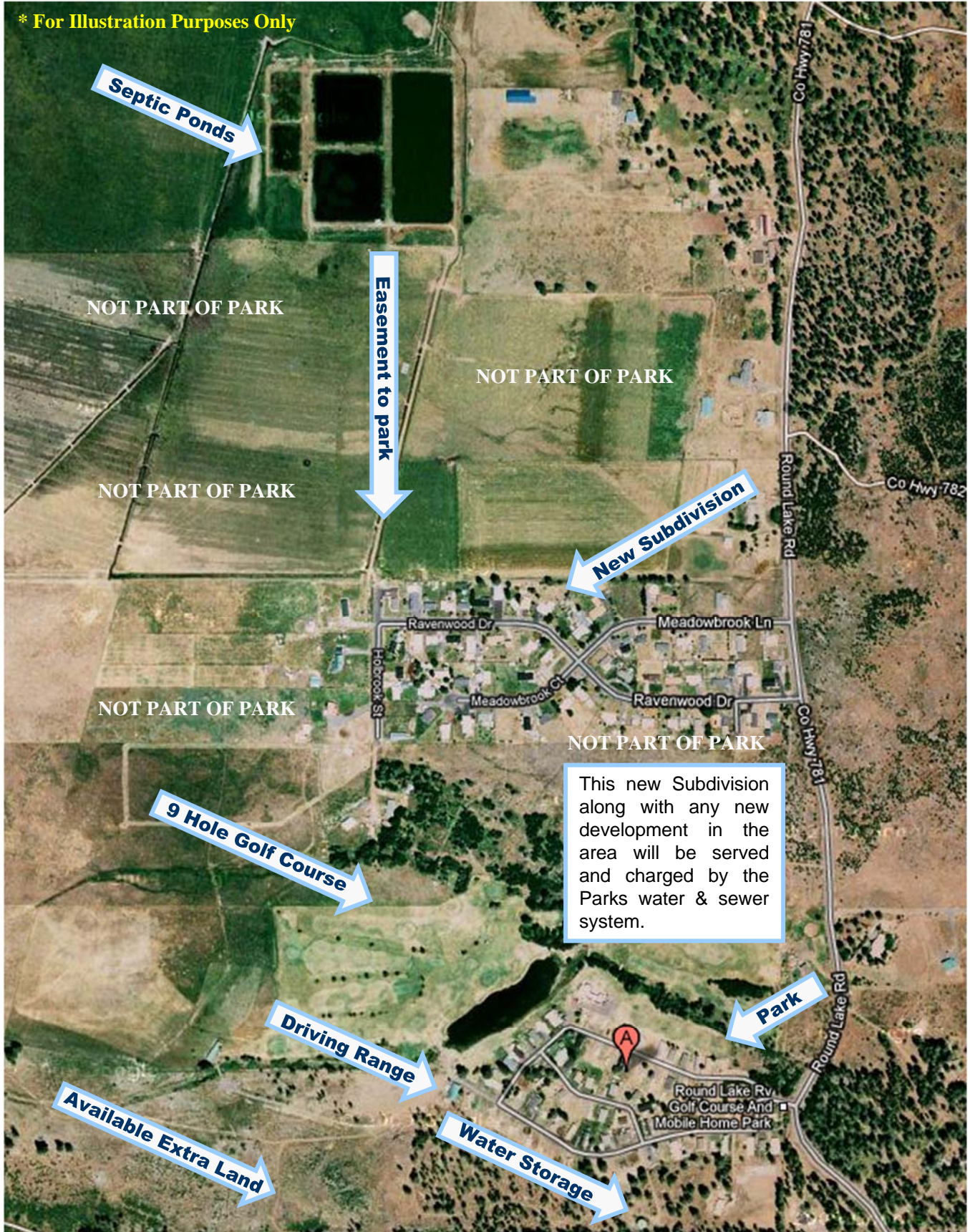
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\* For Illustration Purposes Only



This new Subdivision along with any new development in the area will be served and charged by the Parks water & sewer system.

