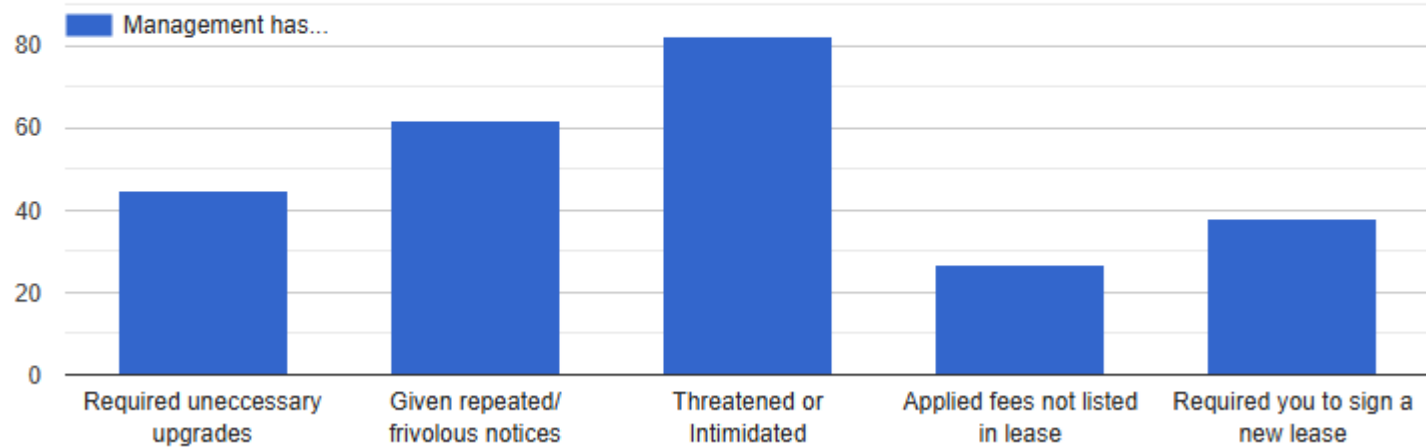


## Violation of Tenant Rights

 [Copy chart](#)





# ***Frontier Mobile Village***

***in Clackamas- FOR SALE***

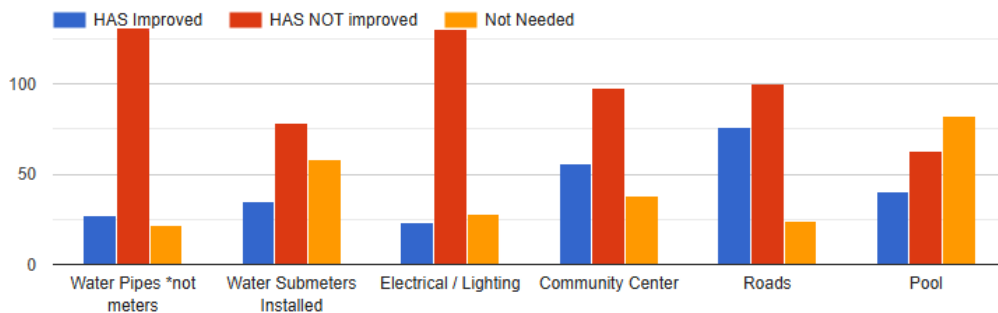
*“Most residents currently pay \$865 lot rent. Scheduled rent increases in 2025 will bring most residents' lot rent to \$951, further enhancing the property's income profile”*



***“A buyer can expect a durable, growing income stream because of constant demand for affordable housing in this location.”***

## Improvements to your park in the last 5 years

 Copy chart

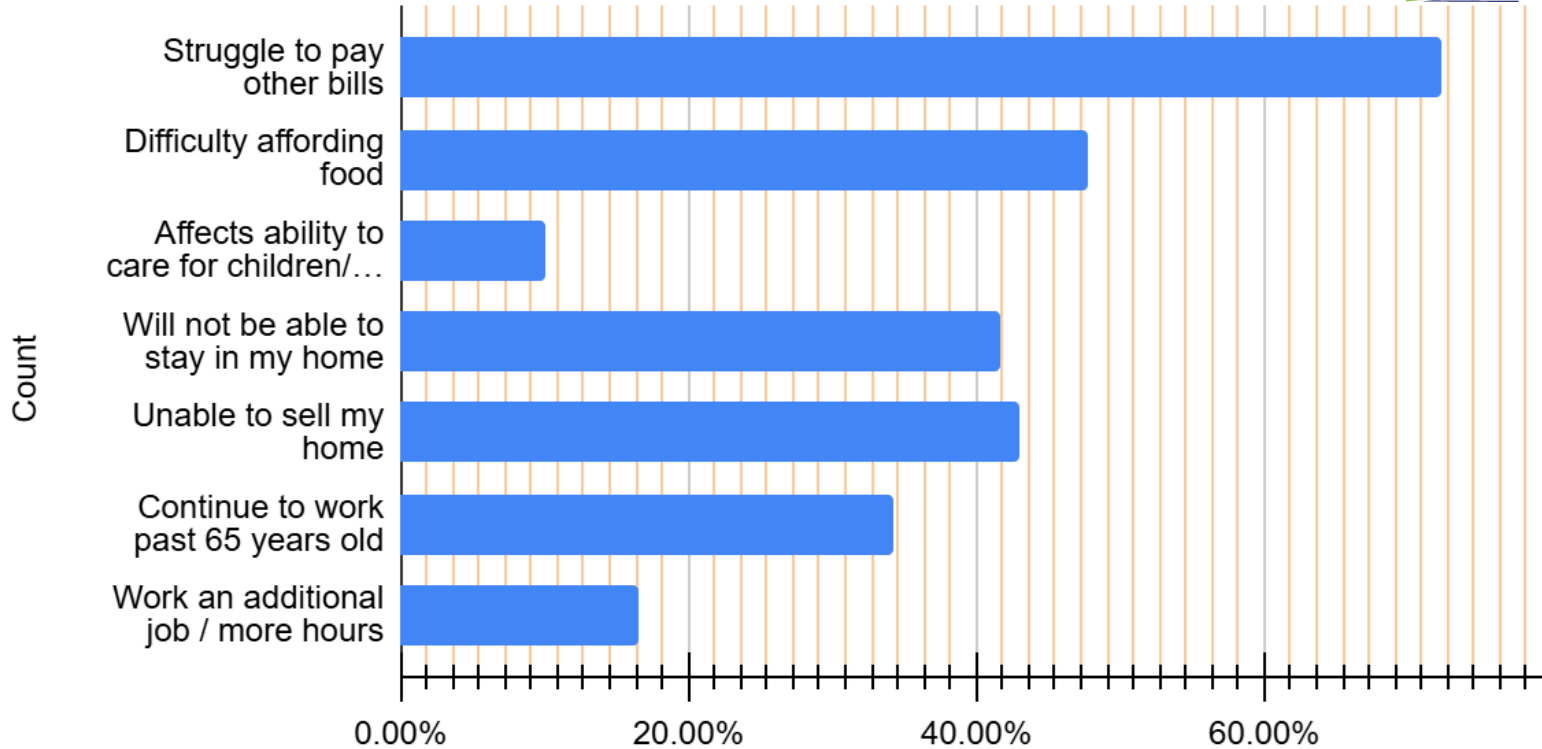


Unless social security increases cover the future rent increases, I will have to take on a roommate, or sell and move into a bedroom somewhere else. **If there was a corresponding increase in amenities or**

**infrastructure repairs and improvements, it would be easier to swallow.**

However, years and years of delayed maintenance has left the water and sewer systems in the park, as well as fire hydrants and landscape plumbing in need of serious repairs. In the past four years, they have averaged 6 emergency water shutoffs, some lasting more than 8 hours. When they turn it back on, the weak links sustain damage, cross contamination of back flow prevention devices, resulting in muddy water filling sinks, washing machines, water heaters and ice makers with mud.

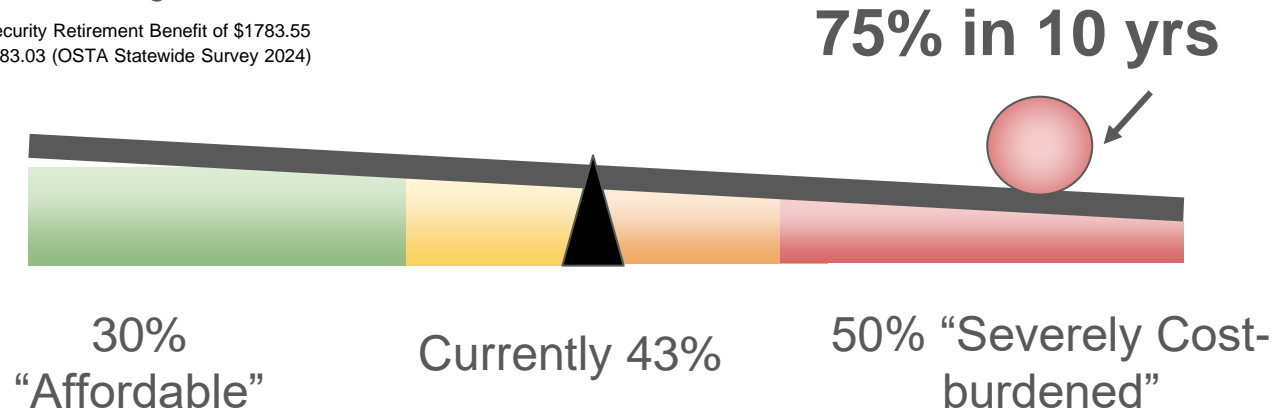
# % vs. Count



# Future Housing Crisis

## Income Spent on Housing

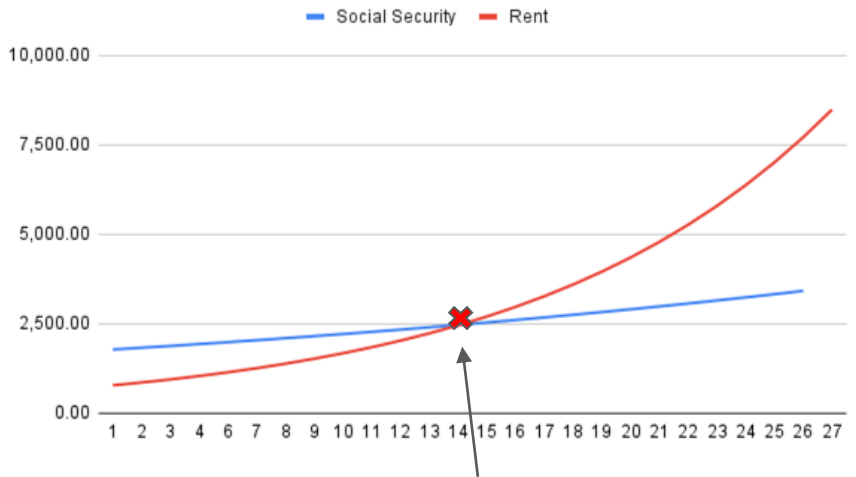
Based on average Social Security Retirement Benefit of \$1783.55  
And average park rent of \$783.03 (OSTA Statewide Survey 2024)



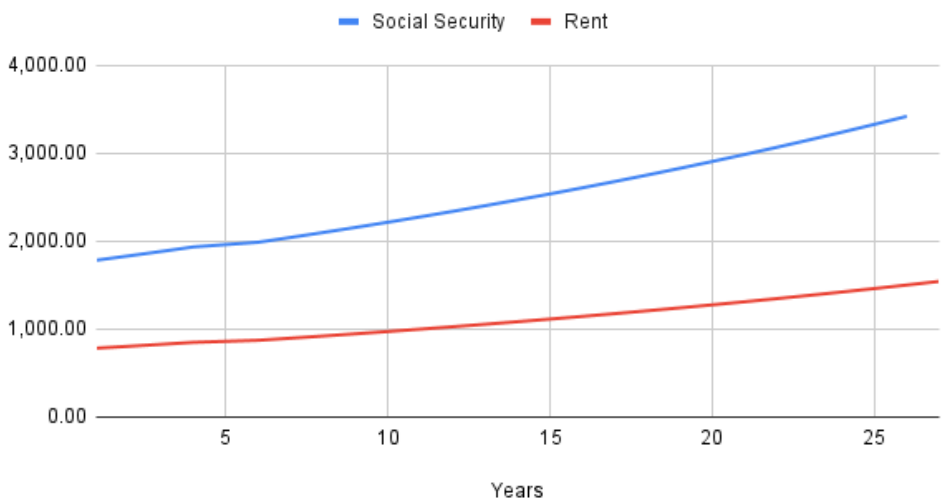
The U.S. Department of Housing and Urban Development (HUD) defines affordable housing as housing where the occupant pays no more than 30%. Households spending more than 50% of their income on housing costs are considered severely cost-burdened.

# Current 10% Increases vs. Proposed Lower Increase Cap

Social Security Increases vs. Rent Increases



Lowered Rent Increase Cap



# NOI (Net Operating Income) = \$ After Expenses



33 units Merrill, OR

**\$97,502.00 NOI**

29095.45  
31910.



54 units Klamath Falls

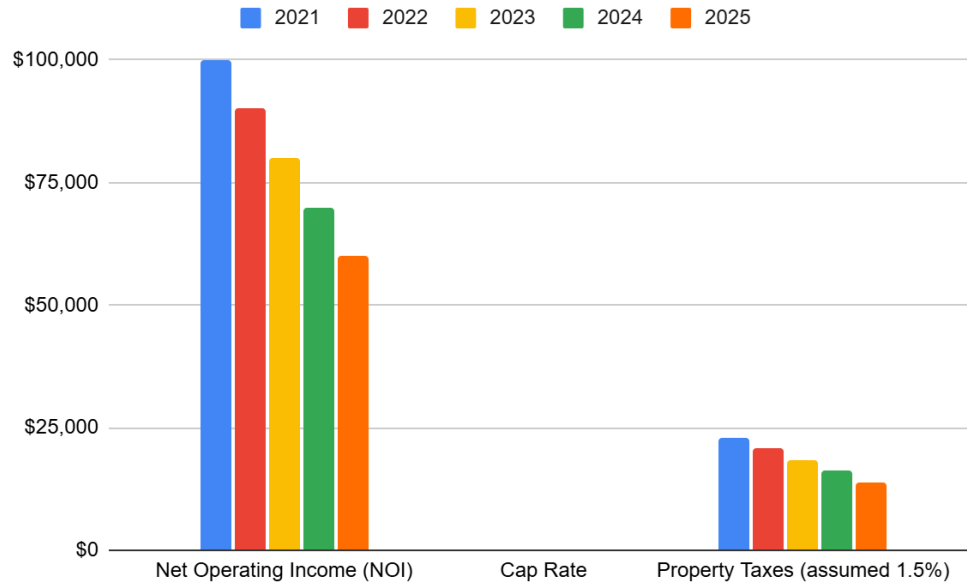
**\$287,697.00 NOI**



15 units La Pine

**\$193,281.00**

# Property Tax Increases- a concern for owners?



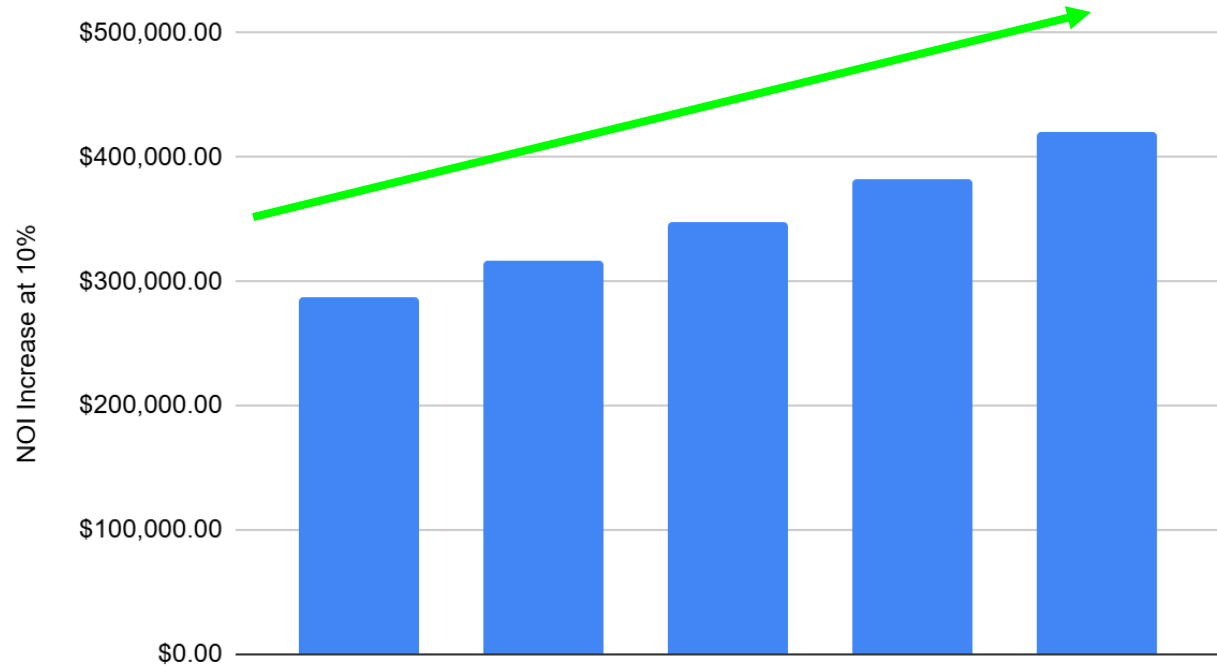
In a capitalized income measures system, lower profits can lead to a reduced property tax burden.

Essentially, the lower the profits, the less tax the property owner may have to pay.

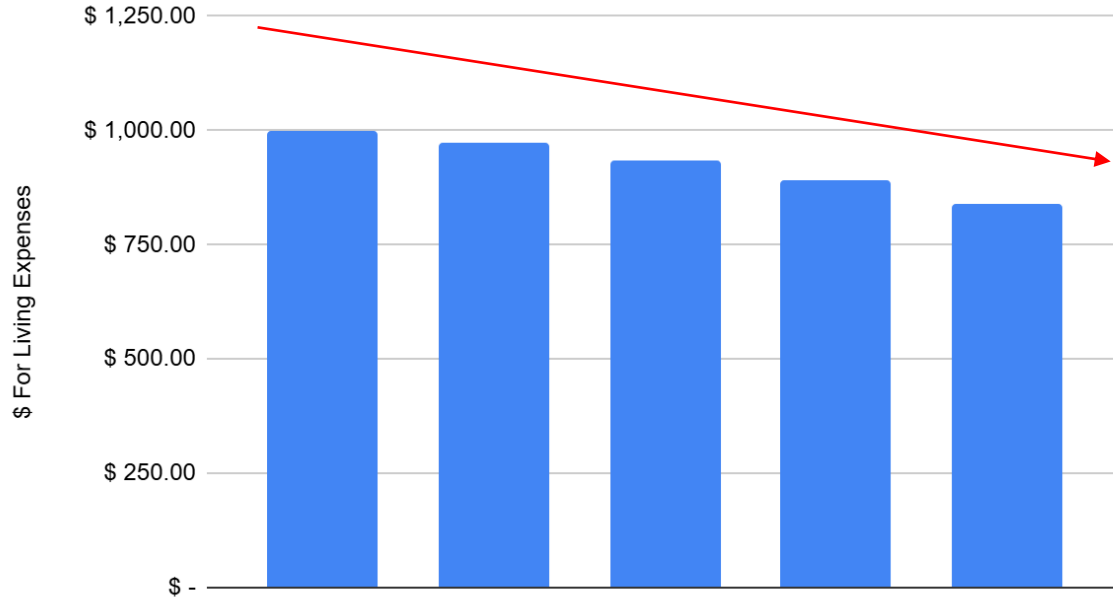


# Large Profits Become Larger

NOI Increase at 10%

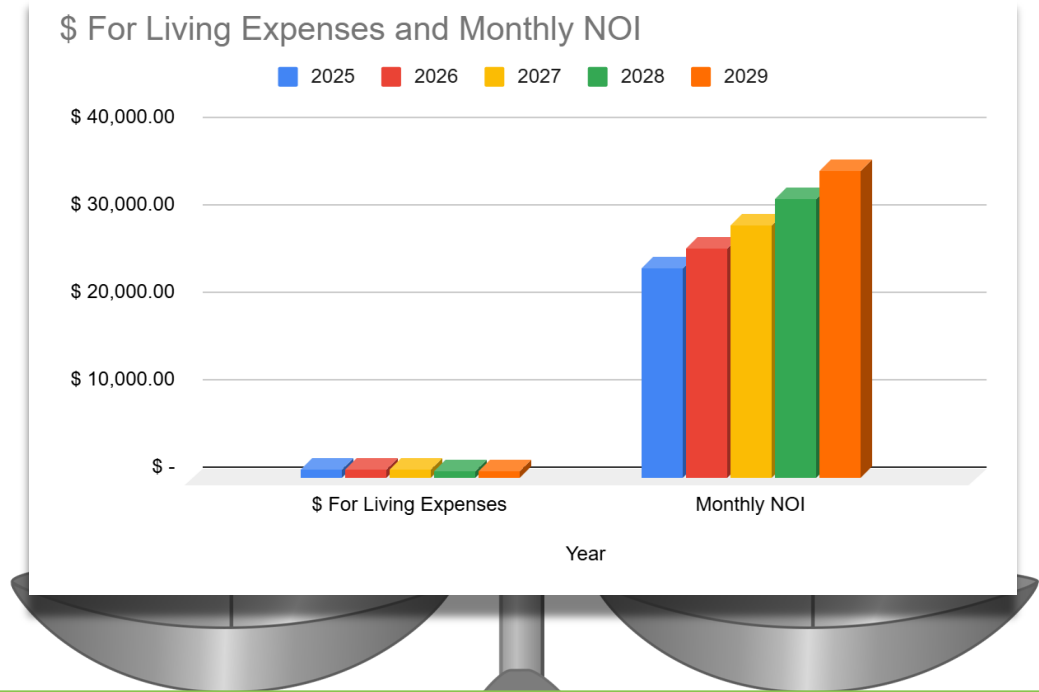


## \$ For Living Expenses



# Living Expenses After Rent Dwindle Away

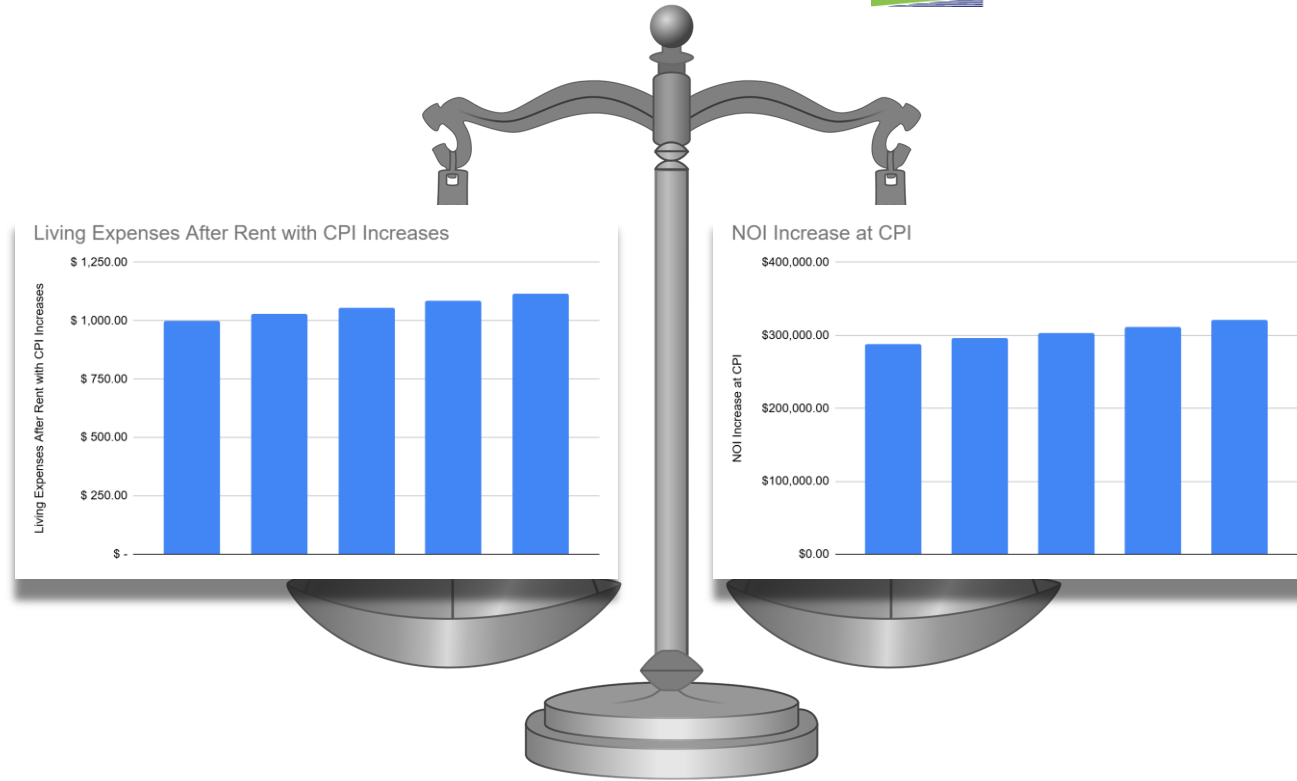
# Balance Between Freedom & Fairness



OWNER'S MONTHLY GAIN VS.

RESIDENT'S MONTHLY LOSSES

# Balance Between Freedom & Fairness



OWNER PROFITS DO NOT HAVE TO EQUAL RESIDENT LOSSES