

# Emerald Coast Estates

98126 W. Benham Lane  
Brookings, Oregon



Five-Star, 48 Space, 55 and Older  
All Doublewide,  
Manufactured Home Community with recreation center and  
indoor pool

May 2010

**For further information contact:**

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Portland, OR 97224  
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## ***Emerald Coast Estates***

*Brookings, OR*

### **Terms of Sale**

|               |                  |
|---------------|------------------|
| Price:        | \$ 3,500,000     |
| Down Payment: | <u>1,300,000</u> |
| Balance:      | \$ 2,200,000     |

**Financing:** The financing proposal outlined below reflects a new loan from FANNIE MAE based upon a preliminary "loan estimate" provided by Wells Fargo Bank, a conduit lender with FANNIE MAE. The actual loan amount and terms would be fixed at the time a commitment were issued. Any expenses associated with securing the new loan shall be borne by the Purchaser.

### **10-year**

### **FNMA**

### **Financing**

|                                 |              |
|---------------------------------|--------------|
| <b>Principal</b>                | \$ 2,200,000 |
| <b>Amortization Term (mos.)</b> | 360          |
| <b>Interest</b>                 | 5.75%        |
| <b>Monthly Payments</b>         | \$ 12,839    |
| <b>Annual Payments</b>          | \$ 154,068   |

### **Current**

### **Income**

### **Investment Summary**

|                         |            |
|-------------------------|------------|
| Price per Space         | \$ 72,917  |
| Capitalization Rate     | 6.4%       |
| Net Operating Income    | \$ 223,136 |
| Cash Flow               | \$ 69,068  |
| Return on Cash Invested | 5.3%       |

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Brookings, OR

## Pro Forma of Income and Expenses

| <u>Income</u> <sup>(1)</sup>             | <u>Rent</u>           | <u>Current Income</u>  |
|--|-----------------------|------------------------|
| 9 Spaces @                               | \$379                 | \$ 40,932              |
| 3 Spaces @                               | \$395                 | 14,220                 |
| 7 Spaces @                               | \$399                 | 33,516                 |
| 11 Spaces @                              | \$415                 | 54,780                 |
| 5 Spaces @                               | \$442                 | 26,520                 |
| 13 Spaces @                              | \$474                 | 73,944                 |
| <hr/>                                    |                       |                        |
| 48 Space Rental Income                   |                       | 243,912                |
| Vacancy                                  |                       | (5,688) <sup>(2)</sup> |
| <b>Net Space Income</b>                  |                       | <b>\$ 238,224</b>      |
| <b>Other Income</b>                      |                       |                        |
| Homeowner Fees                           |                       | 1,170 <sup>(3)</sup>   |
| Landscape Recoup per Space               | \$ 100.00             | 56,400 <sup>(4)</sup>  |
| Utility Recoup                           |                       | 32,571 <sup>(5)</sup>  |
| Total                                    |                       | 90,141                 |
| <b>Gross Effective Income</b>            |                       | <b>\$ 328,365</b>      |
| <b><u>Operating Expenses</u></b>         |                       |                        |
| 2009/2010 Property Taxes                 | 11,252 <sup>(6)</sup> |                        |
| Insurance                                | 2,434 <sup>(7)</sup>  |                        |
| Park Utilities                           | 46,284 <sup>(8)</sup> |                        |
| <u>On-Site Management</u> <sup>(9)</sup> |                       |                        |
| Office Management                        | 6,000                 |                        |
| Landscape Maintenance                    | 28,800                |                        |
| Repair/Maintenance (2.5%)                | 8,209                 |                        |
| Office Expenses                          | 1,500                 |                        |
| Legal and Accounting                     | 750                   |                        |
| <b>Total Operating Expenses - 32.0%</b>  |                       | <b>105,229</b>         |
| <b>Net Operating Income</b>              |                       | <b>\$ 223,136</b>      |
| <b>Debt Service</b>                      |                       | <b>154,068</b>         |
| <b>Before Tax Cash Flow</b>              |                       | <b>\$ 69,068</b>       |

## **Pro Forma Notes**

1. All tenants are on multi year lease agreements that contain provisions for the pass thru of utility (water and sewer) expenses as well as annual adjustments on March 1st of each year by an amount equal to the a) Consumer Price Index for all urban consumers, all items, U.S. City Average and b) the resident's proportionate share of property tax increases over the "base year". Rents are subject to adjustment on turnover and upon expiration of their original lease term. The last increase was on March 1, 2009 for 4.9% and ranged from \$19 to \$24. Rents in Emerald Coast Estates are based on Lot size and Location. The highest rents are charged for extra large lots or lots located adjacent to the green belt with water feature that backs up to the spaces between Emerald Way and Diamond Drive (**see site plan**). These were some of the first spaces leased in the community. Eighteen tenant leases "rolled over" during 2009 and 2010. Each of these residents has been given a \$20 rent increase notice that will take effect throughout 2010, most before May 1, 2010.
2. There is currently one vacant space—space 54 @ \$474/mo. and one model home on space 15 @ \$379/mo. The seller will pay rent at the rate in effect as of the date of sale on the model home until it is sold. The budget for vacancy loss assumes the continued vacancy of one space (#54).
3. Homeowners who purchase a own lot in Phase II are obligated to pay a monthly Homeowner's Association Fee of \$97.52/month to offset the cost of facilities and services available in the community and fund a repair reserve account. Fifty Percent (50%) of the monthly Association Fee is budgeted to apply to offset operating expenses.. Two lots have been sold to homeowners who have this obligation. This expense recovery will increase over time as lots are sold.
4. Reflects current landscape assessment for 48 filled spaces. Under the terms of the current lease, tenants are responsible to pay a monthly landscape maintenance fee of \$100 to Emerald Coast Estates for landscape services. This charge includes mowing, edging, fertilizing, trimming, etc. The fee can be adjusted over time based on cost. The seller is prepared to enter into a contract with a new purchaser to provide this service for a monthly charge of \$50 per space. The maintenance charge would also include maintenance of the common areas. The term of the maintenance contract shall run concurrently with the term of the management agreement. If the cost to the seller of landscape maintenance increases over time, the seller reserves the right to increase the charge to the purchaser. The purchaser, in turn, reserves the option to pass the cost increase to the residents.
5. Each tenant is billed monthly for their actual water usage plus the current fixed monthly rate for sewer (\$45). Pro forma reflects current annual expenses.
6. The 2009/2010 tax expense reflects a fully assessed value for Phase I except for the recreation center which is currently assessed at \$354,000. Property taxes will not increase to reflect the sales price but are governed by state law limiting tax increases to 3% per year plus other assessments approved by tax payers. (**See details in the tax section of the information package for valuation of the lots in Phase II.**)
7. Current, actual cost and includes \$2,000,000-\$4,000,000 liability coverage and coverage for the recreation center for a value of \$468,000.
8. Current actual expenses as reported by the owner. The owner anticipates an increased cost of approximately \$100 per month for operation and maintenance of the new swimming pool (completed in March, 2010) based on current utility rates and budgeted expenses.
9. The owners currently oversee management of the property and would be willing to provide on-site management services to a new purchaser, if desired, for a mutually agreeable period of time on a contract basis for \$500 per month.

## PROPERTY DESCRIPTION

**GENERAL DESCRIPTION:** Emerald Coast Estates is a senior manufactured home rental community unsurpassed in quality located in the southern Oregon communities of Brookings-Harbor. Brookings and Harbor are two adjacent communities divided by the Chetco River (*see attached vicinity map*). Unlike conventional high quality manufactured home communities, Emerald Coast Estates provides its' home owner residents with a secure, gated entry, a beautifully decorated and furnished recreation center with indoor, heated swimming pool and several spaces situated adjacent to artfully created streams and water features.

**COMMUNITY:** The Brookings-Harbor communities are adjacent southern Oregon coastal communities that have acquired a reputation as a highly desirable retirement area with excellent, mild weather. The Brookings-Harbor area boasts a combined population of approximately 13,000 residents and has become a Mecca for residents and retirees seeking the serenity of quiet, coastal living along with the attraction of a broad range of recreational opportunities.

**DEVELOPMENT HISTORY:** Emerald Coast Estates was originally permitted as an 80 space community to be developed in three phases on a 19 acre parcel. The original permit, along with conditions of approval, was granted in 2003. The first phase of Emerald Coast Estates, consisting of 25 lots was developed in 2003; the second and third phases, consisting of the remaining 55 lots were developed in 2005.

The owner's marketing program centered around the placement of high quality Fuqua and Karsten model homes with modern, residential design/styling. See attached photos. These homes are set on large lots and feature attached two car garages and professionally installed landscaping.

When market conditions in the housing sector deteriorated, the owners elected to partition the

development into two legally separate parcels. Emerald Coast Estates, consisting of 42 lots was formally separated from the originally approved 80 lot development in 2009. The remaining 38 lots were approved as a planned unit development (PUD) where lots could be either rented or sold in December of 2009. Eight of these 38 lots are occupied by homes, six of which are occupied by rent paying tenants. Two lots on which homes are located have been sold with a third lot sale pending. Lot homeowners are obligated to join the Homeowner's Association and pay Association Fees to offset their proportionate share of the costs for maintaining the common areas and amenities. See additional details below.

**SPECIAL AGREEMENTS:**

The legal segregation of Emerald Coast Estates from the originally approved 80 lot development has resulted in the creation of utility and access easements that burden Emerald Coast Estates, A newly formed homeowner's association provides that future owners/residents of the unsold lots on what is now known as Emerald Coast Estates II will participate in reimbursing the owner of Emerald Coast Estates for maintenance of improvements that are owned by Emerald Coast Estates but used by the "private" lot owners of Emerald Coast Estates II. These agreements also provide for reimbursement to Emerald Coast Estates of costs associated with operation and maintenance of the recreation center and swimming pool and other shared amenities and common areas. Copies of these documents, all prepared by the Seller's attorney, are available upon request.

**HOMEOWNER ASSN.:**

Lots not acquired at the time of the sale/purchase of Emerald Coast Estates that are located in Phase II will be separately charged a Homeowner Association assessment—Currently calculated at \$97.52 per lot per month—to offset the cost of maintaining and administrating per lot allocated costs of community

amenities available to the owners of lots in Phase II and the common areas in Phase II. For those lots currently occupied by homes in Phase II that are included in the sale/purchase, the assessment is waived and the costs will be absorbed by the Purchaser and is included in the base lot rent. As unoccupied lots (over and above the forty eight lots included in the sale) are sold, the lot owner will be charged the monthly assessment. The calculation of the Homeowner Association assessment and the administration of the Homeowner Association is outlined in the Homeowner Association Agreement that will be signed by the Community owner and all future lot owners.

**MULTI-YEAR LEASES:**

All existing tenants have executed five (5) year lease agreements which provide for six additional five year extensions. During the term of the lease the rental rate can be adjusted annually, in March, by the percentage change in the CPI for all urban consumers, all items, US City Average plus, the tenant's proportionate share of property tax increases over the base tax year. Rents can adjusted to market rates at the expiration of each lease term. Eighteen (18) tenants who signed five year leases in 2004 and 2005 will "roll over" to new leases in 2010. Lease rates for these 18 tenants will increase by \$20 from their prior or current levels.

**AGE:**

Phase I-25 lots in 2005; Phase II and III consisting of 55 lots in 2005.

**PROPERTY SIZE:**

9.51 Acres

**ZONING:**

R-2: A residential zone which allows a manufactured home community under a special use permit which has been issued by Curry County.

**FAIR HOUSING STATUS:**

Emerald Coast Estates is designated as a 55 and older manufactured home community.

**SW/DW RATIO:**

All homes in Emerald Coast Estates are "pit set", double wide homes with attached two car garages.

The homes are set well off the street and are all professionally landscaped and maintained.

**FLOOD PLAIN STATUS:**

Emerald Coast Estates is located outside of the 100 year flood plain in Flood Zone "X" which refers to "areas determined to be outside the .2% annual chance floodplain". Reference Flood Insurance Rate Map 41015C1242E dated September 25, 2009.

**WETLANDS:**

At the time the development permit for Emerald Coast was issued areas of the property located adjacent to the proposed lots were identified as designated wetlands by the Division of State Lands (DSL). The original development permit required that various wetland enhancement plantings be installed and that all required permits to develop the property be obtained prior to construction. All conditions of these permits have been met. The owner's are involved in the final year of monitoring the condition/survival of wetland enhancement landscaping and will assume responsibility for this task thru the term of this requirement.

**ENVIRONMENTAL HAZARDS:** There are no known environmental risks or hazards affecting the property.

**SPACE SIZES:**

Lot sizes vary throughout the community and range from 4,903 square feet for one smaller space to the largest space containing 7,963 square feet. The typical space ranges from 5,500 to 6,500 square feet. Construction plans are available upon request.

**COMMUNITY OWNED HOMES/RENTALS:**

There are no manufactured homes included with the sale, nor are there any owner occupied homes in the community. The Seller owns one model home located on space 69. If this homes is not sold as of the date of the sale, the Seller will pay all costs associated with the home including lot rent plus, utility charges, homeowner association dues and lot landscaping charges.

**RECREATION CENTER:**

A fully furnished 3,500 square foot recreation center is located near the center of the community. The



building contains the community office, exercise room, library and lounge, "great room", kitchen, storage room, men's and women's restrooms and an adjacent indoor, heated swimming pool. The pool is a salt water pool with a heat pump heating system. This "configuration" significantly reduces operating costs for both chemicals and heating.

## **IMPROVEMENTS:**

### *Interior Streets:*

The entry drive extending approximately 100 feet into the community is 36 feet wide; all other interior streets are 28 feet wide measured from back of curb to back of curb. All streets are bordered by a concrete, mountable curb/gutter. One side of all streets is bordered by a four foot wide concrete sidewalk.

### *Storm Sewer System:*

A storm water system with catch basins located adjacent to the curbs is integrated into the street system and diverts storm water off the site.

### *Interior Lighting:*

Subdivision style street lighting is located throughout the community.

### *Perimeter Fencing:*

A six foot high brick wall extends across the front of the community fronting Benham Lane. An attractive landscaped terrace and planting island are located at the side of the main entry and between the entry and exit lanes that access the community. A key card activated gate provides security at both entrances to the community. The remainder of the community perimeter, other than those lots that abut Emerald Coast II are enclosed with a six foot high chain link fence with vinyl slats.

### *Off-Street Parking:*

Three separate guest parking areas are located in the community in addition to ample guest parking areas located adjacent to the recreation center (***see site plan***).

### *Driveways/Garages:*

Each lot is improved with a full size 18' to 20+' wide concrete driveway. There are no carports in the community; all homes have attached two car garages.

## **OTHER IMPROVEMENTS:**

### *RV/Boat Storage:*

A large, fenced RV storage compound is located outside of the community within the boundaries of Emerald Coast Estates II. Use of the RV parking area is available to the residents of Emerald Coast Estates for a fee of \$50.00 per month payable to the owner of Emerald Coast Estates II. The RV compound is officially an approved lot in Emerald Coast Estates II and, most likely will be converted to a home site at some time in the future.

## **UTILITIES:**

### *Electricity:*

200 amp underground electrical service is provided to each home and is billed to each resident directly by The Coos-Curry Electric PUD.

### *Water System:*

The water system is owned and maintained by the community and is constructed of PVC plastic. Each space is individually metered; residents are billed monthly by the community for water and sewer use. The service provider is the Harbor Water District.

### *Fire Protection:*

Fire hydrants are located throughout the community in conformance with fire code requirements.

### *Sewer System:*

The sewer system is owned and maintained by the community and is constructed of PVC plastic. Residents are billed monthly by the community for sewer use. The service provider is the Harbor Sanitary District.

### *Garbage:*

Individual can garbage service is provided to each resident by Curry Transfer and is billed directly to the resident by the service provider.

### *Cable TV/Telephone:*

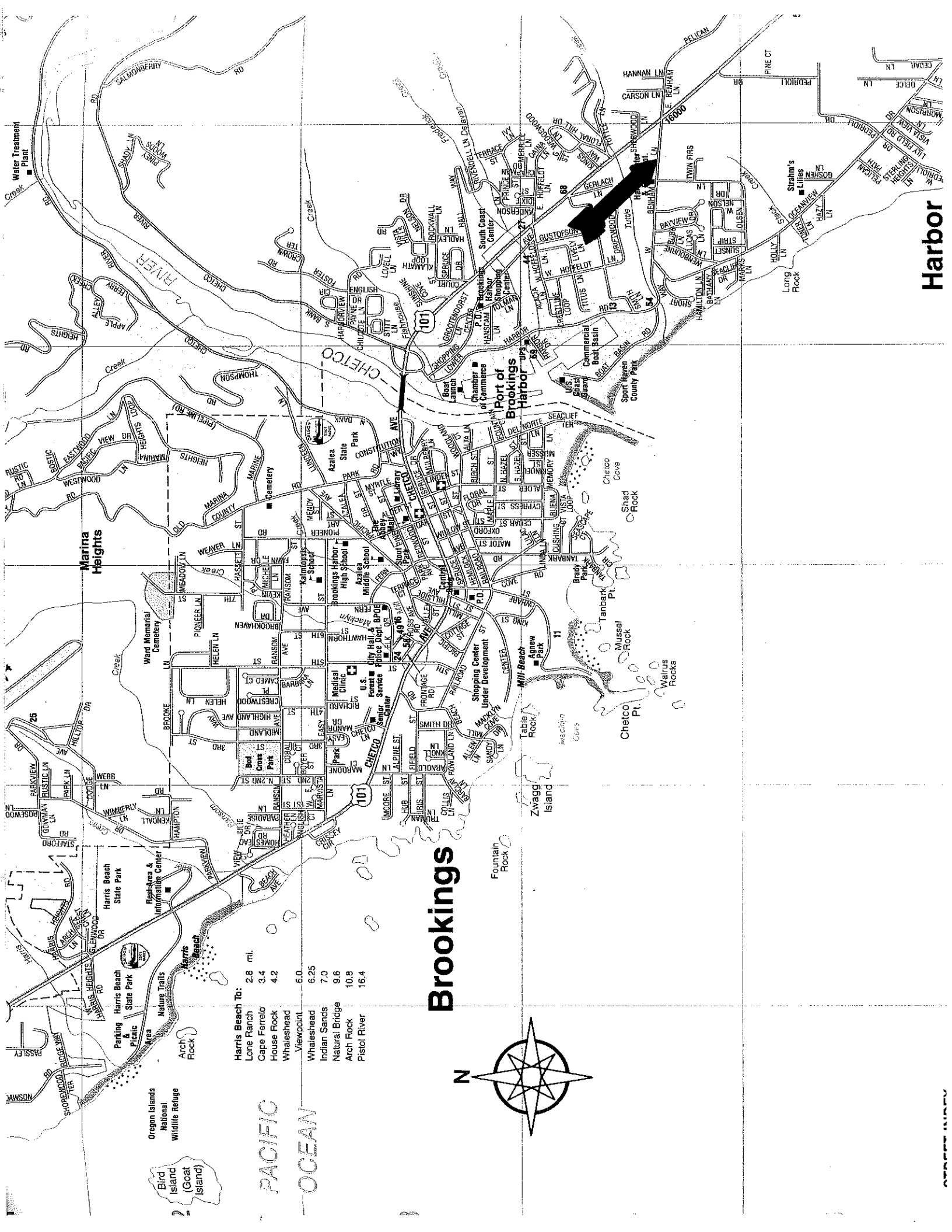
These services are provided by and various vendors and billed directly to the residents by the service provider.

**2009/2010 TAX INFORMATION:**

| TAX LOT NUMBER | ACCOUNT NUMBER | ACREAGE | LAND VALUE | IMP. VALUE | TOTAL VALUE | TAXES      |
|----------------|----------------|---------|------------|------------|-------------|------------|
| 102            | R-35053        | 9.51    | \$940,590  | \$980,890  | \$1,921,480 | \$8,768.09 |

**Tax Note:** The 38 lots designated as Emerald Coast Estates Phase II were reconfigured as a 38 lot manufactured home subdivision after 2009/2010 taxes were calculated. These lots will be re-appraised/valued for tax year 2010/2011 during 2010. The final plat will be recorded prior to January 1, 2010. The estimated tax assessed value of each lot is projected to be \$75,000. The 2010 ratio of market to assessed value is 54% resulting in a projected tax assessed value of \$283,500 for all seven lots and a total estimated tax of \$2,258 based upon the 2009/2010 tax rate of \$7.97/\$1,000 of assessed value. The projected tax increase associated with the completion of the swimming pool is \$226.

**UNDERLYING FINANCING:** Emerald Coast Estates is encumbered by two construction loans with Chetco Federal Savings and Loan. The loans are not assumable and will be paid off by the Seller at closing.

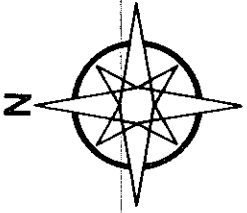


Harbor

# Brookings

**Harris Beach to:**

|                |        |
|----------------|--------|
| Lone Ranch     | 2.8 ml |
| Cape Ferrello  | 3.4    |
| House Rock     | 4.2    |
| Whaleshead     | 4.2    |
| Viewpoint      | 6.0    |
| Whaleshead     | 6.25   |
| Indian Sands   | 7.0    |
| Natural Bridge | 9.6    |
| Arch Rock      | 10.8   |
| Pistol River   | 16.4   |



Oregon Islands National Wildlife Refuge  
 Bird Island (Goat Island)

PACIFIC OCEAN

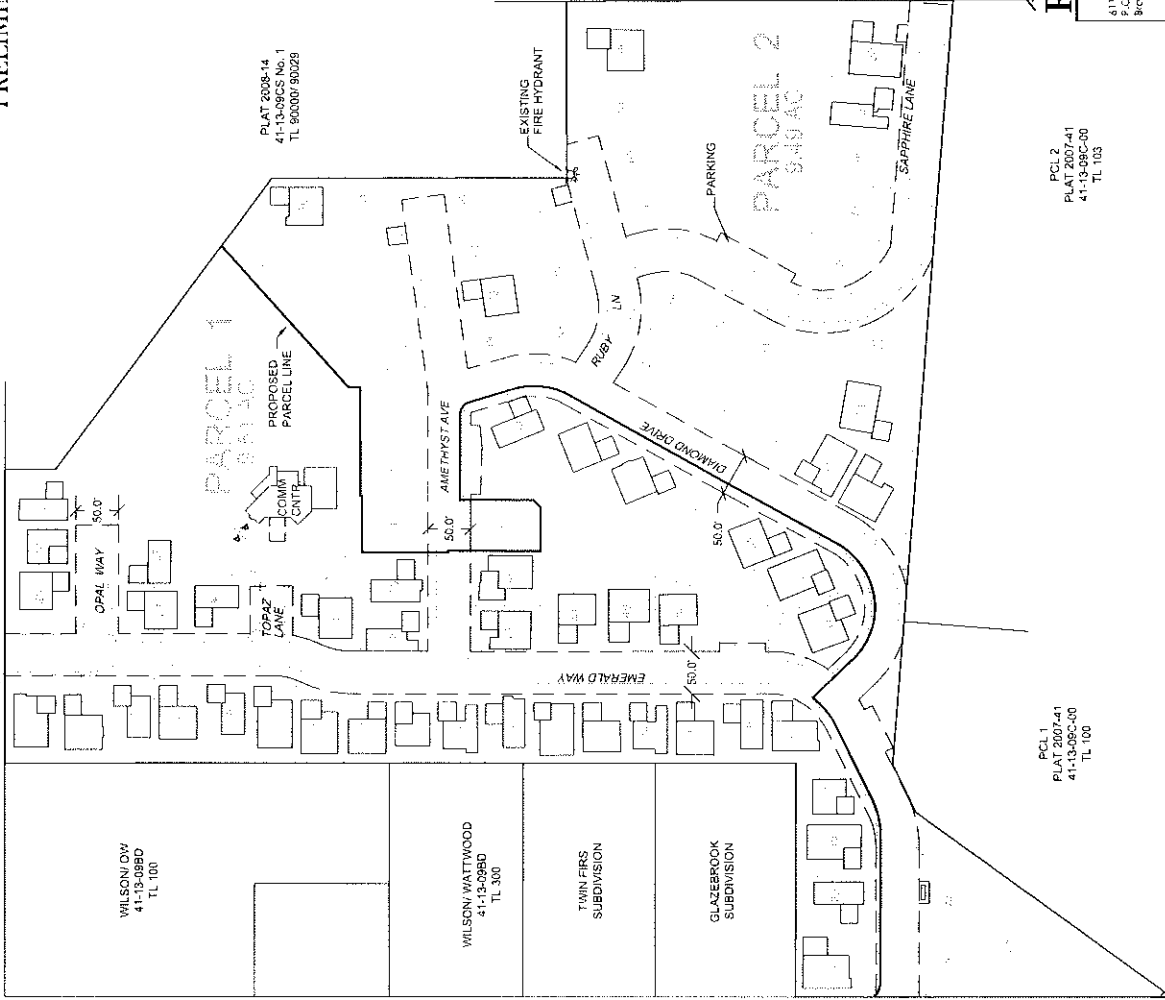
# SITE MAP

## EMERALD COAST ESTATES PRELIMINARY PARTITION PLAT

LOCATED IN D.L.C. 40, SECTION 9,  
T41S, R13W, WILLAMETTE MERIDIAN,  
CURRY COUNTY, OREGON

PREPARED FOR  
BROTHERS 4, LLC,  
P.O. BOX 1124,  
BROOKINGS, OR 97415  
(541) 861-2541

BENHAM LANE



WILSON/OW  
41-13-09B0  
TL 100

WILSON/WATTWOOD  
41-13-09B0  
TL 300

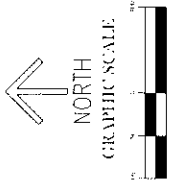
TWIN FIRS  
SUBDIVISION

GLAZEBROOK  
SUBDIVISION

PLAT 2008-14  
41-13-09C5 No. 1  
TL 90000/90029

PCL 1  
PLAT 2007/41  
41-13-09C-300  
TL 100

PCL 2  
PLAT 2007/41  
41-13-09C-00  
TL 103

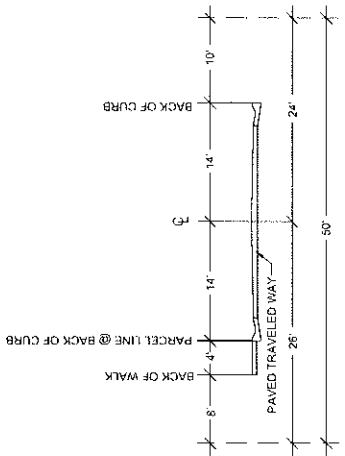


MCLUSKEY/HUTMAN  
41-13-09D  
TL 100

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
**PRELIMINARY**  
JOHN P. ROBERTS  
2730  
EXPIRES 12/31/10

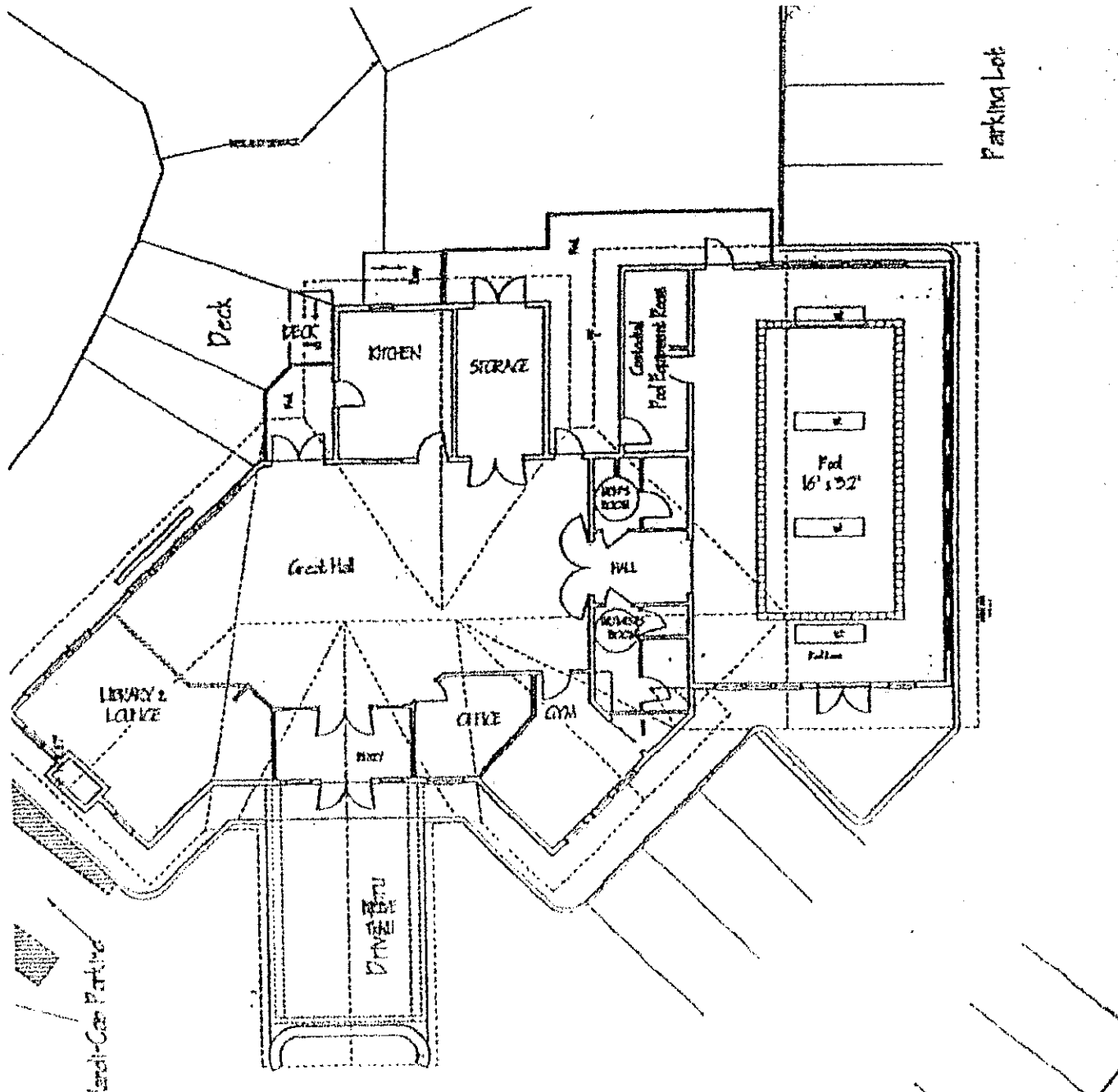
**Roberts & Associates**  
LAND SURVEYING INC.  
411 SPRUCE STREET  
P.O. Box 1399  
Brookings, OR 97415  
Ph. 541-861-0167  
Fax. 541-861-5426

|                  |                 |        |        |
|------------------|-----------------|--------|--------|
| Drawn By         | RR              | Date   | 2/2/09 |
| Checked By       |                 | PL No. | 04-017 |
| Drawing Name     | SITE MAP        | Sheet  | 1 of 1 |
| Project File No. | 08-0172-PARTION |        |        |



**TYPICAL ROAD EASEMENT SECTION**  
SCALE: 1" = 10'

ROAD EASEMENT SECTION AS SHOWN FOR  
EMERALD WAY, OPAL WAY, TOPAZ LANE,  
AMETHYST AVE., DIAMOND DR., RUBY LN,  
SAPPHIRE LN.



**CLUBHOUSE AND PROJECTED POOL**

|               |            |
|---------------|------------|
| Great Room    | 2350 Sq Ft |
| Kitchen       | 220 Sq Ft  |
| Exercise      | 165 Sq Ft  |
| Entry Areas   | 216 Sq Ft  |
| Office        | 132 Sq Ft  |
| Bathrooms (2) | 220 Sq Ft  |
| Storage       | 175 Sq Ft  |

**TOTAL SQ FT APPROX 3500**

All measurements are approximate

## ***Emerald Coast Estates Rent Survey***

***Emerald Coast Estates is a unique property relative to its design, home standards and “small town” location. The manufactured home communities listed in the survey that is presented below reflect good to high quality communities, none of which are directly comparable to Emerald Coast Estates, that demonstrate the demand and rent levels currently charged by other communities outside of major metropolitan markets.***

| <b><u>Park Name</u></b> | <b><u>City</u></b> | <b><u>Spaces</u></b> | <b><u>Year Built</u></b> | <b><u>Amenities</u></b>                | <b><u>Base Rent</u></b> | <b><u>Rent Includes</u></b> | <b><u>Last Increase</u></b> | <b><u>Amount</u></b> | <b><u>Vacant Spaces</u></b> | <b><u>Survey Date</u></b> | <b><u>Notes</u></b> |
|-------------------------|--------------------|----------------------|--------------------------|--|-------------------------|-----------------------------|-----------------------------|----------------------|-----------------------------|---------------------------|---------------------|
| Greenbriar Terrace      | Central Point      | 104                  | 1973                     | S,SP,R,RV,L                            | \$451 - \$465           | WSG                         | \$10                        | Jan-10               | 1                           | Oct-09                    |                     |
| Shore Pines             | Coos Bay           | 135                  | 1978                     | S,lakes                                | \$375 - \$395           |                             | \$32                        | Dec-08               | 1                           | Aug-09                    |                     |
| Rogue Lea Estates       | Grants Pass        | 215                  | 1970                     | S,R, lake, L                           | \$450 - \$500           | WSG                         | \$45 - \$60                 | Jan-09               | -                           | Sep-09                    |                     |
| Country Estates         | Grants Pass        | 105                  | 1968                     | S,SP,L,R                               | \$455                   | WSG                         | \$30                        | Nov-09               | 1                           | Nov-09                    |                     |
| West Lake Village       | Grants Pass        | 75                   | 1990                     | S,R,L                                  | \$425 - \$465           | WSG                         |                             | Jun-08               | 3                           | Oct-09                    |                     |
| Country Estates         | Grants Pass        | 63                   | 1980's                   | F                                      | \$425                   | G                           | \$15                        | Jan-10               | -                           | Oct-09                    |                     |
| Medford Mobile Estates  | Medford            | 244                  | 1978                     | F,R,RV,SP                              | \$460                   |                             |                             | Feb-09               | 6                           | Oct-09                    |                     |
| Myra Lynne MHP          | Medford            | 206                  | 1984                     | F,R,RV,SP,T                            | \$374 - \$414           |                             | \$12                        | Jan-10               | 1                           | Oct-09                    |                     |
| San George Estates      | Medford            | 175                  | 1998                     | F,R,SP                                 | \$420                   |                             | \$20                        | Jul-09               | 22                          | Oct-09                    |                     |
| Meadow View             | Medford            | 108                  | 1998                     | F,RV                                   | \$490                   |                             | \$25-\$30                   | Nov-09               | -                           | Oct-09                    |                     |
| Pacific Village         | Medford            | 82                   | 1979                     | S,R,SP                                 | \$400 - \$410           | WSG                         | \$10                        | Jan-10               | -                           | Oct-09                    |                     |
| Longview Hills          | Newport            | 180                  | 1990                     | S,SP,R,RV                              | \$450 - \$530           |                             | \$18-\$23                   | Jan-09               | -                           | Dec-09                    | Long-Term Lease     |
| Bear Lake MHP           | Phoenix            | 210                  | 1973                     | S,SP,L,R,RV,<br>Sauna,<br>therapy pool | \$455                   | WSG                         | \$15                        | Aug-09               | -                           | Nov-09                    |                     |
| Rogue Valley South      | Phoenix            | 63                   | 1968                     | S,RV                                   | \$430                   | SG                          | \$10                        | Aug-09               | -                           | Oct-09                    |                     |
| Parkview Mobile Estates | Rogue River        | 80                   | 1976                     | S                                      | \$475                   | WS                          | \$20                        | Jan-09               | -                           | Oct-09                    |                     |
| Shadow Ranch            | Roseburg           | 200                  | 1976                     | S, RV                                  | \$396                   | WSG                         | \$30                        | Nov-09               | 1                           | Nov-09                    |                     |
| Littlebrook             | Roseburg           | 140                  | 1999                     | S,R                                    | \$385 - \$420           |                             |                             |                      | -                           | Dec-09                    | Long-Term Lease     |
| Mountain View           | Talent             | 164                  | 1981                     | S,R,RV,SP                              | \$374 - \$430           | WSG                         | \$4                         | Jan-09               | -                           | Oct-09                    | Leases w/CPI        |

**Amenities:** S=Senior, F=Family, SP=Swimming Pool, L=Laundry, R=Rec. Center, RV=RV Storage/Parking, T=Tennis Court

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