

No on HB 3007

Larry Kampfer  
Philomath and Corvallis

I live in Philomath and I have an office in Corvallis, but I manage and sell properties in multiple counties including Benton, Lincoln, Linn, Polk and Marion

I have extensive experience in the manufactured home park business. I have owned, managed, and consulted for multiple manufactured home communalities over the last 20+ years. I currently manage the largest park in the Corvallis area which is 150 spaces.

Any legislation giving tenants/mobile home owners in a manufactured home community (mobile home park) undue advantage or preference over any other fair market prospective buyer is absolutely wrong.

This entire concept is virtually a scam dreamed up by unscrupulous promoters to dupe the well meaning park residents.

I have observed this particular "unrealistic dream" entity for over 20 years and I have testified at the State Legislature hearings several times regarding resident's buying their park.

**Please contact the "owners" of Lake Shore Mobile Estates, 34270 Colorado Lake Drive, Corvallis, OR @ (541) 758-4000. They were duped into buying their park and in less than 1 year they came to me begging me to find a way to have somebody buy the park back from them to clean up their "mess". They were in complete financial disarray. Many of the residents/mobile home owners are unable to contribute the capitol required to keep the park operable. This concept will only succeed in situations where you have very affluent home owners and 100% of them have the cash available to make the initial purchase and to pay for the maintenance of the park. It has worked in a couple of instances in California, but they were very affluent individual home**

**owners. This is certainly not the norm for parks in Oregon.**

To summarize the park residents have no idea of the complications of trying to have the individual owners run the business and they certainly do not have the financial backing to do so successfully. To encourage them to do so is a complete disservice.

From what I can see this scam was derived so the promoters of the buy out can collect a large commission and then disappear into the sunset. That is exactly what happened at Lake Shore Estates mobile home park in Corvallis. Please vote no on HB 3007 so this can not happen again in our back yard!

Sincerely,

**Lawrence Kampfer**

President & Oregon Licensed Principal Broker



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