



Central  
Washington  
State

# RV CAMPGROUND

3.5 STARS | 90 - 130 SITES | #08479910 | 04/11/23

**UNPRICED**

# Thank you for your consideration




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*Chad was always available by phone which I consider invaluable. There were many twists and turns in the process and he handled them very professionally and patiently. He was quite knowledgeable about the process as were the others on the Yale team.*

David F. - Owner

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# Property Highlights

- Great Location Between Seattle and Spokane

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- Diverse Economic Drivers Including Local Tourism

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- Beautiful Setting Next to River

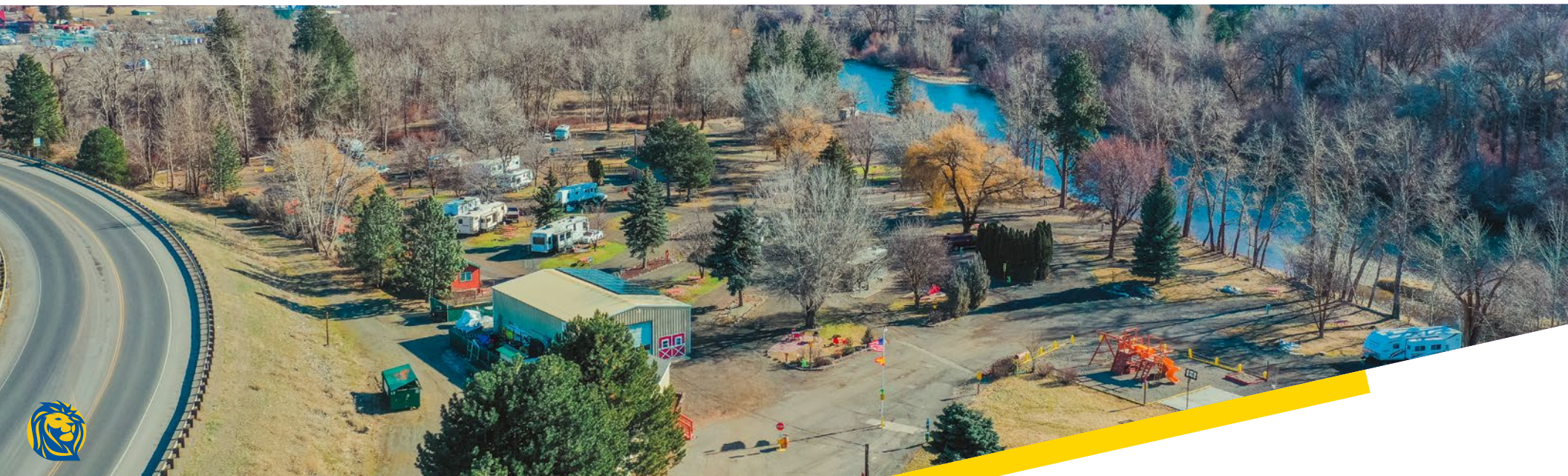
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- Many Recent Property Improvements

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- Operational Upside Opportunities + 3 Acres of Expansion Potential

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# Property Discussion



## RV Campground

Welcome to the property, a year-round RV park that offers a mix of River-front Teepees, Deluxe Cabins, full hook up RV sites, and tent sites to meet many forms of demand. There is a full-time staff in place, making this a great opportunity for absentee ownership.

There have been many recent improvements to the property, including newly recycled asphalt gravel-topped roads, new concrete patios, clubhouse improvements, pool area upgrades, and a large new dog park, to name a few.

The parks location on the riverfront provides a unique and attractive accommodation option for visitors who want to be close to nature and enjoy the peaceful environment. This, in turn, has helped to create a loyal customer base and positive word-of-mouth advertising. There is also expandable acreage, that is currently being used as extra tent sites. Further due diligence is required to verify feasibility.

The economy in central Washington is primarily driven by agriculture, education, and tourism. The city is a popular destination for outdoor recreation, including hiking, fishing, and skiing. Central Washington is a popular tourist destination with a wide range of attractions, including the Gorge Amphitheatre, the John Wayne Pioneer Trail, and Roslyn, where Northern Exposure was filmed. There are also numerous outdoor recreational opportunities available in the surrounding area, such as fishing, hiking, and camping, which are attractive to RV enthusiasts.



# Property Overview

## PROPERTY DETAILS

Property Type	RV Campground
Number of Sites	90 - 130 Sites
Income Per Site	\$8,000 - \$11,600
Expenses Per Site	(\$4,250 - \$6,150)
Acreage	15 +/- Ac.
Flood Zone	Zone AE (Floodway)

## UTILITY INFORMATION

Utility Service	Provider	Meter	Paid By
Water	Well	None	Campground
Sewer	Septic	None	Campground
Trash	Dumpster	None	Campground

## UNDERWRITING ASSUMPTIONS

Rental Revenue Growth	Year 1: 8% Years 2-5: 5% Per Year
Lease Up	N/A
Other Income Growth Rate	5% Per Year
Expense Growth Rate	3% Per Year

## PROPERTY AMENITIES



Basketball



On Site Management



Camp Store



Cafe / Clubhouse



Cornhole



Restrooms &amp; Showers



Swimming Pool



Horseshoes



Laudry Facility



Fire Pits



Boat Launch



Volleyball



# Property Photos

AERIAL VIEW



AERIAL VIEW



STREET VIEW



CABIN



PLAYGROUND




TIPI SITE



# 5 Year Pro Forma

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
<b>Income</b>					
Rental Income	805,454	868,574	911,006	956,174	1,004,126
Rent Increase Income	63,120	42,432	45,168	47,952	49,308
Other Income	173,291	181,956	191,054	200,606	210,637
<b>Effective Gross Income</b>	<b>1,041,865</b>	<b>1,092,962</b>	<b>1,147,227</b>	<b>1,204,732</b>	<b>1,264,070</b>
<b>EXPENSES</b>					
Advertising	3,500	3,605	3,713	3,825	3,939
Ancillary Operational Expenses	18,635	19,195	19,770	20,363	20,974
Auto Expense	500	515	530	546	563
Cable, Phone, Internet	3,700	3,811	3,925	4,043	4,164
Electric	40,517	41,733	42,984	44,274	45,602
General & Administrative	96,375	99,266	102,244	105,311	108,471
General & Administrative - CC Fees	24,118	25,301	26,558	27,889	29,262
Insurance	22,400	23,072	23,764	24,477	25,211
Licenses & Permits	3,150	3,245	3,342	3,442	3,545
Meals, Travel, & Entertainment	1,000	1,030	1,061	1,093	1,126
Off-Site Management Fees @ 4.0%	41,675	43,718	45,889	48,189	50,563
Payroll Expense	210,936	217,264	223,782	230,495	237,410
Professional Fees	3,000	3,090	3,183	3,278	3,377
Propane	11,824	12,179	12,544	12,921	13,308
Real Estate Taxes	14,875	15,321	15,781	16,254	16,742
Real Estate Taxes Reassessment		15,391	15,852	16,328	16,818
Repairs & Maintenance	25,800	26,574	27,371	28,192	29,038
Replacement Reserves	9,600	9,888	10,185	10,490	10,805
Supplies	3,475	3,579	3,687	3,797	3,911
Taxes - Other	3,440	3,543	3,649	3,759	3,872
Trash	9,548	9,834	10,129	10,433	10,746
Water & Sewer	3,220	3,317	3,416	3,519	3,624
<b>Total Expenses</b>	<b>551,288</b>	<b>584,470</b>	<b>603,360</b>	<b>622,919</b>	<b>643,072</b>
<b>Net Operating Income</b>	<b>490,577</b>	<b>508,492</b>	<b>543,867</b>	<b>581,813</b>	<b>620,999</b>





*I want to thank you and your team at Yale advisors for your professionalism and due diligence... you managed to organize and answer all questions for the buyer, creating a smooth transition... I would not hesitate to use your firm again.*

Steven K. - Owner

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# Meet the Award-Winning Team

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- Fixed Rates from 5.5-7%
- Recourse or Partial Recourse

## Equity

- Sourcing Single Investor Funds for Proven MHC and RV Operators/Developers
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## CMBS

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- Non-Recourse, Flexible/No Prepayment Penalty

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## Regarding Property: Offering #08479910

Our policy requires that we obtain this Non-Disclosure Agreement (the "Agreement") before disclosing certain information about certain real estate that may be available for sale or investment. This information must be kept confidential. In consideration of Yale Realty Advisors ("Yale") and Chad Ledy (or any party designated by Chad Ledy) (the "Broker") providing the information on such real estate which may be available for purchase or for sale (the "Potential Transaction"), I understand and agree:

1. (a) That any confidential or proprietary information (the "Confidential Information") of the potential selling party (the "Seller") provided is sensitive and confidential, and that its disclosure to others may be damaging to the Seller. I agree that upon the earlier of: (i) two (2) years from the date of this Agreement and (ii) the request of Broker, Yale or Seller, any Confidential Information furnished to me shall be either returned or destroyed, and I shall certify to such destruction.

(b) Not to disclose, for a period of two (2) years from the date I sign this Agreement, any Confidential Information regarding the Potential Transaction to any other person who has not also signed this Agreement or a joinder thereto, except to the extent necessary to secure the advice and recommendations of my employees, officers, directors, members, managers, advisors, attorneys, accounts or financing sources (collectively, the "Representatives") regarding the Potential Transaction. "Confidential Information," as used in this Agreement, shall include the fact that the Potential Transaction is for sale or open to offers, and any other data provided. My Representatives shall abide by the terms of this Agreement, and I agree to be liable for any breach of the provisions of this Agreement by any of my Representatives.

(c) Not to contact the Seller or its Representatives, suppliers or customers except through the Broker. I shall present all correspondence, inquiries, offers to purchase and negotiations relating to the Potential Transaction directly to the Broker, and all such negotiations shall be conducted exclusively through the Broker. At such a time as a LOI or PSA is reached regarding the Potential Transaction, I agree to copy the Broker on all communication and negotiations related to the Potential Transaction.

2. That all information regarding the Potential Transaction is provided by the Seller or other sources and is not verified by the Broker or Yale. The Broker and Yale have done their best to ensure the accuracy of said information, but the Broker and Yale make no, representation or warranty, express or implied, as to the accuracy of such information. I agree that the Broker and Yale are not responsible for the accuracy of any other information I receive, and I agree to indemnify and hold the Broker, Yale, and each of their Representatives harmless from any claims or damages which may occur by reason of the inaccuracy or incompleteness of any information provided to me with respect to any Potential Transaction.

I acknowledge that I have received an exact copy of this Agreement and that I have read this Agreement carefully and fully understand it.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Email

\_\_\_\_\_  
Company

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Phone