

01/19/26

#05173070

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Greater Cincinnati Area Long Term RV Park

★★★★★ 🏠 30-50 Sites 👤 ALL-AGE



\$1,550,000 TARGET PRICE



PRESENTED BY



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Property Highlights

Waterfront location with lake views

Complete septic system overhaul in 2024

Mix of long-term and transient guests

Closest RV park to major tourist attraction

20 Acres of Expansion Land



Property Discussion

Subject Property is a year-round campground ideally situated between Cincinnati and Lexington, KY. The park serves both transient travelers and contract workers seeking short-term accommodations. Nestled on a scenic lake, the property combines natural beauty with strong operational fundamentals.

Recent capital improvements including a full septic system replacement in 2024, renovated bathhouse, upgraded Airbnb units, and a new cabin have enhanced the guest experience and reduced future maintenance exposure. The property includes expansion land with lake views, preliminarily supporting up to 50 new full hookup sites and additional dry sites, offering meaningful upside potential.

Operationally, long-term guests (28+ days) pay for their own electric while water and sewer are included; transient stays include all utilities. Although 2025 started slowly, performance in March and April has already outpaced last year, suggesting strong momentum moving into peak season.

With infrastructure in place, steady demand from both leisure and workforce segments, and a clear path for expansion, subject property presents an attractive, value-add investment opportunity in a growing regional corridor.



Property Overview →

PROPERTY DETAILS

Property Type	RV Park
Star Rating	3 Stars
Age Restriction	All-Age
Number of Sites	30-50 Sites
Avg. 2024 RV Occupancy Rate	70.0%
Property Acreage	~30 Acres
Average Annual Revenue Per Site	\$6,000 - \$9,500
Flood Zone	No Flood Risk

INFRASTRUCTURE

Water Service	Municipal
Sewer Service	Septic
Water & Sewer Billing	Included in Rates
Trash Service	Dumpster
Trash Billing	Included in Rates
Electric Amperage	30/50 Amp
Tenant Lawn Maintenance	Park Responsibility
Road Construction	Paved/Gravel
Road Maintenance	Park Responsibility



Property Amenities



Waterfront



Laundry Facility



Restrooms/
Showers



Dog Park



WIFI

Wifi



On-Site
Management



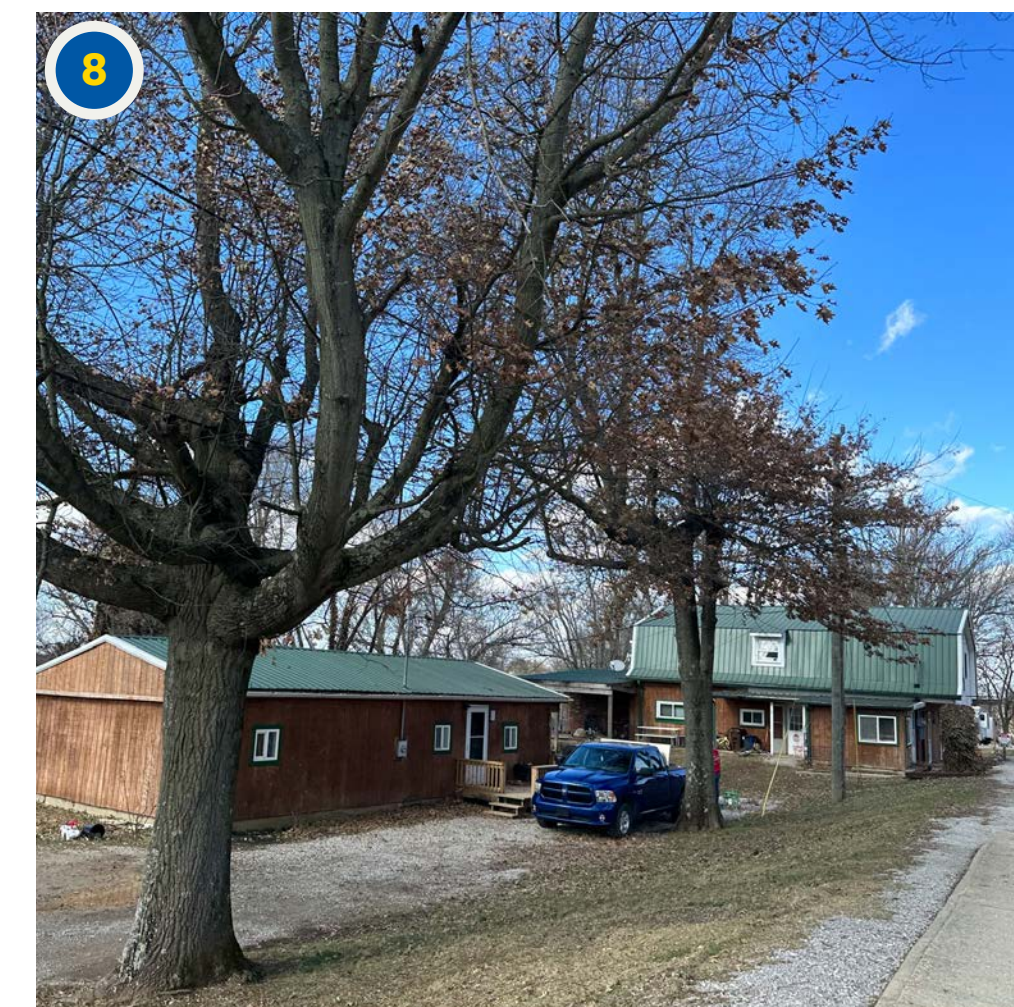
Property Photos →

PROPERTY ENTRANCE 1
STREET VIEW 5

STREET VIEW 2
STREET VIEW 6

STREET VIEW 3
STREET VIEW 7

STREET VIEW 4
LAUNDRY & BATHROOM BUILDINGS 8



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Purchase Overview →

PURCHASE OVERVIEW

TARGET PRICE	\$1,550,000
Down Payment	\$475,000
Loan Amount	\$1,075,000
PER SITE OVERVIEW	
Purchase Price Per Site	\$31,000 - \$51,650
Revenue Per Site	\$6,600 - \$10,950
Expense Per Site	(\$3,850 - \$6,400)
DISPOSITION ASSUMPTIONS	
Exit Capitalization Rate	10.00%
Projected Selling Expenses	3.00%

FINANCIAL MEASUREMENTS

	YEAR 1	YEAR 3	YEAR 5
EFFECTIVE GROSS INCOME	329,040	362,728	399,750
Less: Operating Expenses	(191,441)	(208,613)	(222,452)
Operating Expenses Ratio	58.2%	57.5%	55.6%
NET OPERATING INCOME	137,599	154,116	177,297
Less: Annual Debt Service	(88,001)	(88,001)	(88,001)
Debt Coverage Ratio	1.56	1.75	2.01
NET CASH FLOW	49,599	66,115	89,297
Cap. Rate on Cost	8.88%	9.94%	11.44%
Exit Cap. Rate Assumption	10.00%	10.00%	10.00%
Economic Occupancy %	100.0%	100.0%	100.0%
Gross Rent Multiplier	4.7	4.2	4.4
CASH ON CASH RETURN	10.4%	13.9%	18.8%
INTERNAL RATE OF RETURN (IRR)	N/A	10.5%	20.0%

Proposed Financing Overview →

PROPOSED FINANCING OVERVIEW

Total Equity Contribution	\$475,000
LOAN AMOUNT	\$1,075,000
Loan to Value	69%
Interest Rate	7.25%
Amortization	30 Years
Interest Only Period	None
Loan Term	5 Years
Interest Only Payment	None
Amortization Payment	\$7,333
Financing Type	Bank
Quote Date	5/14/25



1ST YEAR CAP RATE

8.9%



PRICE/SITE

\$31,000 - \$51,650



INTEREST RATE

7.25%



LOAN TERM

5 Years



FINANCING TYPE

Bank



Pro Forma Growth Assumptions →

START DATE & HOLD PERIOD	- Pro Forma Start Date: 10/1/2025 - Projected Hold Period: 5+ Years				
RENTAL REVENUE GROWTH	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Rent Increase Schedule	5.0%	5.0%	5.0%	5.0%	5.0%
GLOBAL OTHER INCOME GROWTH	- Global other income growth of 5% per year				
OFF-SITE MANAGEMENT FEES	- Budgeted to remain at 4.0% of EGI				
GLOBAL EXPENSE GROWTH	- Global expense growth of 3% per year				
REAL ESTATE TAXES	- Tax Reassessment Value: We estimate the taxable value will likely increase by 53%. - Tax Reassessment Liability: We estimate taxes will grow by \$4.3K in year 2 of ownership.				
DISPOSITION ASSUMPTIONS	- Exit Capitalization Rate: 10.00% - Selling Expenses: 3.00%				

PROPOSED FINANCING OVERVIEW

INTEREST RATE	LOAN AMOUNT	AMORTIZATION	INTEREST ONLY PERIOD	LOAN TERM	FINANCING TYPE
7.25%	\$1,075,000	30 Years	None	5 Years	Bank

5 Year Pro Forma →

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
INCOME					
Rental Income	285,359	299,615	314,735	330,287	346,703
Rent Increase Income	14,256	15,120	15,552	16,416	17,280
Other Income	29,425	30,896	32,441	34,063	35,766
EFFECTIVE GROSS INCOME	329,040	345,632	362,728	380,767	399,750
EXPENSES					
Advertising	2,500	2,575	2,652	2,732	2,814
Ancillary Operational Expenses	3,650	3,760	3,872	3,988	4,108
Auto Expense	500	515	530	546	563
Cable, Phone, Internet	6,175	6,360	6,551	6,748	6,950
Electric	40,325	41,535	42,781	44,064	45,386
General & Administrative	5,650	5,820	5,994	6,174	6,359
General & Administrative - CC Fees	11,850	12,448	13,063	13,713	14,397
Insurance	3,600	3,708	3,819	3,934	4,052
Licenses & Permits	1,225	1,262	1,300	1,339	1,379
Meals, Travel, & Entertainment	1,000	1,030	1,061	1,093	1,126
Natural Gas	50	52	53	55	56
Off-Site Management Fees @ 4.0%	13,162	13,825	14,509	15,231	15,990
Payroll Expense	38,575	39,732	40,924	42,152	43,417
Professional Fees	3,000	3,090	3,183	3,278	3,377
Real Estate Taxes	8,204	8,451	8,704	8,965	9,234
Real Estate Taxes Reassessment		4,345	4,475	4,610	4,748
Repairs & Maintenance	12,900	13,287	13,686	14,096	14,519
Replacement Reserves	3,600	3,708	3,819	3,934	4,052
Supplies	20,600	21,218	21,855	22,510	23,185
Taxes - Other	10,000	10,300	10,609	10,927	11,255
Trash	4,350	4,481	4,615	4,753	4,896
Water & Sewer	525	541	557	574	591
TOTAL EXPENSES	191,441	202,040	208,613	215,415	222,452
NET OPERATING INCOME	137,599	143,592	154,116	165,351	177,297
LESS: ANNUAL DEBT SERVICE	(88,001)	(88,001)	(88,001)	(88,001)	(88,001)
NET CASH FLOW	49,599	55,591	66,115	77,351	89,297



Cash Flow Analysis →

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
OPERATING INCOME SUMMARY					
Effective Rental Income	299,615	314,735	330,287	346,703	363,983
Other Income	29,425	30,896	32,441	34,063	35,766
EFFECTIVE GROSS INCOME	329,040	345,632	362,728	380,767	399,750
Less: Operating Expenses	(191,441)	(202,040)	(208,613)	(215,415)	(222,452)
Operating Expense Ratio	58.2%	58.5%	57.5%	56.6%	55.6%
NET OPERATING INCOME	137,599	143,592	154,116	165,351	177,297
Less: Annual Debt Service	(88,001)	(88,001)	(88,001)	(88,001)	(88,001)
NET CASH FLOW	49,599	55,591	66,115	77,351	89,297
PROPERTY RESALE ANALYSIS					
Projected Sales Price	1,375,994	1,435,915	1,541,157	1,653,514	1,772,974
Less: Selling Expenses	(41,280)	(43,077)	(46,235)	(49,605)	(53,189)
Less: Loan Balance	(1,064,596)	(1,053,411)	(1,041,388)	(1,028,465)	(1,014,572)
NET SALE PROCEEDS	270,119	339,427	453,534	575,444	705,213
CASH SUMMARY					
Net Cash Flow	49,599	55,591	66,115	77,351	89,297
Previous Years Net Cash Flow		49,599	105,189	171,304	248,655
Net Sale Proceeds	270,119	339,427	453,534	575,444	705,213
Down Payment	(475,000)	(475,000)	(475,000)	(475,000)	(475,000)
TOTAL CASH GENERATED	(155,283)	(30,384)	149,838	349,099	568,165
FINANCIAL MEASUREMENTS					
Cap. Rate on Cost	8.9%	9.3%	9.9%	10.7%	11.4%
Exit Cap. Rate Assumption	10.0%	10.0%	10.0%	10.0%	10.0%
Loan Constant	8.2%	8.2%	8.2%	8.2%	8.2%
Debt Coverage Ratio	1.56	1.63	1.75	1.88	2.01
Loan to Value Ratio	77%	73%	68%	62%	57%
Gross Rent Multiplier	4.7	4.2	4.2	4.3	4.4
Cash on Cash Return	10.4%	11.7%	13.9%	16.3%	18.8%
Internal Rate of Return (IRR)	N/A	N/A	10.5%	16.8%	20.0%





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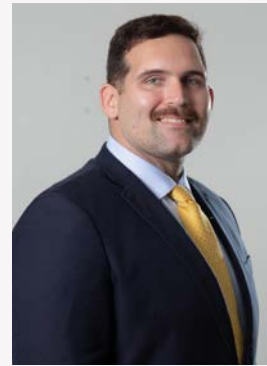
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Non Disclosure Agreement



Regarding Property: Offering #05173070

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 Charles Castellano (or any party designated by Charles Castellano) (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.

(d) I understand that should I, one of my affiliates, or a related entity invest in, acquire, or otherwise become connected with consummating either: (A) a Potential Transaction introduced to me by Broker or Yale within two (2) years of Broker or Yale introducing such Potential Transaction to me or one of my Representatives, or (B) a transaction with a Seller other than a Potential Transaction (a "Referral Transaction") that occurs within two (2) years of Broker or Yale introducing such Seller to me, **I shall compensate Broker with a fee that is equal to three percent (3%) of the Total Enterprise Value of such Potential Transaction or Referral Transaction (the "Transaction Fee").** The "Total Enterprise Value" is defined as (i) the aggregate cash consideration paid by me or my affiliate in connection with consummating the Potential Transaction or Referral Transaction, (ii) the principal amount of all funded indebtedness for borrowed money that I assume in connection with consummating the Potential Transaction or Referral Transaction at closing, and (iii) any seller notes and deferred and/or contingent payments. I shall pay 100% of the Transaction Fee at the time of the closing of the Potential Transaction or Referral Transaction. I may request that Seller pays the Transaction Fee, but in the event that Seller refuses to pay such Transaction Fee, I will be responsible for paying the Transaction Fee to Broker. The Transaction Fee shall constitute the only fee I am obligated to pay to Broker or Yale.

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

Phone

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