

6 WESTERN STATES RV PARK PORTFOLIO FOR SALE



Ramona Canyon
San Diego County, CA
\$3,150,000 - 126 Spaces



Desert Pools
Desert Hot Springs, CA
\$2,860,000 - 286 Spaces



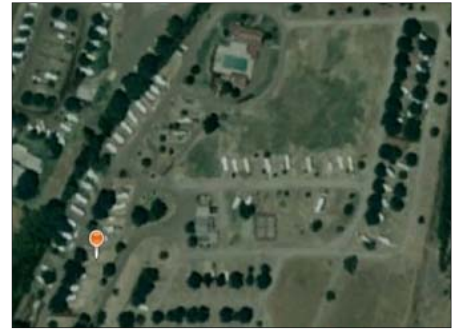
Pilot Knob
Winterhaven, CA
\$1,500,000 - 250 Spaces



Colorado River Oasis
Ehrenberg (Blythe), AZ
\$5,890,000 - 260 Spaces



Twin Lakes
St. David, AZ
\$3,250,000 - 217 Spaces



Verde River
Camp Verde, AZ
\$2,200,000 - 147 Spaces

- **\$18,850,000 (Can Be Sold Separately)**
- **6 Western U.S. RV Park & RV Resorts**
- **1,286 Total Spaces, Avg. \$14,650/Space**
- **Destination and Snowbird Locations**
- **Below Replacement Cost Opportunity**
- **3 SoCal Parks and 3 Arizona Parks**

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CBRE



*** Can Be Purchased Individually**

| Map # | Park Name | State | Spaces | Full Hookup | Partial Hookup | Park Models | Acres | List Price | Price Per Space |
|-------|--|-------|--------|-----------------|----------------|-------------|--------|-------------|-----------------|
| 1 | Ramona Canyon Ramona, CA San Diego County | CA | 126 | 133 | 6 | 7 | 105.62 | \$3,150,000 | \$25,000 |
| 2 | Desert Pools Desert Hot Springs, CA Riverside County | CA | 286 | 280 | 0 | 6 | 18.98 | \$2,860,000 | \$10,000 |
| 3 | Pilot Knob Winterhaven, CA Imperial County | CA | 250 | 250 | 0 | 0 | 23.74 | \$1,500,000 | \$6,000 |
| 4 | Colorado River Oasis Ehrenberg, AZ La Paz County | AZ | 260 | 176 RV 79 MH | 0 | 5 | 24.51 | \$5,890,000 | \$22,654 |
| 5 | Twin Lakes St. David, AZ Cochise County | AZ | 217 | 174 | 42 | 11 | 37.3 | \$3,250,000 | \$14,977 |
| 6 | Verde River Camp Verde, AZ Yavapai County | AZ | 147 | 82 | 58 | 7 | 28.72 | \$2,200,000 | \$14,966 |

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The property owner has requested that all interested parties agree to this Disclosure Agreement. Any additional information not included in this offering package including but not limited to the release of historical, year to date information or other "Due Diligence" materials prior to an acceptable offer, letter of intent and/or site visit **will only be provided at discretion of the property owner(s) and the their instructions to MHRV Advisors (listing brokers).**

I, _____ hereby understand that the salient property "Information" for the property referenced in this offering package is intended for the sole use as a qualified investor and/or as a representing broker/agent. I acknowledge that the information herein and any additional "Information" about this property will be kept absolutely confidential and is not to be redistributed. Broker/agent acknowledge that a new disclosure agreement must be submitted and accepted by MHRV Advisors for each prospective investor individually.

I also agree that neither I, or any affiliated party **will not visit the property or discuss park matters** with park residents or employees without expressed approval. Please direct any and all questions through MHRV Advisors. MHRV Advisors is a full cooperation brokerage firm.

Prospective Investor:

Company Name

Print Full Name

Email (optional)

Phone Number

Signature

Date

Representing Broker/Agent:

Company Name

Print Full Name

Email

Phone Number

Signature

Date

**Please sign and return this page to fax number: (858) 777-5380
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