

MODERN NOR-CAL DESTINATION BLT 1990's & 2005



Susanville RV Park

3075 Johnstonville Road • Susanville, CA 96130
(Lassen County)

*Modern 1990's & 2005
Construction*

- **101 Full Hookup Sites, *Built 1990's & 2005***
- **Reoccurring Monthly Cash Flow**
- **Large Sites on City Water & City Sewer**
- **Well Maintained, No Deferred Maintenance**
- **Great Opportunity for Owner - Operator**
- **\$1,850,000 - Can't Be Built For This Price**

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CBRE



Nice Roads & Pull Thru Spaces



Concrete Ribbons and Pads



Lush Landscaping and Attractive Hardscape



Looking Across Space 58 to Restrooms



Office, Apartment, Store



Adjacent, Mini-Golf & Batting Cages

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NOR CAL RV PARK - 101 MODERN FULL HOOKUP SPACES

Park Address 3075 Johnstonville Rd.			Price \$1,850,000																		
City and State Susanville, CA	Zip Code 96130	Number of Spaces 101 RV Spaces	Down Payment Cash / New Loan																		
County Lassen	Estimated Age 1990s & 2005	Price Per Space \$18,316	Loan Amount TBD																		
Parcel Size: Approximately 10 Acres		Vacancy: n/a	Cap Rate 9.7%																		
Rent Control & Terms: No																					
<p align="center">Property Description & Location Information</p> <p>CBRE/MHRV GROUP: Reoccurring Cash Flow! Modern 101 Large, full hookup RV spaces, built 1996, 1999 and 2005 making this one of newer parks in California. Great location close to freeways and shopping. 80% of revenue is generating by long term stays and utility re-imbursements. A new owner can capitalize on increasing daily and weekly income while maintaining existing monthly revenue. The park is on all city water and sewer. There are 65 large 60ft pull thru sites that are loved by RV'ers. The park has a complete amenity package with a managers 2bd/2ba apartment, office, restrooms, WIFI, small store and workout room.</p> <p>Revenue has stayed fairly consistent in 2008, 2009 and 2010 despite the downturn in the economy. In fact 2008 saw higher gross revenue than 2010 despite the record gas prices during the 2nd half of 2008. RV'ers have invested quite a bit of money in their rigs and they are going continue using them even with gas prices topping \$4.00 per gallon. Other sacrifices will be made or trips will be modified, but they still put their rigs out on the road.</p> <p>This a great opportunity to purchase a new RV park with no deferred maintenance, a stable monthly tenant base and the ability to drastically increase the daily and weekly revenue potential.</p>			<p align="center">Park Utilities</p> <table border="1"> <thead> <tr> <th colspan="2">Utility Summary</th> <th>Paid By</th> </tr> </thead> <tbody> <tr> <td>Electric</td> <td>Metered</td> <td>Tenant</td> </tr> <tr> <td>Propane</td> <td></td> <td>Tenant</td> </tr> <tr> <td>Water</td> <td>Included</td> <td>Park Pays</td> </tr> <tr> <td>Septic</td> <td>Included</td> <td>Park Pays</td> </tr> <tr> <td>Trash</td> <td>Included</td> <td>Park Pays</td> </tr> </tbody> </table> <p>Loan Assumptions: MHRV estimates new 60% LTV at 6% amortized over 25 years. Due in 25 years</p> <p>Gross Income \$330,966</p> <p>Expenses \$151,250</p> <p>NOI \$179,716</p>	Utility Summary		Paid By	Electric	Metered	Tenant	Propane		Tenant	Water	Included	Park Pays	Septic	Included	Park Pays	Trash	Included	Park Pays
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 <p>DO NOT CONTACT MANAGER OR DISTURB TENANTS Please contact listing brokers before any visit to the site</p>																					



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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 CBRE (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 CBRE 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 CBRE.

Prospective Investor:

Company Name

Print Full Name

Email (optional)

Phone Number

Signature

Date

Representing Broker/Agent:

Company Name

Print Full Name

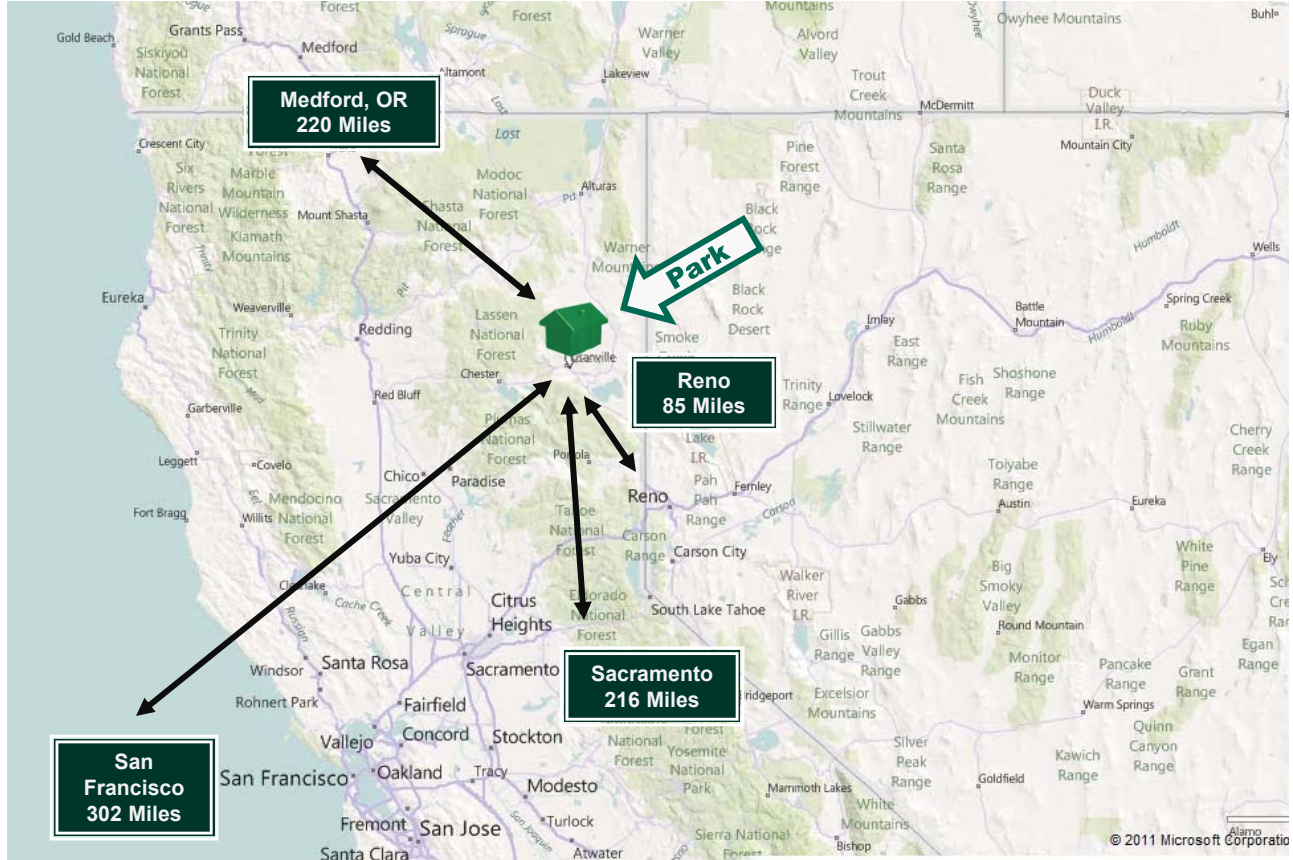
Email

Phone Number

Signature

Date

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