

# Private Beach Destination Location RV Resort



**Westport Beach RV Resort**  
37700 N Hwy 1 • Westport, CA 95488  
(Mendocino County)

- ***RARE PRIVATE ACCESS NOR-CAL BEACH***
- ***175 Total Permitted Sites (75 RV & 100 Camp)***
- ***Scenic 50+ Acres On The California Coast***
- ***Highly Rated, Reviewed and Awarded Park***
- ***Open Year Round & Solid Return Clientele***
- ***Possible Loan Assumption (Contact Broker)***

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[www.cbre.com/MHRV](http://www.cbre.com/MHRV)

**CBRE**



**Facing Southeast**



**Facing Southwest (25 Beach Camping Permits)**



**Beach Day Parking Near Tent Sites**



**Direct Private Beach Access**



**Wages Creek, Beach & Beach Tent Sites**



**Wages Creek & Beach Looking South**

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**Main Entrance & Managers Residence**



**General Store**



**Entrance to Park (Higher Elevation Than Park)**



**Top of Park Entrance and Road To Down To Park**




**Laundry Room & Park Operations Building**



**2 Bedroom Rental Cottages (see notes)**

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Park Address 37700 North Highway 1			Price <b>\$3,600,000</b> Entire Site <b>\$3,000,000</b> Park Only												
City and State Westport, CA	Zip Code 95488	Number of Spaces 175 (75 RV & 100 Camp)	Down Payment <b>Cash / New Loan</b>												
County Mendocino County	Price Per Site \$20,571 Entire Site \$17,143 Just Park	Park Type Destination Location	Loan Amount <b>TBD</b>												
Parcel Size: <b>Approximately 57.06 Acres</b>		Vacancy: <b>N/A</b>	Cap Rate <b>8.36% (Park Only)</b>												
Rent Control & Terms: <b>No Rent Control</b>															
<p align="center"><b>Property Description &amp; Location Information</b></p> <p>CBRE / MHRV GROUP: Direct access private beach fee simple property on the Northern California Coast. This rare Highway 1 destination location has a strong operating history from a solid return client base from the Bay Area, Chico and Sacramento as well as a prime location for RV's touring the California Coastline who want to stay at a direct access beach location. Currently operating as a KOA a new owner could elect to operated the park under another brand or privately. This would shift or eliminate the associated franchise expenses further increasing the existing NOI.</p> <p>The entire site is offered at \$3,600,000 consists of 57.06 Acres. \$3,000,000 for the park on approximately 51.66 Acres and \$600,000 for about 5.4 Acres with a 2 bedroom home which is in the final phase of subdivision. The owner may consider selling the each part separately.</p> <p>Open year round the park has several RV and Camping options. Rates are as follows: Creek and Beach Frontage \$45 to \$66 Pull-In Back In \$45 to \$62 – Cottage and Teepee \$76-\$325 Group Site \$135 to \$140 - Camp Sites from \$25 to \$48</p>			<p align="center"><b>Park Utilities</b></p> <table border="1"> <thead> <tr> <th colspan="2">Utility Summary</th> </tr> </thead> <tbody> <tr> <td>Electric</td> <td>PG&amp;E</td> </tr> <tr> <td>Propane</td> <td>Park Only</td> </tr> <tr> <td>Water</td> <td>Municipal</td> </tr> <tr> <td>Sewer</td> <td>On Septic</td> </tr> <tr> <td>Trash</td> <td>City</td> </tr> </tbody> </table>	Utility Summary		Electric	PG&E	Propane	Park Only	Water	Municipal	Sewer	On Septic	Trash	City
Utility Summary															
Electric	PG&E														
Propane	Park Only														
Water	Municipal														
Sewer	On Septic														
Trash	City														
			<p>Loan Assumptions: <b>Cash, New Loan Or Assume Existing</b></p>												
			<p>Gross Income <b>\$614,000 Est. 2012</b></p>												
			<p>Expenses (with franchise cost) <b>\$363,350 (61.4%)</b></p>												
			<p>NOI (with franchise cost) <b>\$250,650 (38.6%)</b></p>												
<p> <b>DO NOT CONTACT MANAGER OR DISTURB TENANTS</b> Please contact listing brokers before any visit to the site</p>															



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**Brokerage**

**Lending**

**Appraisal**

For more information:

[www.cbre.com/MHRV](http://www.cbre.com/MHRV)

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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

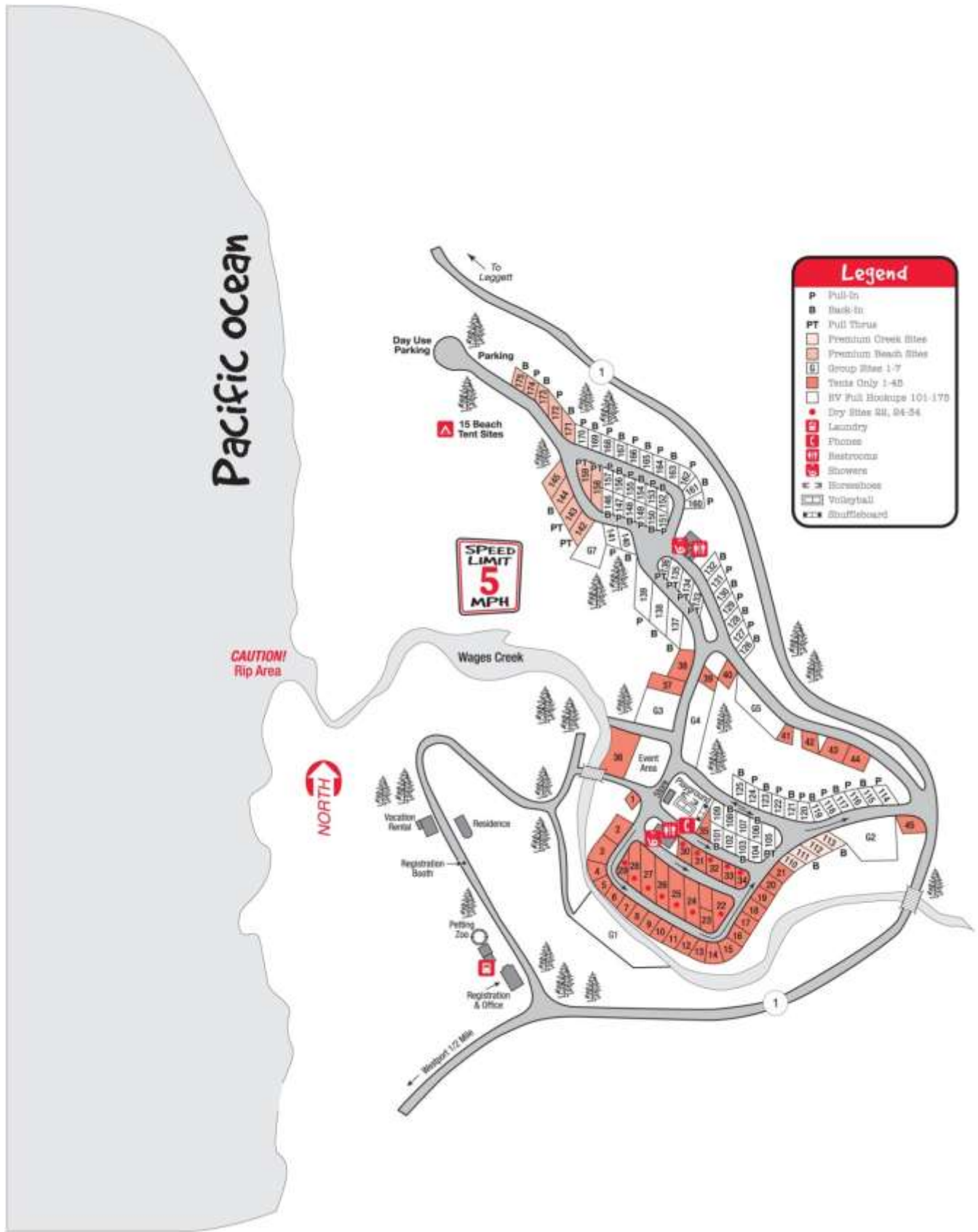
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Phone Number

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**Please sign and return this page to fax number: (858) 777-5380  
or Scan & Email to: sandiego-mhrvgroup@cbre.com**



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## RV Park Sales & On Market

Property Name	Site City	Site Address	Sale Price	Sale Date	# of Sites	Price Per Site
Westport Beach	Westport	Subject	\$3,600,000	Subject	175	\$20,571.43
Point Cabrillo	Mendocino	13500 Point Cabrillo Dr	\$1,700,000	For Sale	19	\$89,473.68
Ocean Breeze	Oceano	345 Pier Ave	\$1,800,000	7/14/2011	35	\$51,428.57
RV Park of San Rafael	San Rafael	742 W Francisco Blvd	\$2,200,000	For Sale	45	\$48,888.89
Good Life Adult RV Resort	Mesa	3403 E. Main St.	\$47,000,000	1/10/2010	1156	\$40,657.44
Towerpoint Resort	Mesa	4860 E Main	\$45,000,000	1/12/2010	1112	\$40,467.63
Mendocino Campground	Mendocino	9601 Hwy 1	\$1,950,000	For Sale	60	\$32,500.00
The Garlic Farm RV park	Gilroy	5878 Garlic Farm Way	\$5,100,000	11/28/2011	158	\$32,278.48

## SFR & Land Comps

Status	Price	Address	City	State	Acres	Notes
Subject	\$ 600,000	37640 North Hwy 1	Westport	CA	5.4	West of Hwy 1, Ocean Front/Views
On Market	\$ 449,000	38911 North Hwy 1	Westport	CA	0.21	East of Hwy 1, Ocean View
11/15/2010	\$ 501,000	37120 North Hwy 1	Westport	CA	Less Than 1 Acre	West of Hwy 1, Ocean View
5/10/2010	\$ 700,000	37036 Omega Dr	Westport	CA	Less Than 1 Acre	West of Hwy 1, Ocean View
6/22/2011	\$ 625,000	1460 Navarro Bluff	Albion	CA	0.32	West of Hwy 1, Ocean View
12/22/2010	\$ 575,000	45551 Cypress Drive	Mendocino	CA	Less Than 1 Acre	West of Hwy 1, Ocean View
11/29/2011	\$ 758,000	45400 Cypress Drive	Mendocino	CA	Less Than 1 Acre	West of Hwy 1, Ocean View
3/2/2011	\$ 720,000	45620 Cypress Drive	Mendocino	CA	Less Than 1 Acre	West of Hwy 1, Ocean View
1/20/2011	\$ 485,000	45451 Overton Drive	Mendocino	CA	2.63	West of Hwy 1, Ocean View
Average	\$ 601,625	7 Sold & 1 For Sale	Near Westport	CA		Ocean Views Near or West of Hwy 1



Mendocino County is a county located on the north coast of the U.S. state of California, north of the greater San Francisco Bay Area and west of the Central Valley. As of the 2010 census, the population was 87,841, up from 86,265 at the 2000 census. The county seat is Ukiah.

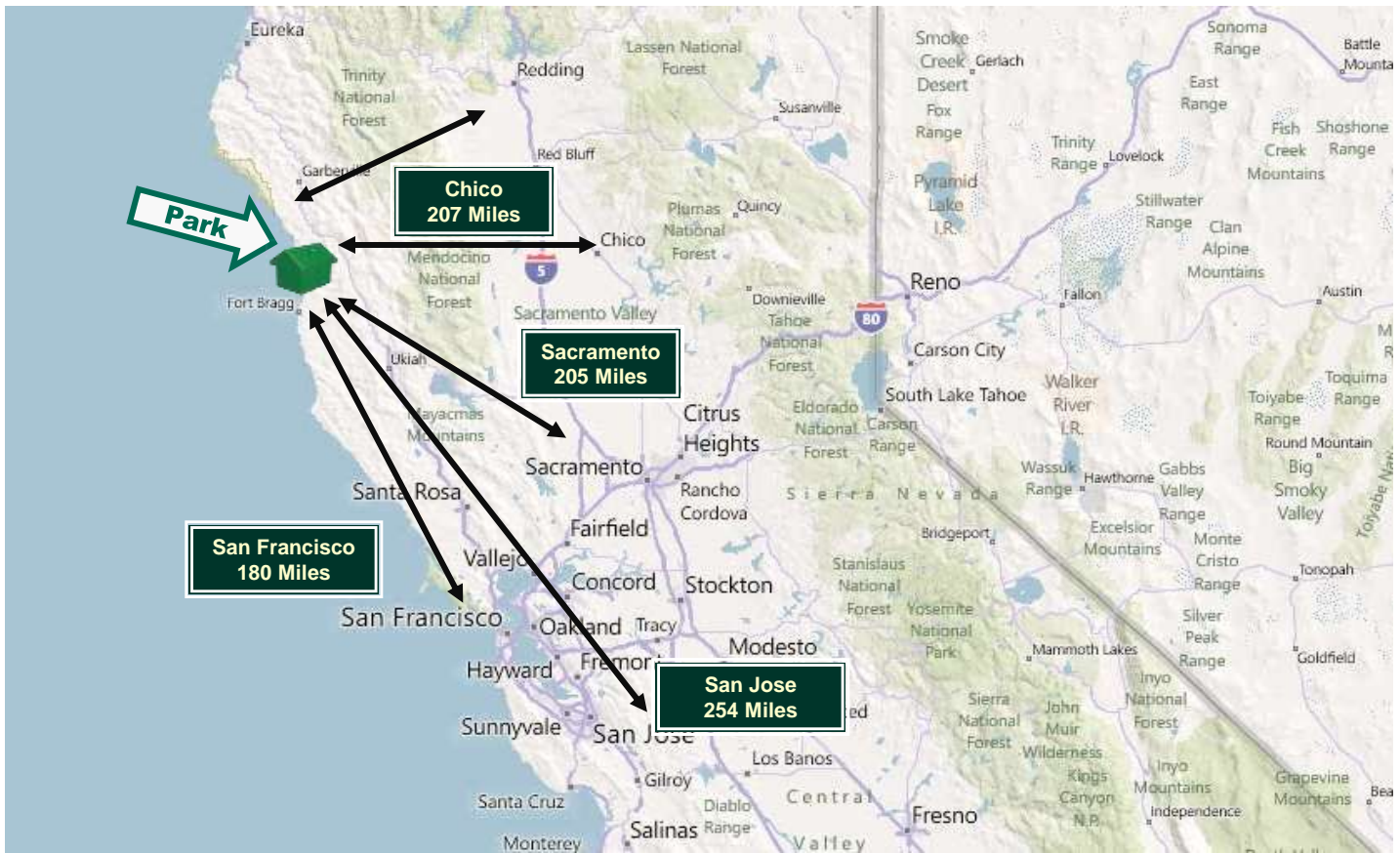
Mendocino County was one of the original counties of California, created in 1850 at the time of statehood. Due to an initially low population, it did not have a separate government until 1859 and was under the administration of Sonoma County prior to that.

The county derives its name from Cape Mendocino, which was probably named in honor of either Antonio de Mendoza, Viceroy of New Spain, 1535–1542 (who sent the Juan Cabrillo Expedition to this coast in 1542), or Lorenzo Suárez de Mendoza, Viceroy from 1580 to 1583. Mendocino is the adjectival form of the family name of Mendoza.

According to the 2000 census, the county has a total area of 3,878.14 square miles (10,044.3 km<sup>2</sup>), of which 3,508.97 square miles (9,088.2 km<sup>2</sup>) (or 90.48%) is land and 369.17 square miles (956.1 km<sup>2</sup>) (or 9.52%) is water.

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