

# IMPECCABLY CLEAN SNOWBIRD RV RESORT



## Zane Grey RV Park

4500 E. Hwy 260 • Camp Verde, AZ 86322  
(Yavapai County)

- ***Built In 2000 - Beautiful Creekside Location***
- ***59 Full Hookup Sites on 24+ acres***
- ***Excellent RV'er & Customer Reviews***
- ***Perfect for Park Models - Long Term Occ.***
- ***Extra Large Shaded Spaces***
- ***\$1,600,000 – only \$27,118 per space***

**CBRE**

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

**Vince Reynolds**

858.546.4636

[vince.reynolds@cbre.com](mailto:vince.reynolds@cbre.com)

Lic. # 01173989

**Norm Sangalang**

858.546.4685

[norm.sangalang@cbre.com](mailto:norm.sangalang@cbre.com)

Lic. #01294930

**Saguaro Properties, Inc.**

**Gary Gunsalus**

480.860.6223

[saguaroinv@yahoo.com](mailto:saguaroinv@yahoo.com)

Lic. #CO000357000



**Large Shade Trees Everywhere**



**Well Manicured Grounds**



**Beautiful Grass Perimeter**



**Beautiful Grass Perimeter**



**Extra Large Sites**




**Perfect Roads & Landscaping**

Arizona Co-Broker  
License #CO000357000

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**Immaculate 55+ RV Park Near Sedona**

Park Address 4500 E Hwy 260			Price <b>\$1,600,000</b>																					
City and State Camp Verde, AZ	Zip Code 86322	Number of Spaces 59 RV Spaces	Down Payment <b>Cash / New Loan</b>																					
County Yavapai	Estimated Age Blt. 2000	Price Per Space \$27,111	Loan Amount <b>TBD</b>																					
Parcel Size: <b>Approximately 24 Acres</b>		Vacancy: <i>n/a</i>																						
Rent Control & Terms: <b>N/A</b>																								
<p align="center"><b>Property Description &amp; Location Information</b></p> <p>CBRE / MHRV GROUP: Built in 2000 with excellent reviews for this immaculately maintained absolutely creekside RV Park. Primed for Snowbird occupancy and very close to Sedona . Sellers have chosen not to allow long term occupancy and allow only monthly and shorter occupancy. However this park is prime for park model and long term occupancy. Being built in 2000 this park features huge spaces up to 30x70, 11 pull-thru's. All full hook-ups with 20 -50 amps electric. Lots of room for future expansion on 24 acres. South Western style bath houses and Ramada with Spa. A greenbelt surrounds the property and large cottonwood trees keep the summer temperatures at bay.</p> <p>The park is close to Sedona, Montezuma's Castle, The Tuzigoot National Monument, Jerome and everything else Yavapai County has to offer. Just a short trip east and your in Pine, Strawberry and Payson.</p> <p>Onsite owners keep the park in incredible condition. The parcel size is approximately 24 acres and has at least 1 acre ready for immediate expansion. Future expansion is possible on rivers edge parcel.</p> <p>Rates are \$38 daily, \$228 weekly and \$375 monthly + electric. Broker believes the park would benefit from a Seasonal and Annual Rate and allowing park model and permanent travel trailer occupancy.</p> <p>SBA financing is available at or around 5.5% up to 70% LTV.</p>			<p align="center"><b>Park Utilities</b></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>Well</td> <td>Park Pays</td> </tr> <tr> <td>Sewer</td> <td>Septic</td> <td>Park Pays</td> </tr> <tr> <td>Trash</td> <td>Included</td> <td>Park Pays</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p><b>Loan Assumptions:</b> MHRV estimates new 70% LTV at 6% amortized over 25 years. Due in 25 years</p> <p><b>Gross Income</b> <b>\$230,000</b></p> <p><b>Expenses</b> <b>\$129,002</b></p> <p><b>NOI</b> <b>\$100,998</b></p>	Utility Summary		Paid By	Electric	Metered	Tenant	Propane		Tenant	Water	Well	Park Pays	Sewer	Septic	Park Pays	Trash	Included	Park Pays			
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 <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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**Norm Sangalang**  
858.546.4685  
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Lic. #01294930

**Saguaro Properties, Inc.**

**Gary Gunsalus**  
(480) 860-2476  
saguaroinv@yahoo.com  
Lic. #CO000357000

**Brokerage**

**Lending**

**Appraisal**

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

**Brokerage**

**MIKE NISSLEY**  
 Senior Vice President  
 404.504.5970  
[mika.nissley@cbre.com](mailto:mika.nissley@cbre.com)

**TAMMY OWEN**  
 Transaction Manager  
 404.812.5155  
[tammy.owen@cbre.com](mailto:tammy.owen@cbre.com)

**CHRIS CLAY**  
 Senior Associate  
 757.228.1801  
[chris.clay@cbre.com](mailto:chris.clay@cbre.com)

**CHRIS BULTINCK**  
 Associate  
 312.935.1048  
[chris.bultinck@cbre.com](mailto:chris.bultinck@cbre.com)

**NORM SANGALANG**  
 Vice President  
 858.546.4685  
[norm.sangalang@cbre.com](mailto:norm.sangalang@cbre.com)

**VINCE REYNOLDS**  
 Vice President  
 858.546.4636  
[vince.reynolds@cbre.com](mailto:vince.reynolds@cbre.com)

**Debt & Equity Financing**

**BOB YBARRA**  
 Senior Production Analyst  
 702.369.4859  
[robert.ybarra@cbre.com](mailto:robert.ybarra@cbre.com)

**BRUCE FRANCIS**  
 Vice Chairman  
 602.735.1781  
[bruce.francis@cbre.com](mailto:bruce.francis@cbre.com)

**Valuation & Advisory**

**MICHAEL ROWLAND, MAI, FRICS**  
 Southwest Regional Contact, Appraisal  
 602.735.5508  
[michael.rowland@cbre.com](mailto:michael.rowland@cbre.com)

**RON NEYHART, MAI**  
 Southeast Regional Contact, Appraisal  
 404.812.5020  
[ron.neyhart@cbre.com](mailto:ron.neyhart@cbre.com)



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

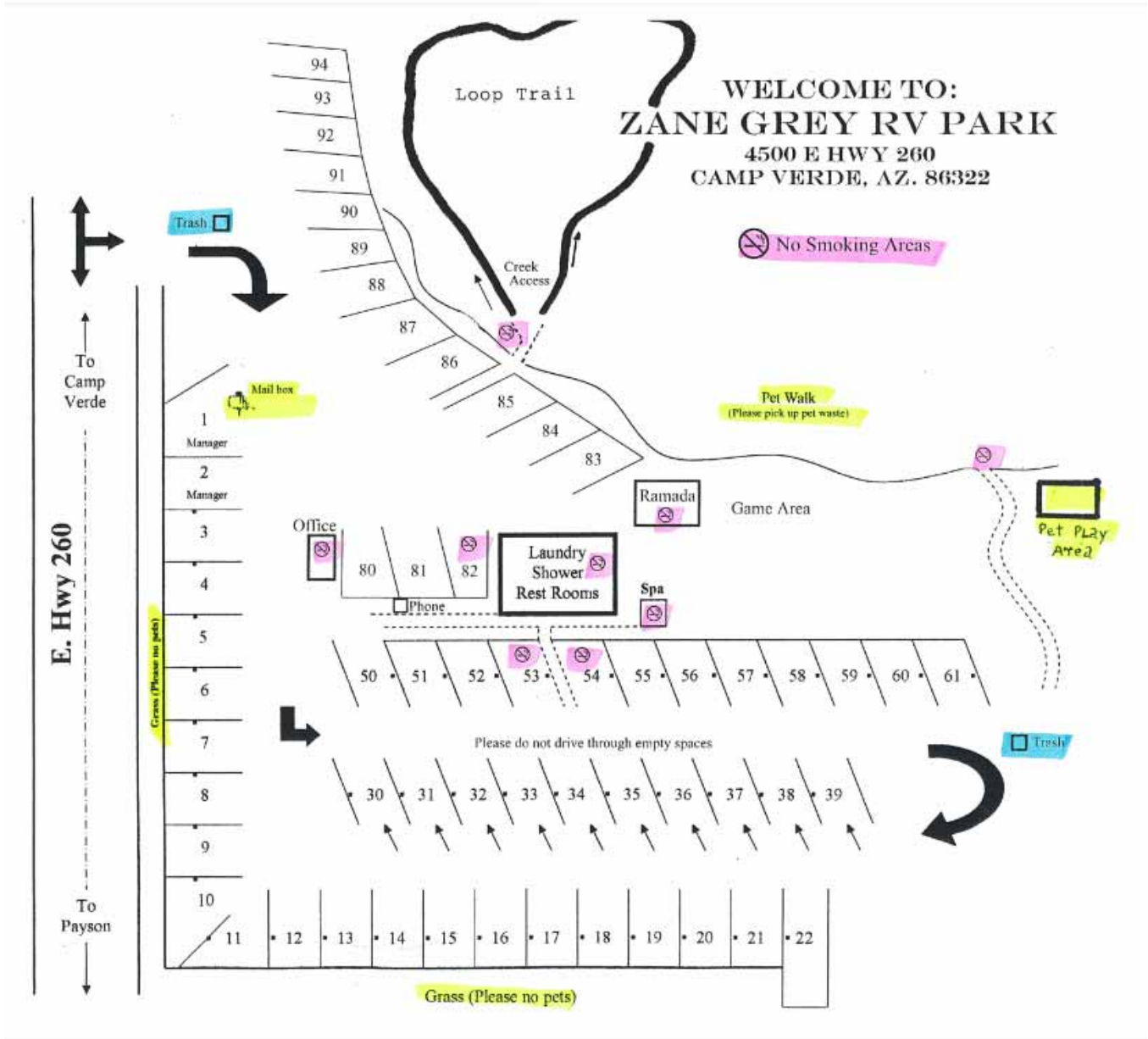
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Phone Number

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

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

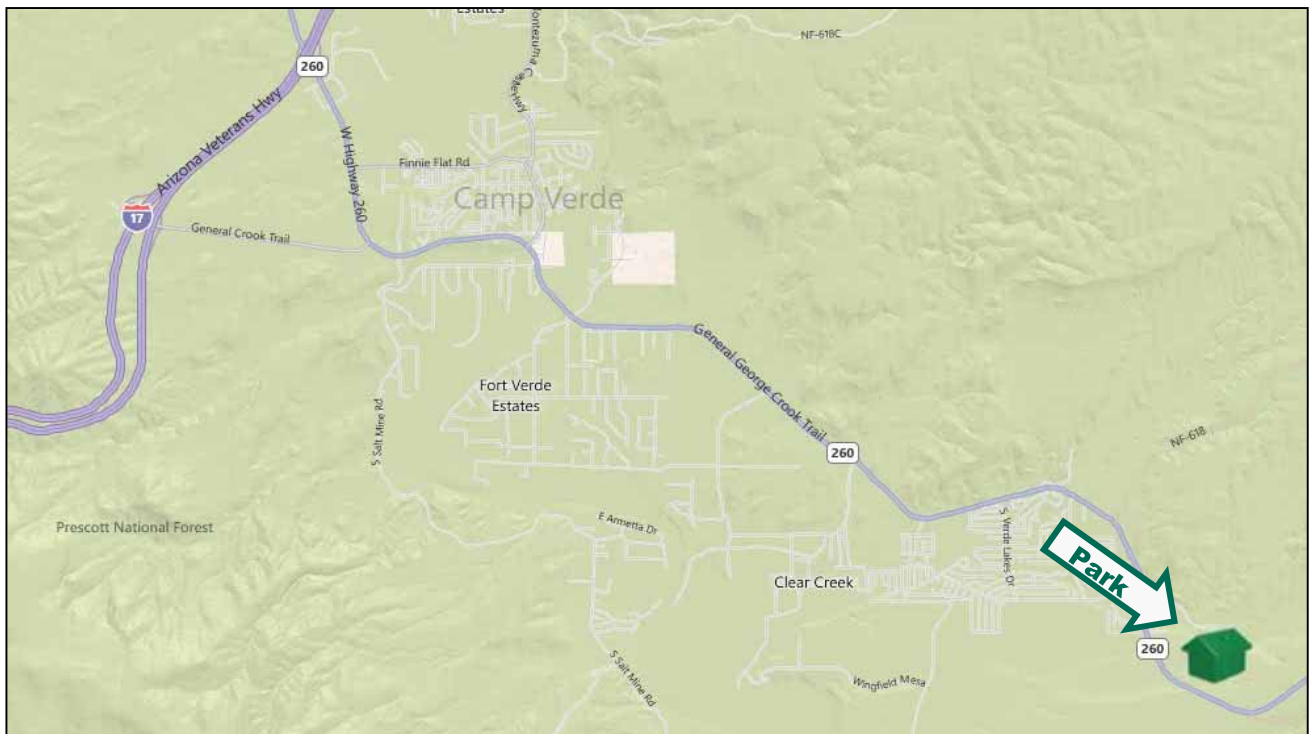
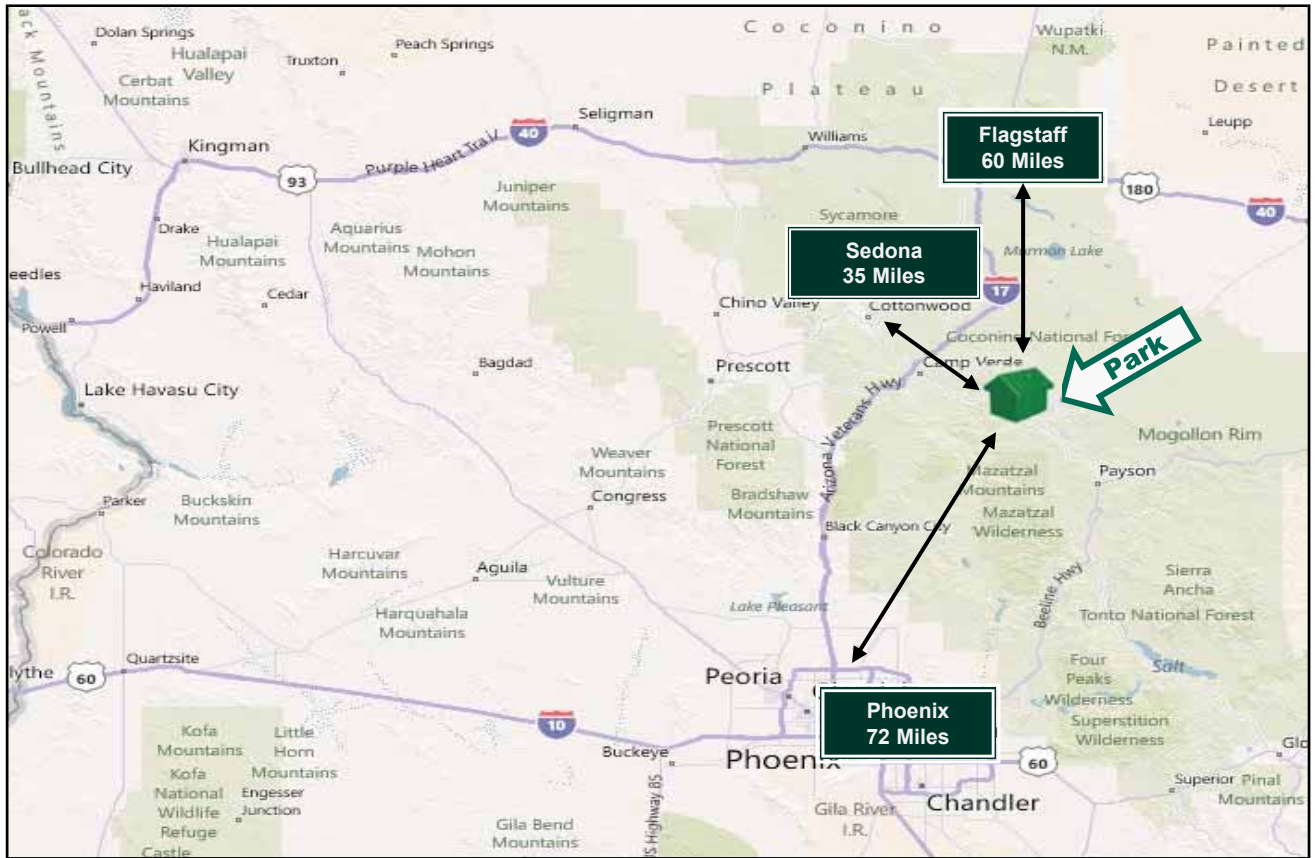
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