

OFFERING MEMORANDUM · RENT ROLL

# Sawyer Rapids RV Park

Current Rent Roll · Riverfront RV & Lodging Investment

RV SITES  
**23 total**

PARK-OWNED  
**3 MH + 1 TH**

AIRBNB CABINS  
**3 riverfront**

SEASONAL  
**11 (May–Oct)**

Unit-level occupancy, monthly & nightly rates, and status. Inventory spans six categories: premium and standard RV sites, park-owned manufactured homes, Airbnb cabins, seasonal campsites (May–October), and storage & parking.

SITE	UNIT TYPE	STATUS	MONTHLY	NIGHTLY	NOTES
<b>RV SITES — PREMIUM RIVER-ADJACENT</b>					
1 & 2	RV Site — Premium (shared)	OCCUPIED	\$700	—	Shared space
3 & 4	RV Site — Premium (shared)	OCCUPIED	\$650	—	Shared space
5	RV Site — Premium	OCCUPIED	\$675	—	—
6	RV Site — Premium	OCCUPIED	\$675	—	—
7	RV Site — Premium	OCCUPIED	\$700	—	—
8	RV Site — Premium	OCCUPIED	\$700	—	—
9	RV Site — Premium	OCCUPIED	\$700	—	—
10	RV Site — Premium	OCCUPIED	\$700	—	—
<b>RV SITES — STANDARD</b>					
12	RV Site	OCCUPIED	\$515	—	—
13	RV Site	OCCUPIED	\$500	—	—
14	RV Site	OCCUPIED	\$600	—	—
15	RV Site	VACANT	\$600	\$65	Available nightly
16	RV Site	VACANT	\$600	\$65	Available nightly
17	RV Site	OCCUPIED	\$600	—	—
18	RV Site	VACANT	\$600	\$65	Available nightly
19	RV Site	OCCUPIED	\$600	—	—
20	RV Site	OCCUPIED	\$550	\$65	Available nightly
21	RV Site	VACANT	\$600	—	—
22	RV Site	VACANT	\$600	—	—
23	RV Site	OCCUPIED	\$600	—	—

## RENT ROLL — CONTINUED

# Park-Owned Units, Cabins, Seasonal & Storage

Continued from page 1 · categories 3 through 6

SITE	UNIT TYPE	STATUS	MONTHLY	NIGHTLY	NOTES
<b>PARK-OWNED RENTAL UNITS</b>					
MH-1	Mobile Home	OCCUPIED	\$1,000	—	Manager-occupied*
MH-2	Mobile Home	OCCUPIED	\$575	—	—
MH-4	Mobile Home	OCCUPIED	\$1,000	—	—
TH	Tiny Home	OCCUPIED	\$700	—	—
<b>AIRBNB CABINS (3 TOTAL)</b>					
Cabin A	Themed Cabin — “Redrum”	AIRBNB	—	\$120	Active on Airbnb
Cabin B	Themed Cabin — “Shagadelic”	AIRBNB	—	\$120	Online Apr 19
Cabin C	Airbnb Cabin — Site 11	AIRBNB	—	\$90	See site plan
<b>SEASONAL CAMPSITES (MAY - OCTOBER)</b>					
CS-G	Group Campsite	SEASONAL	—	\$60	—
CS 1-10	Individual Campsites	SEASONAL	—	\$40	10 sites
CS-11	Campsite (premium)	SEASONAL	—	\$70	—
<b>STORAGE &amp; PARKING</b>					
Bay	Bay Storage	OCCUPIED	\$300	—	—
S-00	Storage Unit	OCCUPIED	\$30	—	—
S-1-2	Storage Units	VACANT	\$15 ea	—	2 units available
S-3-5	Storage Units	OCCUPIED	\$15 ea	—	3 units
P-1	Reserved Parking	OCCUPIED	\$25	—	—
P-2-4	Reserved Parking	VACANT	\$25 ea	—	3 spaces available

\* Manager-occupied: on-site manager (co-owner) occupies MH-1 as compensation for property management services — see next page for full detail.

## SUPPORTING DETAIL

# Occupancy Snapshot & Clarifying Notes

Roll-up of monthly-inventory occupancy derived from the rent roll, plus material clarifications for buyer review.

OCCUPANCY SNAPSHOT — MONTHLY INVENTORY	OCCUPIED	VACANT / AVAILABLE
RV Sites — Premium (Sites 1–10)	8 of 8	0
RV Sites — Standard (Sites 12–23)	7 of 12	5 (3 nightly-available)
Park-Owned Rentals (3 MH + 1 TH)	4 of 4	0
Storage Units (6 total)	4 of 6	2
Reserved Parking (4 total)	1 of 4	3
<b>TOTAL MONTHLY UNITS (RV + MH/TH)</b>	<b>19 of 24 (~79%)</b>	<b>5</b>

## NOTES & CLARIFICATIONS

**MH-1 (Manager-Occupied) & Park Management Housing Offset.** The on-site manager (a co-owner of the selling entity) occupies MH-1 as compensation for property management services. Sellers record \$1,000/month as rent income on MH-1 and offset it with a \$1,000/month “Park Management — Housing Offset” expense line. The two entries net to zero at the NOI line but inflate both gross income and gross expenses by \$12,000/year. A buyer hiring a third-party manager at market rate and renting MH-1 for cash would experience higher real rental income and higher real management expense. See the Financial Performance section of the OM for the normalized NOI view.

**Cabin permitting — April 2026 update.** Douglas County has confirmed the Airbnb cabins may remain open and available for booking while the retroactive permitting process proceeds. All three cabins are scheduled to be back online as of April 19, 2026 and will remain open throughout the permitting process.

**Nightly availability on vacant RV sites.** Vacant RV sites 15, 16, and 18 are actively offered at \$65/night and generate transient income concurrently with monthly leasing availability. Site 20 (monthly-occupied) is also listed nightly when available.

**Verification.** All rate and status information is supported by the park’s reservation management system and property management charge reports, available to qualified purchasers upon request.

**Shared premium RV sites.** Sites 1 & 2 share a single usable space and are leased together at \$700/mo. Sites 3 & 4 share a single usable space and are leased together at \$650/mo. Reflected as single line items on the rent roll.

**Seasonal campsites.** Tent/primitive campsites operate May–October and are not included in monthly occupancy calculations. Individual sites \$40/night; premium (CS-11) \$70/night; group (CS-G) \$60/night.