

**SALE BROCHURE**

CampV: A Boutique Camp & Glamping Resort

EE 26 RD

Naturita, CO 81422

PRESENTED BY:**EDWARD RUPP**

O: 952.820.1634

edward.rupp@svn.com

MARK BATTLES

O: 952.820.1633

mark.battles@svn.com



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VANCORUM

SECTION 1

Property
Overview

PROPERTY SUMMARY



LIST PRICE:	\$4,495,000
EBITDA/CAP RATE:	\$334,300 / 7.44%
TOTAL PARCEL AREA:	±120 AC
CABINS:	13
GLAMPING TENTS, TINY HOMES:	5, 4
RV SITES, AIRSTREAMS (NOT INCLUDED IN SALE)	6, 2
CO-BROKER:	Natalie Binder with Telluride Properties LLC

PROPERTY OVERVIEW

SVN | Northco is pleased to present, as exclusive advisor to ownership along with Natalie Binder of Telluride Properties (Co-Broker and Colorado Broker of Record), CampV, a breathtaking boutique retreat and glamping destination located outside of Naturita, Colorado ("Property"). Situated on approximately 120 acres with private access to the San Miguel River, lake, and trail system, the Property is a breathtaking experiential lodging property and event venue offering a wide range of accommodations and recreational amenities, and significant development potential. The Property features a mix of lodging types and gathering spaces, including historic cabins, glamping tents, tiny homes, full hook-up RV sites, and 5 miles of private hiking and biking trails. Additional entitlements allow for significant future expansion of cabins, glamping tents, full hook-up RV sites, and Airstreams. The site includes over 100 open van and tent sites and has hosted events of 200+ guests in various unique gathering spaces, including The Pavilion (Vortex), the upper event space (Vtrove), and multiple lakeside and trail-connected zones.

The Property is fully entitled for expansion to 29 cabins, 38 glamping tents, 30 RV sites (which can hold Airstreams), along with an expanded trail system. ±115.72 acre feet of water rights are included in the sale (valued at \$1.5M), which will support this additional development.

SALE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Boutique Retreat & Event Venue / ±120 Acres / \$5.3M+ in Recent Improvements to Infrastructure & Lodging
- Currently operates with 13 renovated historic cabins, 5 glamping tents, 4 tiny homes (can be used for employee housing or as rental cabins), 2 airstreams (not included in the sale), 6 full hook-up RV sites, and over 5 miles of private trails
- Fully entitled for expansion to 29 cabins, 38 glamping tents, 30 RV sites (these can have Airstreams or other lodging types), along with an expanded trail system
- CampV has signed a lucrative contract leasing the historic cabins to the Four Seasons Telluride development team for 24 months from December 2025 through November 2027. The lease provides the property with guaranteed stability and a strong NOI until 2028. The lease will provide CampV with \$45,019 per month, totaling \$1.08 million.
- JV opportunities available. It is possible to acquire the grand majority of CampV, while retaining the founding team as operators. Ask for details.
- CampV is situated between four national parks - Canyonlands (1 hour 20 minutes), Arches (1 hour 30 minutes), Black Canyon of the Gunnison (2 hours), and Mesa Verde (2 hours)
- Strategically located just 1 hour 15 minutes from Telluride, 2 hours from Moab, 2 hours from Grand Junction, and 2 hours 30 minutes from Durango, offering easy access to world-class recreation, commercial airports, and plentiful outdoor tourism throughout
- Property spans three distinct elevations with curated gathering areas, private accommodations, forested zones, and riverfront camping
- Immersive art, recreational, and lodging destination with a unique mix of historic cabins, glamping tents, RV sites, and Airstream accommodations
- Located in the high desert of southwestern Colorado with private river, lake, and trail access
- Hosts up to 200+ guests with numerous flexible gathering spaces ideal for retreats, weddings, festivals, and outdoor performance events
- Established in 1942, revitalized in 2022, and positioned as a leading Colorado destination for art, nature, and community-driven experiences. It is ready to be taken to the next level.
- Broker of Record: Natalie Binder with Telluride Properties LLC
- Business Website: <https://www.campv.com/>

FOUR SEASONS HOTELS AND RESORT - TWO-YEAR LEASE

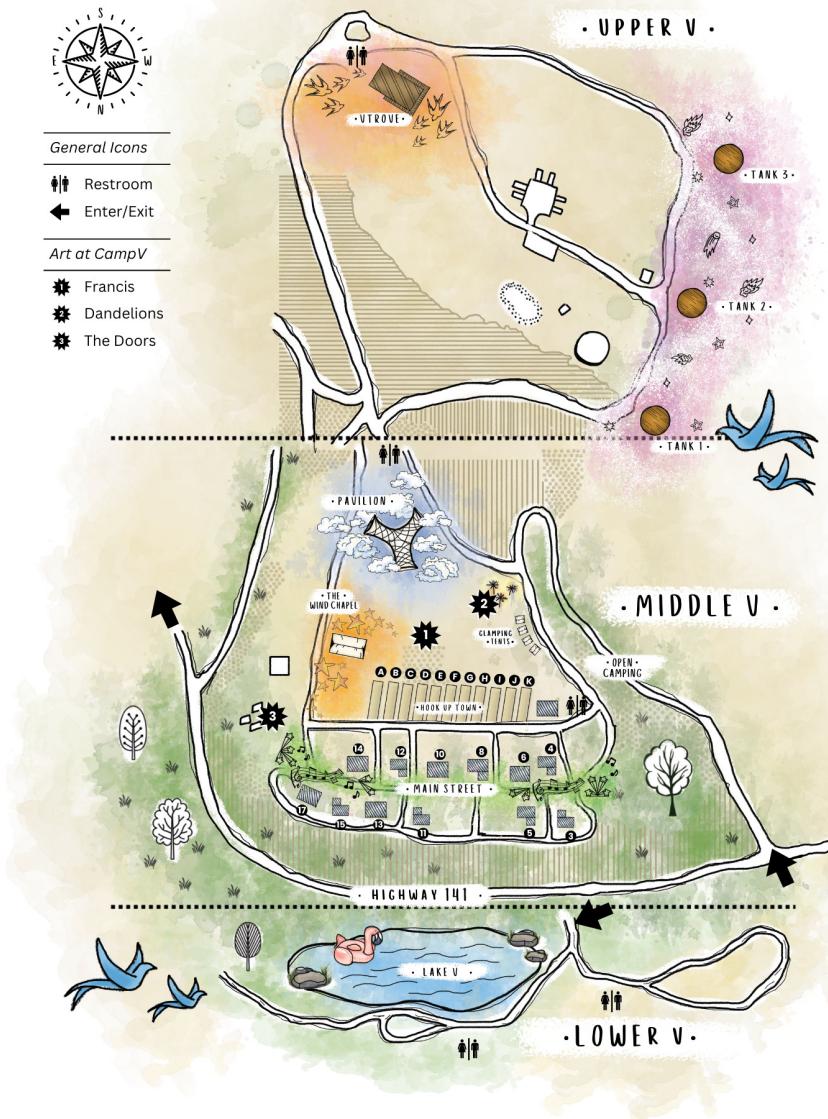


FOUR SEASONS
HOTELS AND RESORTS

TEXT HEADLINE

CampV has signed a lucrative contract leasing the historic cabins on the Property to the Four Seasons Telluride Development Team for 24 months from December 2025 through November 2027. The lease provides the property with guaranteed stability and a strong NOI until December 1, 2027, offering ample time for a new owner to execute their vision for development on the Property.

CAMPV MAP



RESORT MAP - "UPPER LEVEL"



General Icons

Restroom

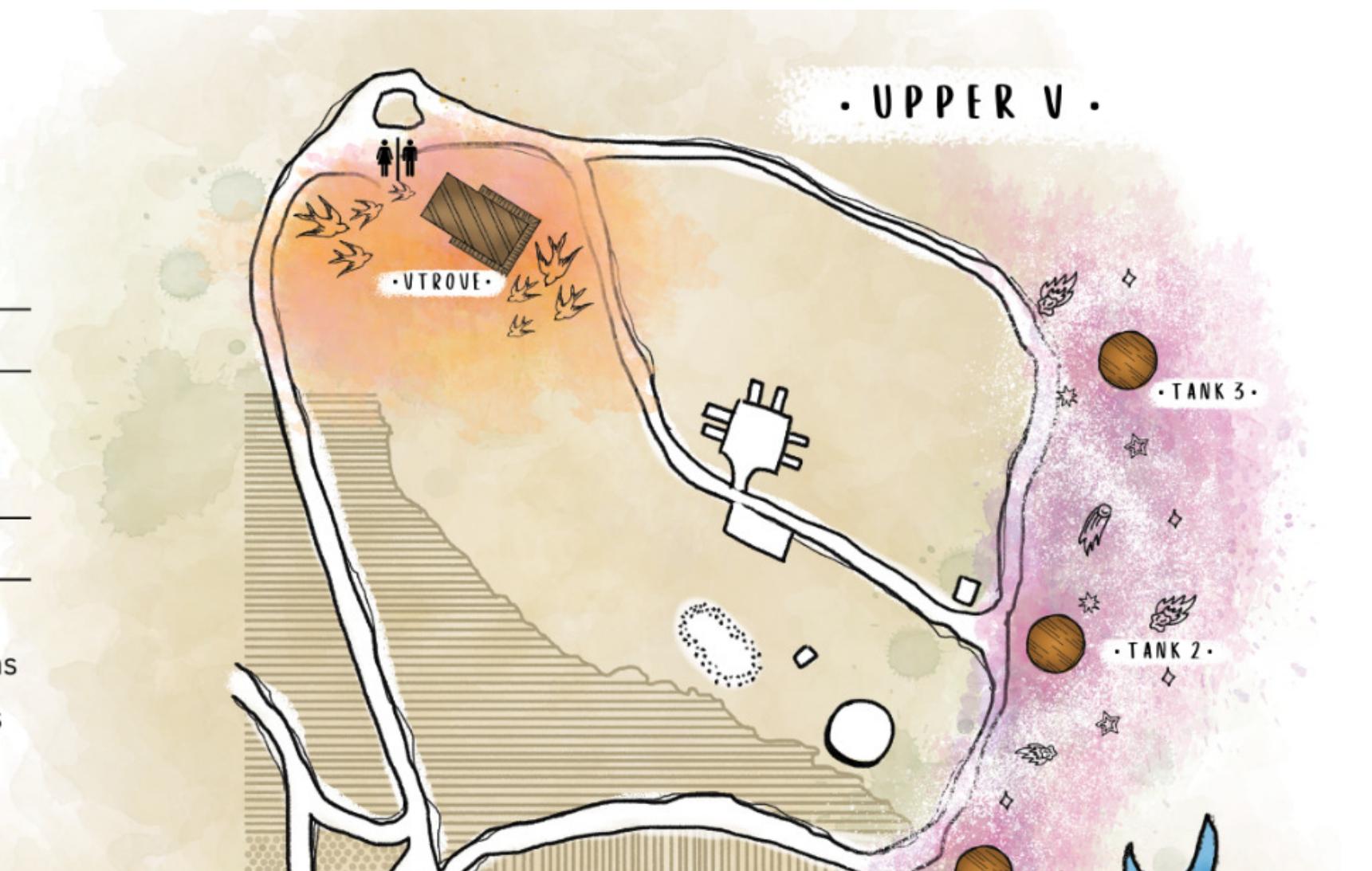
Enter/Exit

Art at CampV

Francis

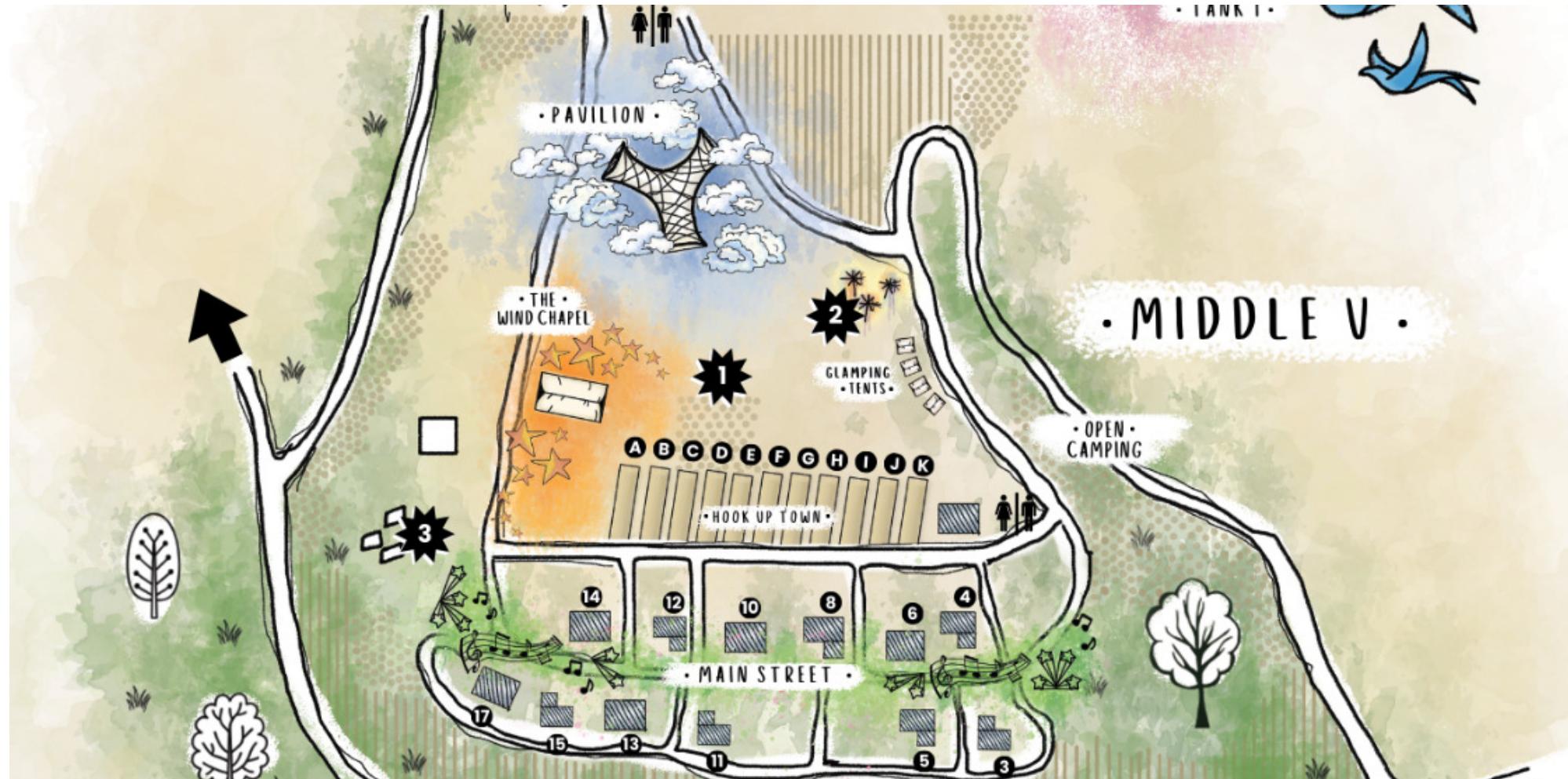
Dandelions

The Doors



Situated on a high desert plateau with expansive views, the upper-level has a beautiful home dedicated to gathering space, a bathhouse, shipping container homes, glamping, and access to private hiking and biking trails.

RESORT MAP - "MIDDLE LEVEL"



Accommodations, art, and gathering spaces are spread across the mid-level of the property to explore. 13 cabins line the forested Main Street.

One block over is a road of classic Airstream accommodations and open RV / van hook-ups.

The Pavilion, labelled *trove* here, and the Win Chapel invite people to convene.

RESORT MAP - "LOWER LEVEL"



Glamping, open camping, art, and gathering spaces encompass the banks of the San Miguel River. Swimming, paddleboarding, and lounging by lakeV is a popular activity, as well as tubing down the river.

PROPERTY INFORMATION

AMENITIES

- Snack Bar
- Farm to Table Menu
- Bathhouse
- Linens + Shampooing
- Outdoor Games
- Fire Pits
- Self-Guided Itineraries
- Guided Itineraries
- Firewood
- Movie Nights
- Pet-Friendly
- Swimming at the pond
- Hiking trails



LODGING

UNIT INVENTORY

- **CURRENT:**
- 13 Cabins
- 5 Glamping Tents
- 6 Full Hook-Up RV Sites
- 2 Airstreams (not included in the sale)
- -----

PERMITTED AND APPROVED

- 29 Cabins
- 38 Glamping Tents
- 30 Full Hook-Up RV Sites



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





SECTION 2

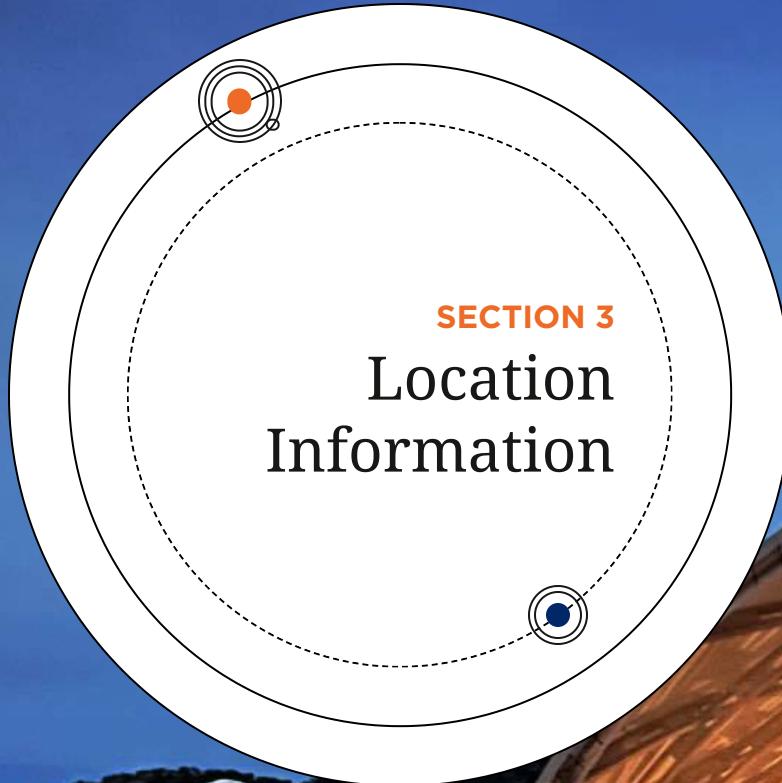
Growth & Development Potential

DEVELOPMENT OPPORTUNITIES



GROWTH AND DEVELOPMENT POTENTIAL

- CampV has signed a lucrative contract leasing the historic cabins on the Property to the Four Seasons Telluride Development Team for 24 months from December 2025 through November 2027. The lease provides the property with guaranteed stability and a strong NOI until December 1, 2027, offering ample time for a new owner to execute their vision for development on the Property.
- Over the past 4 years, CampV has been expanded and operational. It is now perfectly situated to be brought to its next level.
- Over \$5,300,000 has been invested in the infrastructure and accommodations of the property, bringing it to life.
- Ample water rights above the amount required for the property and valued at more than \$1.5M* are being transferred with the sale. These rights include 115.72 annual acre-feet of water from the Vancorum-San Miguel Ditch and Pipeline, and permit the 1.5 acre lake. Water rights are approved for domestic and household uses, commercial uses, fire protection, as well as watering of livestock and domestic animals, and irrigation of lawns and crops. *Water rights values vary widely. This valuation is a broker opinion of value
- Not yet stabilized - value add opportunity.
- There are several sites for additional units throughout the 120 acres of the property while maintaining space and privacy between units.
- Permitted and approved for additional cabins, RV sites, Airstreams, and an expanded trail system
- There is significant opportunity to expand the event business and host large events and weddings.



SECTION 3

Location Information



LOCATION INFORMATION - NATURITA, CO



LOCATION DESCRIPTION

Naturita, Colorado, is a small town located in western Montrose County, nestled within the scenic San Miguel River Valley in southwestern Colorado. Surrounded by mesas, red rock canyons, and wide-open desert terrain, Naturita offers a gateway to outdoor adventure, rugged beauty, and quiet solitude. The area is known for its rich mining history, access to public lands, and proximity to the Uncompahgre Plateau and Paradox Valley.

Naturita serves as a basecamp for exploring the nearby Uncompahgre National Forest and Dominguez-Escalante National Conservation Area, where visitors can hike, bike, off-road, hunt, or enjoy stunning high desert vistas. The nearby San Miguel River provides opportunities for fishing, rafting, and kayaking, while scenic drives such as the Unaweep-Tabeguache Byway offer panoramic views of the surrounding canyonlands.

The town is approximately 55 miles northwest of Telluride, 50 miles southeast of Gateway, home to the renowned Gateway Canyons Resort, and 88 miles southwest of Montrose, a regional hub with broader amenities and access to Black Canyon of the Gunnison National Park. Naturita also sits within easy reach of iconic southwestern destinations such as Telluride, Moab, and Arches National Park. Adding to its appeal, CampV is uniquely positioned between four spectacular national parks: Canyonlands (1 hour 20 minutes), Arches (1 hour 30 minutes), Black Canyon of the Gunnison (2 hours), and Mesa Verde (2 hours). This rare proximity makes it an ideal basecamp for adventure seekers looking to explore some of the most breathtaking landscapes in the American Southwest.

Proximity to larger cities:

55 miles northwest of Telluride
88 miles southwest of Montrose, CO
102 miles southeast of Grand Junction, CO
143 miles northwest of Durango, CO
337 miles southwest of Denver, CO

Nearby airports include Montrose Regional Airport (88 miles), Cortez Municipal Airport (104 miles) and Grand Junction Regional Airport (108 miles).

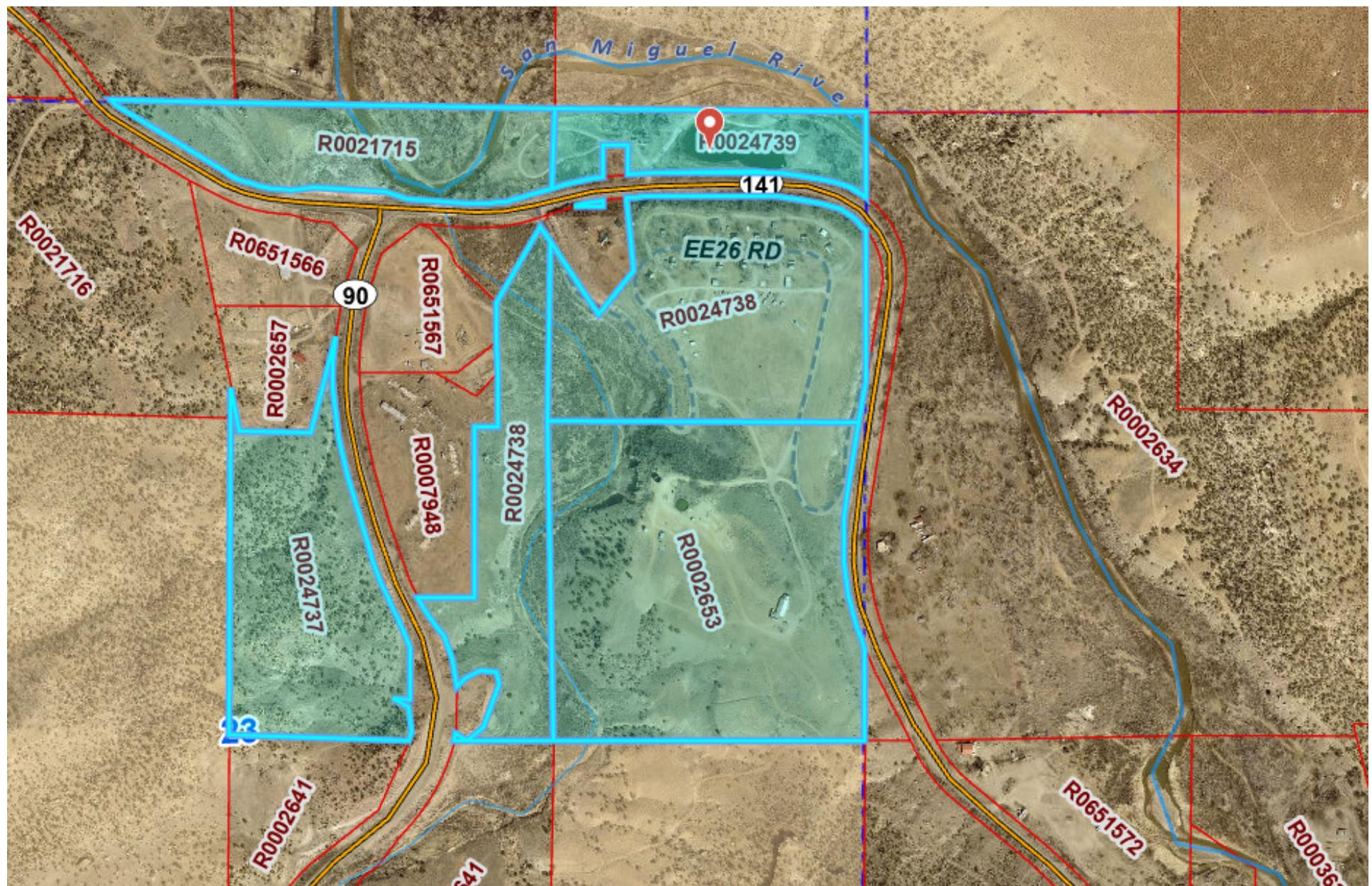
LOCATION INFORMATION

AREA ACTIVITIES

- **Float the River** - Embark on an exhilarating rafting trip down the Dolores or San Miguel River and experience the rush of navigating through scenic canyons and exciting rapids.
- **Hike to Incredible Views** - For those craving exploration on foot, lace up your hiking boots and venture to the stunning Shamrock (Y-11) or any of the recommended WETA trails.
- **Climb the Day Away** - Challenge yourself to nearby bouldering or big walls, offering a perfect playground for climbers of all levels.
- **Mountain Biking** - Enjoy the thrill of nearby Shamrock Trail (Y-11) for advanced riders, or Nucla Loops for a more mellow experience.
- **E-Bikes** - Perfect for all skill levels, e-bikes offer a unique way to explore the diverse, e-friendly trails of the West End.
- **Hunting** - Discover a hidden gem for hunting deer, elk, and wild turkey in the rugged backcountry of Naturita, Colorado - where adventure awaits at every turn!
- **Fishing** - Cast your line, unwind, and reel in your catch of the day. Anglers will enjoy a day on local rivers or nearby Miramonte Reservoir.
- **ATV Trails** - Experience hundreds of miles of dedicated trails and roads surrounding Campv, including the famous Paradox and Rimrocker trails.
- **Roadtrip to the following locations:** Moah, Telluride, and La Sal Mountains.



PARCEL MAP

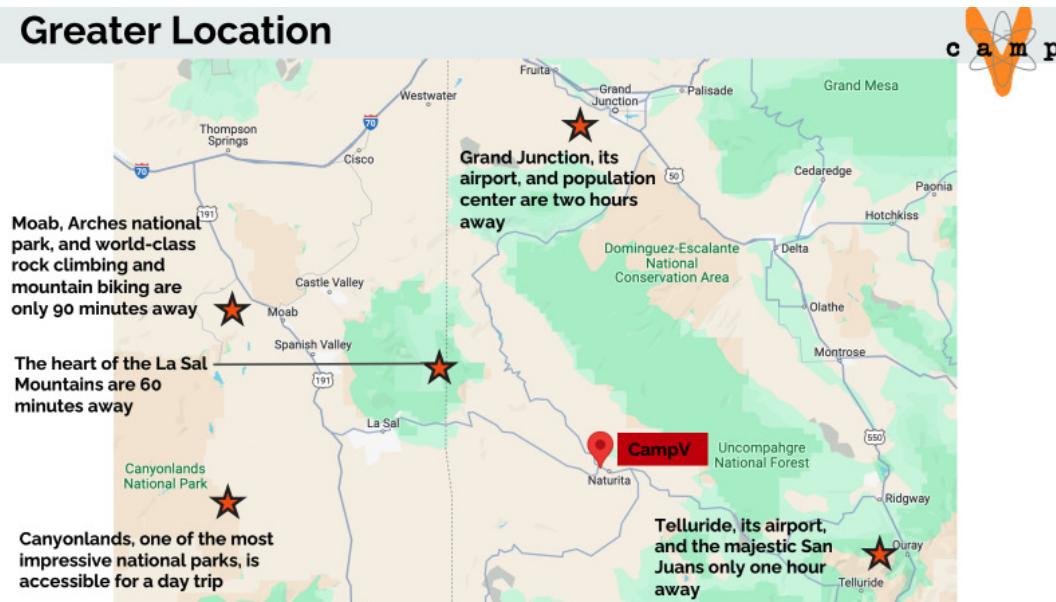


REGIONAL MAP



ADDITIONAL PHOTOS

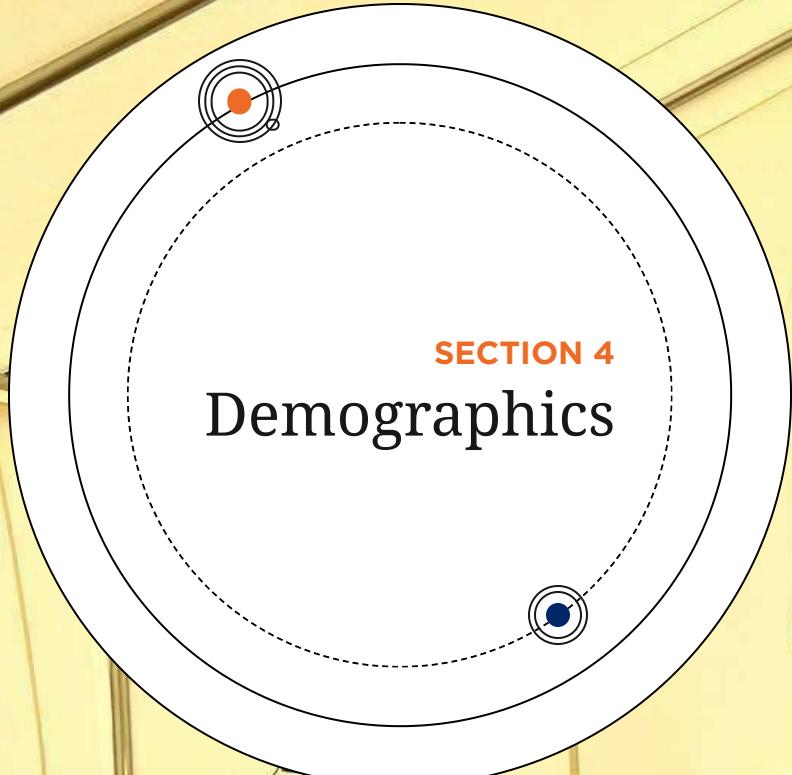
Greater Location



Location

Gateway is a beautiful stop on your way to CampV





SECTION 4

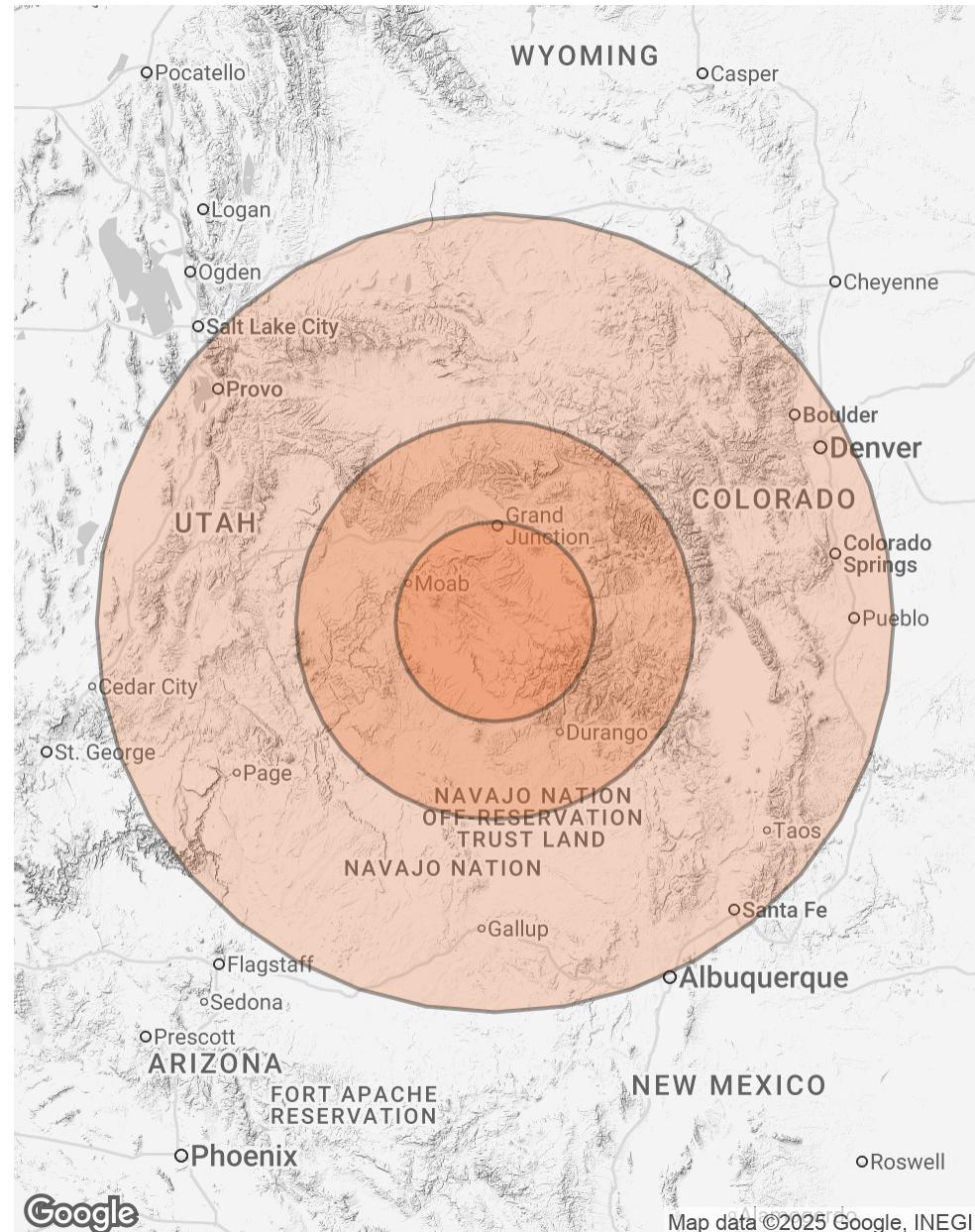
Demographics

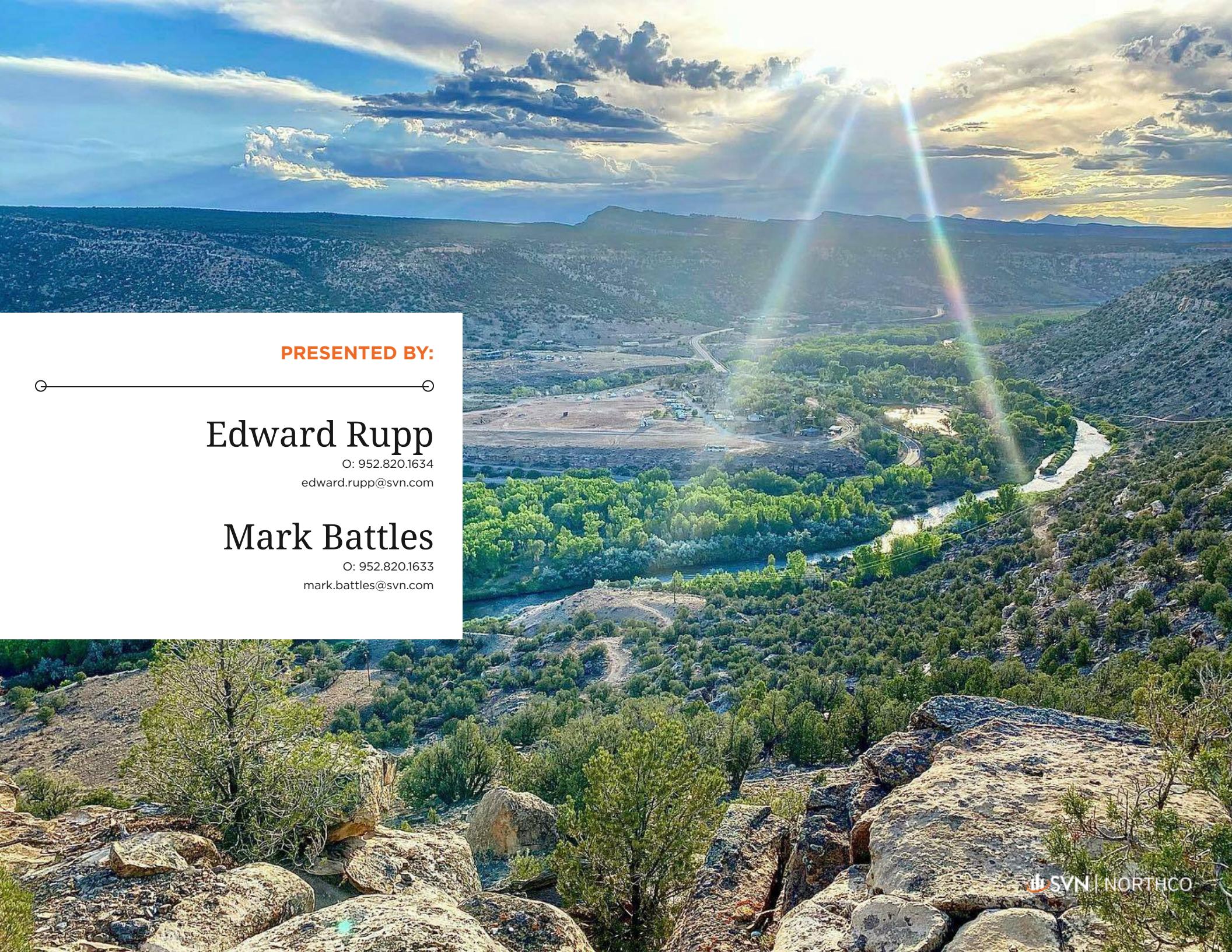


DEMOGRAPHICS MAP & REPORT

POPULATION	60 MILES	120 MILES	240 MILES
TOTAL POPULATION	236,163	597,330	6,830,170
AVERAGE AGE	43	42	40
AVERAGE AGE (MALE)	42	41	39
AVERAGE AGE (FEMALE)	44	43	41
HOUSEHOLDS & INCOME	60 MILES	120 MILES	240 MILES
TOTAL HOUSEHOLDS	97,666	237,927	2,662,059
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$93,311	\$98,097	\$118,297
AVERAGE HOUSE VALUE	\$432,736	\$468,519	\$561,265

Demographics data derived from AlphaMap





PRESENTED BY:

Edward Rupp

O: 952.820.1634

edward.rupp@svn.com

Mark Battles

O: 952.820.1633

mark.battles@svn.com