

SALE

North Little Rock RV Park

7918 US 70

North Little Rock, AR 72117

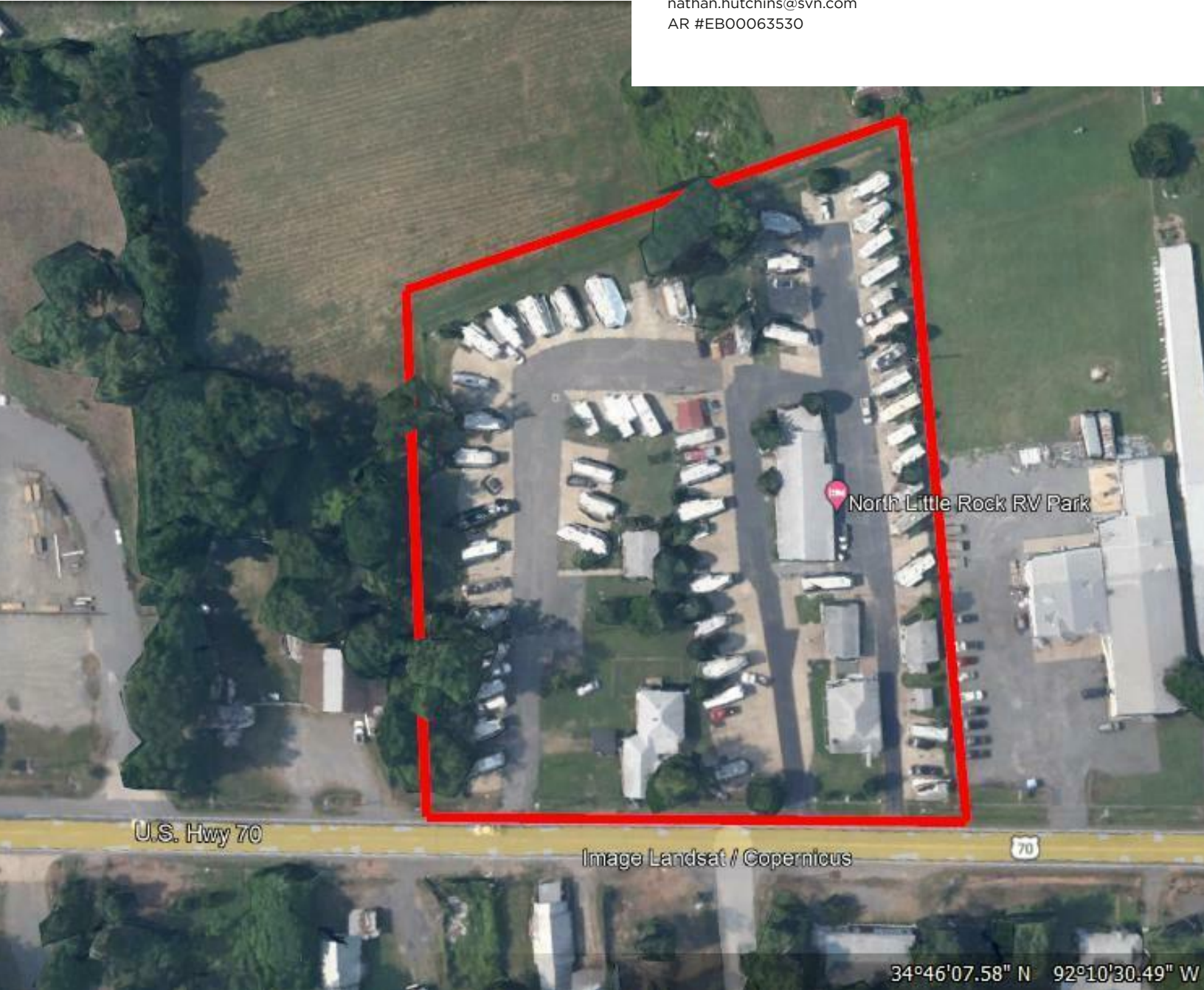
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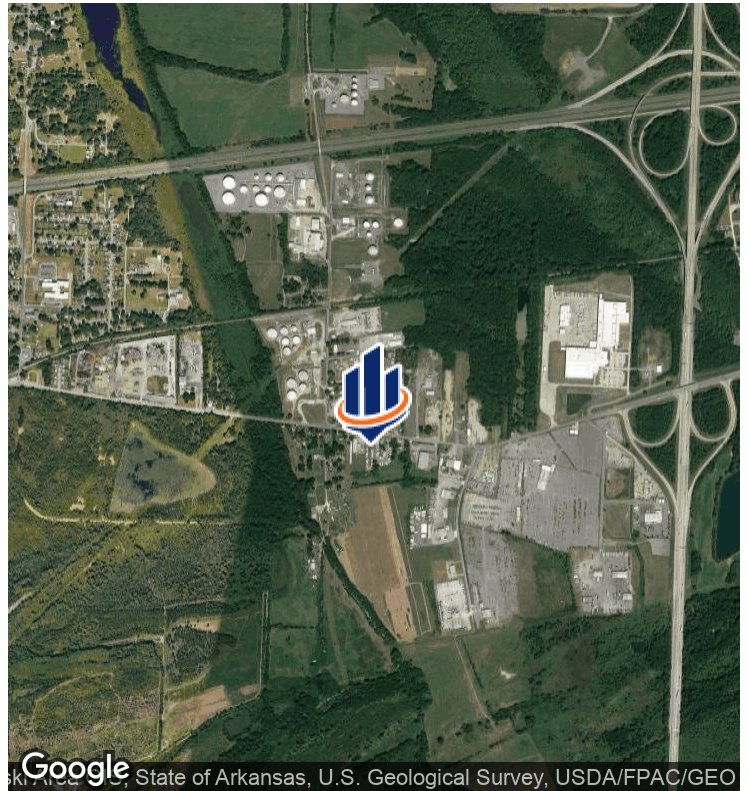
U.S. Hwy 70

Image Landsat / Copernicus

70

34°46'07.58" N 92°10'30.49" W

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,995,000
LOT SIZE:	3.22 Acres
CAP RATE:	7.81%
NOI:	\$155,762

PROPERTY OVERVIEW

High volume TURNKEY RV Park. Rare opportunity to own a thriving business. Manager onsite with living quarters,

PROPERTY HIGHLIGHTS

- 60 RV rental pads.
- Full utilities to all pads.
- Park has had complete remodel.
- Onsite management with housing already in place.
- Rental home has been updated.
- 10% growth pattern indicated for 2023.
- On average the park stays 90% full monthly.
- Park is centrally located in North Little Rock with easy access to the major interstate artery.
- Full bathrooms with showers onsite.
- Property manager can remain employed and onsite if needed.
- Expansion onsite for additional drive through sites available.

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ADDITIONAL PHOTOS



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INCOME & EXPENSES

INCOME SUMMARY

TOTAL RENTAL (2022)	\$281,055
HOUSE RENTAL ESTIMATED (\$1200 PER MTH)	\$16,800
NET INCOME	\$297,855

EXPENSES SUMMARY

FULL TIME MANAGMENT	\$49,300
ELECTRICAL	\$46,741
WATER	\$1,528
WASTE SERVICES	\$4,670
CELL PHONE	\$1,527
ADVERTISING	\$4,010
BANK FEES	\$937
REAL ESTATE TAXES	\$7,159
INSURANCE ANNUAL	\$12,720
RESERVES (IMPROVEMENTS)	\$13,500
OPERATING EXPENSES	\$142,092

NET OPERATING INCOME	\$155,763
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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE PER SF	\$459
NET OPERATING INCOME	\$155,763
PRICE	\$1,995,000
PRICE PER UNIT	\$33,250
CAP RATE	7.81%
CASH-ON-CASH RETURN (YR 1)	7.81%
TOTAL RETURN (YR 1)	\$155,763

OPERATING DATA

TOTAL SCHEDULED INCOME	\$297,855
GROSS INCOME	\$297,855
OPERATING EXPENSES	\$142,092
PRE-TAX CASH FLOW	\$155,763

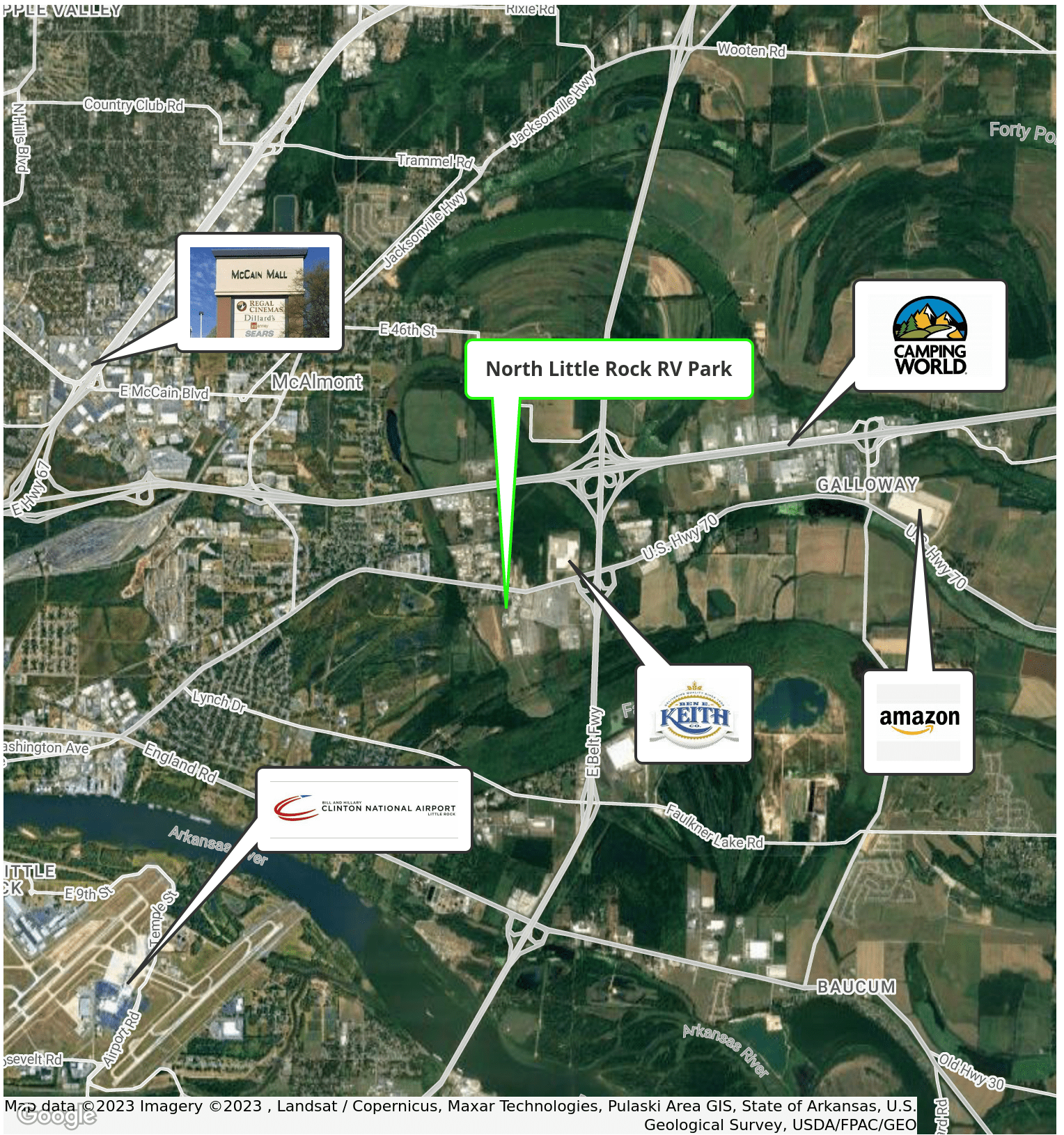
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RETAILER MAP



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