

SHADY LANE RV PARK

7 NORTH 4TH STREET EAST | HOMEDALE, ID

**63 SPACE RV PARK ON THE SNAKE RIVER
FOR SALE \$5,200,000**

**ENTIRE PROJECT INCLUDING TWO RETAIL BUILDINGS
ALSO FOR SALE – CONTACT AGENT FOR DETAILS**

TOK COMMERCIAL
REAL ESTATE

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★ HIGHLIGHTS

63 Unit RV Park positioned on the Snake River.

Amenities include gym, pickle-ball courts and all weather corn hole boards plus gazebo.

One third of North building encompasses reception area, full laundromat, with ATM and coin machine, plus 4 full size bathrooms with showers.

Close proximity to local wineries.

South building is currently leased to a gym, which is accessible to RV park visitors.

Contact agents for business financial, additional info, and to set up tours.

Owners have done little marketing, providing ample opportunity for new owner to market well and drive revenue.

Full hookups for water, sewer, power, propane, and free WiFi.

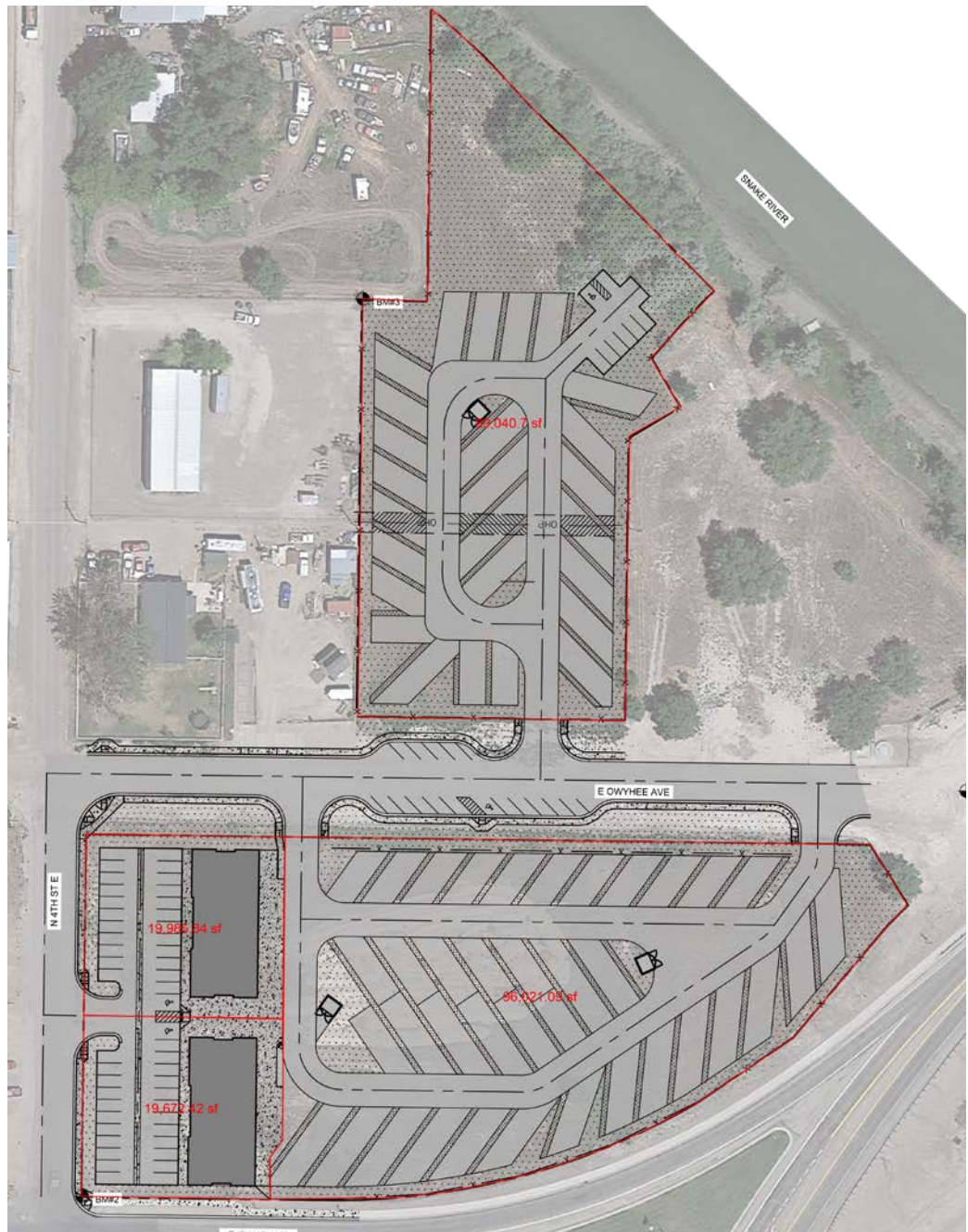
A variety of Owner Carry Financing Options Available.

📍 DETAILS

| | |
|----------------------------|-------------------------|
| ADDRESS: | 7 North 4th Street East |
| TOTAL SIZE: | 63 Units |
| SALE PRICE: | \$5,200,000 |
| PRO FORMA CAP RATE: | 8.32% |
| RV PARK: | 4.248 Acres |



SITE PLAN

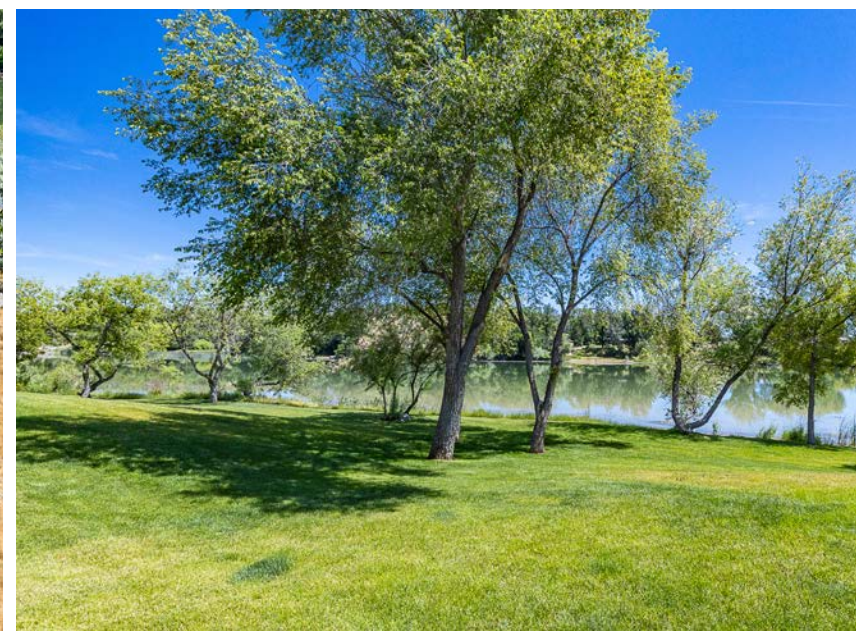


SHADY LANE RV PARK

63 SPACE RV PARK WITH RIVER FRONT VIEWS



PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY

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AMENITIES PHOTOGRAPHY

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SITE LOCATOR AERIAL



PROXIMITY



SITE

SHADY LANE RV PARK

20 MINUTES

CALDWELL

30 MINUTES

NAMPA

DRIVE TIMES

- TO CALDWELL 20 MINUTES**
- TO NAMPA 30 MINUTES**
- TO BOISE 50 MINUTES**

Image © 2024 Airbus

| PRO FORMA Financial Analysis | |
|---|---------------------|
| Monthly RV Space (63 RV Spaces) - Per Night Average | \$ 41.27 |
| Annual RV Income | \$ 949,000 |
| Less Vacancy - 30% | \$ 284,700 |
| Resort Gross Income | \$ 664,300 |
| Property Expenses | |
| Idaho Power | \$ 18,000 |
| Water and Sewer | \$ 45,708 |
| Wifi | \$ 1,440 |
| Trash | \$ 3,324 |
| Gas | \$ 3,600 |
| Lawn Maintenance & Snow Removal | \$ 10,000 |
| Cleaning | \$ 3,600 |
| Insurance (General liability + Flood) | \$ 10,548 |
| Property Manager | \$ 25,000 |
| Advertising | \$ 10,000 |
| Legal, Accounting, Professional | \$ 5,000 |
| Property Taxes | \$ 40,530 |
| Repairs and Maintenance | \$ 15,000 |
| Miscellaneous | \$ 39,779 |
| Total Expenses (35.95%) | \$ 231,529 |
| NOI | \$ 432,771 |
| Pro Forma CAP Rate | 8.32% |
| Price | \$ 5,200,000 |

- SBA Financing Available.
- Owner Carry Financing Available.