



THREE (3) Business in One Location: Coastal RV Park

Business has 280 SqFt. Office w/restroom. It has a Lourx Cloud system super HD Security Camera System with 16 cameras installed overlooking the entire property. The camera system can be controlled and monitored via smart phone. Also Has Brinks Alarm Security System Monitored 24/7

RV Park,

14 Spaces @ \$300.00 Month per space

Averages 85% Occupancy

Each space has 15/30/50 amp Power outlets in a lighted RV Pedestal.

Rent includes Water, Sewage, WIFI and Trash.

Tenant responsible for Electric Monthly.

Propane Filling Station,

20,30,40 and larger

Motor Home Propane Tanks

Fork Lifts and other machinery Tanks

Public Washateria Coin Operated Laundromat Open 24/7

On site change machine

Sodas and Snacks Vending machine

Washers:

8 Medium sized, 6 Large and 4 Extra Large

Dryers:

8 Medium sized, 10 Large and 1 Extra Large

The owner has kept detail records of the utility bills.

There are three (3) electric service meters and panels on site.

One (1) meter for six of the RV Pedestals and One (1) meter for the other eight Pedestals

One (1) for Office and Landry facilities Averages \$400.00 monthly.

The coin operated laundry monthly income has averaged about \$2,400.00 and has been as high as \$3,200.00 with no advertising.

There are three (3) MUD district Water meters:

one (1) for office and Landry averages \$440.00

The Two (2) others for the RV hook-ups average \$134.00 each.

Propane has up and down costs and income depending on weather.

We sale at an average of \$3.80 and pay out cost of \$1.25 per gal.

Sales in colder months bring in the bucks. Average year 16 to 20 K