



**MH, RV, AND CAMPGROUND RESORT**

# Flux River Resort

**7420 RUSH CREEK ROAD, LEWISTON, CA 96052**

**\$1,050,000 | 52 SPACES + 40 CAMP SITES**

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## PRESENTED BY:

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#### OFFERING SUMMARY

Offering Price:	\$1,050,000
Number MH/RV Sites:	52
Price Per Site:	\$20,192
Camp Sites:	40
Price / Land SF:	\$2.01
Occupancy:	36%
Proforma Cap Rate:	16.95%
GRM:	6.75
Proforma NOI:	\$177,980
Lot Size:	11.98 Acres
Year Built/Renovated:	1970 / 2024
Zoning:	C2

#### PROPERTY HIGHLIGHTS

- Assumable Financing with 6 years remaining (due 8/20/31)
- Hybrid of long-term space income + short-term camp sites.
- Beautiful and scenic resort style property.
- Direct connect electrical pedestals, water & septic hook-ups.
- Recent capex plus renovated bathrooms, showers, office, and game room.
- Water system is monitored and recently renovated.
- Upgraded septic system with new lids and distribution boxes.

#### DEMOGRAPHICS

	0.3 Miles	0.5 Miles	1 Mile
Total Households:	6	24	56
Total Population:	14	54	124
Average HH Income:	\$93,575	\$93,592	\$90,636





## PROPERTY DESCRIPTION

Flux River Resort a +/-12 Acre retreat along the Trinity River located at 7420 Rush Creek Rd in Lewiston, CA, is a recently renovated community with excellent revenue upside. Originally built in 1970, this retreat property includes (50) RV spaces with full-hook-ups, (2) Mobile Homes (POH), (40) camping sites, upgraded laundry room, bathrooms and showers, and a recreational club house. The community offers affordable living with monthly space rents ranging from \$495 plus utilities along with camp sites for \$45 average daily rate (ADR).

Residents and short-term visitors will enjoy the abundance of amenities such as the walking trails, hiking, fishing, swimming lagoon, corn hole area, volley ball court, corn hole, picnic eating tables, and BBQ grills.

This is an ideal lay out where the RV lots can be dedicated to long-term residents to generate year round income then substantially increase revenue through the camp sites during the summer vacation months.

## LOCATION DESCRIPTION

Nestled in the scenic countryside of Lewiston, California, the area surrounding the Flux River Resort offers a tranquil retreat for both residents and visitors alike. A new operator will appreciate the proximity to recreational opportunities, including the Rush Creek, Trinity River, and Whiskeytown Lake, perfect for outdoor enthusiasts. A short drive away, Lewiston Lake and Trinity Lake are popular destinations for fishing and boating. The area also boasts charming local businesses, dining establishments, and community events, creating a welcoming and vibrant atmosphere for residents and visitors. With its natural beauty and recreational amenities, the location presents an enticing opportunity for investors seeking to create a resort style thriving community with a mix of long-term residents, campers, and RVers in the Trinity Alps along the river front.

Essential Amenities such as groceries or daily needs are available at Lewiston Minimart or Smoke House Market. Sit down food local restaurants are the Lewiston Hotel Bar & Grill, J&J's BBQ, and Mountain Valley Grill. In addition, locals enjoy the scenery by hanging out at a couple local cafes.

\*Hospital, Medical, and Grocery services are located in nearby Weaverville about a 20 minute drive from the subject property.



## UTILITIES AND AMENITIES

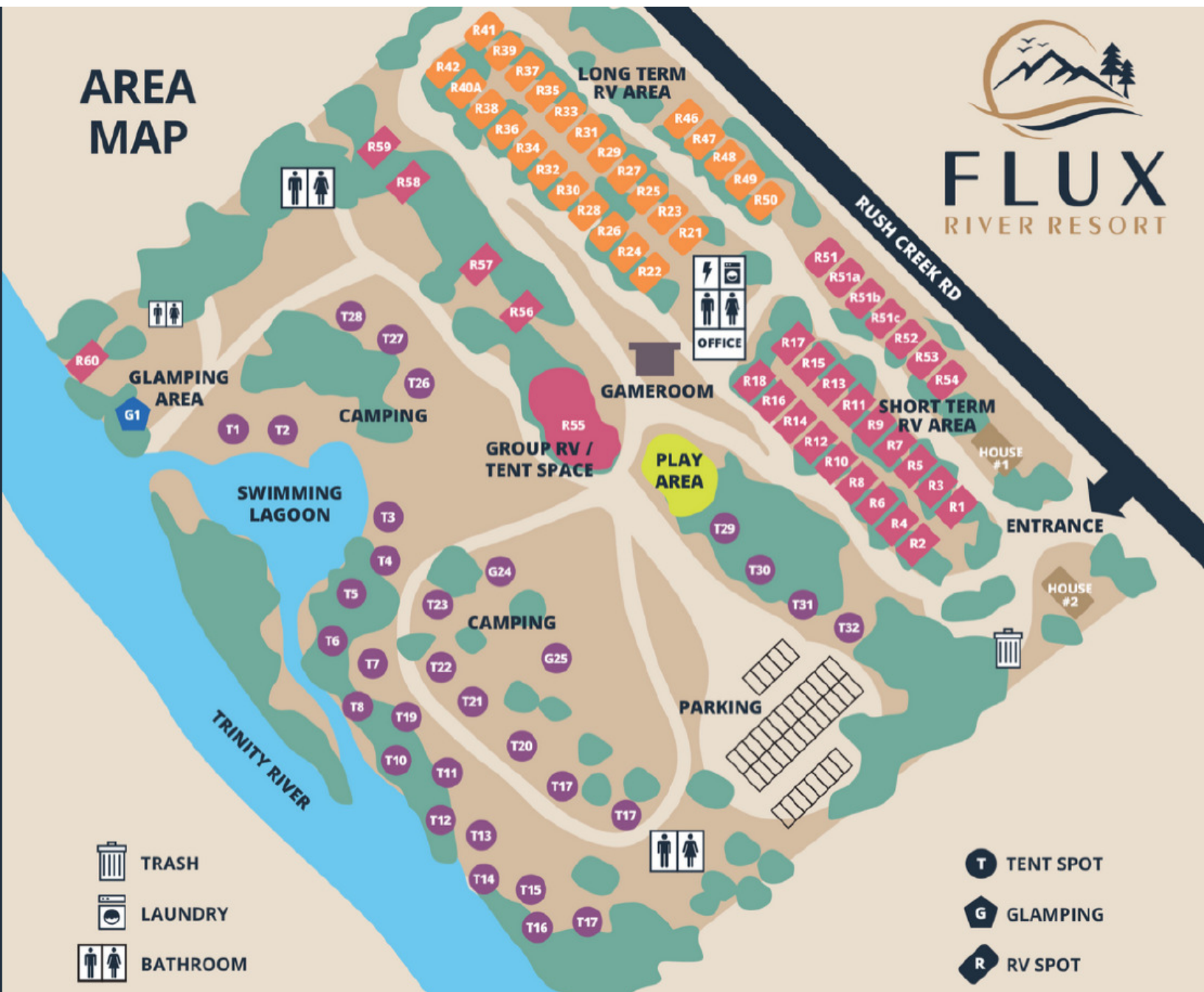
Water:	Monitored, system upgraded
Sewer:	Septic; 2 Tanks (10x30); Upgraded
Dump Station:	Yes
Electrical:	Yes; Metered
Full Hook-Ups:	Yes, RV lots
Hook-Ups AMPS:	30/50 Amp
Gas:	No Gas
Garbage Trash:	Receptacles
Laundry Facility:	Yes
Recreational Club House:	Yes
Bathrooms:	6, Men's & Women's
Showers:	Yes
Riverfront:	Yes
Internet:	Yes, via Hot Spot





UNIT TYPE	COUNT	% OF TOTAL	MARKET RENT	MARKET RENT/SF
MHRV Lot	50	54.30%	\$550	-
MH (POH)	2	2.20%	\$1,000	-
Camp Site	40	43.50%	\$65	-
<b>TOTALS/AVERAGES</b>	<b>92</b>	<b>100%</b>	<b>\$349</b>	<b>\$NAN</b>









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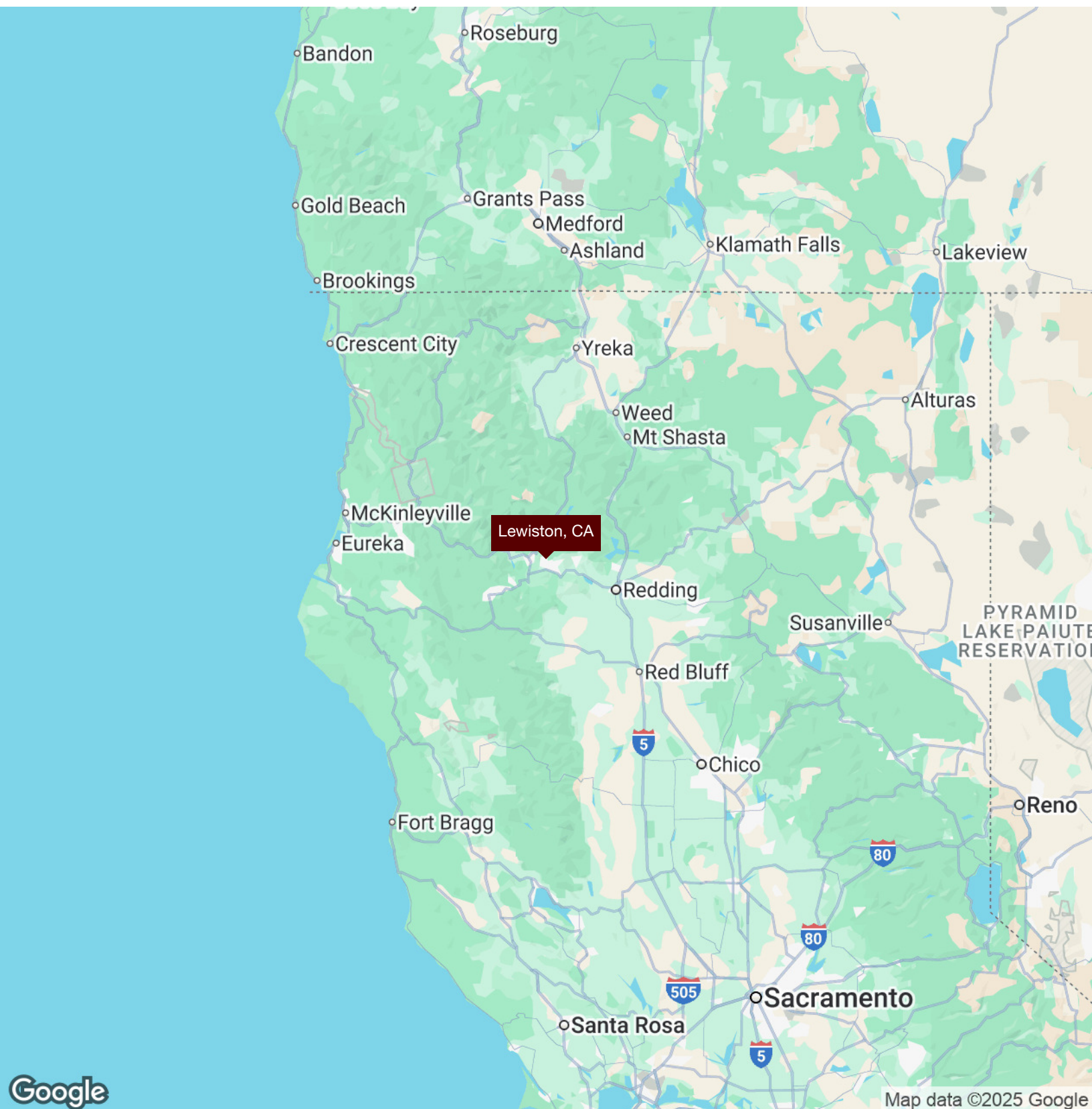


## INCOME SUMMARY

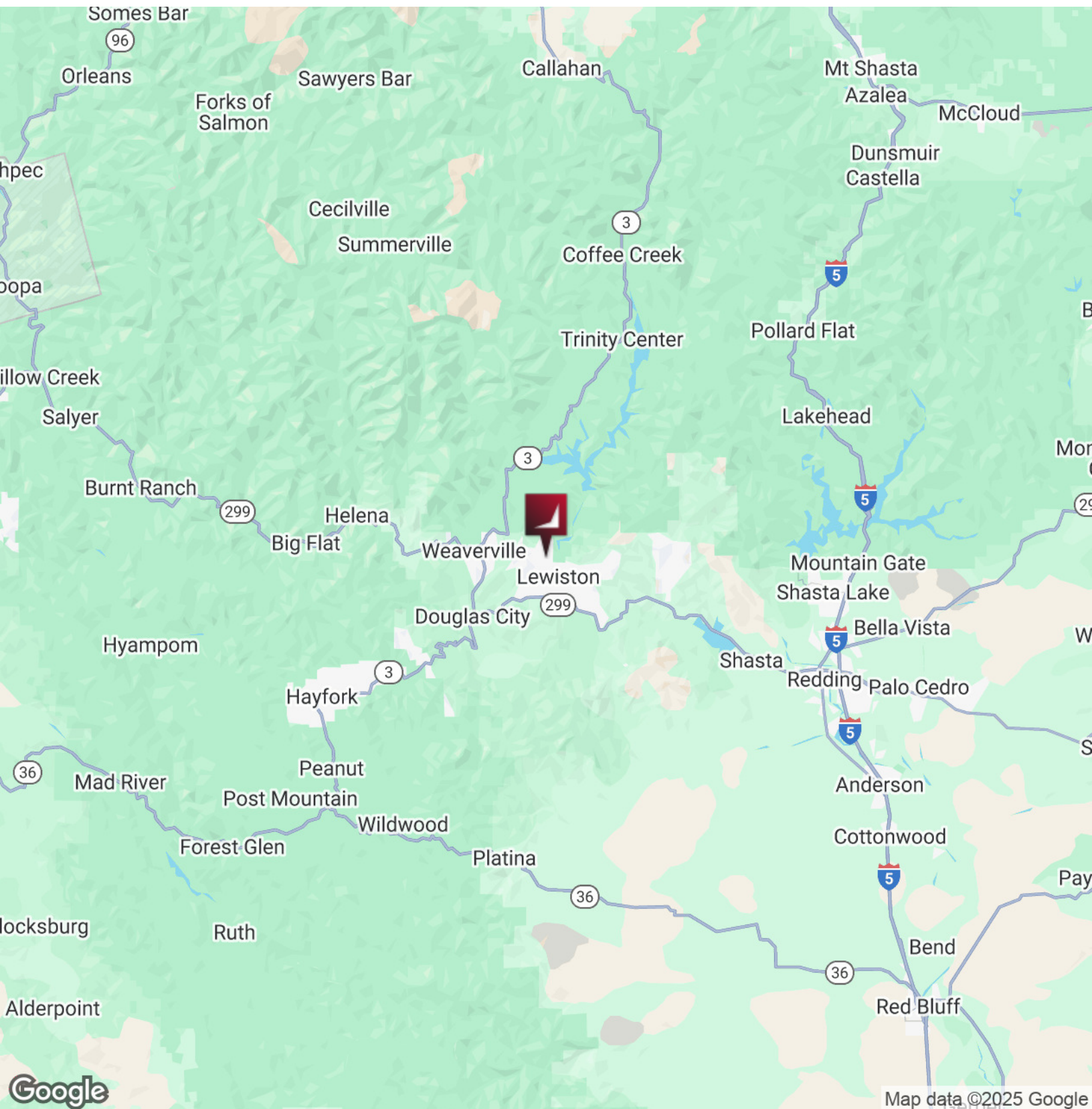
RV Lots @ \$550 x 52 spaces	\$343,200
Utility RUBS charge \$55 per space	\$33,000
Camp Sites @ \$35 ADR 90 Days x 40 sites (-80% Vacancy)	\$25,200
Vacancy Allowance RV @ (-20%)	(\$75,220)
<b>GROSS INCOME</b>	<b>\$326,180</b>

## EXPENSES SUMMARY

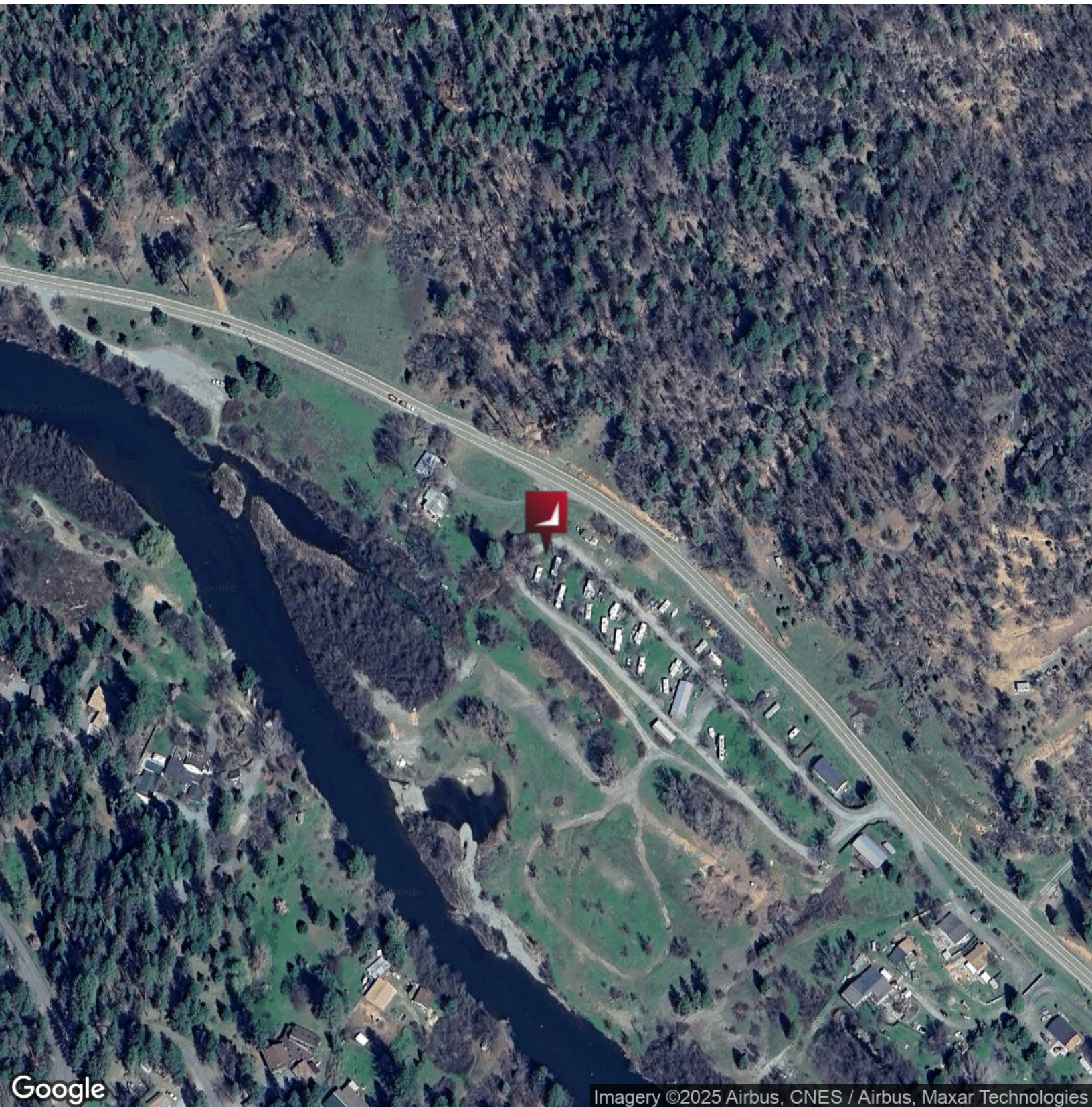
<b>OPERATING EXPENSES</b>	<b>\$148,200</b>
<b>NET OPERATING INCOME</b>	<b>\$177,980</b>











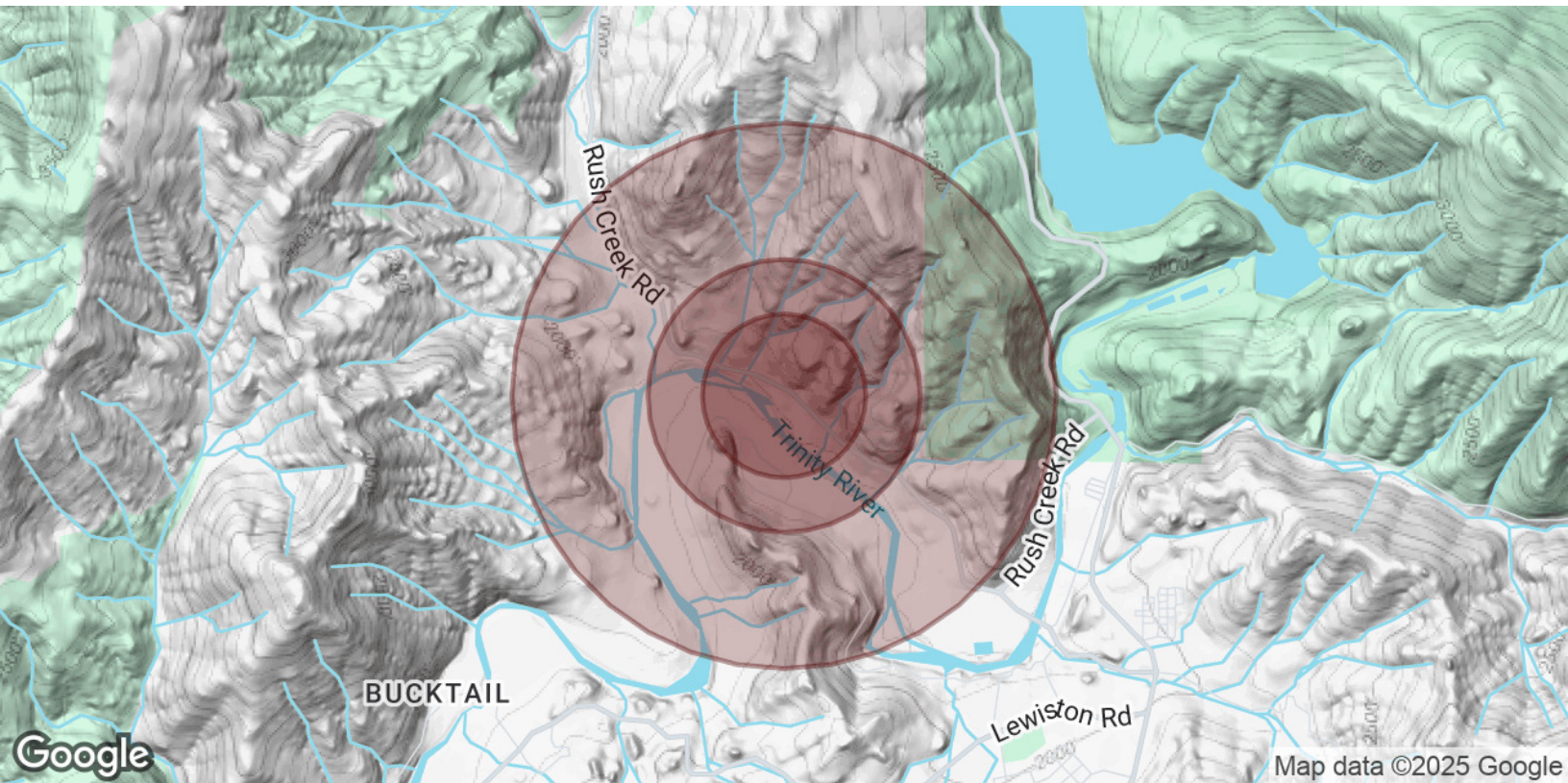
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#### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	14	54	124
Average Age	49	49	50
Average Age (Male)	49	49	50
Average Age (Female)	50	50	50

#### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	6	24	56
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$93,575	\$93,592	\$90,636
Average House Value	\$425,833	\$425,718	\$445,509

Demographics data derived from AlphaMap