

BALANCED STAY-MIX IN HIGH DEMAND LOCATION

OFFERING MEMORANDUM

MINI MOUNTAIN RV RESORT

NEW CARLISLE, IN



CAPITAL MARKETS | MANUFACTURED HOUSING & RV RESORTS
NORM SANGALANG | WILL SHEALY | JEZ LAWSON

INDIANA BROKER
KYLE POWELL

CBRE

AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

THE OFFERING

CBRE's National MH & RV Specialty practice is pleased to present Mini Mountain Resort, a strategically located and well-established RV resort in New Carlisle, IN. Offered at \$6,350,000, this exceptional property presents a compelling investment opportunity, projected to deliver a strong return with an approximate 8.04 percent capitalization rate and an estimated Net Operating Income of \$510,408.

Situated on approximately 83.9 acres, Mini Mountain Resort features 173 RV sites, providing a solid foundation for immediate revenue generation. The resort benefits from a history of strong occupancy, with a core base of roughly 100 seasonal tenants and construction workers at the nearby Amazon Data Center project (see pg. 6) and offers significant potential for increased profitability. In addition to the 173, 24 sites currently require repair and 40-50 tent sites have been underutilized, there are immediate avenues to enhance revenue streams. Furthermore, the property's consistent performance over the past five years, under new management, underscores its resilience and market appeal. A key advantage lies in the fully permitted and approved expansion plans, allowing for a substantial increase in capacity to 368 total sites, representing a significant long-term growth opportunity and a substantial return on investment.

The park operates with three on-site wells (one of which gets winterized) and a septic system that uses both tanks and a leach field. St. Joseph

County will have the capacity to bring larger, new sewer and water lines to the park within 6-12 months. The buyer will have the ability to finalize this with the county. Of the 173 RV sites, the majority are 30-amp but it does have 50-amp service to certain sites. Spaces range from 16-25 feet wide and 40-60 feet long with 15 sites being pull-through spaces. Mini Mountain Resort offers a comprehensive range of amenities designed to enhance guest experience and drive repeat business. These include a swimming pool, a recreational room, multiple playgrounds, basketball and volleyball courts, mini golf, a sports field, a fishing pond, and miles of walking trails. An on-site camp store provides convenience for guests with essential supplies, propane, and gifts, while also generating additional revenue.

Strategically positioned for accessibility and convenience, Mini Mountain Resort is ideally located just off IN-2, providing easy access for travelers while simultaneously offering proximity to key regional attractions such as Lake Michigan, South Bend, and the University of Notre Dame. This advantageous location, combined with the resort's comprehensive amenities and strong operational performance, positions Mini Mountain Resort for sustained guest traffic and consistent financial returns. This presents a compelling investment for those seeking a proven asset with immediate income and substantial growth potential. Contact us today to explore this exceptional opportunity and secure your position in the thriving RV resort market.

Please do not visit or contact anyone in the community without approval from the listing brokers.



OFFERING OVERVIEW

MINI MOUNTAIN RV RESORT

Site Address	32351 IN-2
City, State, Zip	New Carlisle, IN 46552
County	St. Joseph County
Site Area	±83.9 acres
Total Units	173 RV Sites (212 Permitted & 368 Approved)
Community Type	All-Age
Occupancy	Seasonal and Short Term

UTILITY & BILLING SUMMARY

Service	Provider/Type	Paid By	Tenant Billing
Water	Well	Park	N/A
Sewer	Tanks/Leach	Park	N/A
Electric & Gas	AEP	Tenant	Sub-Metered
Trash	Republic Services	Park	N/A

THE OFFERING IS PRICED AT: \$6,350,000

Please do not contact anyone at the property or visit the property without approval from listing brokers.

Please refer to the Information Process page.

INVESTMENT HIGHLIGHTS



Strong
Surrounding
Industry for
Short Term
Tenants



Healthy Stay
Mix Including
Repeat
Seasonal
Visitors



Immediate
Opportunity
for Approved
Expansion

LISTING CONTACTS

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This listing will be sold through the Indiana licensed real estate broker(s) above. All questions, comments, or other communication should be directed through accordingly.

NEW CARLISLE, INDIANA

New Carlisle, Indiana, enjoys a strategic location that offers significant locational benefits for economic growth. The town sits near major thoroughfares such as US 20 and State Road 2, with direct access to Interstate 80/90, facilitating efficient transportation and connectivity to key cities like South Bend, Chicago, and Indianapolis. This accessibility is complemented by its proximity to the South Bend International Airport, enabling both business and personal travel. Although the town itself has a population of just over 2,000, these logistical advantages position New Carlisle as a pivotal hub within the region and a desirable site for both commerce and residential expansion.

A major factor fueling growth in New Carlisle is the rapid expansion of the nearby energy sector and large-scale industry. Recent years have seen the development of the St Joseph Energy Center, a 1,425MW natural gas-fired plant, along with billions of dollars invested in new facilities such as the Amazon Web Services data center campus and a General Motors–Samsung electric vehicle battery plant. These projects bring thousands of jobs, increase demand for supporting businesses, and drive population growth. The robust local energy infrastructure, including extensive connections to major grids and access to reliable electrical supply, further strengthens the town's attractiveness for future development and high-tech investments.



AMAZON DATA CENTER CAMPUS | \$11B INVESTMENT & #1 IN INDIANA HISTORY

Located within close proximity (~5 miles) from Mini Mountain RV Resort in New Carlisle, IN.

Amazon's data center in New Carlisle, Indiana, is making significant progress with 16 buildings under construction and expected to be one of the largest data center campuses globally. The \$11 billion project will consume 2.2 gigawatts of electricity, powering a million homes, and is primarily intended for artificial intelligence development with Anthropic as a key partner.

Key Points:

1. Construction Status: 16 buildings under construction, with 1 GW of capacity expected online by Q3 2026.
2. Timeline: Originally planned for 2030, the project is accelerating its development.
3. Size and Scope: The campus will cover 1,200 acres and be the largest power user in Indiana. The project is expected to create more than 1,000 new jobs.
4. Power Consumption: 2.2 gigawatts of electricity, comparable to powering a million homes.
5. Purpose: Designed for AI training, with Anthropic as a major user.

6. Construction Speed: Multiple contractors hired to expedite construction.
7. Community Impact: Amazon investing in a \$100,000 community grant program for local development.

Takeaways:

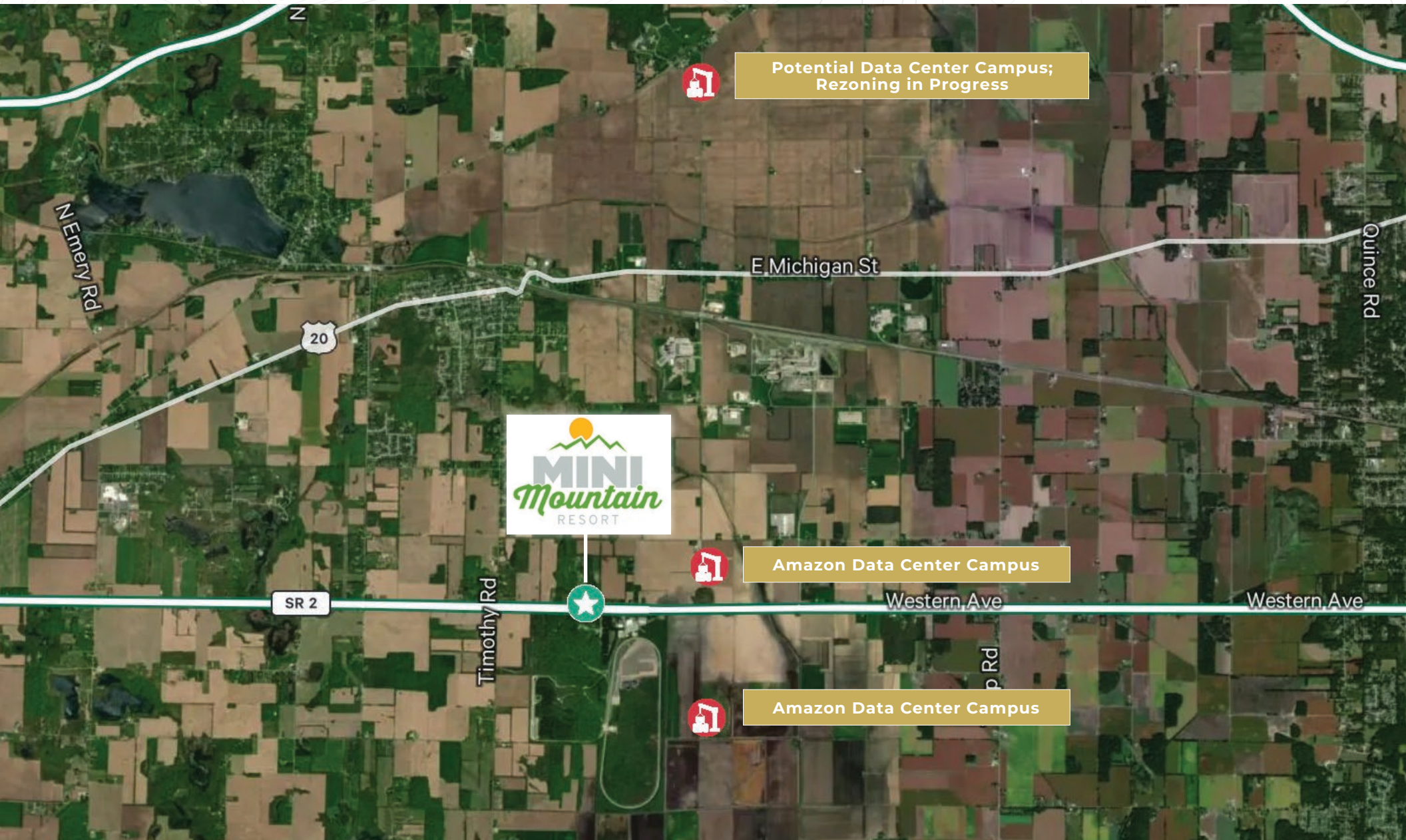
- Amazon's data center in New Carlisle is a significant development in the AI industry.
- The project's scale and scope are unprecedented, with potential for substantial community impact.
- The data center's electricity consumption is a notable consideration for the local power grid.
- Amazon's investment in the community through the grant program demonstrates its commitment to local development.

The campus is the largest capital investment in Indiana's history, according to the Indiana Economic Development Corp. More potential data center campuses are in progress of being rezoned for development in the New Carlisle, IN area.

Sources: ConstructionDive.com, Aterio.io, The New York Times



MINI MOUNTAIN RV RESORT AND NEARBY DATA CENTER CAMPUSES











OFFERING PROCESS

THE OFFERING IS PRICED AT: \$6,350,000

- Offers can be submitted in LOI format but preferred in PSA format.
- Due diligence materials provided with acceptance of confidentiality agreement.
- Additional detail and guidance may be forthcoming and will be noticed to all interested parties.
- Seller may request an interview call with the most qualified offers.
- Any relevant buyer information or experience is encouraged to be submitted with offers, but is not required.

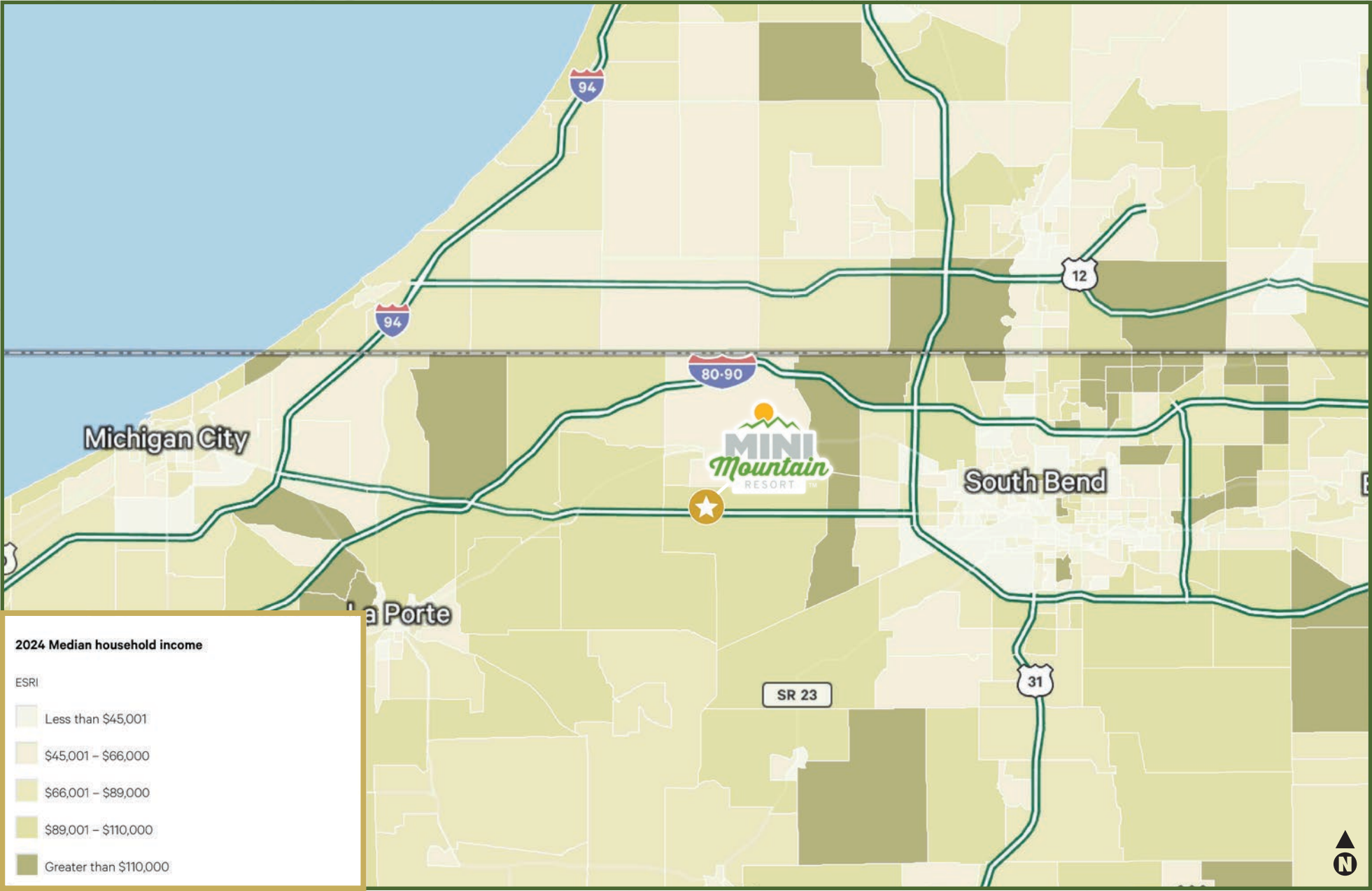


Disclaimer: All maps are for illustrative purposes only. Not to scale.

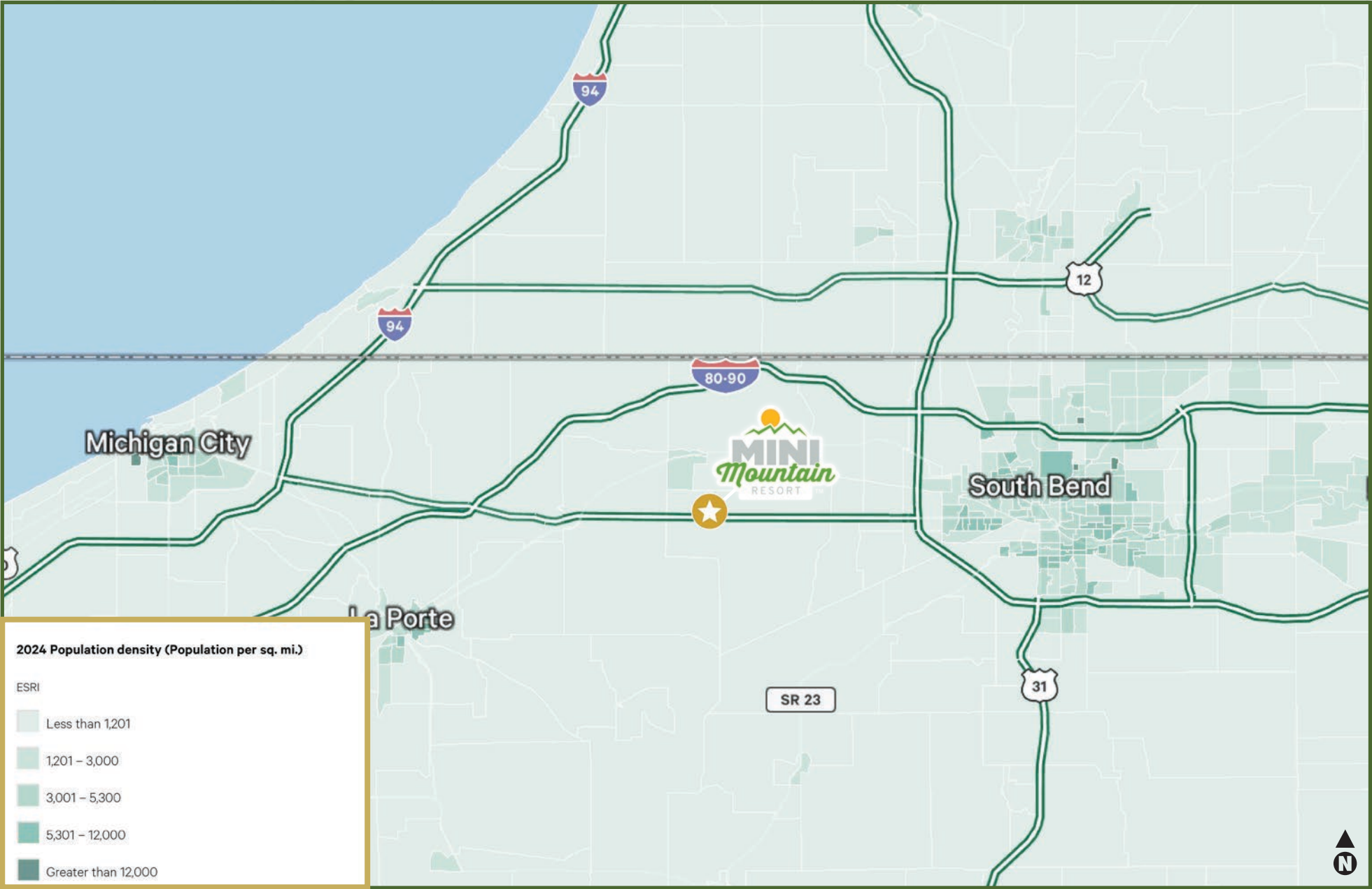
REGIONAL AREA MAP



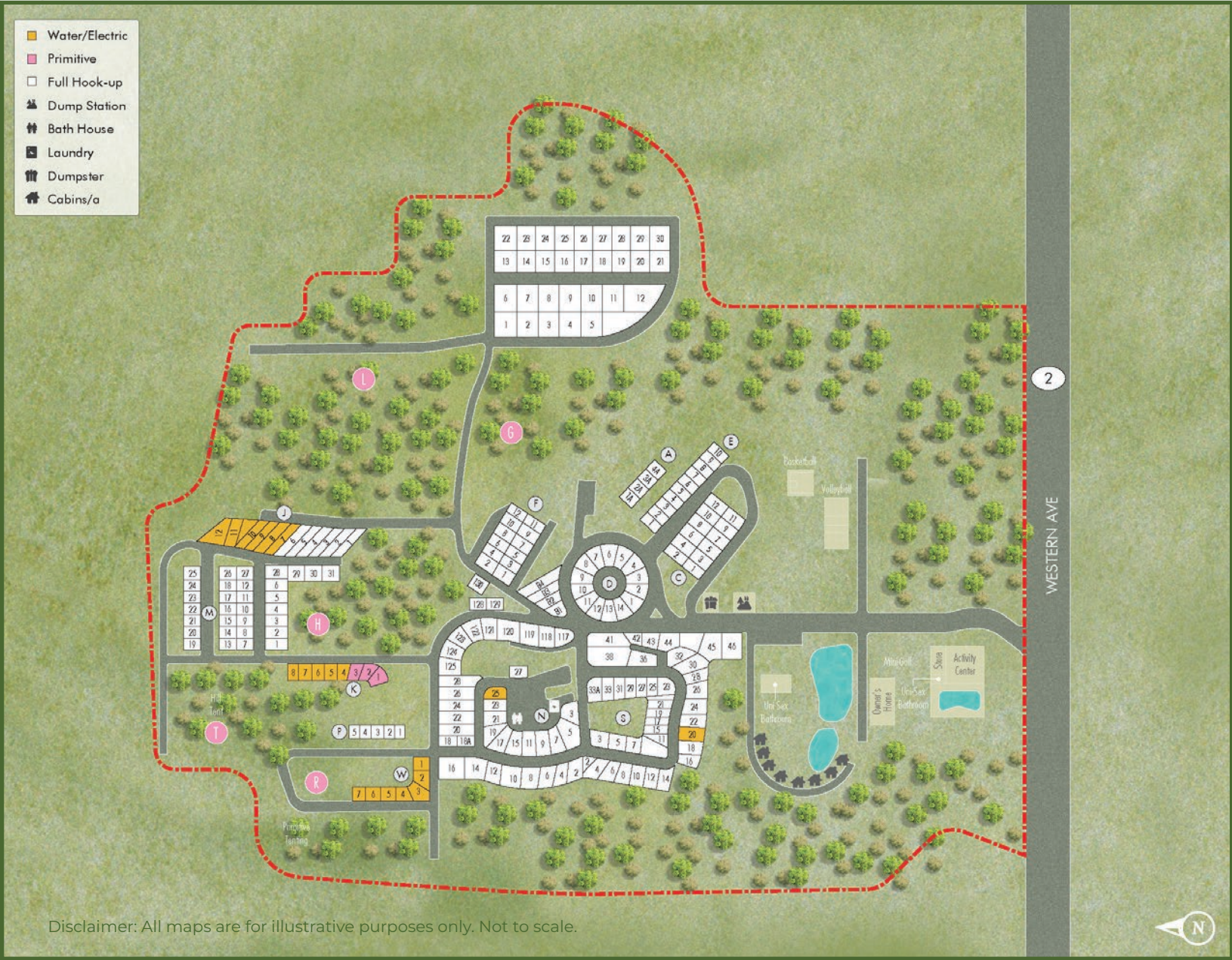
MEDIAN HOUSEHOLD INCOME AREA MAP



POPULATION DENSITY AREA MAP



PROPERTY SITE MAP



PROPERTY AMENITIES

- Swimming pool (outdoor)
- Mini golf (putt putt golf)
- Basketball and volleyball courts
- Fishing pond
- Hiking trails
- Playground
- Picnic tables and fire rings
- Full 30/50 amp RV hookups with pull-thru and back-in sites
- Tent sites
- Community restrooms and showers
- Laundry facilities
- Dump station
- Propane refilling station
- Convenience store/market
- Indoor activity center
- Pet friendly environment
- ADA access
- Phone service and WiFi
- Extended stay options





INFORMATION PROCESS



OFFERING DATA / VDR (VIRTUAL DEAL ROOM)

Investors agreeing to the terms and conditions set forth in the confidentiality agreement can expect an invitation to a password protected document center containing electronic forms of the offering memorandum, operating statements, rent roll and other information that should be useful in the evaluation of the property. For questions regarding the document center, please contact:

Jez Lawson | jez.lawson@cbre.com | +1 858 546 4689



PROPERTY VISITS

All tours or site visits are to be arranged exclusively through CBRE. Please do not contact on-site staff directly or go to the property without scheduling a visit. To schedule a tour please contact:

Will Shealy | will.shealy@cbre.com | +1 832 920 4884



EXCLUSIVE REPRESENTATION

CBRE is exclusively representing the seller in the disposition of Mini Mountain RV Resort.



COMMUNICATION

All communication, inquiries and requests should be addressed to the CBRE Team, as representatives of the seller. Management at the property should not be contacted directly. Seller reserves the right to remove the property from the market. Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the property, to terminate discussions with any party at any time or to extend the deadlines set forth in the time schedule.

You are solely responsible for independently verifying information in this confidential memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.



CONFIDENTIALITY AGREEMENT

MINI MOUNTAIN RV RESORT, 32351 STATE ROAD 2, NEW CARLISLE, IN 46552

The property owner has requested that all interested parties agree to this Confidentiality Agreement. Upon execution of this agreement, any additional information will be provided only at the discretion of the property owner(s) and their instructions to CBRE (listing brokers). "Due Diligence" level materials may only be released with an accepted proposal or at the discretion of the property owner(s).

I,hereby understand that the salient property "Information" for the property referenced in this offering package is intended for the sole use as a qualified investor and/or as a representing broker. I acknowledge that the information herein and any additional "Information" about this property will be kept confidential and is not to be redistributed.

Broker acknowledges that a new Confidentiality Agreement must be submitted and

accepted by CBRE for each prospective investor individually.

I also agree that neither I nor any affiliated party will visit the property or discuss park matters with park occupants, employees, or government agencies without expressed approval. Neither I nor any affiliated party will attempt to contact ownership and will direct all communications through CBRE only.

All property visits must be approved by the listing brokers. Absolutely no contact with tenants, management, ownership, or governmental agency shall occur without approval from the listing brokers.

This agreement is to remain in effect for one (1) year from the date of signature(s).

DO NOT CONTACT MANAGEMENT OR DISTURB OCCUPANTS. Please contact listing brokers before any visit to the site.

Prospective Investor

Company Name:
Print Full Name:
Email (optional):
Phone Number:
Signature: Date:

Representing Broker (Optional)

Company Name:
Print Full Name:
Email (optional):
Phone Number:
Signature: Date:

MINI MOUNTAIN

RV RESORT

NEW CARLISLE, IN

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