

Information Sheet

1477 8th St, Calhan, CO. 80808 (Jolly RV Park)

- 1) 7.02 Acre RV Park and Storage
- 2) 900 Square Foot Home
- 3) Two 2 car garages (Stick Built)
- 4) Storage building 30x60
- 5) 27 full hookups (Water, Sewer, Electric)
- 6) Room for 50-75 units (storage)

Current income:

- 1) 34 units stored \$32 a month each = \$1088 mo
- 2) House was rented at \$900 a month. (Now Vacant)
- 3) 27 RV Spaces rented

2021 Profit: \$113,432

2022 Profit: \$116,825

2023 Profit: \$107,912

2024 Profit: \$152,032

Monthly income = \$18,535

Note: There is no advertising costs or advertising being done. The campground is on Google alone. Spaces are full most of the time. Huge potential in the storage of units (34 units stored with no advertising currently). Daily and monthly camp rates and storage should be raised (camp rates currently at \$20 a day but should be more). Owners are retired and have kept the rates low.

Current Expenses:

- 1) Utilities
- 2) Insurance
- 3) Trash
- 4) Property tax
- 5) Electric is paid by campers who are longer term and paid by seller if short term. Electric put into site fee additionally.
- 6) City water and sewer \$467 mo. average

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Exclusions:

- 1) Storage Containers in storage area (but negotiable)
- 2) Golf Cart, Mower and Tractor
- 3) All items in the storage areas (sellers belongings)

Colorado Springs and Calhan area business, land, and buildings for sale.

7-acre RV Park/Campground and storage. Excellent current income and huge potential for much more. 27 sites fully equipped with water, electricity, and sewer. One large storage outbuilding, 2 two car garage storage buildings, a 900 square foot 2 bed 1 bath house and room for 50-70 RV and Trailer storage spaces.

The seller does zero advertising and is only listed on Google. There is no advertising budget. Yet, the spaces are always full and there are 34 paying units stored on the premises. What can one do with a little advertising? One could probably double the income very quickly.

Call the agent for more information. There is a video on YouTube of the site and there is an information sheet available.

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