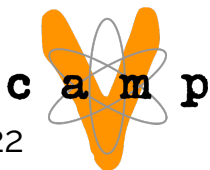




Confidential Offering Memorandum

CampV

Ee 26 Road
Naturita, CO 81422



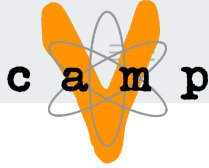
For Sale by Owner



Marco Vienna marco@fourpointsfunding.com

345 Lincoln Avenue #206 | Steamboat Springs, CO
650.274.4665 | www.fourpointsfunding.com

Introduction



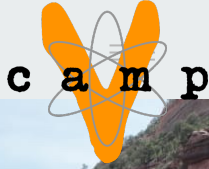
This report is being presented by the ownership group of CampV. The report contains salient facts relevant to the subject of this property.

The authors of this document have personally conducted surveys and interviews with the Property Managers, Property Owners, Buyers, Sellers and/or Brokers of the properties surveyed with regard to: comparable rates, comparable market properties, comparable sales, current market capitalization rates, and criteria of investors, as well as actual and projected operational information of the subject property and many comparable properties. The purpose of this report is to estimate the price, in the present marketplace, at which the subject property should be offered for sale.

This competitive market analysis is not an appraisal. Four Points Funding is not a licensed real estate appraiser. All figures included herein are approximate and all numbers/information were received from and/or developed from sources deemed reliable. However, no guarantee or warranty, expressed or implied, is given. The reader is encouraged to conduct their own independent due diligence effort and to independently verify all information/aspects relating to this report.



Investment Overview



Offering Summary

Sale Price:	\$5M
Capital Invested in Property:	\$5.31M
Accommodations:	24
Full RV hookups:	18
Glamping Tents:	20
Camping and Van Sites:	100+*
Acres:	120
Year Established / Renovated:	1942 / 2022

Property Highlights

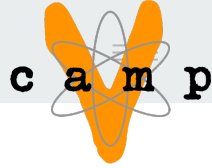
- Numerous unique and memorable gathering spaces that can comfortably host 200+ people
- 1 hour from Telluride and Moab
- Private river, lake, and trails
- Perfect retreat center, wedding and performing arts venue, and outdoor recreation hub

*12+ acres accommodate significantly more than 100 sites



Gravel riders explore the San Miguel River valley adjacent to CampV

Purchase and Expansion Opportunity



The current owners purchased the property within the hospitality group of their Opportunity Zone Fund. The property has been fully developed with additional expansion already permitted and approved. A \$2M grant enabled the recent development of V Trove, a beautiful pavilion (pictured) focused on large gatherings that comfortably seats 170 people, and a renovated home for more intimate gatherings.



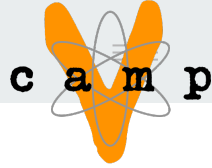
Currently Operating:

- 13 historic and renovated cabins
- 25 glamping tents
- 18 full hook-up RV sites
- 2 Airstreams
- 5 miles of private trails

Permitted and Approved:

- 29 cabins
- 38 glamping tents
- 30 full hook-up RV sites
- 12 Airstreams
- Expanded trail system

Opportunity for the right investor

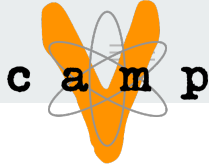


CampV represents a tremendous opportunity for the expansion and operational scale of a fully developed property. Originally a private property with historic cabins only, CampV has been expanded and operational for 3 years. Over \$5M has been invested into the infrastructure and accommodations of the property bringing it to life. CampV is becoming a destination for hospitality, recreation, and artist gatherings.

As a predominantly multifamily housing developer/operator, Four Points Funding has decided that selling this property will allow us to focus on our core business and allow the right investor to bring this property to its full potential.



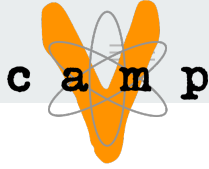
Founding Team and Operators



The Co-Founding team includes Natalie Binder, an accomplished and passionate hospitality and event visionary with over 23 years of experience, and Telluride based One Architects, Bruce and Jodie Wright. They remain committed to preserving CampV's unique vision and purpose.

Together, they offer the option to remain as minority equity partners and active managers, ensuring a seamless transition and continuity of the property's mission with the next owner, if desired.

Water Rights



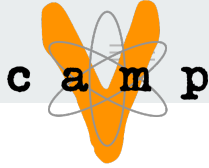
Ample water rights above the amount required for the property and valued at more than \$1.5M* are being transferred with the sale. These rights include 115.72 annual acre-feet of water from the Vancorum-San Miguel Ditch and Pipeline, and permit the 1.5 acre lake.

Water rights are approved for domestic and household uses, commercial uses, fire protection, as well as watering of livestock and domestic animals, and irrigation of lawns and crops.

*Water rights values vary widely. This valuation is a broker opinion of value



Valuation and Sale Price



Sale Price:	\$5M
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Considerations for CampV Valuation

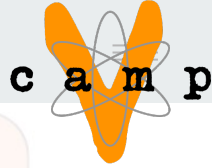
Capital Invested:	\$3.31M
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State Grant Development:	\$2M
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Water Rights:	\$1.5M
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*Full Balance Sheet
Available Upon
Request*

Site Map

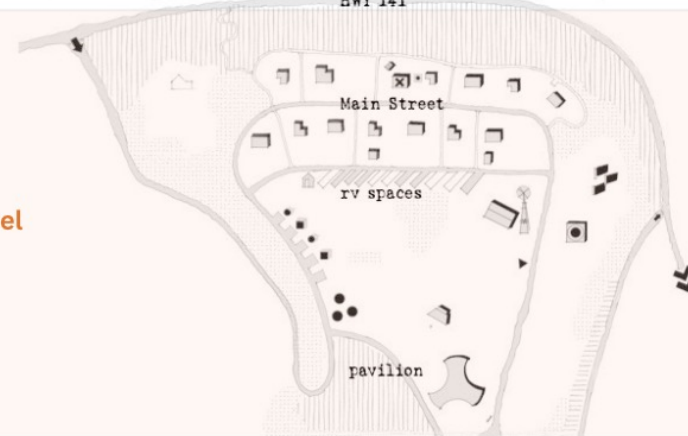


CampV is situated across three main elevations, each with their own personality and purpose. Details on each level are found on the following slides.

Lower Level



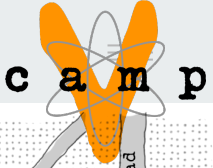
Mid Level



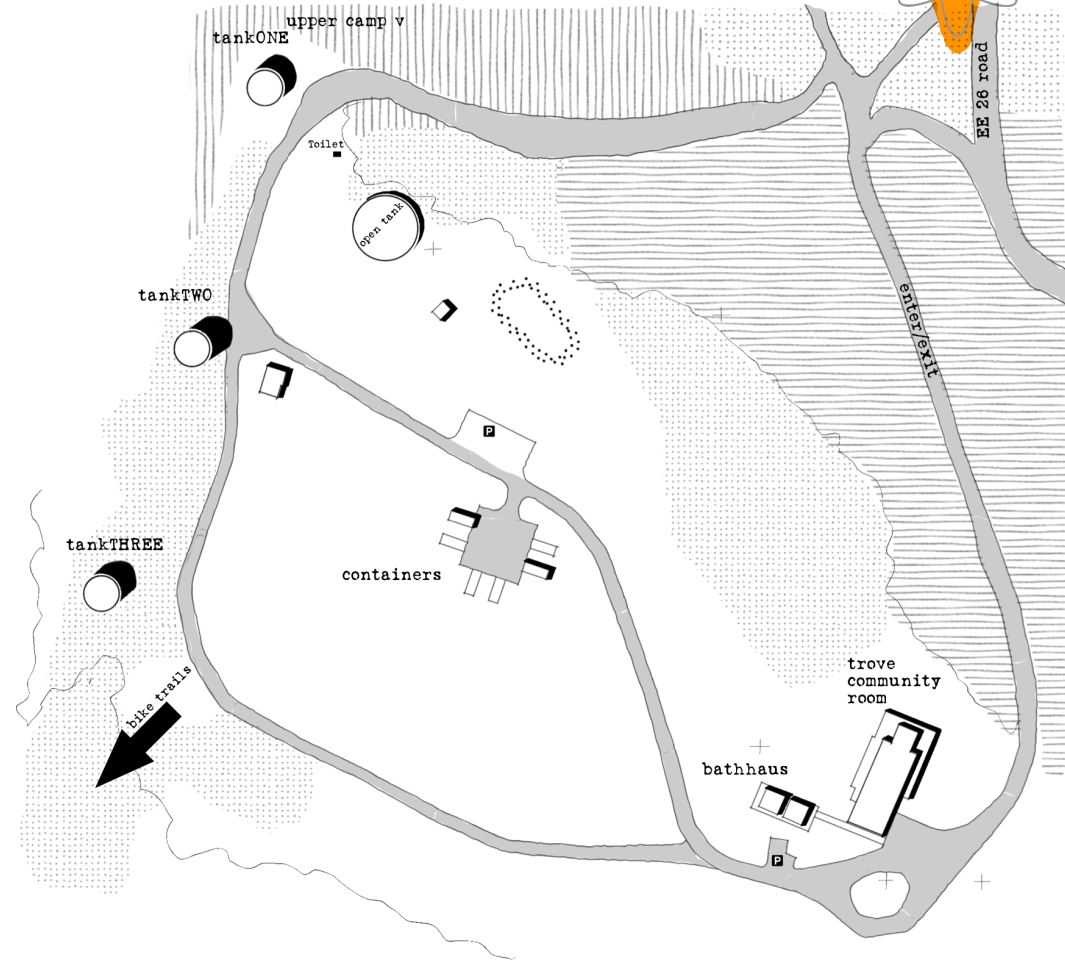
Upper Level



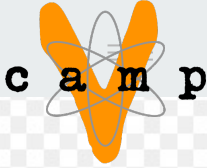
Upper-Level



Situated on a high desert plateau with expansive views, the upper-level has a beautiful home dedicated to gathering space, a bathhouse, shipping container homes, glamping, and access to private hiking and biking trails.



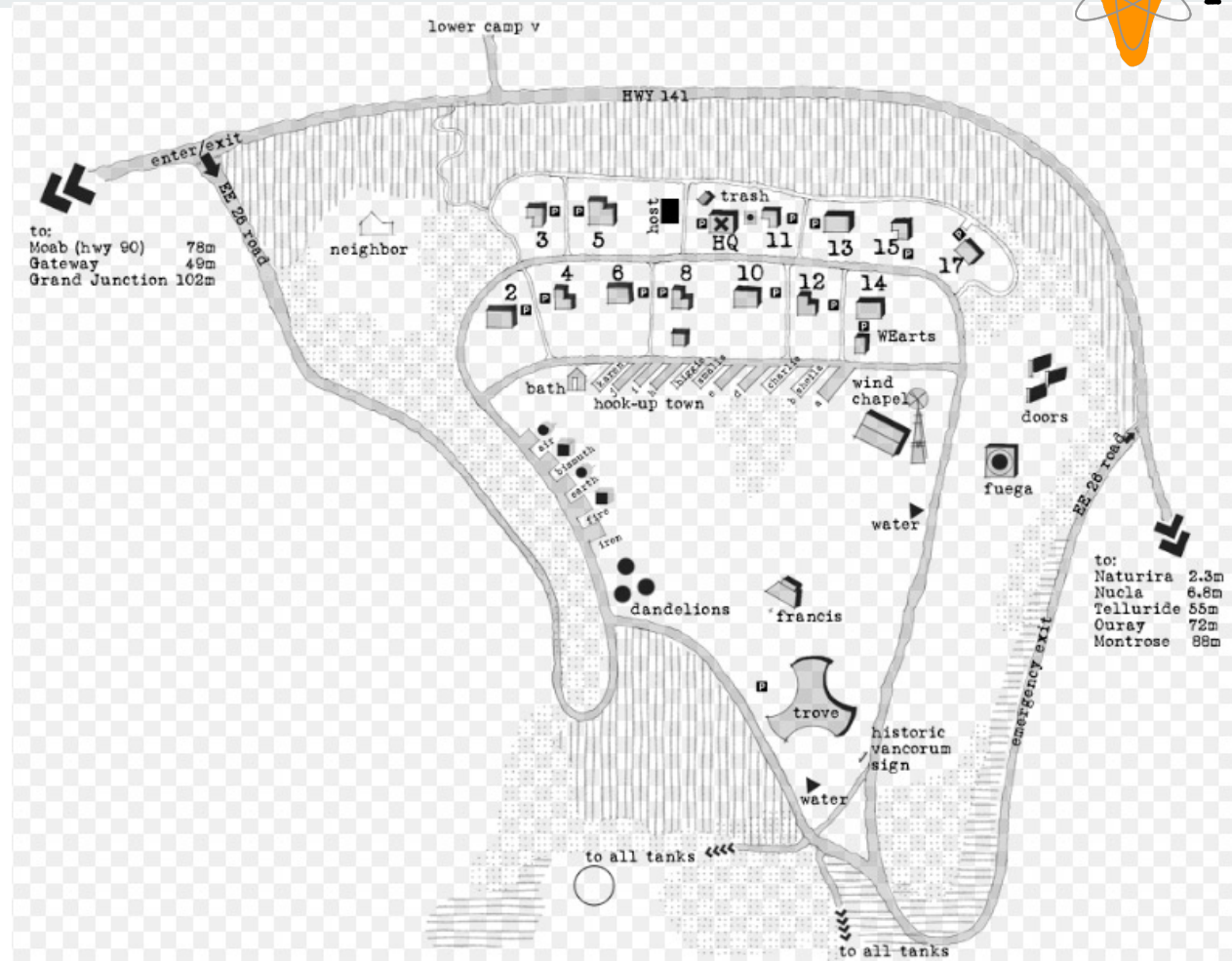
Mid-Level



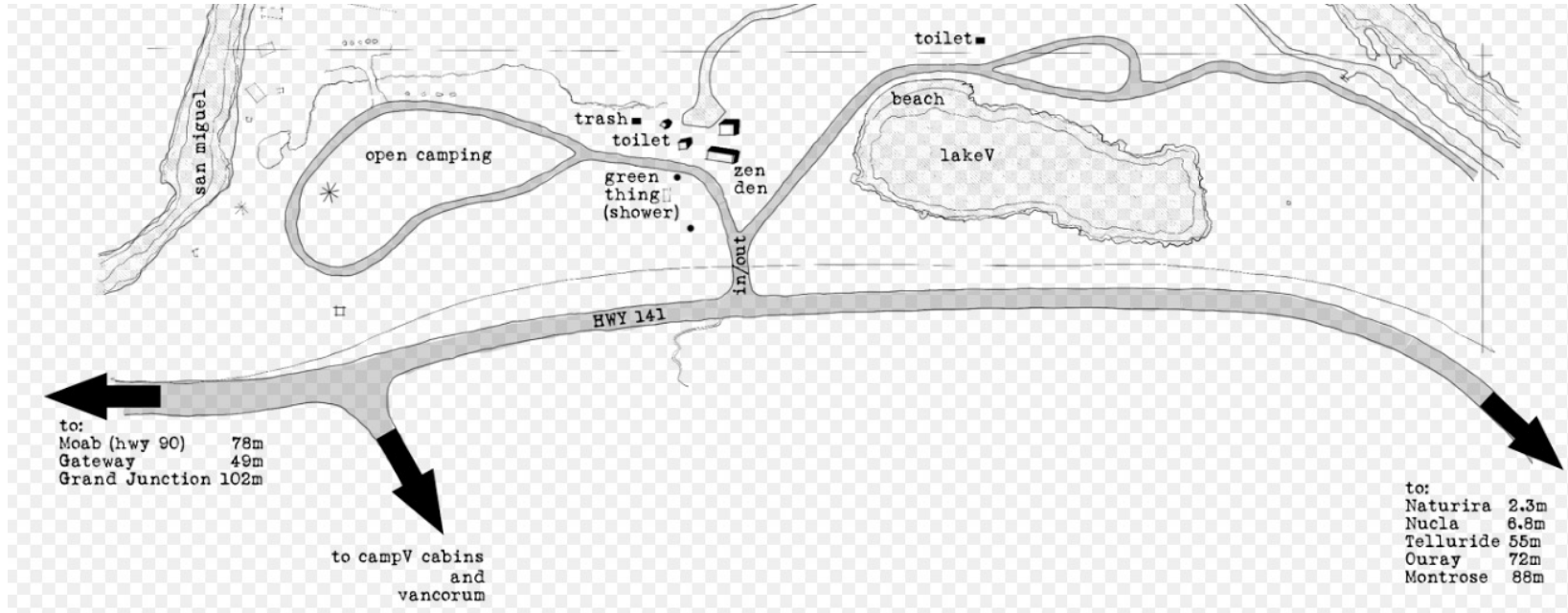
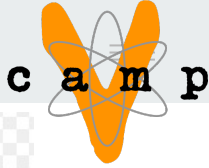
Accommodations, art, and gathering spaces are spread across the mid-level of the property to explore. 13 historic cabins line the forested Main Street.

One block over is a road of classic Airstream accommodations and open RV / van hook-ups.

The Pavilion, labelled *trove* here, and the Wind Chapel invite people to convene.

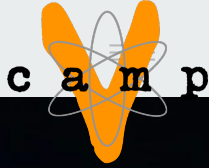


Lower-Level



Glamping, open camping, art, and gathering spaces encompass the banks of the San Miguel River. Swimming, paddleboarding, and lounging by lakeV is a popular activity, as well as tubing down the river.

Events and Programming

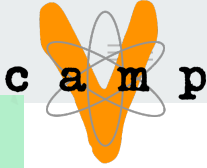


CampV hosts a wide variety of gatherings including but not limited to weddings, yoga retreats, concerts, team wellness retreats, kids camp through the Telluride Academy, and medicinal Ketamine experiences. The most popular event each year is PlanetV, a three-day camping experience featuring a journey through music, workshops, art, and authentic connections.



The largest annual celebration at CampV combines music, art, history, outdoor recreation, and community connections. PlanetV is at the root of CampV's personality. Hundreds of people gather for a long weekend that is a one-of-a-kind experience.

Greater Location



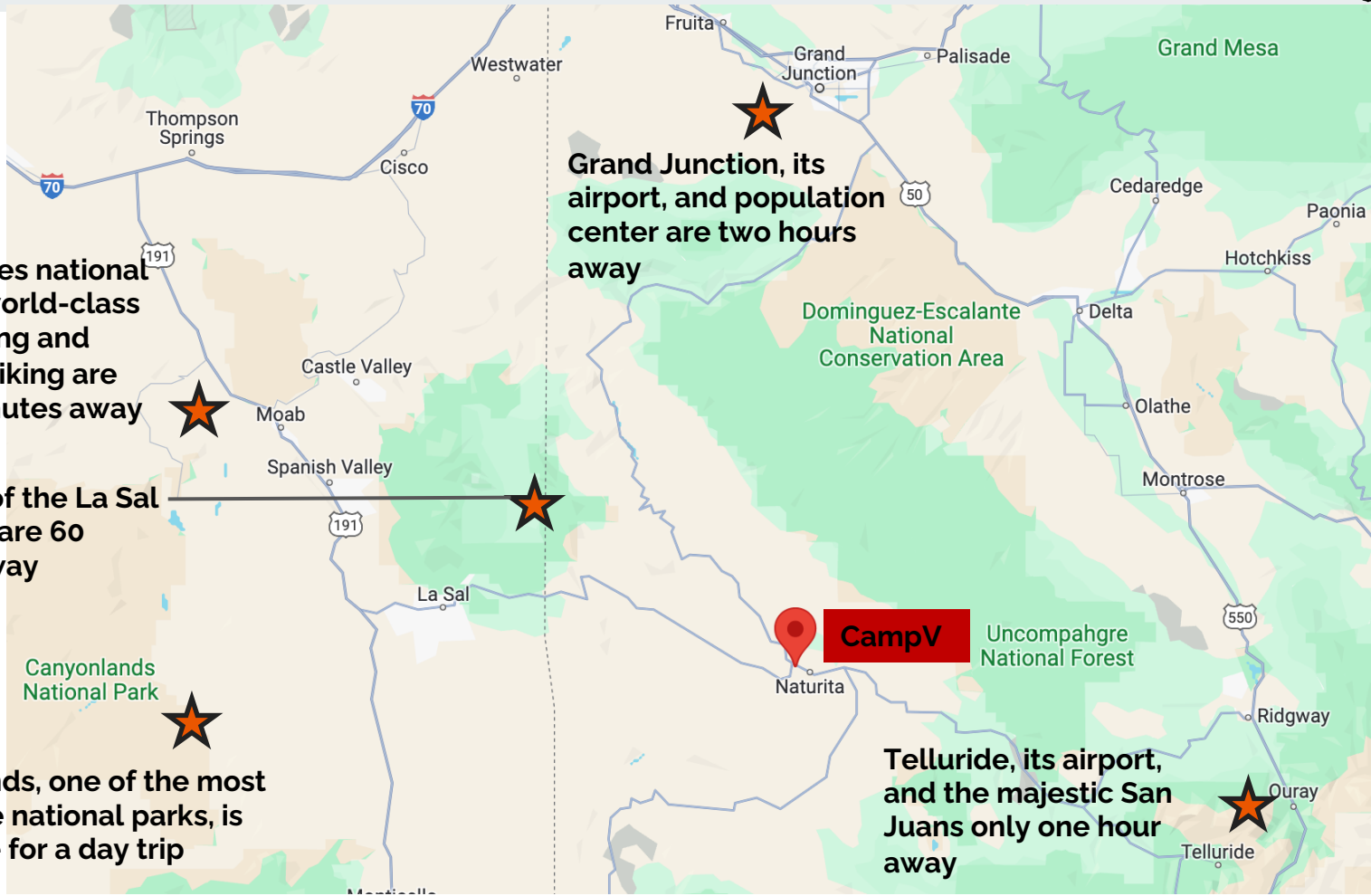
Moab, Arches national park, and world-class rock climbing and mountain biking are only 90 minutes away

The heart of the La Sal Mountains are 60 minutes away

Canyonlands, one of the most impressive national parks, is accessible for a day trip

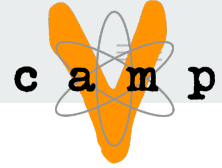
Grand Junction, its airport, and population center are two hours away

Telluride, its airport, and the majestic San Juans only one hour away

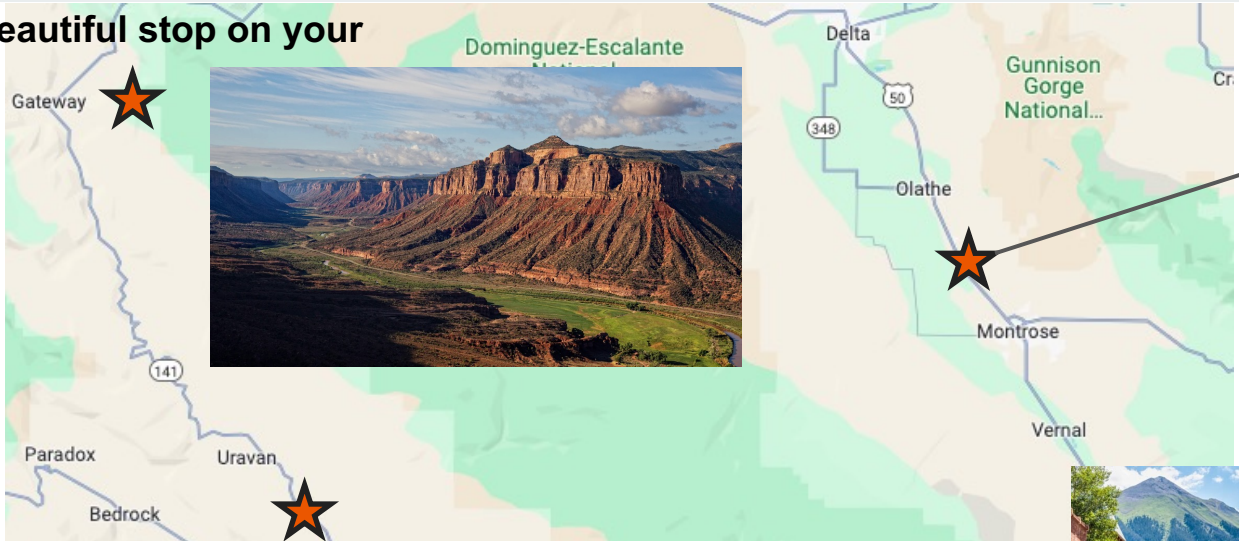


CampV

Location



Gateway is a beautiful stop on your way to CampV



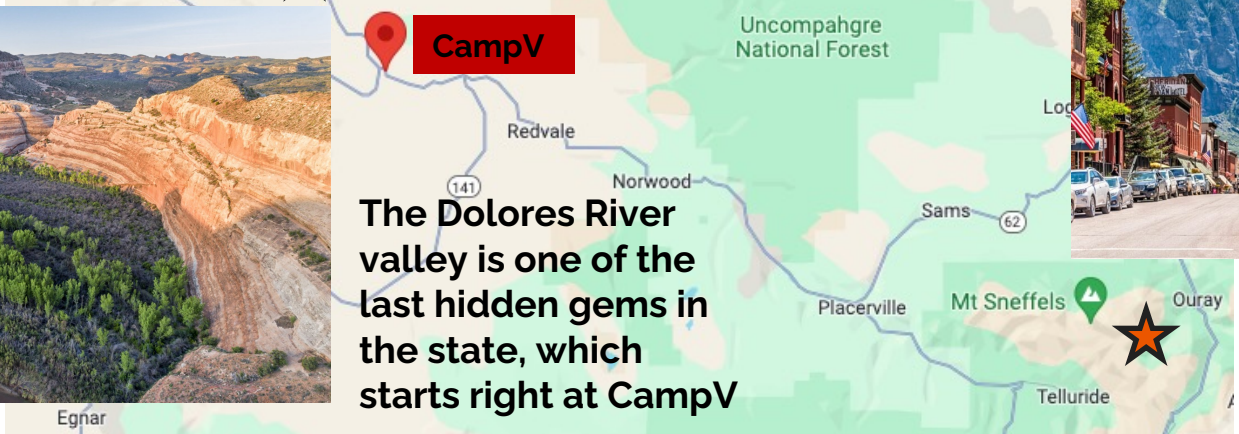
The Gunnison Gorge, Delta, and Montrose have world-class fly fishing



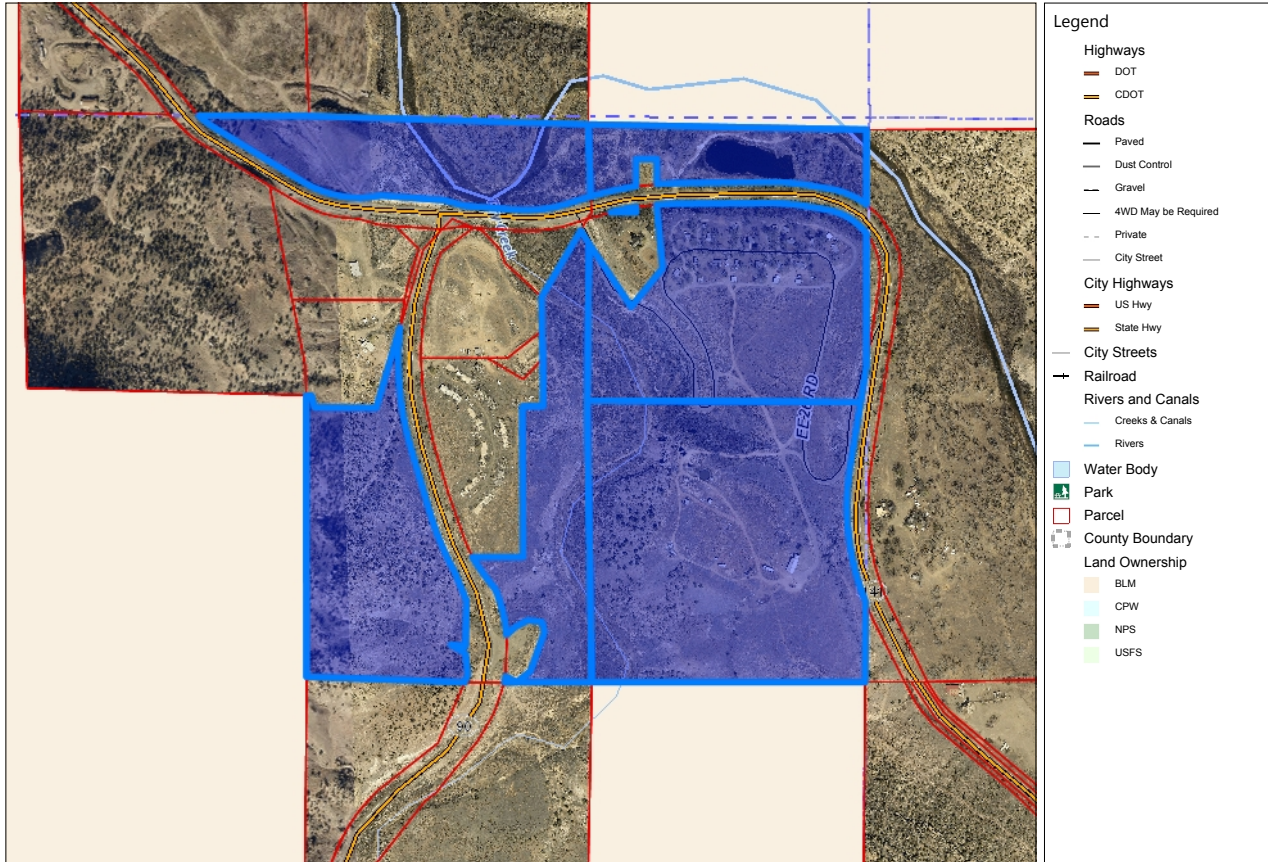
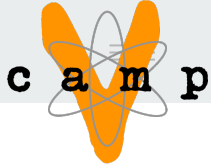
CampV
The Dolores River valley is one of the last hidden gems in the state, which starts right at CampV



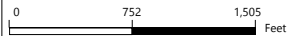
Telluride, its airport, and the majestic San Juans only one hour away



The Property



CampV, LLC
Web Print: 04/27/2021



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



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Sunset

Glamping Tents, Luxe Lodges, Sleek Airstreams:
Here's Where to Get Your Nature Fix Now

[Link](#)

singletracks

Naturita and Nucla Strive to be Next Colorado
Bike Destination with Aggressive Trail Plan

[Link](#)

Condé Nast Traveler

The Bones of Colorado Ghost Towns Are Being
Transformed Into Cool New Destinations

[Link](#)

TRAVEL+ LEISURE

This Little-known Colorado Gem Combines Glamping,
Art, and Desert Adventures

[Link](#)

Outside

Where to Travel Next: The Best Trips to Take in
2022

[Link](#)

MEN'S JOURNAL

This Summer, Look Beyond National Parks and
Explore Colorado National Forests Instead

[Link](#)

WEST END ARTS

WEarts was born from a philosophy that everyone deserves access to art, including rural communities. WEarts hosts numerous art exhibits at CampV wearts.org



**WEST END ECONOMIC
DEVELOPMENT CORPORATION**
MANY TOWNS. ONE COMMUNITY.

WEEDC is the regional economic development corporation creating opportunity across the region through broadband, recreation, and small business choosewestend.org



West End Trail Alliance builds and maintains trails for bikers, hikers and runners across the region with big plans for more, including the private trails at CampV westendtrails.org



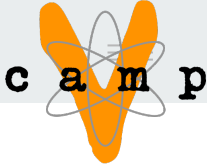
COLORADO

**Office of Economic Development
& International Trade**

Minority Business Office

OEDIT provided the \$2M development grant for CampV and has been an amazing partner in galvanizing economic activity across the West End region of Colorado oedit.colorado.gov

Thank You



Web: <https://campv.com/>

Facebook: <https://www.facebook.com/campVco/>

Instagram: <https://www.instagram.com/campvco/>

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