



Punkin Center RV Resort and MHP

200 South Old Highway

Tonto Basin AZ 55355



The Punkin Center RV/MHP is comprised of 20 mobile home spaces and 20 RV spaces.. There is a 5,000 +/- sf commercial building with three tenants, one is restrant, office space, work shop, common bathroom and laundry facilities. Directly to the North is a vacant building available for lease that is approximately 1500 sf. Included with the sale is the fenced security boat storage lot that is estimated to house 50 or more boats and RV's.

Punkin Center

Punkin Center is an unincorporated community in Gila County, Arizona, United States. The community is located within the [Tonto Basin](#) at the confluence of Reno and [Tonto creeks](#). [Payson](#) is 29 miles to the north along [Arizona Route 188](#) and [Arizona Route 87](#). [Roosevelt Lake](#) is eight miles to the south on Route 188.

Roosevelt Lake

Theodore Roosevelt Lake is a large reservoir formed by Theodore Roosevelt Dam on the Salt River in Arizona as part of the Salt River Project. Located roughly 80 miles northeast of Phoenix in the Salt River Valley, Theodore Roosevelt is the largest lake or reservoir located entirely within the state of Arizona. There are **over 1.5 million** visitors to Lake Roosevelt each year, with the majority coming here to camp and boat. The Lake Roosevelt staff works diligently to maintain safe recreational facilities.



Proforma Analysis– Note that the analysis includes the parks useable capacity. This include line items for the future boat storage income, and other adjustments in rents and added services. Nightly rentals could be added.

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Rental comparable

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|----|--|------------|--|
| 1. | Greenback Crossing RV park Resort– 170 E Greenback Valley Rd. Tonto Basin AZ | Space Rent | \$425 includes wst |
| 2. | Jakes Corner and RV Park 57564 N AZ Highway 188 Payson AZ 85541 | | \$450 includes WST |
| 3. | Tonto Basin RV park 170 Tonto Creek Trail, Tonto Basin 85553 | | \$350 plus \$25.00 for WST |
| 4. | Payson Campground and RV 703 east Franklin Street Payson AZ | | \$415 includes WST No vacancy |
| 5. | Shady Haven RV Park 141 west Haught RD Star Valley AZ 85553 | | \$405-512 includes WST No vacancy |
| 6. | Lazy J's 298 East Butcher Hook Tonto Basin AZ 85553 | | \$275 incl wst No vacancy |
| 7. | OX BOW 962 W Oxbow Trail Payson AZ 85553 | | \$505 inc wst No vacancy |
| 8. | Roosevelt Lake RV park 28708 N az highway188 85553 | | \$450 inc wst No Vacancy |
| 9. | Rosevelt rv park 358 Stagecoach Trail POB 734 Roosevelt AZ 85545 | | \$400 inc wst No Vacamcy |

James Hill

602 748-6706

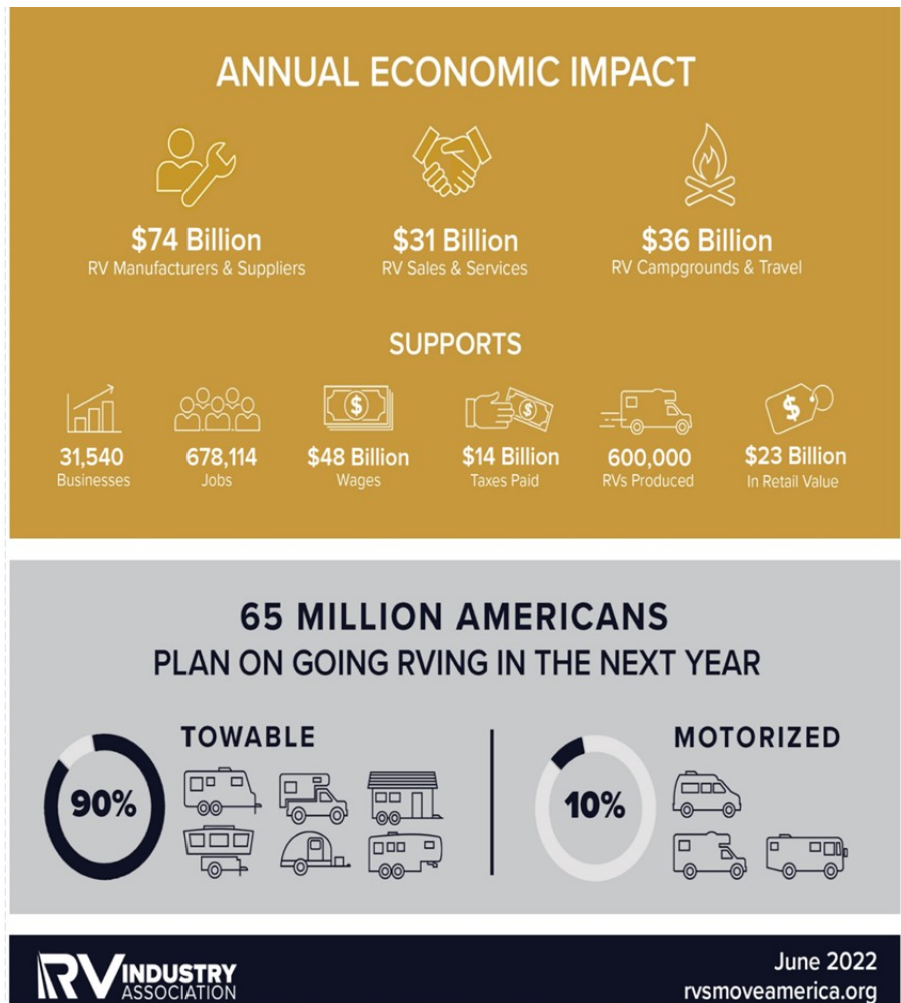
jwhillinvestments@gmail.com

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The value add is to play off the huge RV demand and resort travel currently happening in the RV industry. RV sales are through the roof as people are heading out to see America. The scenic features of this park make it a point of destination for short and long-term stays. Nightly stays range in the \$45-50 and weekly \$200-240.00. Nightly rental income allows the owner to take advantage of the current RV bonanza. In many cases the nightly stay income during high season is 3-4X more than the long-term monthly contracts. Roosevelt lake is the draw and this could be enhanced and promoted via SEO and other RV related websites. Upgrades to the park could be expansion of the existing club house and offering other activities that would facilitate long and short term campers.

The addition of the Boat RV storage facility could easily add 35-45k to the NOI.



FOR MORE INFORMATION ON THIS AND OTHER PARKS, PLEASE CONTACT :

James Hill 602 748-6706 SA 116827000

West USA Commercial Realty

Jwhillinvestments@gmail.com