

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 <u>Tonto Basin</u> at the confluence of Reno and <u>Tonto creeks. Payson</u> is 29 miles to the north along <u>Arizona Route 188</u> and <u>Arizona Route 87</u>. <u>Roosevelt Lake</u> 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.

unit type	units/cost	Most recent signed lease	annual rent	per space \$	Market rent 2024	PUNKIN CENTER RV RESORT			Market rent 2025	annual rent
annual spaces	36	•	107,136.00		350		RV rental/MHP	space rent		172800
РОН	4	650	31,200.00		900	43,200.00	Alfonso	Restrant	1000	48000
office rentals (4)	1	2200	26,400.00		2500	30,000.00	four offices	offices	3000	36000
laundry annual			6,000.00		laundry income	\$6,000.00	storage rental space	laundry	annual income	6000
		total gross	170,736.00	65	50 RV/ Boat storage spaces	39,000.00	50		total gros RV storages	39000 **
vacancy		utilities	43,582.00		Gross income	269,400.00	0%		utiltiy	50000
		effective rental income	127,154.00		utility	(45,000.00)			effective	301800
40	\$1.000	All operational cost per unit for 40 units/VACNY	40.000.00		1000	(40,000.00)		1300	operation expense un	52000
	. ,	NOI	87,154.00			, , ,			NOI	249800
					NOI	184,400.00				
		Cap Rate	Valuation		Cap Rate	Valuation	less \$50 K upgrade cost		CAP RATE	valuation
									4%	6245000
		3.20%	2,723,562.50		4.00%	4,610,000.00			5.00%	4996000
		4.00%	2,178,850.00		5.00%	3,688,000.00	3,638,000.00		6.00%	4163333.333
		4.50%	1,936,755.56		5.50%	3,352,727.27	3,302,727.27		7.00%	3568571.429
		5.00%	1,743,080.00		6.00%	3,073,333.33	3,023,333.33		8%	3330666.667
								***	Boat storage income	

Rental comparable

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

3. Tonto Basin RV park 170 Tonto Creek Trail, Tonto Basin 85553

4. Payson Campground and RV 703 east Franklin Street Payson AZ

5. Shady Haven RV Park 141 west Haught RD Star Valley AZ 85553

6. Lazy J's 298 East Butcher Hook Tonto Basin AZ 85553

7. OX BOW 962 W Oxbow Trail Payson AZ 85553

8. Roosevelt Lake RV park 28708 N az highway188 85553

9. Rosevelt rv park 358 Stagecoach Trail POB 734 Roosevelt AZ 85545

\$450 includes WST

\$350 plus \$25.00 for WST

\$415 includes WST No vacancy

\$405-512 includes WST No vacancy

\$275 incl wst No vacancy

\$505 inc wst No vacancy

\$450 inc wst No Vacancy

\$400 inc wst No Vacamcy

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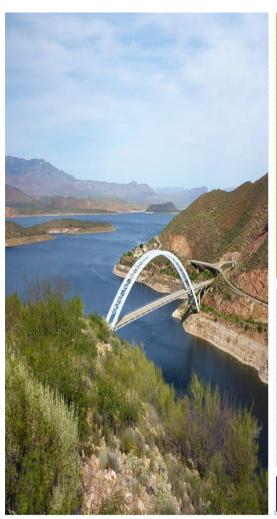
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The value add is to to play off the huge RV demand and resort travel currently happening in the RV industry. RV sales are through the roof as people are heading out to see America. The scenic features of this park make it a point of destination for 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 OTH-ER PARKS, PLEASE CANTACT :

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