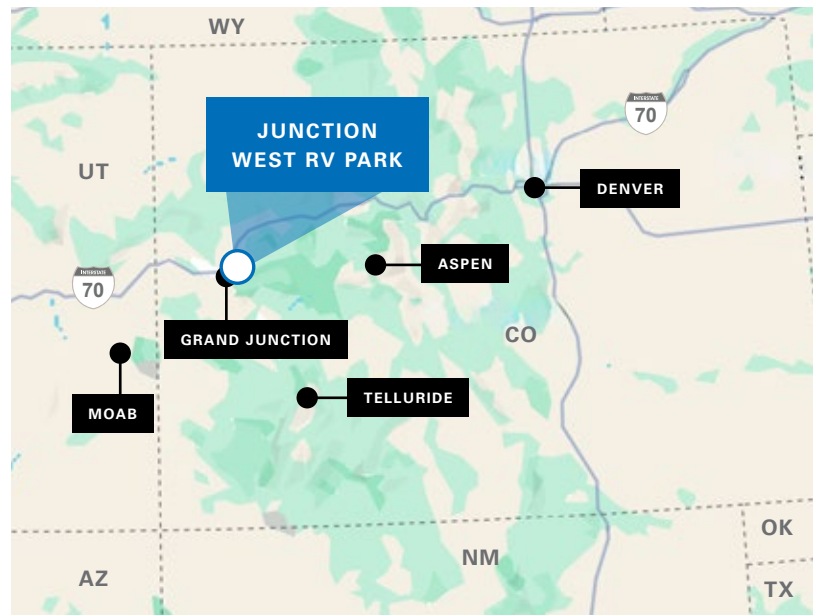


A 70-SITE + 152 STORAGE-SITE RV PARK
CONTACT BROKER FOR PRICE

Junction West RV Park

793 22 RD
GRAND JUNCTION, CO 81505



Site Information

Address	793 22 Rd, Grand Junction, CO 81505
County	Mesa
Tax Parcel ID	2697-361-19-002
Year Built	1977, 1985, 2006
Community Type	All-ages
Land Size (acres)	9.21 (16.50 sites/acre)
Roads	Gravel
Floodplain	Zone X
Zoning	C-2 City of Grand Junction
Season	Year-round
Website	https://jwgrandjunction.com/

Community Breakdown

RV Sites	64
Cabins/Tiny Homes	2
Tents	2
Apartments**	2
Total Sites	70
Storage Sites	152

Utilities

Water	UTE Water (included in rent)
Sewer	City of Grand Junction (included in rent)
Electricity	Grand Valley Power (billed back to long-term tenants)
Trash	CRS Commercial Refuse Services (included in rent)
Internet	Adaptive Communications (included in rent)*
Cable TV	DirectTV (included in rent)
High Speed Wi-Fi	SkyWeb Networks (for purchase)
Park Security Cameras	SkyWeb Networks

*Internet services are provided to the park at no cost pursuant to the terms of our tower lease agreement. So in addition to the \$1,200 in income, owner receives internet service free of charge (estimated value of \$250-\$350 per month)

** Two apt that total 2,400 sq ft; one's a 2 BR and the other a 1 BR. They rent (and are occupied year-round) for \$1,800 and \$900, respectively per month.

Area Highlights

- Grand Junction serves as the commercial and tourism hub of Western Colorado, positioned along Interstate 70 with convenient access to Utah, the Front Range, and the Rocky Mountain region, making it a natural stop and extended-stay destination for RV travelers. Grand Junction offers convenient access to iconic destinations including Moab, Aspen, Colorado National Monument, Telluride, and the scenic Colorado River, along with world-class recreation in the nearby Grand Mesa and the renowned wine country of Palisade.
- With more than 300 days of sunshine annually and a mild, high-desert climate, the area supports outdoor recreation and RV travel throughout all four seasons, reducing the seasonality commonly seen in mountain markets. The region is easily reached via Interstate 70 and the Grand Junction Regional Airport, which offers direct flights to several major cities.
- The Community is 10 minutes or less from five major hospitals including St. Mary's Medical Center and Grand Junction VA Medical Center. There are also several grocery stores, shopping, restaurants, Walmart, a mall, and gas stations nearby.
- **Colorado National Monument** is a haven for outdoor enthusiasts, featuring dramatic red rock canyons, towering stone monoliths, and miles of scenic trails ideal for hiking and biking. Just a short drive away, Grand Mesa, the world's largest flat-top mountain, rises to nearly 10,000 feet and delivers year-round recreation, from winter skiing to summer hiking, fishing, and mountain biking.
- **Grand Mesa – World's Largest Flat-Top Mountain:** Rising to nearly 10,000 feet, Grand Mesa offers more than 300 alpine lakes and miles of trails, providing year-round recreation including hiking, fishing, mountain biking, skiing, and snowmobiling, all within a short drive of Grand Junction.
- **Colorado Wine Country:** The Grand Valley is home to dozens of wineries and tasting rooms and hosts several well-attended wine festivals throughout the year, attracting leisure travelers, couples, and retirees seeking extended stays in a scenic, relaxed setting.

Investment Highlights

Junction West RV Park is located in the heart of Grand Junction, which serves as the commercial and tourism hub of the Western Slope of Colorado.

- Opportunity to purchase Junction West RV Park with 64 RV sites, two cabins/tiny homes, two tents, two apartments, and 152 RV storage sites. The park offers transient and longer-term stay options that are open year-round with an average stay of 29.7 nights. Average monthly occupancy for the storage sites has averaged 72.8%.
- Ideal location just off I-70 in the heart of Grand Junction, which serves as the commercial and tourism hub of the Western Slope of Colorado.
- The park offers almost entirely pull-through sites with full hookups (municipal water and sewer), a mixture of 30/50 amp electric connections and two parking spaces per pad.
- Current ownership raised the 2026 daily/weekly rates by 25.5% for 50-amp sites standard pull-through sites, 9.76% for 50/30-amp standard back-in rates, and 5% for long-term stays, which is expected to increase the overall rental revenue by 5.18% this year. Average rental rates have steadily increased throughout the four-year ownership period.
- Occupancy at the community has increased year-after-year, driven by sustained demand for outdoor lodging and the ownership's strong operational execution.
- Current ownership has spent over \$200,000 in upgrades at the property, providing a turn-key operation for the next operator. Major improvements include the addition of a High-Speed WiFi network and security cameras throughout the park, park electrical upgrades, bifurcation of the upstairs apartment, the addition of site patios, and office, store, laundry, and bathroom improvements.
- The community offers its residents a camp store (with propane), laundry, bathhouse, dog park, splash pad, playground, public firepit, grill and picnic area, Hi-Speed WiFi, DirectTV, security cameras throughout the park, storage area, dump station, and overflow parking.
- In 2023, The New York Times ranked Grand Junction as one of the top 52 places to visit in the world. The Boston Globe stated that it's where mountains, rivers, canyons, and forests converge. Visitors can explore "Nature's Trifecta" – Colorado National Monument, Rattlesnake Arches, and Grand Mesa – alongside hiking, biking, golf, skiing, wine tasting, and a vibrant downtown with art, breweries, and farm-to-table dining.



FINANCIAL ANALYSIS

INCOME	2023		2024		2025		2026 Budget		Yr 1 Proforma	
	Totals	% GSR	Totals	% GSR	Totals	% GSR	Totals	% GSR	Totals	% GSR
² RV/Cabin Revenue	\$624,810		\$636,442		\$635,295		\$668,178		\$668,178	
³ Plus: Utility Income	45,591	670	58,133	855	59,890	881	69,803	1,027	69,803	1,027
⁴ Plus: Other Income	66,236	974	67,343	990	72,573	1,067	73,550	1,082	74,751	1,099
⁵ Plus: Store Income	55,566	817	41,337	608	41,560	611	45,716	672	45,716	672
⁶ Plus: Lease Agreement (Cell Tower)	0	0	0	0	0	0	12,000	176	14,400	212
⁷ Plus: Wi-Fi Revenue	0	0	0	0	0	0	0	0	5,227	77
Total Other Income	167,393	2,462	166,813	2,453	174,023	2,559	201,068	2,957	209,897	3,087
Effective Gross Income	\$792,203	\$11,650	\$803,255	\$11,813	\$809,318	\$11,902	\$869,246	\$12,783	\$878,075	\$12,913
EXPENSES										
	Actuals	Per Site	Actuals	Per Site	Actuals	Per Site	Actuals	Per Site	Proforma	Per Site
Repairs and Maintenance	\$13,280	\$195	\$18,632	\$274	\$11,404	\$168	\$7,551	\$111	\$7,820	\$115
⁸ Payroll	157,964	2,323	160,913	2,366	150,669	2,216	126,713	1,863	126,480	1,860
⁹ Admin/Prof Fees	53,150	782	64,370	947	74,500	1,096	54,680	804	34,340	505
Marketing	24,515	361	22,553	332	17,886	263	14,843	218	15,300	225
¹⁰ Utilities	117,040	1,721	138,114	2,031	150,118	2,208	150,646	2,215	155,165	2,282
Total Variable Expenses	\$365,951	\$5,382	\$404,582	\$5,950	\$404,578	\$5,950	\$354,432	\$5,212	\$339,105	\$4,987
¹¹ Taxes	20,453	301	26,457	389	26,618	391	27,416	403	30,611	450
¹² COGS	24,273	357	27,696	407	14,891	219	22,858	336	22,858	336
¹³ Insurance	15,888	234	38,734	570	54,653	804	57,386	844	51,000	750
¹⁴ Management Fee	39,955	5.04%	47,937	5.97%	48,257	5.96%	51,262	5.90%	43,904	5.00%
Total Operating Expenses	\$466,519	\$6,861	\$545,406	\$8,021	\$548,996	\$8,073	\$513,354	\$7,549	\$487,477	\$7,169
¹⁵ Plus: Capital Reserves	0	0	0	0	0	0	0	0	3,400	50
Total Expenses	\$466,519	\$6,861	\$545,406	\$8,021	\$548,996	\$8,073	\$513,354	\$7,549	\$490,877	\$7,219
Net Operating Income	\$325,684	\$4,789	\$257,849	\$3,792	\$260,321	\$3,828	\$355,892	\$5,234	\$387,197	\$5,694
Expense Ratio	58.89%		67.90%		67.83%		59.06%		55.90%	

















Underwriting Assumptions

- Actual numbers based on financials provided by the client.
- Year 1 Proforma Total Rental Income (RV/Cabin) taken from the 2026 Budget. Revenues are expected to increase this year compared to 2025.
- Year 1 Proforma Utility Income (Elec) taken from 2026 Budget. Ownership significantly increased their long-term utilities fees in 2026.
- Year 1 Proforma Other Income grown 3% from 2025. Other Income includes the following accounts from the profit and loss statements: storage revenue, cancellation fees, tax vendor credits, extra person fees, damage/cleaning fees, online reservation fees, guaranteed site fees, laundry revenue, vending revenue, arcade revenue, misc income.
- Year 1 Proforma Store Income grown 3% from 2025. Store Income includes general sales, propane sales, and food/beverage revenue from the camp store.
- Year 1 Proforma totals \$14,400 per year. The park will begin receiving \$1,200 per month (\$14,400 annually) in cell tower lease payments starting in March 2026.
- Year 1 Proforma Wi-Fi Revenue equals \$5,227 (\$5,075 actuals in 2025 grown 3%). The property management company (IVEE) has not received the park's high-speed Wi-Fi revenue from SkyWeb. The checks for 2024 and 2025 Wi-Fi revenues were sent to AOS, the former property management company, so they have not recorded any Wi-Fi revenue for the last two years, nor have they included estimated Wi-Fi revenue in the 2026 budgets.
- Year 1 Proforma Payroll estimated at the 2026 Budget amount. Ownership said, "Operating expenses are projected to be cut by over \$43,000 compared to 2025 due largely to key staffing improvements implemented in January 2026. The majority of the park guests are long-term which requires much less staffing so we've right sized the staffing for the requirements of the park."
- Year 1 Proforma Admin expense projected at 2026 Budget levels less \$20,000. Ownership believes there is an opportunity to cut this expense going forward. They said, "I've included a schedule highlighting the annual costs of services provided by Newbook and Insider Perks in the property package, which cost each park \$21,000 to \$26,000 annually. These services are required by our property management company; however, the new owner(s) could cut costs by an additional \$15,000 to \$20,000 annually by replacing the services provided with vendors more compatible with small parks."
- Year 1 Proforma Adjusted Utilities grown 3% from 2026 Budget (which accounts for lower occupancy at higher rates).
- Year 1 Proforma Taxes = 2025 assessed values x 2025 mill rate grown 15%.
- Year 1 proforma COGS taken from the 2026 Budget amount.
- Year 1 Proforma Insurance estimated at \$51,000 per year. Owner recently received the renewal policy quote and beginning in April, the insurance premiums will be 6% less than last year's.
- Year 1 Proforma Management Fees = 5% of Gross Income (the industry standard). Further note that an owner-operator would not incur this cost."
- Numbers do not reflect actual expenses.



SITE PLAN

JUNCTION WEST RV PARK

-  LAUNDRY
-  DUMPSTER
-  HANDICAP PARKING
-  RESTROOM
-  DUMP STATION
-  DOG RUN
-  PROPANE
-  VISITOR PARKING
-  FIRE RING
-  PLAYGROUND
-  DELUXE FHU 50/30 AMP, CABLE
-  DELUXE FHU 50/30 AMP
-  STANDARD 30 AMP, CABLE
-  STANDARD 30 AMP
-  50 AMP ONLY
-  CABINS



CABIN RENTAL TYPES

Guests stay in the cabins in Grand Junction for a variety of reasons. Such as:

- Touring the Colorado National Monument
- Touring and visiting Colorado Mesa University (CMU)
- CMU Sports
- Exploring Grand Mesa or Moab
- Marathons
- Festivals
- CMU Graduation
- Family or friends having medical treatment (within 10 minutes of major hospitals)
- When you just need a comfortable getaway



Deluxe Cabin - Sleeps 6

- Separate bedroom with Queen bed
- Loft with two Twin mattresses
- Futon in the living room that folds down to become an XL Twin bed
- Full kitchen has a full-sized refrigerator, cooktop with oven, microwave, dishwasher, and coffee pot
 - Pots, pans, and utensils are provided
- Kitchen table with 4 chairs
- Full bathroom with shower, sink, and toilet
- Small deck
- Propane grill
- Air conditioning and heat
- TV with Roku
- Wood firepit



Small Cabin - Sleeps 4

- Two lofts, each with Full mattresses
 - Note: One loft is accessed by narrow stairs, the other by a ladder
- Full-sized futon in the living room
- Full kitchen with a full-sized refrigerator, cooktop with oven, microwave, dishwasher, and coffee pot
 - Pots, pans and utensils are provided
- Kitchen table with 2 chairs
- Full bathroom with shower, sink and toilet
- Outside picnic table
- Propane grill
- Air conditioning and heat
- TV with Roku
- Wood firepit



RV SITE RENTAL TYPES

Very spacious



Extra Long Pull-Through

- Full hookup with 30/50 amp
- 30' x 80'
- Picnic table
- Site numbers 41 and 42
- Can fit RV plus 2 vehicles



Deluxe Pull-Through

- Full hookup with 30/50 amp
- Cable TV
- Some sites are 70'
- Paver patio
- Picnic table
- Can fit RV plus 2 vehicles



Standard Pull-Through

- Full hookup with 30/50 amp
- Sites are 40' Max
- Paver patio
- Picnic table
- Can fit RV plus 2 vehicles



Deluxe Back-In

- Full hookup with 30/50 amp
- Cable TV
- Can fit a 30' RV
- Some have a grassy area
- Can fit RV plus 2 vehicles, includes a storage shed



Standard Back-In

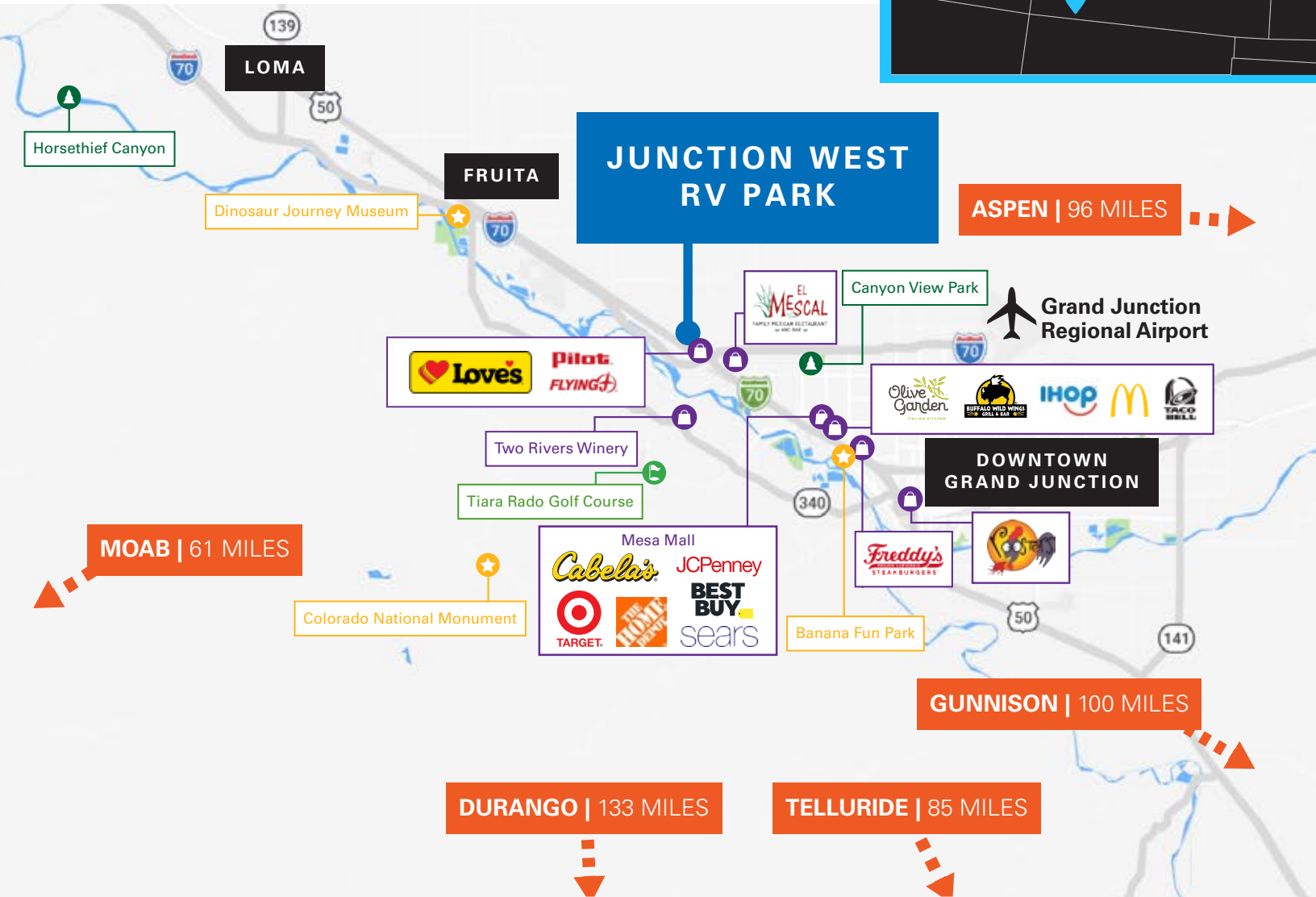
- Full hookup with 30/50 amp
- Can fit a 40' RV
- Some have a grassy area



Rate Comparison

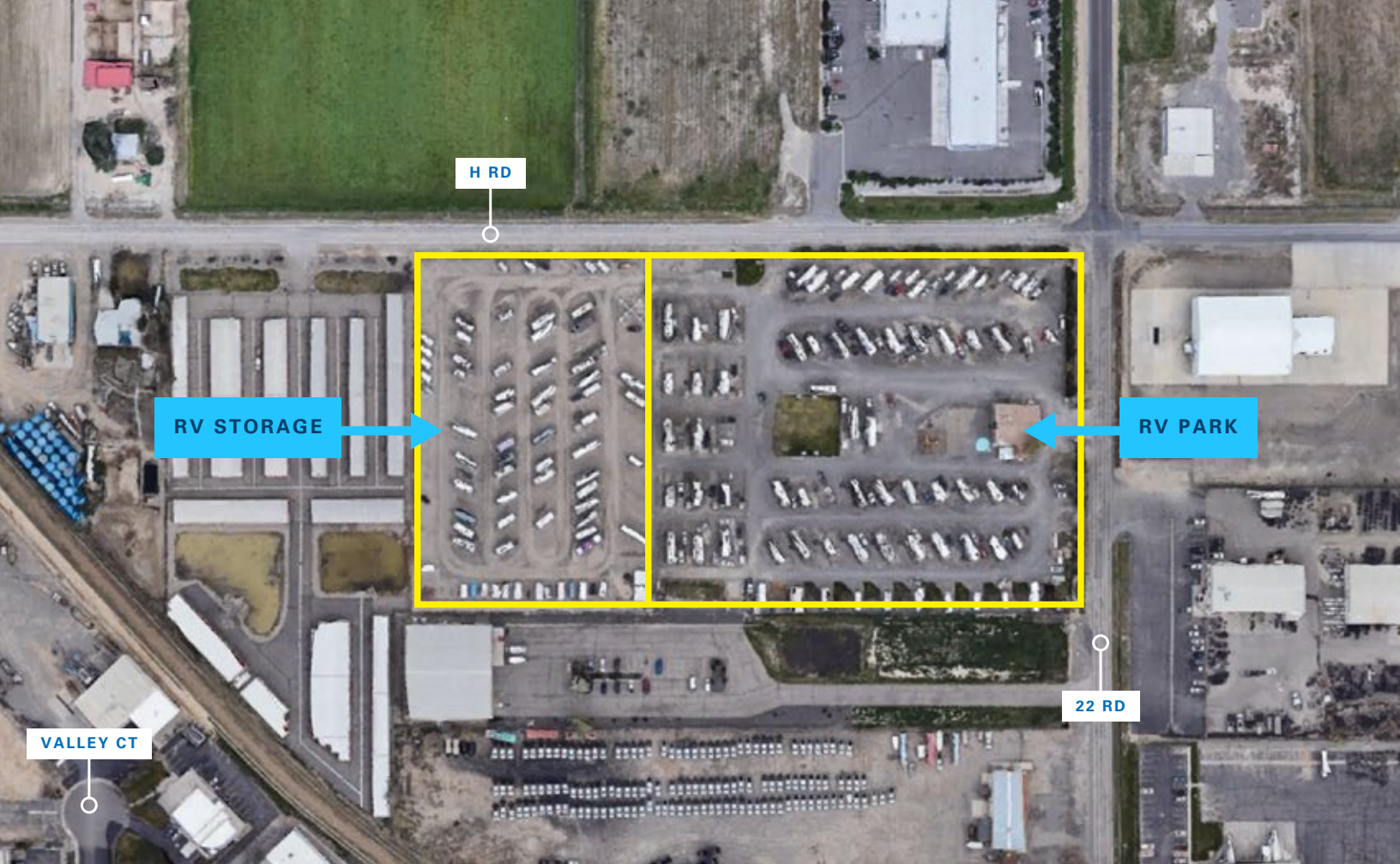
	2025 - DAILY	2025 - WEEKLY	2026 - DAILY	2026 - WEEKLY
Standard FHU - Extra Long Pull-Thru	\$44.80	\$38.90	\$59-\$69	\$40-\$43
Premium FHU - Pull-Thru - w/Cable TV	\$47.20		\$59-\$69	\$43-\$45
Deluxe FHU - Pull-Thru w/Patios	\$44.80		\$59-\$69	\$40-\$43
Cabin	\$79	\$85	\$59-\$69	\$76
Deluxe - Back-In w/Shed			\$49-\$54	\$37-\$39

LOCATION MAP & AREA ATTRACTIONS



PROPERTY PHOTOS





Additional information for Junction West RV Park is available online at:
<https://tinyurl.com/JunctionWest-RVPark>



PLEASE DO NOT SPEAK WITH
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