

Oak Knoll RV Park

Mt. Palomar, CA
(San Diego County MSA)



Confidentiality Acknowledgement

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Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs.

ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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The Offering

With growing base income, this park has seen steady growth with current ownership proactively improving the amenities included. There is tremendous upside in rents as sites are ~30% under market. Oak Knoll RV Park showcases a variety of ways to stay, including cabins, glamping tents and RVs.

The opportunity to grow and take advantage of upside is made possible by the 10.41 acres and existing amenities. The spacious area at the front of the park is currently a softball field that is largely unused. Existing amenities include a pool, basketball court, and store/office with game room. The pool has recently been refaced and a solar aspect was added to the electricity system.

This city close/country quiet location is near the 4 Diamond Pala Resort & Casino, the popular Pala Motor Speedway as well as the Pauma Valley Casino, Harrah's Rincon Casinos and Valley View Casino. The park is also in close vicinity to outdoor attractions like Mt. Palomar and Lake Henshaw.

Please do not visit or contact anyone in the community without approval from the listing agents.



Offering Overview

Property Summary – Oak Knoll RV Park

Site Address	31718 South Grade Road
City, State, Zip	Pauma Valley, CA 92061
County	San Diego
Site Area	±10.41 Acres
Total Units	46 Spaces
Park Owned Units	3 (2 Park Models + 1 MH)
Occupancy	±85%

Utility & Billing Summary

Service	Paid By	Tenant Billing
Water	Park	Included
Sewer	Park	Included
Electric	Tenant/Park	Metered/RV
Gas	Tenant	Metered
Trash	Tenant	Flat Rate

Listing Contacts



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New Offering Price: \$2,200,000

3 adjacent parcels also available for sale individually.
 Contact brokers for more information.

Please do not contact anyone at the property or visit the
 property without approval from the listing brokers.

Please refer to the Information Process page.

Investment Highlights

- Recently Remodeled Pool & Clubhouse
- ±10.41 Acres, Open Year-Round for RV Stay
- Near Casino Resorts and Mountain Eco-Tourism
- 3 Adjacent Parcels Available for Sale Individually

This listing will be sold through the California licensed real estate contacts above. All questions, comments, or other communication should be directed through accordingly.

Offering Process

- Offers will be responded to as received
- Due diligence materials provided with acceptance of confidentiality agreement
- Additional detail and guidance may be forthcoming and will be noticed to all interested parties
- Seller may request an interview call with the most qualified offers
- Any relevant buyer information or experience is encouraged to be submitted with an offer but is not required

Document Center

Investors agreeing to the terms and conditions set forth in the confidentiality agreement can expect an invitation to a password-protected document center containing electronic forms of the offering memorandum, operating statements, rent roll, and other information that should be useful in the evaluation of the property. For questions regarding the document center, please contact:

Jez Lawson | jez.lawson@cbre.com | 805-286-7733

Property Visits

All tours or site visits are to be arranged exclusively through CBRE. Please do not contact on-site staff directly or go to the property without scheduling a visit. To schedule a tour please contact:

Norm Sangalang | norm.sangalang@cbre.com | 619-944-6676

Exclusive Representation

CBRE is exclusively representing the seller in the disposition of Oak Knoll RV Park.

Communication

All communication, inquiries, and requests should be addressed to the CBRE Team, as representatives of the seller. Management at the property should not be contacted directly. The seller reserves the right to remove the property from the market. Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the property, to terminate discussions with any party at any time, or to extend the deadlines set forth in the time schedule.

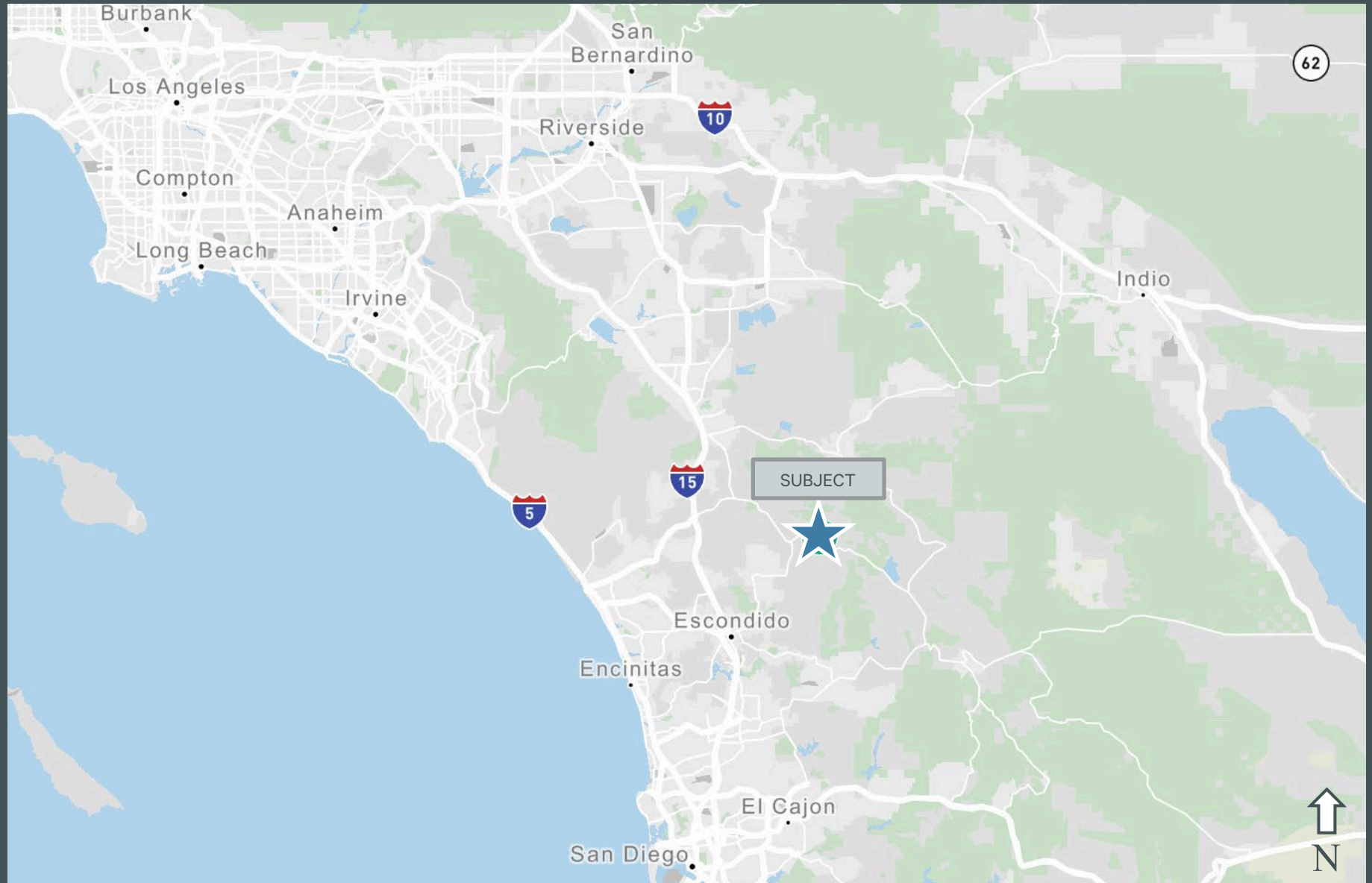
You are solely responsible for independently verifying the information in this memorandum. Any reliance on it is solely at your own risk.







Regional Area Map



Site Map



Property Amenities

- Camp Store
- Clubhouse
- Playground
- Swimming Pool
- BBQ Pavilion
- Laundry Facilities
- Softball Field
- Game Room



Remodeled Clubhouse



Confidentiality Agreement

Oak Knoll RV Park - 31718 South Grade Rd, Mt. Palomar, CA 92061

The property owner has requested that all interested parties agree to this Confidentiality Agreement. Upon execution of this agreement, any additional information will be provided only at the discretion of the property owner(s) and their instructions to CBRE (listing brokers). "Due Diligence" level materials may only be released with an accepted proposal or at the discretion of the property owner(s).

I, _____ hereby understand that the salient property "Information" for the property referenced in this offering package is intended for the sole use as a qualified investor and/or as a representing broker/agent. I acknowledge that the information herein and any additional "Information" about this property will be kept absolutely confidential and is not to be redistributed. Broker/agent acknowledges that a new Confidentiality Agreement must be submitted and accepted by CBRE for each prospective investor individually.

I also agree that neither I, nor any affiliated party will visit the property or discuss park matters with park occupants, employees, or government agencies without expressed approval. Neither I nor any affiliated party will attempt to contact ownership and will direct any and all communication through CBRE only.

All property visits must be approved by listing brokers. Absolutely no contact with tenants, management, ownership, or governmental agency without approval from listing brokers.

DO NOT CONTACT MANAGEMENT OR DISTURB OCCUPANTS.

Please contact listing brokers before any visit to the site.

Prospective Investor:

Company Name

Print Full Name

Email (optional)

Phone Number

Signature

Date

Representing Broker/Agent (Optional):

Company Name

Print Full Name

Email

Phone Number

Signature

Date



Listing Contacts



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