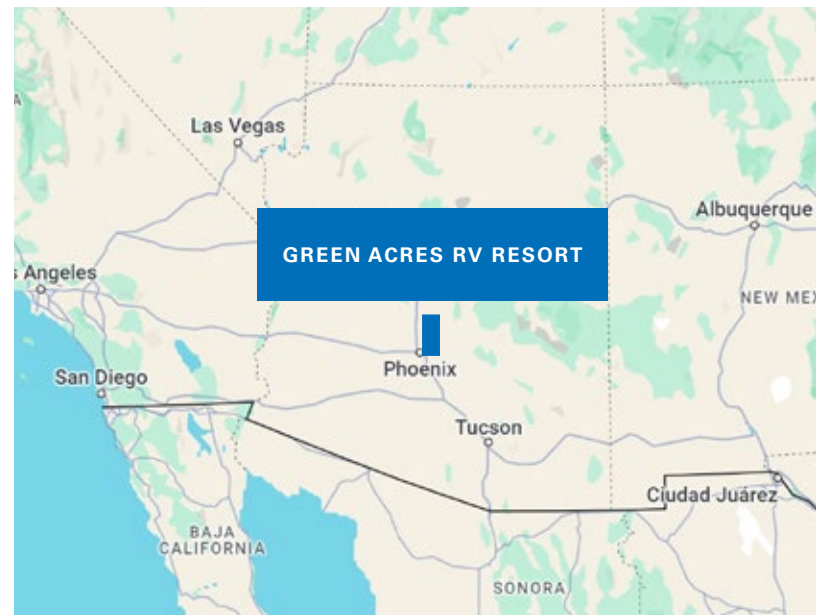


A 69-SITE RV COMMUNITY
PRICE: CONTACT BROKER FOR PRICE

Green Acres RV Resort

2052 W MAIN ST.
MESA, AZ 85201



Site Information

Address	2052 W Main St., Mesa, AZ 85201
County	Maricopa
Tax Parcel IDs	Multiple
Community Type	All-ages
Year Built	1979
Land Size	2.3 acres (30 sites/acre)
RV Long-Term Occupancy	100%
RV Long-Term Rent	\$660 (base rent only)
Last Rent Increase	\$30 (2024)
Next Rent Increase	\$39 (2025)
Roads	Asphalt
Floodplain	Zone X
Zoning	Commercial (Vehicle Rentals)
Website	rootsmg.com/communities/green-acres

Community Breakdown

RV Long Term Sites*	33
RV Short Term Sites	35
Apartment Building	1
Total Sites	69

Utilities

Water	City of Mesa (billed back to tenants)
Sewer	City of Mesa (billed back to tenants)
Electricity	City of Mesa (submetered and billed back to tenants)
Trash	City of Mesa (billed back to tenants)

*33 long-term RV tenants paying 12 months at a time or longer

Investment Highlights

Opportunity to purchase a high-quality RV park with 69-sites on 2.3 acres on public utilities ideally located in one of the largest and fastest growing markets in Arizona.

- The park maintains high occupancy and growing cash flows due to a diversified tenant mix with approximately 50% of the tenants considered longer-term residents paying 12 months at a time or longer. Annual revenue from these longer-term tenants has grown substantially over the past few years, increasing by 131% from 2022 to 2023 and 12% from 2023 to 2024. The other 50% of the sites are used as transient rentals. There is an opportunity for a new Owner to grow the percentage of longer-term residents.
- Value-add opportunity to raise rates for all tenants in a landlord friendly state. The current Owner plans to raise monthly long-term residents' rents by \$39 in October 2025, which would add over \$15K of annual site rental revenue for the next Owner. Additionally, there appears to be room to raise the daily/weekly/monthly rates for the transient tenants.
- RV Customers are offered a variety of back-in and pull-through sites with water/sewer/electric hookups. The RV Sites are a mixture of 30 and 50 amp connections. The resort features an extensive amenity package including Wi-Fi, a laundromat, hot tub, restrooms and showers, swimming pool, fitness center, cable hookups, and mail services.
- Current ownership has spent approximately \$120,000 in upgrades at the property, providing a turn-key operation for the next operator. Major improvements include bathroom remodel, roof replacement, WIFI upgrades, pool upgrades, and more (please see the Capex schedule in the online Virtual Deal Room for more details).
- Strong demographics in the area: within a 15-mile radius of the community, the average household incomes and housing values are \$123,140 and \$576,272, respectively. Winter Arizonian business continues to soar in this region. Mesa and surrounding areas are hot spots for snowbirds and tourists. The region's mild climate and beautiful scenery attract visitors from across the nation year after year.

Area Highlights

- The community is strategically located in Mesa, AZ within the Phoenix-Mesa-Chandler MSA, which has a total population of more than five million people. Just west of the community sits Phoenix, the capital city of Arizona and the fifth-largest city in the U.S.
- The community is also near Arizona State University (ASU), one of the largest public schools in the nation with ~75,000 students enrolled across the four campuses.
- Mesa is a vibrant city located in the heart of the Sonoran Desert. As the third-largest city in Arizona, Mesa blends rich cultural heritage, diverse natural landscapes, and modern amenities, making it an appealing destination for both residents and visitors alike. Known for its warm, sunny climate, which is typical of the Southwest, Mesa offers a unique mix of outdoor activities, historic sites, and cultural experiences. Mesa also has some of the highest ranked schools in the Phoenix MSA due to its family-friendly environment.
- Mesa has experienced consistent economic expansion, driven by its strategic location within the Phoenix MSA and its growing population. Major employers like Boeing, Banner Health, and the East Valley Institute of Technology are located in the city. Amazon recently opened a 1.2 million square foot storage and distribution center. Dexcom grew its presence with a 485,000 square foot facility and ElectraMeccanica selected Mesa as its U.S. headquarters.
- One of the most notable aspects of Mesa is its deep connection to history. The city sits on the lands once inhabited by the Hohokam, an ancient Native American civilization known for their sophisticated irrigation systems. Evidence of this early culture can be seen at the Mesa Grande Cultural Park, where visitors can explore the remains of a Hohokam platform mound.
- Beyond its historical sites, Mesa is also a city rich in natural beauty. The surrounding Sonoran Desert provides a stunning backdrop for outdoor enthusiasts. Usery Mountain Regional Park, just outside the city, offers hiking trails, wildlife viewing, and panoramic views of the rugged desert landscape. The nearby Superstition Mountains, steeped in folklore about lost treasures, are another popular hiking destination for those seeking adventure and breathtaking scenery.
- Mesa also boasts a lively arts and culture scene. The Mesa Arts Center, one of the largest of its kind in Arizona, hosts a variety of performances, exhibitions, and educational programs. The downtown district is home to a thriving arts community, as well as an array of local shops, restaurants, and events that showcase the city's creative spirit.
- Families visiting Mesa will find plenty of entertainment options. The city is home to Golfland Sunsplash, a family-friendly amusement park with water slides, mini-golf, and go-kart racing. The Mesa Marketplace Swap Meet is another must-see, offering everything from fresh produce to unique antiques, creating a fun and eclectic atmosphere for shoppers.



FINANCIAL ANALYSIS

INCOME	2022		2023		Nov '24 T12		Yr 1 Proforma	
	Totals	% GSR	Totals	% GSR	Totals	% GSR	Totals	% GSR
² RV Income Annual	\$148,412		\$268,602		\$278,274		\$293,718	
Gain/Loss To Lease	785	0.53%	10,740	4.00%	11,400	4.10%	0	0.00%
Gross Potential Income	\$147,627	99.47%	\$257,862	96.00%	\$266,874	95.90%	\$293,718	100.00%
³ Less: Employee/Model	8,250	5.56%	8,390	3.12%	2,201	0.79%	0	0.00%
⁴ Less: Bad Debt	39,016	26.29%	16,867	6.28%	7,810	2.81%	7,810	2.66%
Total Rental Income	\$100,361	67.62%	\$232,605	86.60%	\$256,862	92.31%	\$285,908	97.34%
⁵ Plus: Elec Income	67,234	974	53,528	776	55,054	798	56,706	822
⁵ Plus: Sewer Income	15,837	230	12,286	178	9,804	142	10,098	146
⁶ Plus: Other Income	25,698	372	25,119	364	18,593	269	19,151	278
⁷ Plus: House/Apt Inc	17,990	261	29,864	433	24,440	354	24,440	354
⁸ Plus: RV Income (Transient/Seasonal)	275,331	3,990	250,425	3,629	288,973	4,188	288,973	4,188
Total Other Income	402,090	5,827	371,223	5,380	396,864	5,752	399,367	5,788
Effective Gross Income	\$502,451	\$7,282	\$603,827	\$8,751	\$653,726	\$9,474	\$685,275	\$9,932
EXPENSES	Actuals	Per Site	Actuals	Per Site	Actuals	Per Site	Proforma	Per Site
⁹ Repairs and Maintenance	\$16,279	\$236	\$18,341	\$266	\$10,725	\$155	\$15,180	\$220
⁹ Payroll	27,287	395	27,200	394	44,097	639	32,775	475
⁹ Administrative	17,698	256	15,179	220	10,188	148	14,490	210
Marketing	489	7	0	0	0	0	690	10
Professional Fees	5,258	76	4,448	64	2,840	41	4,140	60
¹⁰ Utilities								
Electricity	61,611	893	82,552	1,196	85,403	1,238	87,965	1,275
Sewer	10,031	145	8,637	125	6,776	98	6,979	101
Water	9,713	141	8,191	119	6,485	94	6,680	97
Trash	4,412	64	4,250	62	4,406	64	4,538	66
gas	3,147	46	3,215	47	2,820	41	2,905	42
Total Variable Expenses	\$155,925	\$2,260	\$172,015	\$2,493	\$173,739	\$2,518	\$176,342	\$2,556
¹¹ Taxes	13,132	190	7,729	112	9,154	133	17,043	247
Other Tax	33	0	0	0	0	0	0	0
Insurance	3,344	48	11,278	163	11,094	161	11,040	160
Management Fee	29,716	5.91%	35,436	5.87%	38,961	5.96%	41,116	6.00%
Total Operating Expenses	\$202,149	\$2,930	\$226,459	\$3,282	\$232,948	\$3,376	\$245,541	\$3,559
¹² Plus: Capital Reserves	0	0	0	0	0	0	3,450	50
Total Expenses	\$202,149	\$2,930	\$226,459	\$3,282	\$232,948	\$3,376	\$248,991	\$3,609
Net Operating Income	\$300,302	\$4,352	\$377,369	\$5,469	\$420,777	\$6,098	\$436,283	\$6,323
<i>Expense Ratio</i>	<i>40.23%</i>		<i>37.50%</i>		<i>35.63%</i>		<i>36.33%</i>	

Underwriting Assumptions

- Actual numbers based on financials provided by the client.
- Year 1 Proforma RV Annual Income = Nov '24 T12 total grown 5.7% to account for Jan '25 rent increase of \$39 per annual tenant. Calculation is as follows: \$278,274 + \$15,444 (33 annual tenants x \$39 rent increase x 12 months).
- Community no longer gives employee concessions.
- Year 1 Proforma Bad Debt estimated at Nov '24 T12 levels. As of November 2024, there are no delinquent tenants (please see the delinquency report in the Online Virtual Deal Room for more details).
- Year 1 Proforma Electric/Sewer Income grown 3% from Nov '24 T12.
- Year 1 Proforma Other Income grown 3% from Nov '24 T12. Other Income includes laundry services, pet fees, late fees, extra vehicle charges, legal fee reimbursements, security de-posit forfeitures, NSF fees, interest income, trash billing, and admin billing from the profit and loss statements.
- Year 1 Proforma House/Apt Income taken from Nov '24 T12. The apartment is rented by the manager and the income is located in the following line items on the profit and loss state-ment: "410020 Market Rent" and "410060 Rent – Apartments".
- Year 1 Proforma Transient RV Income taken from Nov '24 T12.
- Year 1 Proforma R&M/Payroll/Admin calculated from the average of 2022, 2023, and Nov '24 T12.
- Adjusted Utilities grown 3% from Nov '24 T12.
- Year 1 Proforma Taxes = 2024 tax payment grown 30%.
- Numbers do not reflect actual expenses.

AREA EMPLOYMENT & DEMOGRAPHICS



Phoenix, AZ MSA Top Employers

COMPANY NAME	EMPLOYEES
Banner Health	54,653
Wells Fargo Bank	16,700
Avnet	15,800
Arizona State University	14,889
HonorHealth	14,801
Bank of America	10,000
JP Morgan Chase	10,000
Freeport-McMoran Copper & Gold Inc	9,300
American Express	7,795
Honeywell Aerospace	7,292

Source: Phoenix Business Journal 2024 and Phoenix Relocation Guide 2019



Demographic Information

	5 MILES	10 MILES	15 MILES
2024 Population Estimate	379,954	1,133,141	2,075,004
Population Growth 2010 - 2024	11.6%	10.8%	15.4%
2024 Renter Occupied Housing Percentage	50.9%	40.6%	36.0%
2024 Owner Occupied Housing Percentage	42.1%	51.1%	54.7%
2024 Estimated Average Household Income	\$92,982	\$112,417	\$123,140
2024 Estimated Average Owner-Occupied Housing Value	\$467,044	\$543,778	\$576,272

Source: U.S. Census Bureau, Esri

LOCATION MAP & AREA ATTRACTIONS



Commemorative Air Force Museum



Downtown Mesa, AZ



W MAIN ST.

N DOBSON RD.



Additional information for Green Acres RV Resort is available online at:
<https://bit.ly/Green-Acres-RV-Resort>



For a video tour, please visit:
<https://vimeo.com/1040425705>



PLEASE DO NOT SPEAK WITH
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