

FOR SALE

TRAILERS INN RV OF SPOKANE

6021 E 4th Avenue | Spokane Valley, WA 99212

KIEMLEHAGOOD

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PROPERTY OVERVIEW

Trailer Inn RV offers investors a compelling value oriented opportunity to acquire a well located RV park along Interstate 90, benefiting from excellent visibility and convenient access for both transient travelers and long-term guests. Positioned on approximately ±3.20 acres and zoned Corridor Mixed Use, the property provides meaningful flexibility for future expansion, repositioning, or alternative commercial uses.

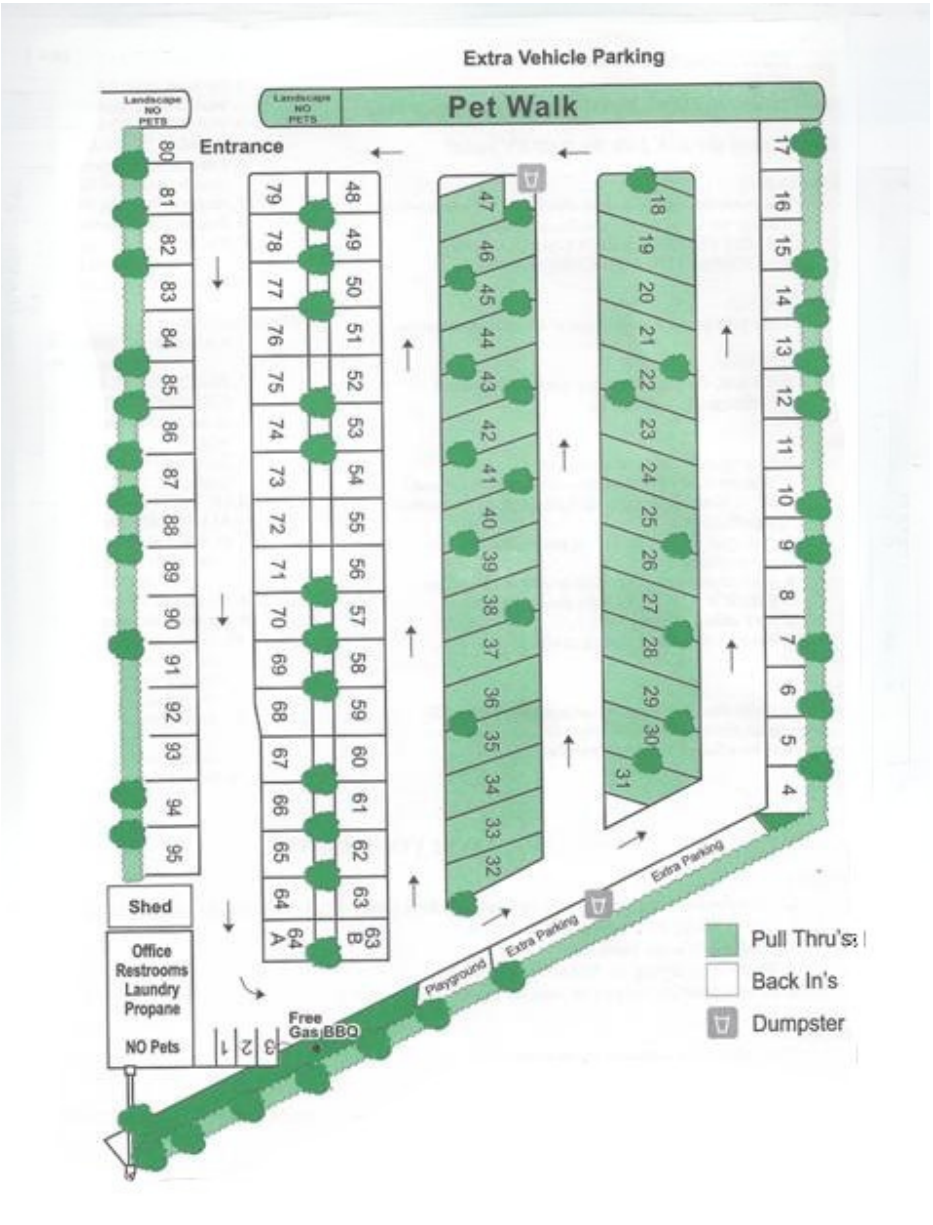
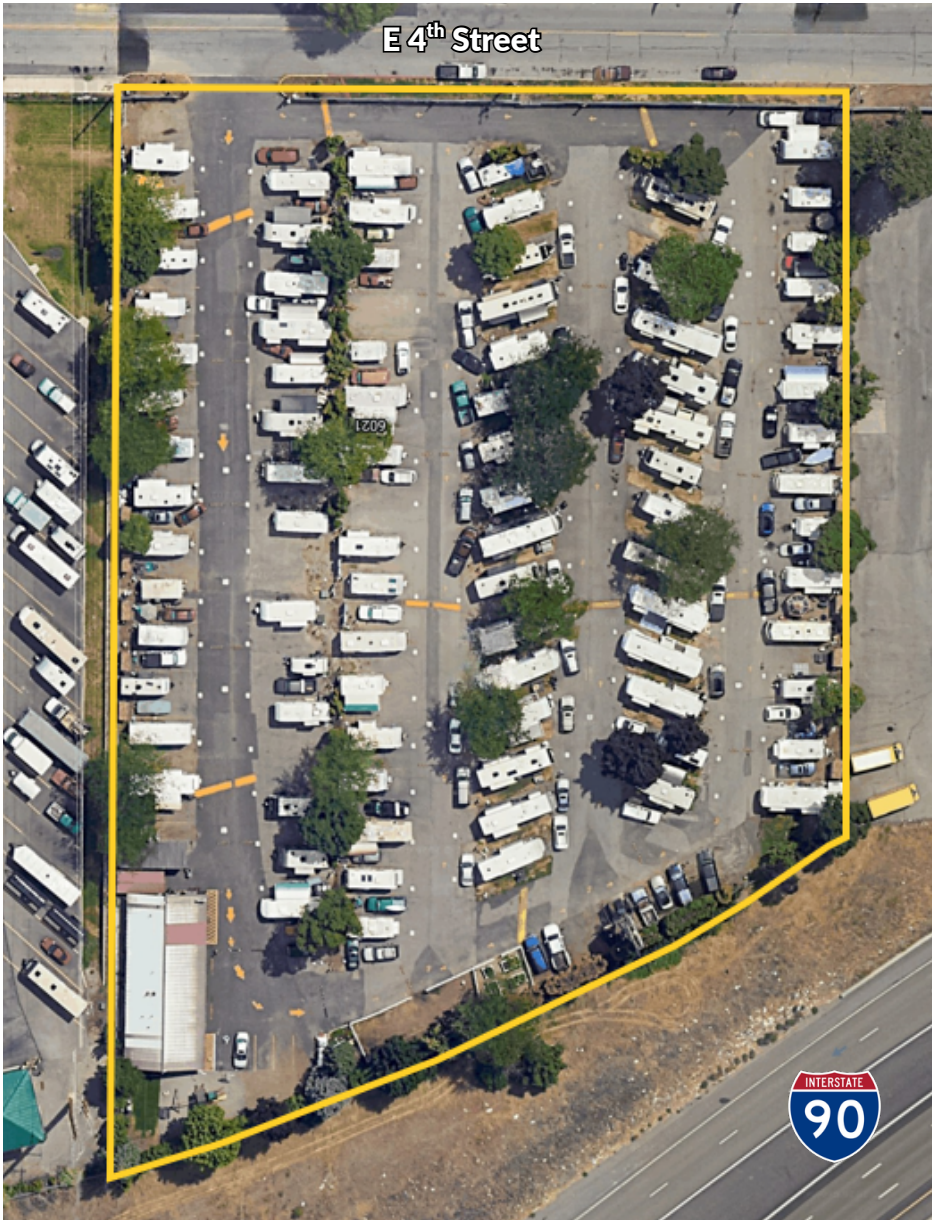
The park features established infrastructure and guest-friendly amenities – including a playground, clubhouse, game room, and laundry facilities – supporting strong operational fundamentals and repeat occupancy. The asset presents an attractive platform for investors seeking to enhance income through improved management, amenity upgrades, or strategic rate adjustments. Backed by consistent interstate traffic and ongoing regional growth, Trailer Inn RV is well positioned to deliver stable cash flow today with clear upside potential over time.

OFFERING PRICE		\$6,000,000
Cap Rate (proforma)		6.00%
Price per Pad		\$63,829
Address		6021 E 4 th Avenue
City, State, Zip		Spokane Valley, WA 99212
Parcel #		35242.9011
Zoning		Corridor Mixed Use (CMU)
Land SF		±139,392 SF
Land Acres		±3.20 Acres
Total Pads		94 Pads
40 ft Pads		28 Pads
Pad Types		Asphalt & Concrete
Utility Hookups		Water, Sewer & Power
Electrical Service		20/30/50 Amp
Clubhouse		±2,160 SF
Amenities		
◦ Laundry		
◦ Playground		
◦ Pet Friendly		
◦ WIFI		
◦ Fuel		



PROPERTY OVERVIEW

TRAILERS INN RV OF SPOKANE **FOR SALE**







DESTINATION	TIME	DISTANCE
Spokane International Airport	±15 Minutes	±12 Miles
Liberty Lake, WA	±15 Minutes	±12 Miles
Coeur d'Alene, ID	±33 Minutes	±28 Miles
Deer Park, WA	±35 Minutes	±25 Miles
AVERAGE DAILY TRAFFIC		
E 4 th Street		±1,429 ADT
Interstate 90		±107,301 ADT
S Thierman Road		±3,617 ADT

DEMOGRAPHICS	1 MI	3 MI	5MI
EST POPULATION 2025	7,052	63,564	212,734
PROJ. POPULATION 2030	7,469	62,977	211,594
EST. HOUSEHOLDS 2025	3,085	26,302	89,537
MEDIAN AGE	38.6	38.2	37.7
2025 AVERAGE HHI	\$79,111	\$96,037	\$100,948
2025 MEDIAN HHI	\$65,525	\$74,145	\$76,048



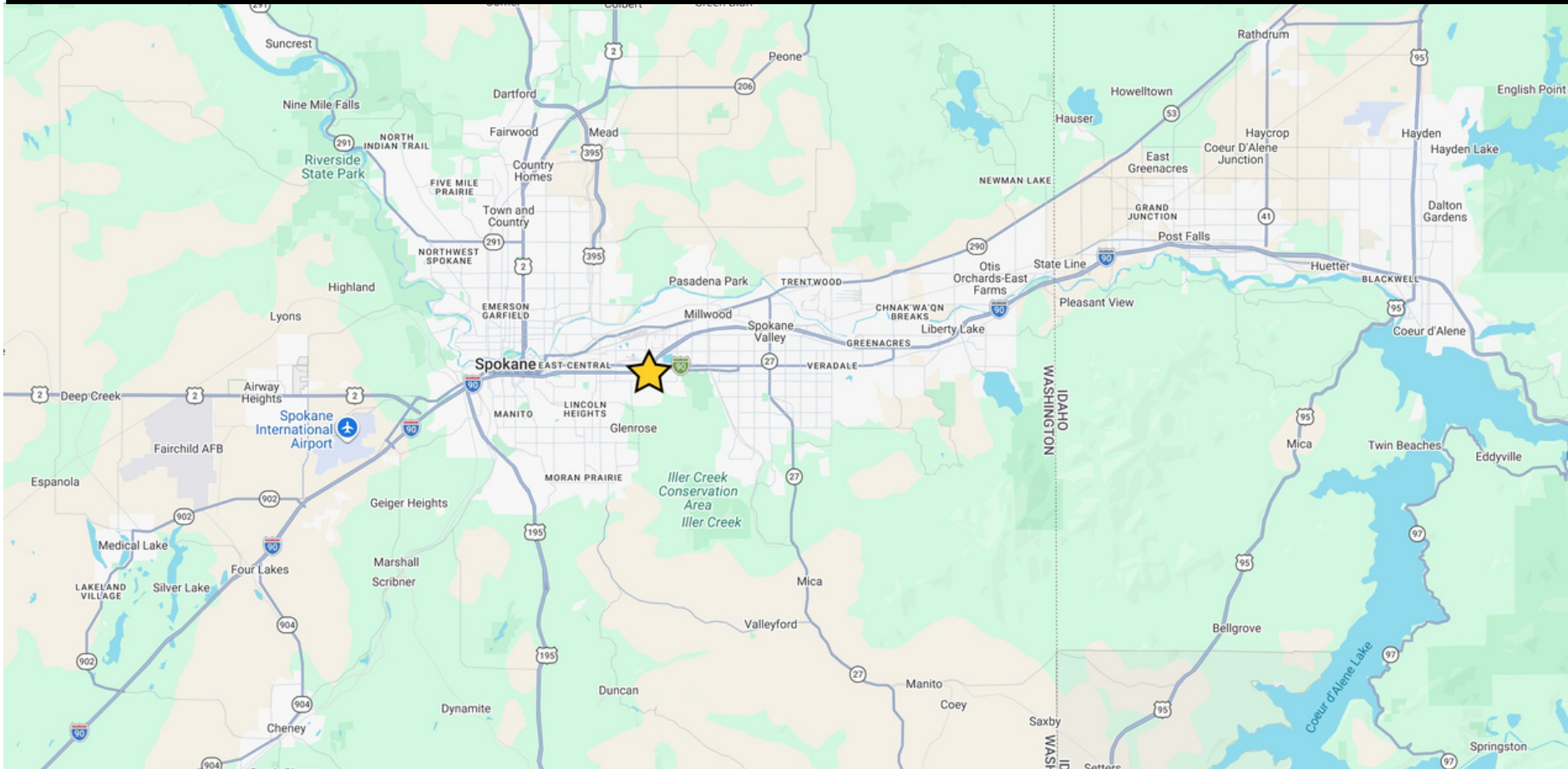
FINANCIALS

TRAILERS INN RV OF SPOKANE **FOR SALE**

	% EGI	2025	% EGI	2026	% EGI	PRO FORMA
SITE FEES	81.2%	\$595,228.35	79.3%	\$577,276.03	80.2%	\$607,745.63
UTILITY SALES	10.1%	\$74,132.50	11.1%	\$80,991.43	10.6%	\$80,405.58
PROPANE SALES	5.6%	\$41,014.09	6.2%	\$45,149.08	5.9%	\$44,661.06
LAUNDRY SALES	2.3%	\$17,126.00	2.8%	\$20,601.33	2.6%	\$19,555.25
RV PARTS SALES	0.4%	\$2,764.28	0.2%	\$1,514.23	0.3%	\$2,217.68
OTHER INCOME	0.4%	\$2,879.19	0.4%	\$2,643.88	0.4%	\$2,862.78
EFFECTIVE GROSS INCOME	100.0%	\$733,144.41	100.0%	\$728,175.97	100.0%	\$757,447.99
COGS - SALES - PARTS	4.5%	\$33,121.96	4.3%	\$31,422.29	4.4%	\$33,589.61
EMPLOYEE EXPENSE	27.7%	\$203,288.56	28.0%	\$203,835.39	18.7%	\$141,960.30
OFFICE / OPERATING SUPPLIES	2.3%	\$16,688.04	2.5%	\$17,846.39	2.6%	\$19,736.58
BUILDING MAINTENANCE & REPAIR	3.2%	\$23,533.29	3.3%	\$24,016.43	3.3%	\$24,682.04
UTILITIES	19.1%	\$139,977.44	18.7%	\$136,037.85	17.5%	\$132,792.63
INSURANCE	1.5%	\$11,227.16	1.7%	\$12,460.68	1.5%	\$11,608.70
TAXES	3.0%	\$22,346.77	2.9%	\$21,262.30	2.8%	\$21,262.30
TELEPHONE	2.0%	\$14,374.36	1.5%	\$10,836.48	1.5%	\$11,325.01
TOTAL OPERATING EXPENSES	63.4%	\$464,557.58	62.9%	\$457,717.81	52.4%	\$396,957.18
NET OPERATING INCOME	36.6%	\$268,586.83	37.1%	\$270,458.17	47.6%	\$360,490.81







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