



Gold Country Campground Resort

13026 Tabeaud Rd, Pine Grove, CA 95665

EXCLUSIVELY LISTED ASSOCIATION WITH SCOTT REID & PARASELL, INC. | A LICENSED CALIFORNIA BROKER #02101543

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Park Brokerage in compliance with all applicable fair housing and equal opportunity laws.

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OFFER SUBMISSION

Offers should be presented in the form of a non-binding Letter of Intent, spelling out all significant terms and conditions of Purchaser's offer including, but not limited to:

- 1. Asset Pricing
- 2. Due Diligence & Closing Timeframe
- 3. Deal Structure
- 4. Earnest Money Deposit
- 5. Details of Debt and Equity Financing

CALL FOR OFFERS DATE

On Market

ASKING PRICE

\$4,250,000

SECTION 1

PROPERTY INFORMATION

Property Summary

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PROPERTY HIGHLIGHTS

- 130 total units
- Attractive price per unit entry point in a high-barrier to entry market
- Prime Sierra Nevada location, population of approximately 15 million within a 2-3 hour drive radius
- Mix of extended stay and transient revenue. Current rates are well below market comparisons
- Potential to convert tent sites to full hook-up RV sites
- Many recent capital improvements, including multiple new power drops installed by PG&E to supply power for additional sites and tent site conversion
- Highly amenitized property including 2 large clubhouses with bathrooms and kitchens. One could be converted to multi-bedroom lodge increasing revenue
- RV Sites excluded from TOT tax per county
- Over 27 acres of undeveloped land are included in the purchase price, offering a blank canvas to explore future value-add opportunities

OFFERING SUMMARY

SALES PRICE	\$4,250,000
Street Address:	13026 Tabeaud Rd
City, State, Zip	Pine Grove, CA 95665
County:	Amador
Age:	1956
Total Units:	130
Water / Sewer:	City / Septic
Lot Size:	45.7 acres
Flood Zone:	N/A
Fire Zone:	Very-High
Projected Y1 NOI:	\$345,044
Price per Unit:	\$32,692



PROPERTY DESCRIPTION

Park Brokerage, in cooperation with California Broker of Record ParaSell Inc. is proud to bring to market Gold Country Campground Resort a premier, year-round outdoor hospitality destination nestled in the breathtaking, heavily wooded Sierra Nevada foothills of Pine Grove, California. Designed as a true "Paradise in the Pines," this 45.7-acre resort seamlessly blends rustic mountain charm with resort-quality amenities. It offers a pristine, quiet getaway perfectly suited for experiential travel and family entertainment.

Strategically positioned along the widely traveled Highway 88 corridor, the resort is exceptionally accessible for large Class A motorhomes and fifth-wheel trailers. It is an easy drive from the San Joaquin Valley and major Northern California urban hubs like Sacramento, Modesto, and Stockton, alongside neighboring cities like Merced and Lodi. While summer temperatures in these valley cities regularly spike to over 100 degrees daily, Gold Country Campground Resort rests comfortably at an elevation of 3,500 feet. This prime elevation offers a much-needed retreat, with temperatures typically 15 to 20 degrees cooler, ensuring a highly comfortable camping experience for guests. Furthermore, sitting just 45 minutes from the resort community of Lake Tahoe, the property serves as a natural and convenient stopover spot for vacationers heading to the high Sierras. The property also benefits from a concentrated cluster of entertainment venues, with three full-service casinos located within an hour's drive: Jackson Rancheria Casino, Harrah's Northern California, and Acorn Ridge Casino. Together, these destinations provide year-round dining, live entertainment, and gaming options that drive consistent adult visitation. Combined with world-class winter snow sports at Kirkwood Ski Resort—located just forty-five minutes up the alpine corridor—the surrounding area delivers diverse, year-round demand drivers that protect against seasonal lulls.

The resort caters to a wide demographic of outdoor enthusiasts with 130 total units and a diverse array of lodging options including spacious, big-rig friendly sites featuring full hookups, 30/50 amp service, and premium upgrades like Deluxe Sites with private fire pits. For those seeking a more traditional stay, the property boasts charming stick-built rental cabins, comfortable motel rooms, a spacious multi-room vacation lodge, and dedicated tent camping sites. Guests enjoy exclusive access to a large, sparkling swimming pool and an interactive water splash pad that serves as a major draw for families during the summer months. The on-site experience includes a well-maintained mini-golf course, an arcade, billiards, horseshoes, basketball, a playground, beautifully wooded nature trails, and two large clubhouses. The park provides complimentary premium Wi-Fi, basic cable at RV sites, immaculate restroom and shower facilities, and a spacious, dedicated dog park for four-legged guests.

Serviced by public water and septic, the property includes a double-wide manufactured home for on-site management and three park models. The resort offers massive value-add potential and immediate upside for a future operator. Immediate revenue growth can be captured by raising currently below-market rates and activating one unused park model. Additionally, the offering includes over 27 acres of currently unutilized land, providing a substantial footprint to explore potential park expansion or alternative uses—such as installing a solar to offset electrical costs and further drive NOI. Ownership also has county confirmation that converting existing tent sites into RV sites requires no Conditional Use Permit (CUP) or planning entitlements. Two prime conversion sites are already outlined in the offering, and the majority of existing tent sites can easily accommodate any size RV. Furthermore, the Transient Occupancy Tax (TOT) only applies to the lodges and cabins—not the RV sites—resulting in a natural enhancement to the bottom line. Finally, the park has showcased incredible resilience over the last three years despite a PG&E easement violation that temporarily blocked guest access and suppressed revenue. With that project now fully completed, a new owner is perfectly positioned to see a substantial revenue bounce-back in Year 1.

UTILITY INFORMATION

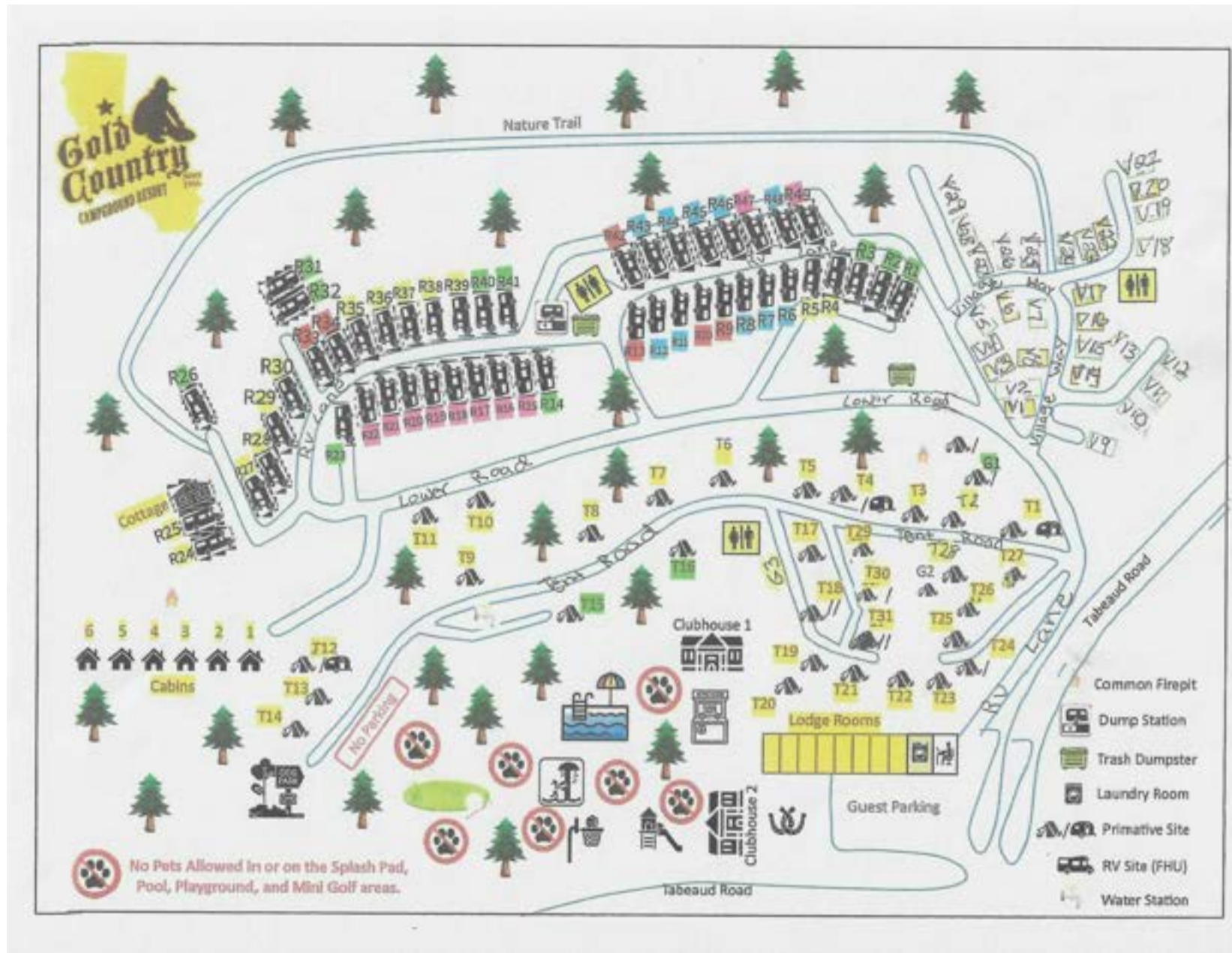
UTILITY SERVICE	PROVIDER	METER	PAID BY
Water	City	N/A	Property Owner
Sewer	Septic	N/A	Property Owner
Electric	Public	Yes	Extended Stay
Propane	N/A	N/A	Property Owner
Trash	Public	N/A	Property Owner



UNIT DISTRIBUTION

TYPE	COUNT
FHU RV Sites (20/30/50 amp)	82
Cabins (Stick-built)	6
Cottages (Park Models) - located on RV site (1 not in use)	3
Manufactured Houses - located on RV site (mgr. unit)	1
Lodge Rooms	8
Tent Sites (HCD permitted for 41 sites)	34
TOTAL INVENTORY	130





Tent to RV Conversion Site Plan

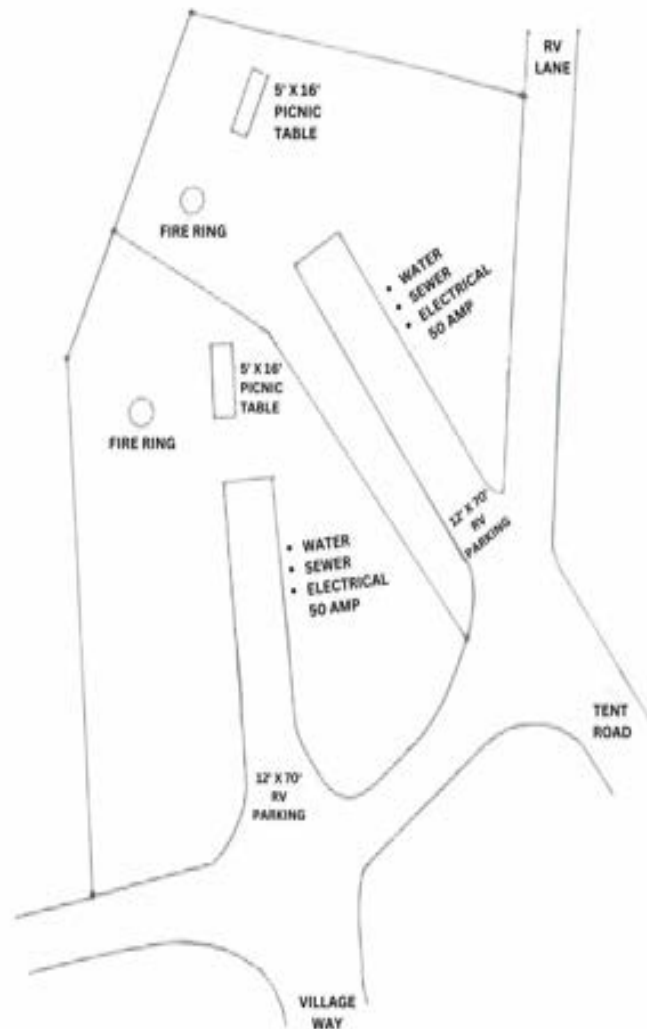
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TENT TO RV CONVERSION OPPORTUNITY

Ownership has received written confirmation from the Amador County Planning Department stating that the conversion of existing tent campsites to RV sites at Gold Country Campground does not require a Conditional Use Permit (CUP) or any additional planning entitlements. Please note that standard operational and construction permits from the Environmental Health and Building Departments may still apply.

The site plan depicted was designed by a professional engineer who visited the site and indenified the two most qualified sites for conversion.

Note, all tent sites should be large enough to accomodate RV sites large enough for any class of RV.



CONVERT TWO TENT CAMPSITES INTO TWO RV CAMPSITES
GOLD COUNTRY CAMPGROUND RESORT, PINE GROVE CA

SECTION 2

FINANCIAL ANALYSIS

Gold Country Campground — Profit & Loss Summary							
	2023	% Chg	2024	% Chg	2025	2026 YTD (mid June)	Pro Forma
INCOME							
Campground Rental Income	\$859,176	(4.3%)	\$822,097	17.3%	\$963,997	\$394,484	\$1,031,476
Total Income	\$859,176	(4.3%)	\$822,097	17.3%	\$963,997	\$394,484	\$1,031,476
COST OF GOODS SOLD							
Campground Supplies	\$60,695	(34.5%)	\$39,764	(20.4%)	\$31,645	\$7,189	\$35,704
Total COGS	\$60,695	(34.5%)	\$39,764	(20.4%)	\$31,645	\$7,189	\$35,704
GROSS PROFIT	\$798,481	(2.0%)	\$782,333	19.2%	\$932,351	\$387,295	\$995,772
OPERATING EXPENSES							
Admin Expense	\$32,446	(11.4%)	\$28,731	2.0%	\$29,308	\$10,681	\$30,162
Advertising	\$27,464	(46.7%)	\$14,634	34.7%	\$19,709	\$7,699	\$20,603
Automobile Expense	\$5,842	17.3%	\$6,855	20.1%	\$8,234	\$2,640	\$6,977
Bank Charges						\$5,873	
Business Licenses & Permits	\$500	778.4%	\$4,392	(54.0%)	\$2,021	\$500	\$2,500
Dues & Subscriptions	\$1,091	(90.8%)	\$100	183.1%	\$283	\$438	\$491
Insurance	\$27,518	25.3%	\$34,476	21.6%	\$41,914	\$21,432	\$46,106
Office Supplies	\$2,581	7.4%	\$2,771	(53.7%)	\$1,282	\$452	\$2,211
Payroll Expenses	\$189,376	(14.3%)	\$162,255	19.1%	\$193,247	\$68,043	\$170,000
Off-site Management Fee	-		-		-		\$51,574
Professional Fees	\$11,450	(59.8%)	\$4,605	(47.8%)	\$2,405	\$3,050	\$4,393
Repair & Maintenance	\$20,250	(58.4%)	\$8,425	103.7%	\$17,163	\$11,945	\$27,400
Software Expense	\$2,871	164.9%	\$7,605	(7.0%)	\$7,073	\$3,576	\$7,339
Taxes	\$23,137	11.8%	\$25,866	22.5%	\$31,695	\$13,466	\$61,255
Utilities	\$186,571	1.6%	\$189,591	8.7%	\$206,119	\$68,669	\$219,717
Total Operating Expenses	\$531,097	(7.7%)	\$490,308	14.3%	\$560,454	\$218,463	\$650,728
NET OPERATING INCOME	\$267,383	9.2%	\$292,025	27.4%	\$371,897	\$168,833	\$345,044
CAPITAL EXPENDITURES							
Cap X Improvements	\$52,318	(37.8%)	\$32,562	52.0%	\$49,378		
PG&E Legal (One Time)					\$20,000		
Cap X Payroll					\$22,520		
Cap X Payroll Tax					\$2,216		

CATEGORY	NOTE
Campground Rental Income	Ownership raised rates Jan. 1, 2026. Ballpark is a 5% increase across the board on rates, plus an increase due to the PG&E project being completed. 7% increase overall on Total Income
Total Income	PG&E breached an easement agreement, costing the owner an estimated \$250-300k in revenue over 3 years. PG&E paid damages. The work is now complete and the issue resolved.
Campground Supplies	Based on 2-year average (2024 & 2025), owner overstocked in 2023
Total for Insurance	10% increase due to industry trends. Property is not affected by a designated flood zone, but is in a "Very-High" Fire Zone
Total for Payroll	Ownership has completed numerous CapEx projects in previous years. The figure reflects stabilized payroll moving forward
Off-site Managment Fee	Broker projects 5% professional management fee per industry standards
Total Professional Fees	Owner has incurred high costs due issues with PG&E violating their easement agreement for a project that has now been completed.
Repairs & Maintenance	\$250/year per RV/Cabin/Lodge unit and \$100/year per tent unit with reserves for Cap Ex
Total for Taxes	Includes Prop 13 Property Tax Reset projection (approx. 1% of purchase price). Note, TOT tax is only applied to bricks and motar buildings on property.
Expense Ratio	65%

Debt Type	Bank
Term	10-Year Fixed (5+5)
LTV (%)	65%
Min. DSCR	1.25x
Interest Rate	300bps + 5-YR Treasury
I/O Period	12-24 months
Amortization	30-YR
Prepayment	Stepdown Prepay (3,2,1,0,0%)
Type	Recourse



Capital Markets



Joint Venture & Equity



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SECTION 3

LOCATION INFORMATION

LOCATION DESCRIPTION

Located in historic Amador County, Gold Country Campground Resort occupies a highly strategic and scenic position in the heart of the Sierra Nevada foothills. Serving as an easy-to-reach getaway for millions of Northern California and Bay Area residents, the property's tranquil, pine-studded environment creates an ideal home base for exploring the rich cultural tapestry and natural splendor of the legendary California Mother Lode.

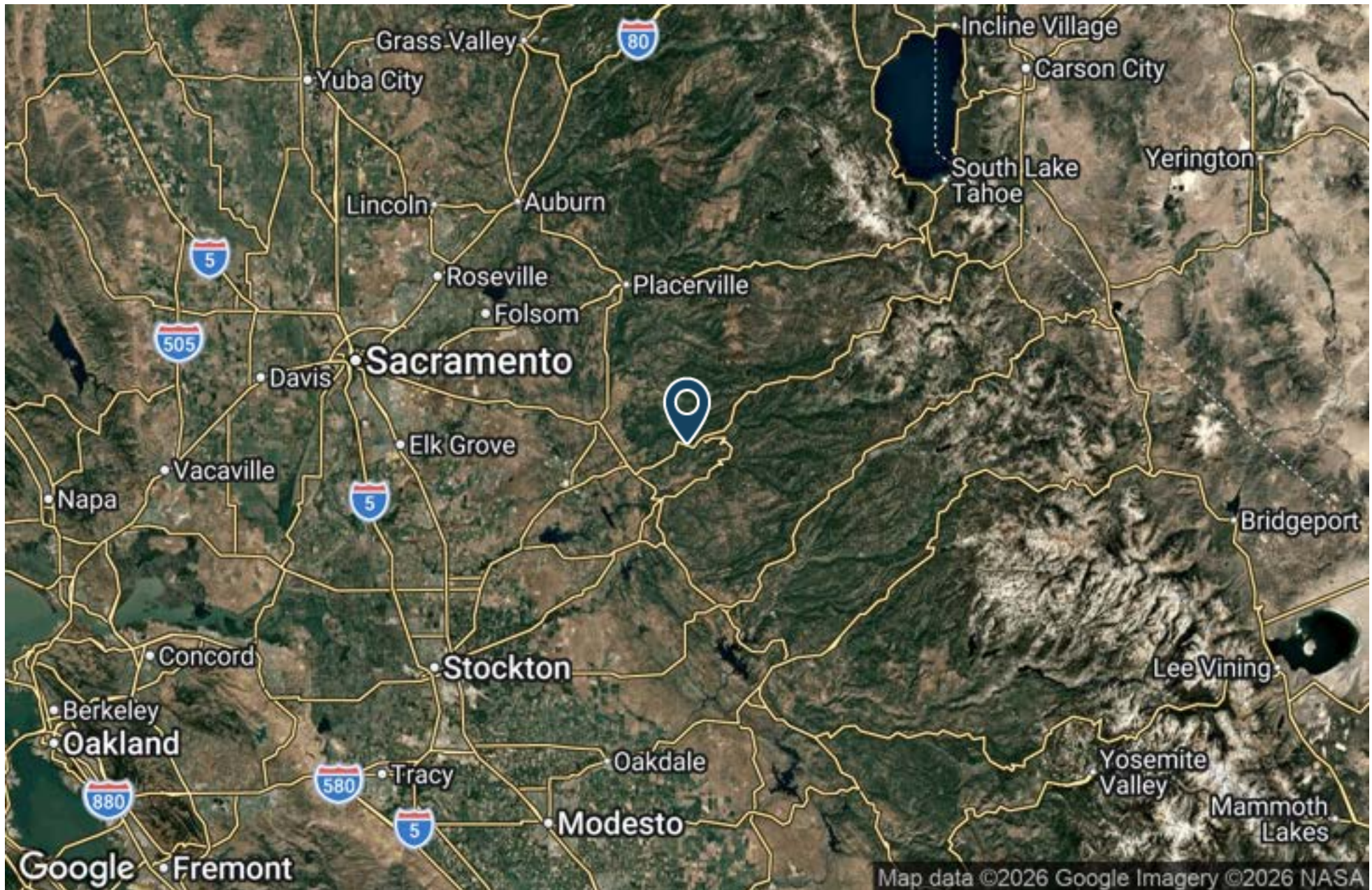
The surrounding region serves as a powerful magnet for outdoor enthusiasts and long-term RV travelers seeking diverse itineraries. Just four miles from the property lies Tabeaud Lake, a pristine, motor-free reservoir offering peaceful kayaking, canoeing, trout fishing, and heavily shaded scenic hiking trails. A short drive transports visitors to Indian Grinding Rock State Historic Park, a preserved site featuring the largest collection of bedrock mortars in North America alongside family-friendly nature trails. Additionally, the spectacular Black Chasm Cavern, a designated National Natural Landmark known for its rare, gravity-defying crystal formations, provides a massive draw for eco-tourists and families staying in the area. RVers drawn to the nostalgic allure of the Gold Rush find themselves perfectly situated to embark on captivating, scenic day trips to picturesque neighboring towns such as Jackson, Sutter Creek, Amador City, and Volcano. These beautifully preserved historic communities offer charming Main Streets lined with antique shops, boutique artisan galleries, and highly acclaimed local dining that caters to affluent travelers. Visitors can also explore monumental regional landmarks like the Roaring Camp Mining Company and the historic Kennedy Mine, one of the deepest and richest gold producers in the Mother Lode, offering a tangible, immersive connection to California's pioneer past.

Furthermore, Amador County has earned an international reputation as a premier viticulture region. The breathtaking Shenandoah Valley, located just a short scenic drive away, boasts over forty boutique, family-owned wineries renowned for bold, ancient-vine Zinfandels. Many of these sprawling vineyard estates feature ample parking that easily accommodates larger RVs and tow vehicles, directly catering to the resort's core demographic of experiential travelers. Ultimately, this premier location seamlessly blends the tranquility of the Sierra foothills with unsurpassed access to California's most treasured historical, agricultural, and recreational landscapes. For an RV resort investor, the geographic positioning of Pine Grove offers an unparalleled combination of convenient urban proximity and boundless outdoor adventure, ensuring consistent, robust demand from the lucrative outdoor hospitality market.



Location Map

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PARKBROKERAGE
COMMERCIAL REAL ESTATE



POPULATION	15 MILES	25 MILES	35 MILES
Total Population	39,551	136,417	397,693
Average Age	52.6	49.3	45.9
Average Age (Male)	50.7	47.9	44.9
Average Age (Female)	55.6	51.7	47.2
HOUSEHOLDS & INCOME	15 MILES	25 MILES	35 MILES
Total Households	16,570	53,458	150,192
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$97,549	\$113,923	\$139,114
Average House Value	\$424,910	\$504,240	\$629,344

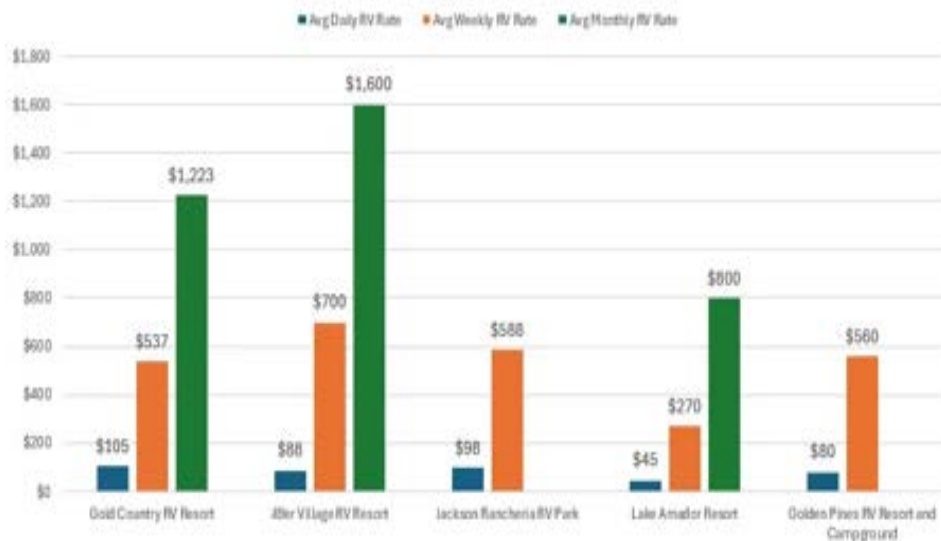
2023 American Community Survey (ACS)

Market Rate Comparisons

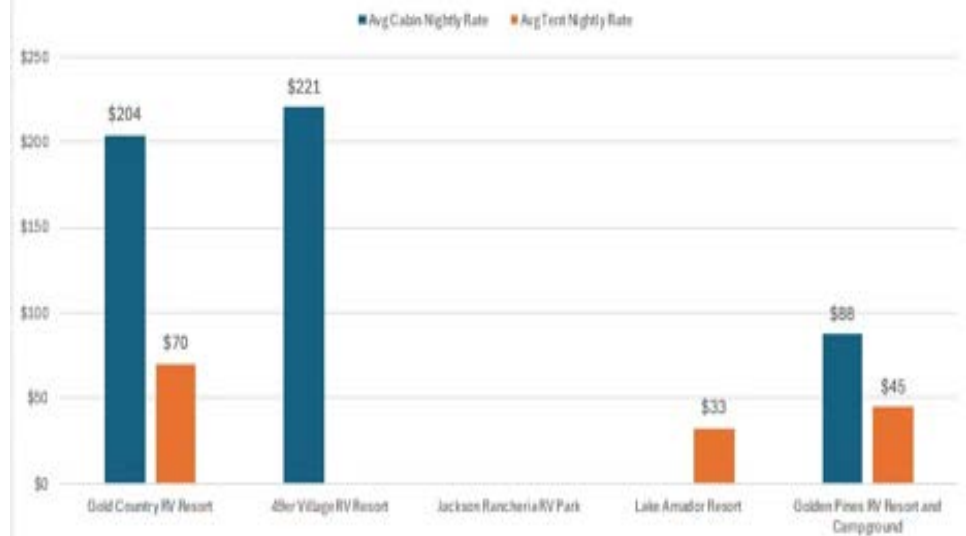
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Property	Address	Total Sites	Daily/Nightly RV Rate	Weekly RV Rate	Monthly RV Rate	Cabin Nightly Rate	Tent Nightly Rate
Gold Country RV Resort	13026 Tabeau Rd, Pine Grove, CA	123	\$59	\$480 - \$594	\$899	\$158 to \$250	\$70
49er Village RV Resort	18265 Hwy 49, Plymouth, CA	330	\$50 - \$125	\$700	\$1,600	\$191 - \$250	N/A
Jackson Rancheria RV Park	11407 Dalton Rd, Jackson, CA	202	\$93 - \$103	\$525 - \$650	N/A	N/A	N/A
Lake Amador Resort	7500 Lake Amador Dr, Ione, CA	193	\$45	\$270.00	\$800	no cabins	\$25 - \$40
Golden Pines RV Resort and Campground	2869 Golden Torch Dr, Arnold, CA	82	\$60 - \$100	\$420 - \$700	N/A	\$50 - \$125	\$40 - \$50

Average RV Rates by Property (Daily / Weekly / Monthly)



Cabin & Tent Nightly Rates by Property

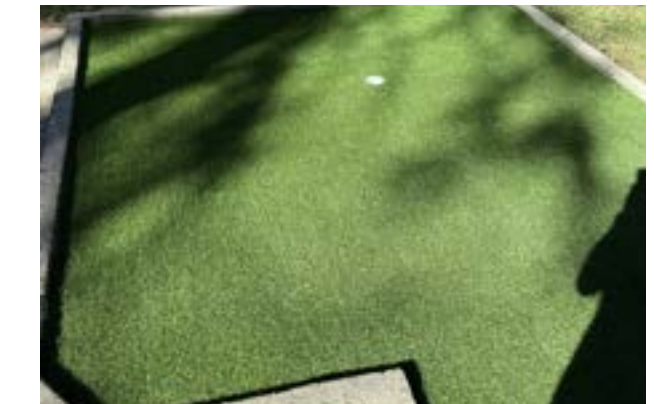


SECTION 4

PROPERTY PHOTOS







SECTION 5

ADVISOR BIOS



Meet the Team

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