



JUNIPER GROVE RV PARK

11712 SE DAVIS LOOP - PRINEVILLE, OR

SELLMHP

POWERED BY **SMI** REAL ESTATE



INVESTMENT OVERVIEW

INVESTMENT SUMMARY

SellMHP is pleased to present the opportunity to acquire the Juniper Grove RV Park, a rural RV park located at 11712 SE Davis Loop in South Prineville, Oregon. The property, built in 1990, is comprised of 25 RV sites which all have full hook ups. There are two additional sites with full hookups that previously had manufactured homes on them. The property is serviced by a well and septic and has 30 amps electricity to each site. There are a handful of sites that have the a capacity for 50 amps. None of the RV sites have submeters and all electric is included in the residents' rent. The park is situated on an up-slope with gravel/dirt roads and surrounded by several trees.

In addition to the RV park, the property includes a full-service store that includes beer and wine, is leased to a 3rd party operator for \$1,200 per month. The store generates a high amount of sales due to the fact that it is the only store located for miles around.

The existing park occupies approximately 8.5 of the site's total 17+ acres. This presents an opportunity to expand the property's revenue by developing additional RV sites or utilizing the area for outdoor storage or RV storage. No formal discussions have been had with the county surrounding this opportunity.



\$1,500,000

PRICE

25

RV SITES

2

MH SITES

1

COMMERCIAL SITE

7.71%

SCHEDULED CAP RATE

\$600

AVERAGE RENT

25.75

ACRES



LOCATION OVERVIEW

CENTRAL OREGON

Central Oregon offers residents a unique blend of natural beauty, economic opportunities, and a strong sense of community. Located near employment centers like Bend and Redmond, it provides an ideal setting for both professionals and families. With median home prices that are relatively affordable compared to nearby metropolitan areas, it is an attractive destination for those seeking budget-friendly housing options.

Central Oregon is famous for its recreational activities, such as hiking, biking, boating, and fishing, thanks to its stunning landscapes of forests, mountains, and waterways. The area boasts numerous parks, golf courses, and cultural venues, further enhancing its appeal. Whether you're looking for a thriving job market, affordable housing, outdoor adventures, or a vibrant arts scene, Central Oregon offers an exceptional quality of life for residents and a promising investment market for those looking to capitalize on its diverse offerings.



FINANCIAL OVERVIEW

INCOME & EXPENSES

INCOME	SCHEDULED	PER SITE	PRO FORMA	PER SITE	NOTES
GROSS POTENTIAL RENT	\$182,400	\$6,756	\$195,000	\$7,222	[1]
<i>Average Lot Rent/Month</i>	\$631		\$671		
Vacancy/Collections	-\$9,120	-\$338	-\$9,750	-\$361	
% Vacancy/Collections	5%		5%		
COMMERCIAL INCOME	\$14,400	\$14,400	\$14,400	\$14,400	[2]
Vacancy/Collections	-\$720	-\$720	-\$720	-\$720	
% Vacancy/Collections	5%		5%		
EFFECTIVE RENTAL INCOME	\$186,960	\$186,960	\$198,930	\$198,930	
EFFECTIVE GROSS INCOME	\$186,960	\$6,924	\$198,930	\$7,105	

EXPENSES	SCHEDULED	PER SITE	PRO FORMA	PER SITE	NOTES
Real Estate Taxes	\$4,936	\$183	\$5,133	\$190	[3]
Insurance	\$1,026	\$38	\$1,067	\$40	[4]
Total Utilities	\$26,655	\$987	\$27,721	\$1,027	
Electric	\$24,681	\$914	\$25,668	\$951	[5]
Water/Sewer	\$1,974	\$73	\$2,053	\$76	[6]
Repair & Maintenance	\$12,000	\$444	\$12,480	\$462	[7]
Trash	\$5,352	\$198	\$5,566	\$206	[8]
Laundry payments	\$1,880	\$70	\$1,955	\$72	[9]
Landscaping	\$1,200	\$44	\$1,248	\$46	[10]
License/Permits	\$1,400	\$52	\$1,456	\$54	[11]
Office Expenses	\$3,600	\$133	\$3,744	\$139	[12]
Operating Reserves	\$1,300	\$48	\$1,352	\$50	[13]
Management 6%	\$12,000	\$444	\$11,936	\$442	[14]
TOTAL EXPENSES	\$71,349	\$2,643	\$73,659	\$2,728	
% Expense Ratio	38.16%		37.03%		
NET OPERATING INCOME	\$115,611	\$4,282	\$125,271	\$4,640	
Cap Rate	7.71%		8.35%		

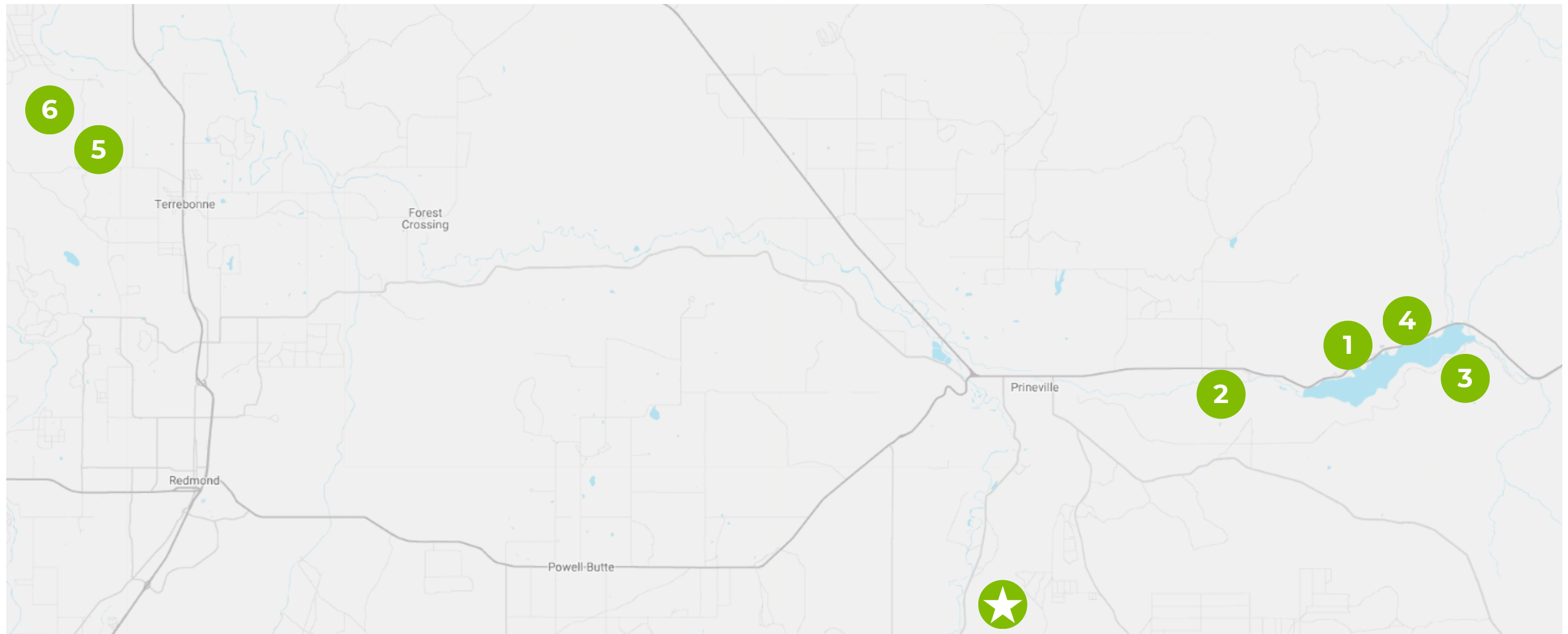
FINANCIAL NOTES

- [1] Pro forma rents assume a 10% increase
- [2] Triple Net Lease to Store
- [3] Verified with county records
- [4] Based on owner's information
- [5] Based on owner's information
- [6] Water testing and septic maintenance
- [7] Building maintenance/General maintenance
- [8] Based on owner's information
- [9] Laundry costs
- [10] Broker PF
- [11] Broker PF
- [12] Office supplies, phone etc
- [13] \$50 per site per year
- [14] 6% management based on 3rd party management fees



RENT COMPARABLES

Property #	Property	City	State	Sites	Long Term Rate	W/S/T/E Included
S	Juniper Grove RV Park	Prineville	OR	28	\$550-\$600	W/S/T/E
1	Crystal Corral RV Park	Prineville	OR	25	\$600	W/S/T/E
2	Prineville RV Park	Prineville	OR	30	\$475	W/S/T
3	Lake Shore RV Park	Prineville	OR	43	\$500	W/S/T
4	Sun Rocks RV Park	Prineville	OR	87	\$300-\$500	W/S/T/E
5	River Rim RV Park	Terrebonne	OR	32	\$800-\$850	W/S/T/E
6	Big Horn RVPark	Terrebonne	OR	36	\$700-\$800	W/S/T/E



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