

Investment Offering Memorandum: The Falls RV Park

Executive Summary

The Falls RV Park is a cash-flowing investment opportunity located in one of Oklahoma's premier travel destinations. With 53 RV spots, 5 cabins, and 1 park-owned trailer, the park is currently offered at \$1,195,000. The property is professionally managed and has demonstrated strong performance with \$150,964 in net operating income from 2024 through mid-2025.

Investment Highlights

- \$1,195,000 asking price
- 53 RV spots, 5 cabins, 1 park-owned trailer
- ~\$151K NOI from Jan 2024-Jun 2025
- Owner pays utilities for most units
- Managed by established PM company
- Financial records available upon request

Property Overview

The Falls RV Park is situated near Turner Falls, Arbuckle Lake, and the Chickasaw Recreational Area, surrounded by natural springs, hiking trails, and waterfalls. The location benefits from consistent tourist traffic and is easily accessible from I-35, making it an ideal destination for travelers and long-term tenants alike.

Visit the property website for more: <https://thefallsrvpark.com/>

Financial Summary (2024-2025 YTD)

2024 Total Income: \$209,899.50
2024 Net Operating Income: \$101,977.03
2025 YTD Income (through 6/24): \$111,802.01
2025 YTD NOI: \$48,987.07
Combined NOI: \$150,964.10

Management & Contact

The property is currently managed by the owner's management company, ensuring consistent performance and operational oversight. All financial details are professionally tracked and available upon request.

For inquiries and to request financials:

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