

CENTURY 21 COMMERCIAL[®]
Lund, Realtors

PRICED AT
\$8,000,000

3310 Harrison Ave, Centralia, WA 98531



MLS #2310469



Prime Investment Opportunity

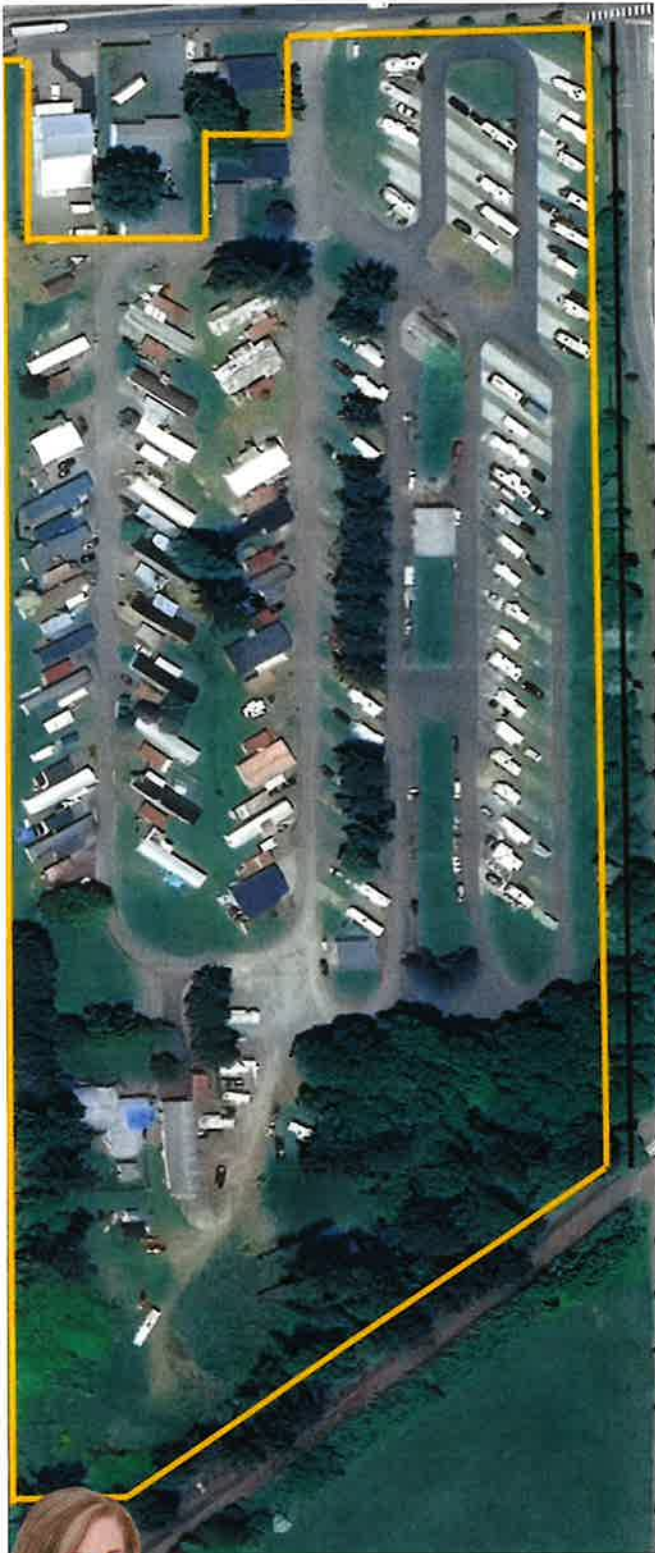
- Well Established and Maintained RV & Mobile Home Park
- 60 RV Sites
- 32 Mobile Home Spaces
- 14.94 Acres
- 4 Parcels
- Located Close to Shopping, Dining, and Recreation
- Close to I-5 Between Seattle and Portland
- Space to Expand and Further Develop



Kelly Melberg, Realtor / Broker
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Harrison Rv Park for Sale

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Centralia, WA 98531



Income Summary

Occupancy Type	Monthly Total
60 RV Pad Income	\$46,750
29 Mobile Pad Income	\$18,560
Front Home Income	\$1,600
Management Apt Income	-
Big Triple Wide Spot Income	\$900
GROSS INCOME TOTAL	\$813,720
Vacancy 3%	\$24,000

Expense Summary

• Power - PUD	\$72,000
• Water/Sewer	\$60,000
• Garbage	\$12,000
• Taxes	\$29,371
• Insurance	\$11,000
• Comcast	\$4,800
• Legal/Accounting	\$6,000
- Office Expense	\$2,000
• Septic Pump	\$10,000
• Maintenance & Repairs	\$18,000
Management Labor	\$36,000
Operating Expense Total	\$261,171

TOTAL PROFIT \$528,549



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