

FOR SALE
PONCA CITY & COFFEYVILLE
RV PORTFOLIO

Ponca City, OK & Coffeyville, KS
248 TOTAL SITES



Sales Price \$2,390,000

Per Site.....	\$9,637
Cap Rate.....	11%
Gross Rent Multiplier.....	1.01x
Cost of 78 cabins/MH.....	\$1,507,500 (see replacement cost)
Cost of park.....	\$882,500 (\$3,558/site)

WELL BELOW REPLACEMENT COST / MOTIVATED SELLER / BRING ALL OFFERS!

[PONCA CITY DRONE VIDEO](#)

[COFFEYVILLE DRONE VIDEO](#)

PONCA CITY & COFFEYVILLE RV PORTFOLIO

Ponca City:

3150 West North Avenue
Ponca City, OK 74061

Coffeyville:

2649 US Highway 169
Liberty, KS 67351

Large pad sites offer a unique opportunity to expand with additional cabins or MHs, presenting a prospective conversion opportunity. Maximize your investment potential today.

EXCLUSIVELY LISTED BY

KEITH WILSON

KEITH WILSON COMPANY

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Oklahoma City, OK 73151

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OK License 047850

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EXECUTIVE SUMMARY

Keith Wilson Co. is pleased to be the exclusive broker for Junction West Ponca City, OK, and Coffeyville, KS. This 2-park RV/cabin portfolio is located in north Oklahoma and south Kansas, 90 miles apart.

EACH PARK IS PRICED INDIVIDUALLY AND CAN BE PURCHASED INDIVIDUALLY OR AS A PACKAGE.

Built in 2006/2007, the parks are considered workforce housing, with 248 sites, comprised of 170 RV sites and 78 cabins, built in 2006-2014, on 55 acres. Park tenants are predominantly short-term maintenance crews, typically staying 3 months to work on nearby oil refineries in each location. Construction jobs on plants/industries is also common. The oil refineries in Ponca City and Coffeyville are 230K BPD and 132K BPD, respectively. Oil refineries require consistent maintenance by contract employees who require local temporary housing such as this. Traditionally, these are called "turns" and a "major" turn is done 2 times per year, while the 5 subunits of a refinery will usually occur every year. The major turns should fill the park while a minor turn should bring 75-80% occupancy.



Offering both RV sites and cabins (single/duplex/fourplex), park amenities include WIFI, cable TV, restrooms, furnishings, Direct TV, bedding, walk-in shower, microwave, cookware/utensils, laundry facilities, security cameras, dog parks, children's play area/park, fire pits and housekeeping. All utilities are municipal (except the lagoon sewer at Ponca City) and are paid for by the parks.

As highlighted earlier, our occupancy is bolstered not only by the nearby refineries but also by the thriving construction and maintenance activities of various plants and infrastructure. This includes electrical generating power plants (Ponca City), wind farm operations/construction, new bridges (Ponca City), road crews, and various oil and gas operations. Oklahoma ranks 2nd in the U.S. for wind energy employment and home to the 2nd largest wind farm in the nation, with 927 wind turbines within 30 miles of Ponca City. Additionally, Oklahoma stands as the 4th largest producer of oil and natural gas in the country.

The RV sites feature 30/50 amp connections, spacious 45x90 pull-thru, and shower/laundry facilities on grass/gravel.

The workforce population in the oil, gas, and manufacturing sectors is 18.6% in Ponca City and 23.8% in Coffeyville. The cost of living is 71.9% of the national average, providing exceptional value.

Despite a dip in income earlier this year, the Ponca City park started to see an uptick in March 2024 with another expected in September that could bring it near full capacity. The park is a preferred choice for tenants working at nearby industrial sites, including Continental Carbon Co., OG&E Sooner Power Plant, Sooner Generation Station, and the Red Rock Power Plant, all conveniently located just 17 miles to the south.

The Coffeyville park maintains strong occupancy through refinery turns as well as the anticipated March/April 2025 turn. A major economic boost comes from Azure Sustainable Fuels Corp., a company based in Calgary, the Canadian province of Alberta, which plans to build a \$900M SAF (Sustainable Aviation Fuel) plant 10 miles north of the park. Set to begin construction between 2025 and 2027, the project will employ 1,500 workers during construction and create 150 full-time jobs upon completion. Additionally, the Bartlett Soybean Crushing Plant, nearing completion at the end of 2024, may announce a second phase, which would double capacity. With these developments, the park is poised to be full from 2025 to 2027!

Junction West parks are located 90 miles apart and within 80-100 miles of 3 major metropolitan areas:

- Oklahoma City (1.45M pop.)
- Tulsa (1M pop.)
- Wichita, KS (650K pop.)

The population of Ponca City, OK is 27,798 and the county population is 43,688. Coffeyville, KS population is 8,690 and the county population is 31,486.

Occupancy at both parks is poised for an increase. Ponca City starts a minor turn in September 2024, anticipating a historical 75-80% occupancy and 100% occupancy in March 2025 with a major turn. Similarly, Coffeyville is also forecasted to achieve full occupancy with a major turn in March 2025. Perhaps more importantly, from 2025 to 2027, both parks are projected to maintain 100% occupancy due to the construction of the Azure Sustainable Fuels plant, requiring over 1,500 construction workers, as well as the Phase II anticipated construction of the Bartlett Soybean Crushing Plant. This influx of demand positions both parks for strong, sustained occupancy.

OFFERING INFORMATION

COFFEYVILLE

Sales Price.....	\$1,395,000 ⁽¹⁾
Per Site (132).....	\$10,568
Cap Rate.....	12% (5 mo. 2024 annualized)
Gross Rent Multiplier.....	1.06x
Cost of 33 cabins/MH.....	\$750,000
Cost of Park.....	\$645,000 (\$4,886/site)

PONCA CITY

Sales Price.....	\$995,000 ⁽¹⁾
Per Site (116).....	\$8,577
Cap Rate.....	9.47% (2023)
Gross Rent Multiplier.....	.946x (less than 1x)
Cost of 45 cabins/MH.....	\$757,500
Cost of Park.....	\$237,500 (\$2,047/site)

SUMMARY

Sales Price.....	\$2,390,000
Per Site.....	\$9,637
Cap Rate.....	11%
Gross Rent Multiplier.....	1.01x
Cost of 78 cabins/MH.....	\$1,507,500
Cost of park.....	\$882,500 (\$3,558/site)

Notes:

(1) Each park can be purchased separately.

HISTORICAL FINANCIALS

COFFEYVILLE	2022	2023	5 MO. 2024 ⁽¹⁾
INCOME	\$174,533	\$481,141	\$243,681
EXPENSES	\$213,732	\$339,094	\$173,591
NOI	(\$39,200)	\$142,047	\$70,089

PONCA CITY	2022	2023	5 MO. 2024
INCOME	\$346,929	\$397,700	\$64,287
EXPENSES	\$272,779	\$303,397	\$108,725
NOI	\$74,147	\$94,303	\$(44,437)

Notes:

- (1) Ponca City 2024 income will increase because a minor turn will occur in September 2024 and a major turn is expected in March/April 2025. Occupancy should be 75-80% in September-November 2024.

REPLACEMENT COST

COFFEYVILLE

99 RV lots, utilities, site dev. & streets at \$20,000/site.....	\$1,980,000
33 Cabins/Duplexes/MH.....	\$720,000
Furnishings (TV, appliances, furniture).....	\$100,000
Office, laundry/shower, housekeeping, storage.....	\$75,000
21.3 acres.....	\$350,000
Replacement Cost.....	\$3,225,000
Sales Price.....	\$1,395,000
% of Replacement Cost.....	43%

PONCA CITY

71 RV lots, utilities, site dev. & streets at \$20,000/site.....	\$1,420,000
45 Cabins/Duplexes/Fourplexes.....	\$717,500
Furnishings (TV, appliances, furniture).....	\$125,000
Office, laundry/shower, housekeeping, storage.....	\$12,500
2 Park-owned mobile homes.....	\$60,000
34.16 acres.....	\$400,000
Retention Pond.....	\$125,000
Replacement Cost.....	\$2,897,500
Sales Price.....	\$995,000
% of Replacement Cost.....	33%

ESTIMATED REPLACEMENT COST OF BUILDINGS

COFFEYVILLE

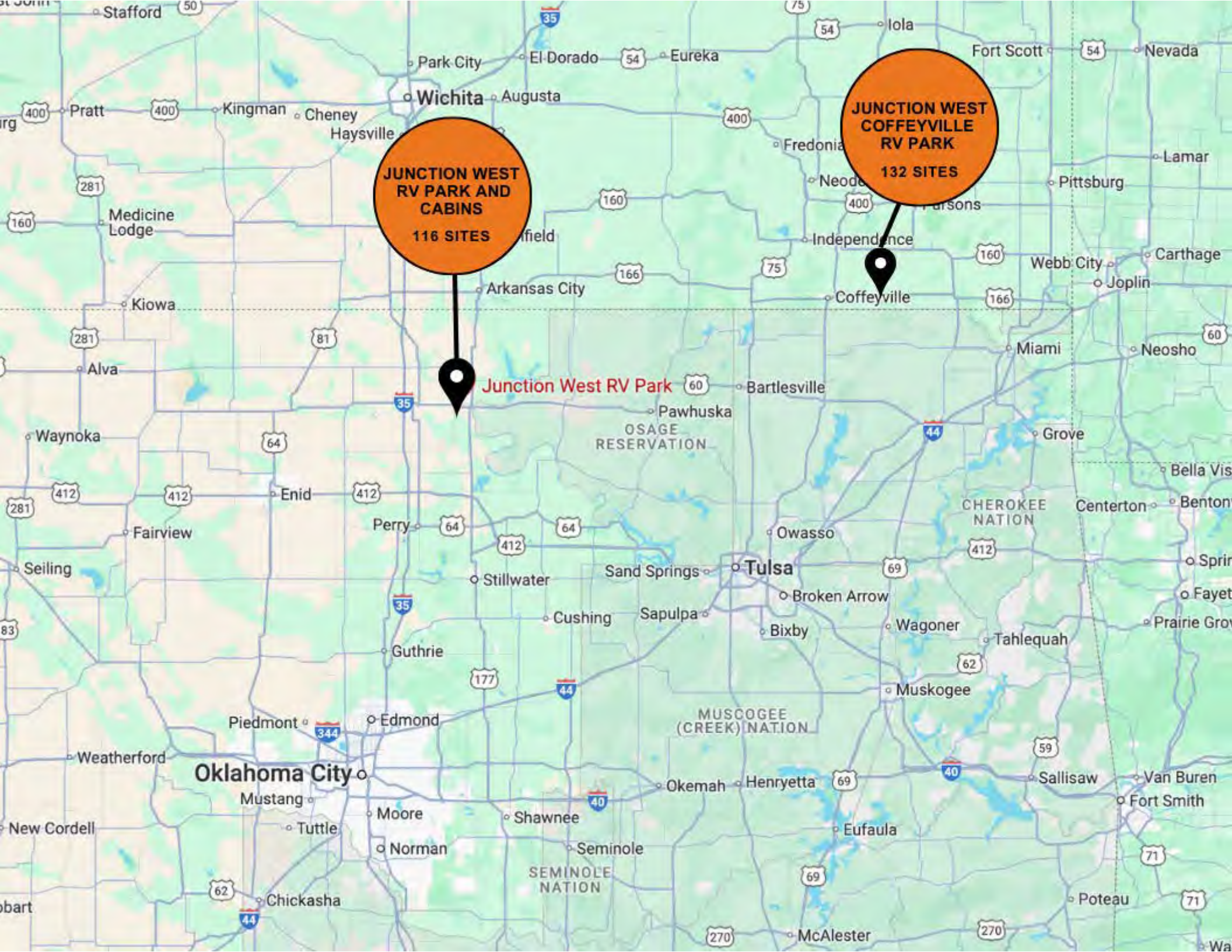
Category	Bldg	Units	Low	High	Avg. TOTAL
Duplex Cabin	7	14	35,000	45,000	280,000
Deluxe 1 BR Cabin	8	8	25,000	35,000	240,000
Deluxe Studio Cabin	7	7	20,000	30,000	175,000
Mobile Homes	2	2	10,000	15,000	25,000
TOTAL CABINS / MH	24	31	90,000	125,000	720,000
Office and Laundry	1	1	25,000	35,000	30,000
TOTAL BUILDINGS			115,000	160,000	750,000

PONCA CITY

Category	Bldg	Units	Low	High	Avg. TOTAL
Duplex Cabin	12	24	35,000	45,000	480,000
Fourplex Cabin	3	12	45,000	55,000	150,000
1 BR Cottage	3	3	5,000	10,000	22,500
2 BR Cottage	2	2	10,000	15,000	25,000
Deluxe Cabin	2	2	5,000	10,000	15,000
Mobile Homes	2	2	10,000	15,000	25,000
TOTAL CABINS / MH	24	45	110,000	150,000	717,500
Office and Laundry	1	1	35,000	45,000	40,000
TOTAL BUILDINGS			145,000	195,000	757,500

GRAND TOTAL

1,507,500



**JUNCTION WEST
RV PARK AND
CABINS**
116 SITES

**JUNCTION WEST
COFFEYVILLE
RV PARK**
132 SITES

Junction West RV Park

Oklahoma City

Tulsa

Wichita

COFFEYVILLE

COFFEYVILLE

JUNCTION WEST COFFEYVILLE RV PARK - COFFEYVILLE, KS

INVESTMENT HIGHLIGHTS

- ▶ 132 sites: 99 RV, 33 Cabins
- ▶ Operates on City Water and Sewer
- ▶ Frontage on U.S. Route 169 - a Major North-South Highway
- ▶ Amenities include: Showers, Restrooms, Laundry Facilities, Cable TV, Security Cameras, and WiFi
- ▶ Only Property in the Region with 100+ Sites
- ▶ Offered at 43% of Current Replacement Cost

The park is full when the Coffeyville Resources refinery (132,000 barrels per day, 10 miles of the park) brings in maintenance personnel to do major bi-yearly maintenance. These workers are normally there for 3 months, with some staying longer. Occupancy at the park as of 8/20/24 is 35% and increasing with all cabins full, in anticipation of an April/March 2025 major turn at the refinery.

JUNCTION WEST COFFEYVILLE RV PARK - COFFEYVILLE, KS

INVESTMENT OVERVIEW

Discover Junction West Coffeyville RV Park in Coffeyville, Kansas—a 21.02-acre property featuring 132 sites, including 99 RV lot rentals, 17 cabins, 7 duplexes, and 2 park-owned homes. Built in 2007, the property operates on city water and sewer and pays all utilities. With over 1,300 feet of highway frontage along U.S. Route I-69 and daily traffic exceeding 6,000 vehicles, this location offers exceptional visibility and accessibility.

Coffeyville and its neighboring communities are a hub for diverse industries and major businesses. The Coffeyville Industrial Park, situated northeast of town, is home to leading companies like John Deere Coffeyville Works, Emerald Transformer, and MJD Products. Within the town, notable industries such as Acme Foundry, Coffeyville SEKTAM, Star Pipe, and Bartlett Milling further enhance the local economy. Additionally, Montgomery County, where Coffeyville is located, boasts prominent manufacturers like Textron Aviation, CVR Energy/Coffeyville Resources, and John Deere. The county's strategic location near Wichita, Tulsa, and the Port of Catoosa makes it an ideal environment for thriving businesses and sustained growth.

Coffeyville and its neighboring areas have been the focus of significant economic development initiatives. In June 2022, construction began on a \$375 million soybean crushing facility in Southeast Kansas, poised to become an essential source of feedstock for renewable fuels, food products, and animal feeds. This project is expected to generate approximately 50 permanent jobs and stimulate additional employment opportunities during its construction phase. Also, adjacent to the soybean facility, Azure Sustainable Fuels Corp., a privately held company based in Calgary, the Canadian province of Alberta, announced plans to build a \$900M SAF (Sustainable Aviation Fuel) plant in Cherryvale, KS, 10 miles north of Junction West on Interstate I69. The facility will produce 135M gallons/year of renewable fuels, mostly SAF. The plant will be built in 2025-2027, employing 1,500 construction workers with 150 full-time employees once the plant is completed. The construction of this plant should fill up Coffeyville for the 2025-2027 construction phase. Furthermore, the Coffeyville Historical Society received a \$100,000 tourism grant from the state in May 2023, highlighting the commitment to revitalizing the area's tourism industry.

Kansas, as a whole, has garnered recognition for its economic development efforts. In 2021, the state won Site Selection Magazine's Governor's Cup for the most economic development investment per capita in the country. Additionally, Kansas has received the prestigious Gold Shovel Award from Area Development, recognized for its top business climate in the West North Central region of the United States. The region's infrastructure is also set to improve, as plans for a new wind farm in Northeast Oklahoma near the Kansas state line are underway. Apex Clean Energy's Hickory Creek Project is expected to bring significant tax revenue, employment opportunities, and economic benefits to the area.

JUNCTION WEST COFFEYVILLE RV PARK - COFFEYVILLE, KS

SPACE MIX

CURRENT				
SPACE TYPE	# OF SPACES	RENTAL AGREEMENT	RENTAL RANGE	MONTHLY INCOME
RV Lot Rent	99	D/W/Monthly	\$50/\$200/\$650	\$64,350
Cabins	17	D/W/Monthly	\$365/\$395	\$26,020
Duplex	7 (14)	D/W/Monthly	\$315	\$17,640
Park-Owned Mobile Home	2	D/W/Monthly	\$1,500	\$1,500
Total	132			\$109,510/mo. \$1,314,120/yr.

JUNCTION WEST COFFEYVILLE RV PARK - COFFEYVILLE, KS

NEARBY INDUSTRIES

- 1. Azure Sustainable Fuels (will be 10 miles north of the park on Hwy I69)**
 - Announced: \$900M SAF (Sustainable Aviation Fuels)
 - Construction will be significant from 2025-2027
 - 1,500 construction workers then 150 full-time employees
 - Note: Anticipate 100% occupancy during the construction phase
- 2. Coffeyville Resources Refinery (10 miles from the park)**
 - Historically provided the majority of tenants
 - 132,000 barrels/day
 - Note: Major turns (maintenance) in April/March 2025. Minor turns in 5 areas of the refinery as needed
- 3. Phoenix Logistics (adjacent to the park to the East)**
 - Formerly Amazon Fulfillment Center, now Solar Panel Storage
 - 877,000 sq. ft.
- 4. Bartlett Soybean Crushing Plant (10 miles north of the park on Hwy I69)**
 - Under construction - \$400M to be completed late 2024
 - 50 permanent jobs
 - Anticipated phase II construction will double occupancy

Additionally, there are numerous nearby plants and industries. An industrial park adjacent to the park is home to John Deere, the National Guard, and the airport.



N. US Hwy 169

SPACE TYPE	# OF SPACES
RV Lot Rent	99
Cabins	17
Duplex	7 (14)
Park-Owned Mobile Home	2
Total	132

7 DELUXE STUDIO CABINS

8 DELUXE CABINS

7 DUPLEXES

HOUSEKEEPING

LAUNDRY/SHOWERS

99 RV SITES

OFFICE

N. US Hwy 169 Business



Coffeyville Resources Refinery
(10 miles from the park)



Phoenix Logistics
(adjacent to the park to the East)



Bartlett Soybean Crushing Plant
(10 miles north of the park on Hwy I69)

Azure Sustainable Fuels will be adjacent to this plant.



Industrial park adjacent to Coffeyville which includes John Deere, the National Guard and the airport.

JUNCTION WEST COFFEYVILLE RV PARK - COFFEYVILLE, KS

JANUARY-DECEMBER 2022 FINANCIALS - page 1 of 2

	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Total
Income													
Cancellation Fee				35.00		70.00	3,346.75		261.00	3,672.60	71.00		7,456.35
Rentals													0.00
Cabin Rentals	5,882.66	9,827.49	5,552.59	168.38	-0.92	2,522.52	7,956.58	10,061.55	15,159.16	17,417.82	13,536.80	13,432.83	101,517.26
Lodging Sales			67.71										67.71
RV Revenue Back In							11,991.22	6,307.71	8,656.10	2,332.25	3,908.00	12,079.95	45,275.23
Site Rental Income	3,994.89	3,159.10	4,056.62	2,171.22	1,612.92	5,521.57							20,516.32
Total Rentals	\$ 9,877.55	\$ 12,986.59	\$ 9,676.92	\$ 2,339.60	\$ 1,612.00	\$ 8,044.09	\$ 19,947.80	\$ 16,369.26	\$ 23,815.26	\$ 19,750.07	\$ 17,444.60	\$ 25,512.78	\$ 167,376.52
Sales of Product Income													0.00
Propane Sales		140.00											140.00
Refunds (cc) from NA	-361.30						-400.00						-761.30
WiFi Revenue					90.04	239.03						-329.07	0.00
Total Sales of Product Income	-\$ 361.30	\$ 140.00	\$ 0.00	\$ 0.00	\$ 90.04	-\$ 160.97	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	-\$ 329.07	-\$ 621.30
Uncategorized Income									321.04				321.04
Total Income	\$ 9,516.25	\$ 13,126.59	\$ 9,676.92	\$ 2,374.60	\$ 1,702.04	\$ 7,953.12	\$ 23,294.55	\$ 16,369.26	\$ 24,397.30	\$ 23,422.67	\$ 17,515.60	\$ 25,183.71	\$ 174,532.61
Gross Profit	\$ 9,516.25	\$ 13,126.59	\$ 9,676.92	\$ 2,374.60	\$ 1,702.04	\$ 7,953.12	\$ 23,294.55	\$ 16,369.26	\$ 24,397.30	\$ 23,422.67	\$ 17,515.60	\$ 25,183.71	\$ 174,532.61
Expenses													
Advertising & Marketing	233.31	267.74	141.10	118.01	335.42	1,586.37		978.37	365.96	351.34	2,560.26	377.76	7,315.64
Bank Charges & Fees								525.51			127.06		652.57
Cabin Supplies						289.29	307.12						596.41
Car & Truck						371.78							371.78
Card processing fees									299.98				299.98
Credit Card Processing Fees	356.87	303.18	405.29	300.40	200.33	255.25	315.63	696.50	35.00	978.51	1,336.09	414.04	5,597.09
Dues/Subscriptions/Contributions								767.88	776.52				1,544.40
Equipment Maintenance				241.00								392.92	633.92
Fuel								269.95					269.95
Guest Refund							160.00			0.00			160.00
Housekeeping							172.54		307.12		111.69		591.35
Insurance	1,098.71	1,098.71						1,184.83		6,655.19			10,037.44
Insurance-Workers Comp	16.58	19.81	19.91	24.77	29.27	24.50	40.45	34.34	26.68	23.61	32.92	41.37	334.21
Janitorial Supplies			72.27			92.91	168.09	92.91	168.09	188.43	104.69		887.39

JUNCTION WEST COFFEYVILLE RV PARK - COFFEYVILLE, KS

JANUARY-DECEMBER 2022 FINANCIALS - page 2 of 2

Job Supplies													839.45	839.45
Landscaping							319.47						281.46	600.93
Licenses & Permits													320.00	320.00
Mello Credit card fee												1.50	12.00	13.50
Office Supplies & Services	25.45	125.45		25.45	25.45	312.83	23.90	2,959.41	347.33	255.96	1,159.55	3,324.44	8,585.22	
Janitorial and Cleaning Services			177.60			104.69								282.29
Total Office Supplies & Services	\$ 25.45	\$ 125.45	\$ 177.60	\$ 25.45	\$ 25.45	\$ 417.52	\$ 23.90	\$ 2,959.41	\$ 347.33	\$ 255.96	\$ 1,159.55	\$ 3,324.44	\$ 8,867.51	
Payroll Expenses														0.00
Payroll Processing Fees	94.22	94.66	144.29	144.48	157.64	144.34	126.46	154.41	144.28	154.46	134.69	126.78	1,620.71	
Salaries and Wages	1,765.75	2,069.26	1,927.60	2,218.20	2,724.45	2,462.51	3,880.41	4,359.45	2,571.95	2,418.58	4,774.96	4,746.32	35,919.44	
Taxes	649.28	959.47	864.41	873.34	707.68	677.49	1,040.65	931.76	684.79	650.07	833.84	1,033.86	9,906.64	
Total Payroll Expenses	\$ 2,509.25	\$ 3,123.39	\$ 2,936.30	\$ 3,236.02	\$ 3,589.77	\$ 3,284.34	\$ 5,047.52	\$ 5,445.62	\$ 3,401.02	\$ 3,223.11	\$ 5,743.49	\$ 5,906.96	\$ 47,446.79	
Postage							27.67							27.67
Repairs & Maintenance	715.50	1,042.00	457.62	108.25	600.00	1,057.02	570.65	2,188.15	3,463.40	49.34	2,767.73	1,365.31	14,384.97	
Service Agreements	232.91	257.91	377.91	207.91	-631.64									445.00
Taxes & Licenses	2,844.41	2,844.41	2,844.41	2,844.41	1,277.57	1,277.57		1,277.57	1,277.57	1,858.83	1,277.57	1,881.64	21,505.96	
Utilities												7,914.86	7,914.86	
Cable & Internet	120.00	120.00	918.64		240.00	784.84	170.00	922.26	340.00	170.00	554.85	170.00	4,510.59	
Electricity	3,336.80	6,349.97	6,430.61	4,676.05	2,597.57	2,699.26	3,500.11	14,380.51		4,254.46			48,225.34	
Electricity Reimbursement		-102.89												-102.89
Gas											1,258.57	685.34	1,943.91	
Phone	232.99	232.09	232.27	232.27	228.76	248.49	245.16		2.89	176.22	620.19		2,451.33	
Sewer	421.91	987.56	1,426.50	1,175.68	1,253.38	1,628.50	1,059.97	1,734.50		390.66			10,078.86	
Stormwater	16.20	16.20	16.20	16.05	16.05	16.05	16.20	1,026.19		15.00			1,154.14	
Trash	320.38	319.30	400.66	427.68	426.36	435.80	443.64		1,848.75		302.79	304.65	5,230.01	
Water	563.86	1,147.17	1,596.81	1,251.05	1,421.29	1,802.46	1,221.34	2,095.45		980.24	4,932.57		17,012.24	
Total Utilities	\$ 5,012.14	\$ 9,069.40	\$ 11,021.69	\$ 7,778.78	\$ 6,183.41	\$ 7,615.40	\$ 6,656.42	\$ 20,158.91	\$ 2,191.64	\$ 5,986.58	\$ 7,668.97	\$ 9,074.85	\$ 98,418.19	
Total Expenses	\$13,045.13	\$18,152.00	\$ 18,454.10	\$ 14,885.00	\$ 11,609.58	\$16,619.09	\$13,462.32	\$ 36,579.95	\$12,660.31	\$19,570.90	\$24,332.43	\$22,791.29	\$222,162.10	
Net Operating Income	-\$ 3,528.88	-\$ 5,025.41	-\$ 8,777.18	-\$12,510.40	-\$ 9,907.54	-\$ 8,665.97	\$ 9,832.23	-\$20,210.69	\$11,736.99	\$ 3,851.77	-\$ 6,816.83	\$ 2,392.42	-\$ 47,629.49	
Other Expenses														
Interest Paid											17.25			17.25
Management Fees	855.47	981.73	517.39	432.69	382.85	901.54		990.16	1,341.85	1,288.25	963.36	1,385.10	10,040.39	
Other Miscellaneous Expense			924.46											924.46
Total Other Expenses	\$ 855.47	\$ 981.73	\$ 1,441.85	\$ 432.69	\$ 382.85	\$ 901.54	\$ 0.00	\$ 990.16	\$ 1,359.10	\$ 1,288.25	\$ 963.36	\$ 1,385.10	\$ 10,982.10	
Net Other Income	-\$ 855.47	-\$ 981.73	-\$ 1,441.85	-\$ 432.69	-\$ 382.85	-\$ 901.54	\$ 0.00	-\$ 990.16	-\$ 1,359.10	-\$ 1,288.25	-\$ 963.36	-\$ 1,385.10	-\$ 10,982.10	
Net Income	-\$ 4,384.35	-\$ 6,007.14	-\$10,219.03	-\$12,943.09	-\$10,290.39	-\$ 9,567.51	\$ 9,832.23	-\$21,200.85	\$10,377.89	\$ 2,563.52	-\$ 7,780.19	\$ 1,007.32	-\$ 58,611.59	

JUNCTION WEST COFFEYVILLE RV PARK - COFFEYVILLE, KS

JANUARY-DECEMBER 2023 FINANCIALS - page 1 of 1

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
Income													
Campground Revenue													0.00
AirBnB Revenue	1,093.99		613.04	0.00									1,707.03
Cancellation Fees Revenue	-2,552.00	1,396.61	-822.61	235.00	328.90	35.00	-65.00	341.72	0.00	-1,497.78	1,082.60		-1,517.56
Laundry Revenue									208.69				208.69
Lodging Revenue - Cabin	18,213.46	22,870.84	29,573.21	24,057.30	27,422.53	13,059.37	29,857.51	30,864.95	19,664.89	-3,678.87	17,551.27	13,838.86	243,295.32
RV Revenue - Back In	5,221.11	9,869.65	38,060.28	15,400.99	14,912.21	16,850.97	16,625.57	19,781.92	22,170.34	25,028.92	23,411.33	18,965.14	226,298.43
RV Revenue - Pull Through	543.61		-30.00	126.53	839.43	1,143.20	1,118.54	1,377.80	-112.88	2,054.69	2,057.13	2,031.36	11,149.41
Total Campground Revenue	\$ 22,520.17	\$ 34,137.10	\$ 67,393.92	\$ 39,819.82	\$ 43,503.07	\$ 31,088.54	\$ 47,536.62	\$ 52,366.39	\$ 41,931.04	\$ 21,906.96	\$ 44,102.33	\$ 34,835.36	\$ 481,141.32
Total Income	\$ 22,520.17	\$ 34,137.10	\$ 67,393.92	\$ 39,819.82	\$ 43,503.07	\$ 31,088.54	\$ 47,536.62	\$ 52,366.39	\$ 41,931.04	\$ 21,906.96	\$ 44,102.33	\$ 34,835.36	\$ 481,141.32
Gross Profit	\$ 22,520.17	\$ 34,137.10	\$ 67,393.92	\$ 39,819.82	\$ 43,503.07	\$ 31,088.54	\$ 47,536.62	\$ 52,366.39	\$ 41,931.04	\$ 21,906.96	\$ 44,102.33	\$ 34,835.36	\$ 481,141.32
Expenses													
A&G Expenses													0.00
A&G - Auto & Fuel Expenses				76.25									76.25
A&G - Bank Fees and Charges				-6.00	1.50								-4.50
A&G - Cash Over/Short					1.99						241.00	-188.00	54.99
A&G - Credit Card Charge Backs										315.75			315.75
A&G - Credit Card Fees	373.48	708.58	5,746.05	1,208.43	1,047.72	1,015.70	824.68	762.39	1,117.68	767.59	887.41	697.53	15,157.24
A&G - Dues & Subscriptions		50.00	1,835.50	50.00	50.00	50.00					84.86	84.86	2,205.22
A&G - Employee Testing/Background Checks								90.00					90.00
A&G - Equipment Leases/Contracts										27.58			27.58
A&G - Licenses & Permits	783.08	120.12	1,826.72	1,915.97									4,645.89
A&G - Music, Meals & Entertainment Expenses			52.00										52.00
A&G - Office Supplies & Software	35.45	35.45	215.45	271.99	1,469.01	585.89	557.58	724.46	663.57	654.75	354.63	658.39	6,226.62
A&G - Postage & Shipping						63.00							63.00
A&G - Uniform Expenses						313.25							313.25
Management Fees	1,330.55	1,958.94	3,947.32	3,012.13	2,795.90	2,030.73	2,709.75	3,049.61	2,764.33	1,204.88	2,425.63	1,915.94	29,145.71
Total A&G Expenses	\$ 2,522.56	\$ 2,873.09	\$ 13,623.04	\$ 6,528.77	\$ 5,366.12	\$ 4,058.57	\$ 4,092.01	\$ 4,626.46	\$ 4,545.58	\$ 2,970.55	\$ 3,993.53	\$ 3,168.72	\$ 58,369.00
Campground Expenses													132.74
Camp - Auto & Fuel Expenses			223.94		40.31	250.36	131.78	131.00	45.45	66.65	117.17		1,006.66
Camp - Cleaning Supplies		292.17		463.42				426.48		120.88	78.69	668.37	2,050.01
Camp - Equipment Rental						55.16		27.58	27.58	-27.58	55.16	3,005.98	3,143.88
Camp - Guest Room Amenities							399.36	112.10		460.10			971.56
Camp - Linen & Terry Purchases									114.09	158.64		100.05	372.78
Camp - Music, Meals & Entertainment Expenses				0.00									0.00
Camp - OTA Commissions						301.95	8.88		77.59	43.16	178.49	151.85	761.92
Camp - Property Supplies			531.24	-605.77				22.41					-52.12
Total Campground Expenses	\$ 0.00	\$ 292.17	\$ 755.18	\$ 142.35	\$ 40.31	\$ 607.47	\$ 540.02	\$ 719.57	\$ 264.71	\$ 821.85	\$ 562.25	\$ 3,926.25	\$ 8,387.43

JUNCTION WEST COFFEYVILLE RV PARK - COFFEYVILLE, KS

JANUARY-DECEMBER 2023 FINANCIALS - page 2 of 2

Insurance - General						1,368.95	1,368.95	1,679.58	1,679.58	1,679.58	2,614.55		10,391.19
Miscellaneous Expenses							175.54					178.07	353.61
Payroll													0.00
A&G - Payroll Processing Fees	84.72	84.93	85.08	85.52	85.34	127.82	406.40	145.27	127.60	127.76	128.19	184.58	1,673.21
Payroll - Employee Benefits						248.00	248.00	248.00	248.00	248.00	248.00	248.00	1,736.00
Payroll - Grounds & Maintenance							228.00	1,311.96	813.00	770.04	1,089.00	372.00	4,584.00
Payroll - Housekeeping			464.32		1,643.75	1,878.13	1,784.38	1,231.25	1,100.00	1,812.50	1,903.13	2,518.76	14,336.22
Payroll - Management	3,273.16	3,268.66	4,121.47	4,710.28	2,723.08	3,892.63	2,646.55	2,616.93	3,113.88	2,456.92	2,829.87	4,053.06	39,706.49
Payroll - Workers Comp Insurance	30.18	28.57	35.26	38.48	72.51	60.89	37.11	55.54	44.87	54.78	63.40	65.58	587.17
Payroll Taxes - Employer's Share	808.73	788.18	298.00	328.35	306.65	439.97	271.31	342.35	297.14	328.92	386.71	445.25	5,041.56
Total Payroll	\$ 4,196.79	\$ 4,170.34	\$ 5,004.13	\$ 5,162.63	\$ 4,831.33	\$ 6,647.44	\$ 5,621.75	\$ 5,951.30	\$ 5,744.49	\$ 5,798.92	\$ 6,648.30	\$ 7,887.23	\$ 67,664.65
Repair & Maintenance Expenses				3,600.25	986.26	262.31	1,059.93						5,908.75
R&M - General Repairs & Maintenance			6,252.50			11.45	649.70	1,964.65	685.55	575.19	236.32	114.56	10,489.92
R&M - Grounds & Landscaping						98.00	20.02	97.28	46.45	33.77	565.25		860.77
R&M - Repairs - Appliances						90.51							90.51
R&M - Repairs - Building								45.55		492.20			537.75
R&M - Repairs - Equipment									4.94				4.94
Total Repair & Maintenance Expenses	\$ 0.00	\$ 0.00	\$ 6,252.50	\$ 3,600.25	\$ 986.26	\$ 462.27	\$ 1,729.65	\$ 2,107.48	\$ 736.94	\$ 1,101.16	\$ 801.57	\$ 114.56	\$ 17,892.64
Sales & Marketing Expenses													0.00
S&M - Advertising & Marketing	896.57	792.26	1,076.54	821.49	667.50	892.96	719.99	932.31	888.90	19.50	799.69	1,590.45	10,098.16
S&M - Marketing Fee					762.52	553.84	739.02	831.71	753.91	328.60	661.53	522.53	5,153.66
Total Sales & Marketing Expenses	\$ 896.57	\$ 792.26	\$ 1,076.54	\$ 821.49	\$ 1,430.02	\$ 1,446.80	\$ 1,459.01	\$ 1,764.02	\$ 1,642.81	\$ 348.10	\$ 1,461.22	\$ 2,112.98	\$ 15,251.82
Utilities													0.00
Utilities - CATV			311.42	0.00	311.42	311.42	311.42	311.42	311.42	311.42	311.42	311.42	2,802.78
Utilities - Electric Service Reimbursement	120.58									170.68	299.13		590.39
Utilities - Electrical Service	13,950.42	8,712.89	6,580.74	15,910.21	8,154.78	5,436.42	6,947.26	10,605.91	11,425.05	8,874.84	7,472.25	10,967.82	115,048.59
Utilities - Internet & Phone Service	170.00	881.10	1,056.72	1,126.83	657.92	646.42	498.74	1,092.66	658.75	721.42	657.62	616.27	8,784.45
Utilities - Internet & Phone Service Reimbursement							-722.40		-650.72			-679.00	-2,052.12
Utilities - Sewage Service					1,094.58	424.21	298.48	436.78	407.42	541.50		493.65	3,696.62
Utilities - Trash Service	363.55	351.76	1,216.61	1,005.46	990.20	1,034.03	973.57	970.32	1,048.71	1,009.03	1,013.92	1,009.60	10,986.76
Utilities - Water Service					1,261.76	574.62	433.88	587.91	555.87	695.21	1,788.04	615.83	6,513.12
Total Utilities	\$ 14,604.55	\$ 9,945.75	\$ 9,175.49	\$ 18,042.50	\$ 12,470.66	\$ 8,427.12	\$ 8,740.95	\$ 14,005.00	\$ 13,756.50	\$ 12,324.10	\$ 11,542.38	\$ 13,335.59	\$ 146,370.59
Total Expenses	\$ 22,220.47	\$ 18,073.61	\$ 35,886.88	\$ 34,013.29	\$ 25,124.70	\$ 23,018.62	\$ 23,727.88	\$ 30,853.41	\$ 28,370.61	\$ 25,044.26	\$ 27,623.80	\$ 30,723.40	\$ 324,680.93
Net Operating Income	\$ 299.70	\$ 16,063.49	\$ 31,507.04	\$ 5,806.53	\$ 18,378.37	\$ 8,069.92	\$ 23,808.74	\$ 21,512.98	\$ 13,560.43	\$ 3,137.30	\$ 16,478.53	\$ 4,111.96	\$ 156,460.39
Other Expenses													0.00
Non Operating Expenses													0.00
Taxes - Property Tax	1,881.64	1,826.72			1,826.72	1,826.72	2,767.54	2,822.45	1,954.88	1,954.88			16,861.55
Total Non Operating Expenses	\$ 1,881.64	\$ 1,826.72	\$ 0.00	\$ 0.00	\$ 1,826.72	\$ 1,826.72	\$ 2,767.54	\$ 2,822.45	\$ 1,954.88	\$ 1,954.88	\$ 0.00	\$ 0.00	\$ 16,861.55
Total Other Expenses	\$ 1,881.64	\$ 1,826.72	\$ 0.00	\$ 0.00	\$ 1,826.72	\$ 1,826.72	\$ 2,767.54	\$ 2,822.45	\$ 1,954.88	\$ 1,954.88	\$ 0.00	\$ 0.00	\$ 16,861.55
Net Other Income	-\$ 1,881.64	-\$ 1,826.72	\$ 0.00	\$ 0.00	-\$ 1,826.72	-\$ 1,826.72	-\$ 2,767.54	-\$ 2,822.45	-\$ 1,954.88	-\$ 1,954.88	\$ 0.00	\$ 0.00	-\$ 16,861.55
Net Income	-\$ 1,581.94	\$ 14,236.77	\$ 31,507.04	\$ 5,806.53	\$ 16,551.65	\$ 6,243.20	\$ 21,041.20	\$ 18,690.53	\$ 11,605.55	-\$ 5,092.18	\$ 16,478.53	\$ 4,111.96	\$ 139,598.84

JUNCTION WEST COFFEYVILLE RV PARK - COFFEYVILLE, KS

JANUARY-MAY 2024 FINANCIALS

	Jan 24	Feb 24	Mar 24	Apr 24	May 24	TOTAL
Ordinary Income/Expense						
Income						
4-1000 · Rental Revenue	50,756.22	64,612.46	44,446.94	39,780.79	43,734.87	243,331.28
4-2000 · Ancillary Revenue	0.00	60.00	90.00	75.00	125.00	350.00
Total Income	50,756.22	64,672.46	44,536.94	39,855.79	43,859.87	243,681.28
Gross Profit	50,756.22	64,672.46	44,536.94	39,855.79	43,859.87	243,681.28
Expense						
6-1100 · Housekeeping	0.00	0.00	42.44	0.00	0.00	42.44
6-1300 · Front Desk	2,637.73	980.60	1,913.03	470.82	261.44	6,263.62
6-1600 · Utilities	19,391.41	13,083.86	10,643.04	1,636.65	13,687.99	58,442.95
6-1700 · Repairs & Maintenance	1,699.88	414.53	4,602.43	4,621.19	5,428.81	16,766.84
6-1800 · Marketing	0.00	0.00	3,100.00	800.00	800.00	4,700.00
6-1900 · General & Administrative	1,359.85	1,948.83	1,220.62	1,063.36	2,373.81	7,966.47
6-2000 · Payroll Expenses	8,253.34	5,723.30	6,445.68	7,278.06	11,101.31	38,801.69
6-2100 · Insurance	2,614.55	2,614.55	4,903.27	3,377.45	2,635.90	16,145.72
6-2200 · Property Management Fee	3,187.81	3,983.62	2,876.85	2,642.79	2,742.99	15,434.06
6-4000 · Property Taxes	2,444.17	2,444.17	884.51	1,924.28	1,330.49	9,027.62
Total Expense	41,588.74	31,193.46	36,631.87	23,814.60	40,362.74	173,591.41
Net Ordinary Income	9,167.48	33,479.00	7,905.07	16,041.19	3,497.13	70,089.87
Other Income/Expense						
Other Expenses						
6-7002 · Extraordinary Items	12,733.54	0.00	0.00	0.00	2,222.60	14,956.14
6-8001 · Professional Fees	3,000.00	3,000.00	0.00	0.00	0.00	6,000.00
Total Other Expenses	15,733.54	3,000.00	0.00	0.00	2,222.60	20,956.14
Net Other Income	-15,733.54	-3,000.00	0.00	0.00	-2,222.60	-20,956.14
Net Income	-6,566.06	30,479.00	7,905.07	16,041.19	1,274.53	49,133.73

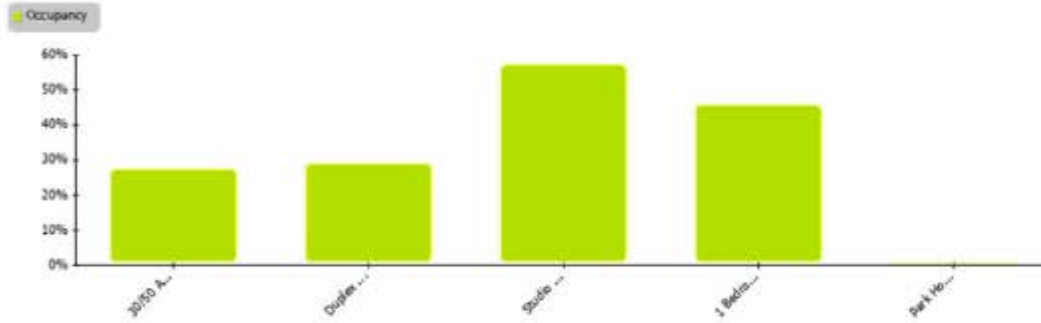
JUNCTION WEST COFFEYVILLE RV PARK - COFFEYVILLE, KS

OCCUPANCY REPORT

MEMBOOK REPORT - FOR JUN 29 2024

GENERATED JUN 29 2024 0:37PM

Occupancy Report (30.07% Occupancy Total) - Junction West Coffeyville



Occupancy Statistical Data

Category	Nights Available	Nights Occupied	Nights Empty	Bookings	Guest Nights	Average Booking Length	Occupancy Percentage
30/50 Amp Full Hook Up - Pull Thru (100 Sites)	100	27	73	27	28	1.00	27.00%
Duplex Cabin (14 Sites)	14	4	10	4	5	1.00	28.57%
Studio Cabin (7 Sites)	7	4	3	4	4	1.00	57.14%
1 Bedroom Cabin (11 Sites)	11	5	6	5	5	1.00	45.45%
Park Home (1 Site)	1	0	1	0	0	0.00	0.00%
Total (133 Sites)	133 Nights	40 Nights	93 Nights	40 Bookings	42 Guest Nights	1.00 Nights	30.07%

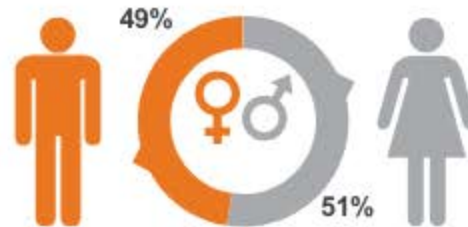
Occupancy Rate Quoted & Repeat Billing Data (Projections)

Category	Bookings	Booking Length	Projected Earnings (Tax Inc)	Projected Earnings (Tax Ex)	Projected Earnings per Booking (Tax Inc)	Projected Earnings per Booking (Tax Ex)	Projected Earnings per Occupied Night (Tax Inc)	Projected Earnings per Occupied Night (Tax Ex)
30/50 Amp Full Hook Up - 27 Pull Thru (100 Sites)	27	27 Nights	\$614.86 CR	\$614.86 CR	\$22.77 CR	\$22.77 CR	\$22.77 CR	\$22.77 CR
Duplex Cabin (14 Sites)	4	4 Nights	\$185.71 CR	\$185.71 CR	\$46.43 CR	\$46.43 CR	\$46.43 CR	\$46.43 CR
Studio Cabin (7 Sites)	4	4 Nights	\$207.84 CR	\$207.84 CR	\$51.96 CR	\$51.96 CR	\$51.96 CR	\$51.96 CR
1 Bedroom Cabin (11 Sites)	5	5 Nights	\$243.79 CR	\$243.79 CR	\$48.76 CR	\$48.76 CR	\$48.76 CR	\$48.76 CR
Park Home (1 Site)	0	0 Nights	\$0.00 CR	\$0.00 CR	\$0.00 CR	\$0.00 CR	\$0.00 CR	\$0.00 CR
Total (133 Sites)	40	40 Nights	\$1,252.21 CR	\$1,252.21 CR	\$31.31 CR	\$31.31 CR	\$31.31 CR	\$31.31 CR

JUNCTION WEST COFFEYVILLE RV PARK - COFFEYVILLE, KS

DEMOGRAPHIC HIGHLIGHTS

 **7,782**
Total Population Within
a 5-Mile Radius

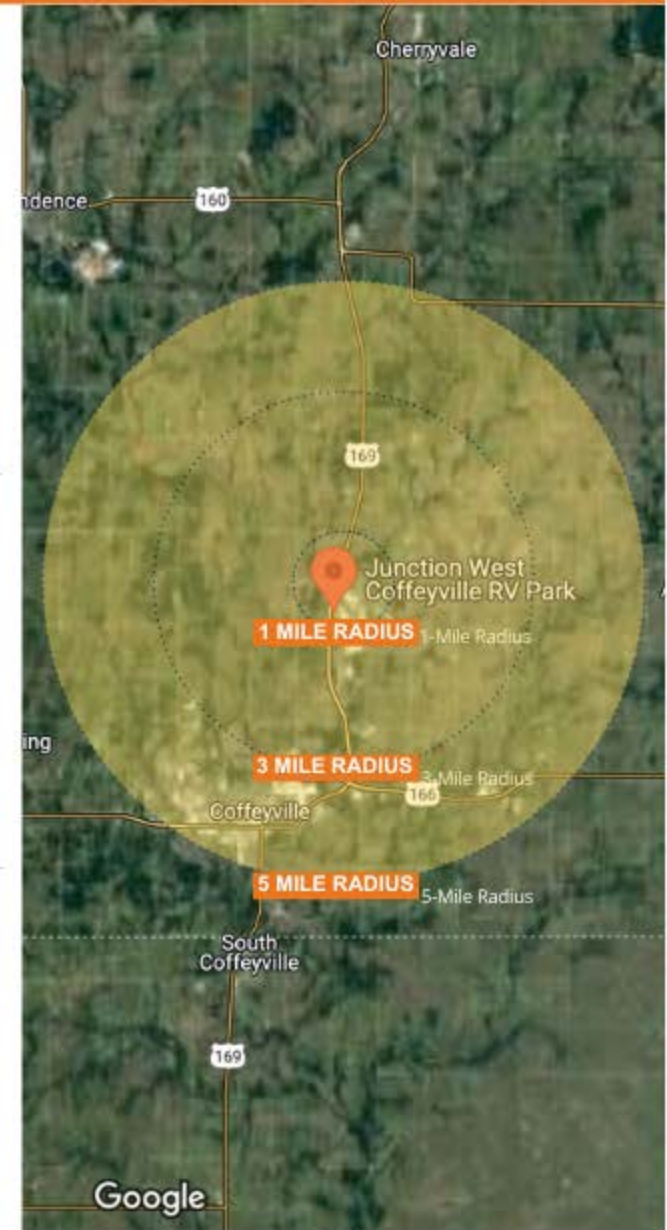



\$55,990
Average Household Income
Within a 5-Mile Radius


\$63,354
Median Housing Value Within
a 5-Mile Radius

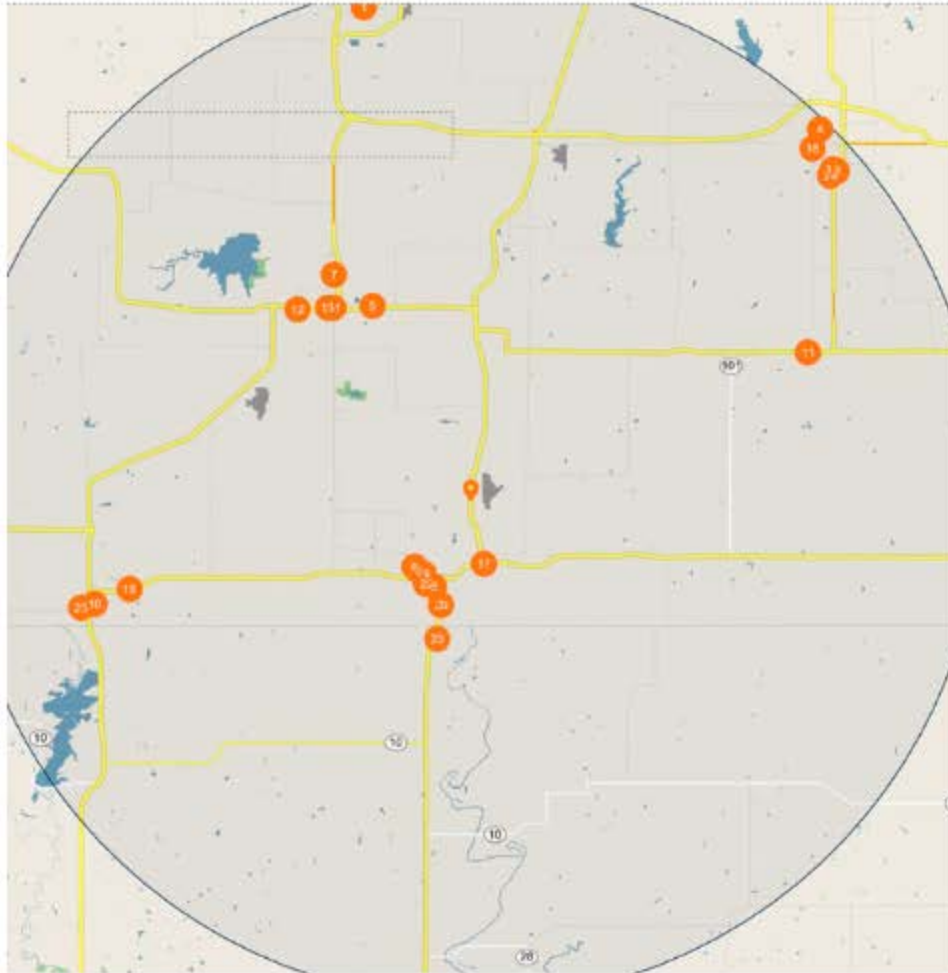
 **3,241**

Total Households in a
5-Mile Radius



JUNCTION WEST COFFEYVILLE RV PARK - COFFEYVILLE, KS

MAJOR EMPLOYERS



Major Employers		Employees
1	Cobalt Boats LLC	480
2	Labette Health Foundation Inc.	459
3	John Deere Coffeyville Works Inc.	450
4	Children Families Dept for Special Purpose School	420
5	Standard Motor Products Inc.	400
6	Coffeyville Regional Medical Center Inc.	380
7	Tri-County Special Education Coop-Tri-County Interlocal 607	335
8	Acme Foundry Inc.	328
9	Coffeyville Unified School District 445	320
10	Spears Manufacturing Co.	315
11	Unified School District 506 Labette CNT	275
12	Walmart Inc-Walmart	270
13	Mercy Kansas Communities Inc-Mercy Hospital	270
14	Neighbors & Associates Inc.	255
15	Spears Caney Inc-Spears Manufacturing	250
16	Coffeyville Unified School District 445-Roosevelt Middle School	224
17	Walmart Inc-Walmart	203
18	Steinle Inc-Dwaynes Photo Service	200
19	Power Flame Incorporated	190
20	McCall Pattern Company-Wallies	180
21	G W Foods Inc.	179
22	Star Pipe Usa LLC-Sp Foundry	175
23	Star Pipe Usa LLC-Sp Foundry	175
24	Tank Wind-Down Corp-Columbian Tech Tank	170
25	Unified School District 436-Transportation Dept Caney Vly	166

JUNCTION WEST COFFEYVILLE RV PARK - COFFEYVILLE, KS

AMENITIES



Wi-Fi



Cable TV



Laundry



Security Cameras



Showers



Storm Shelter



Restrooms



Horseshoes



Dog Park

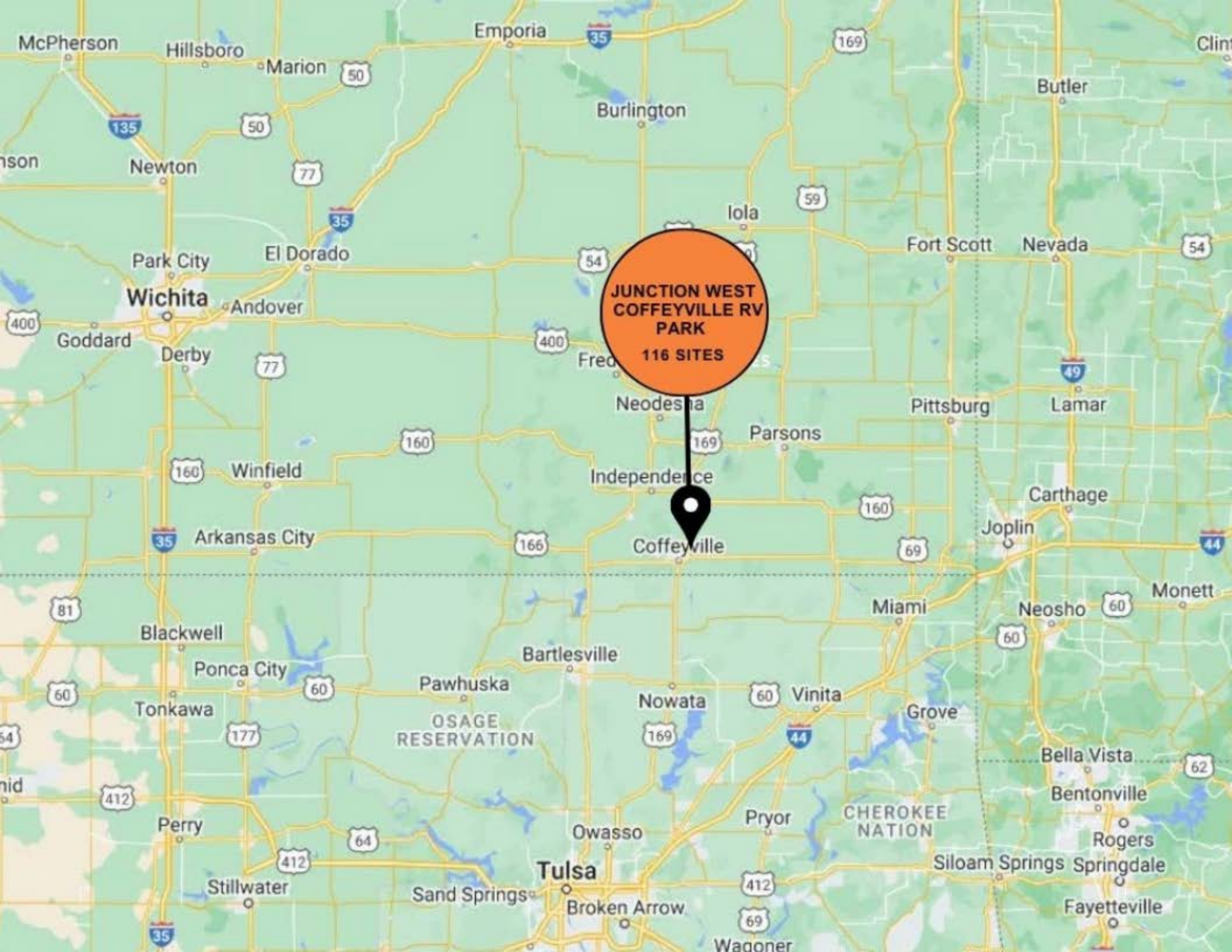


Fire Pits

UTILITY	PROVIDER	PAID BY
Water	City	Property
Sewer	Lagoon	Property
Electric		Property
Trash		Property

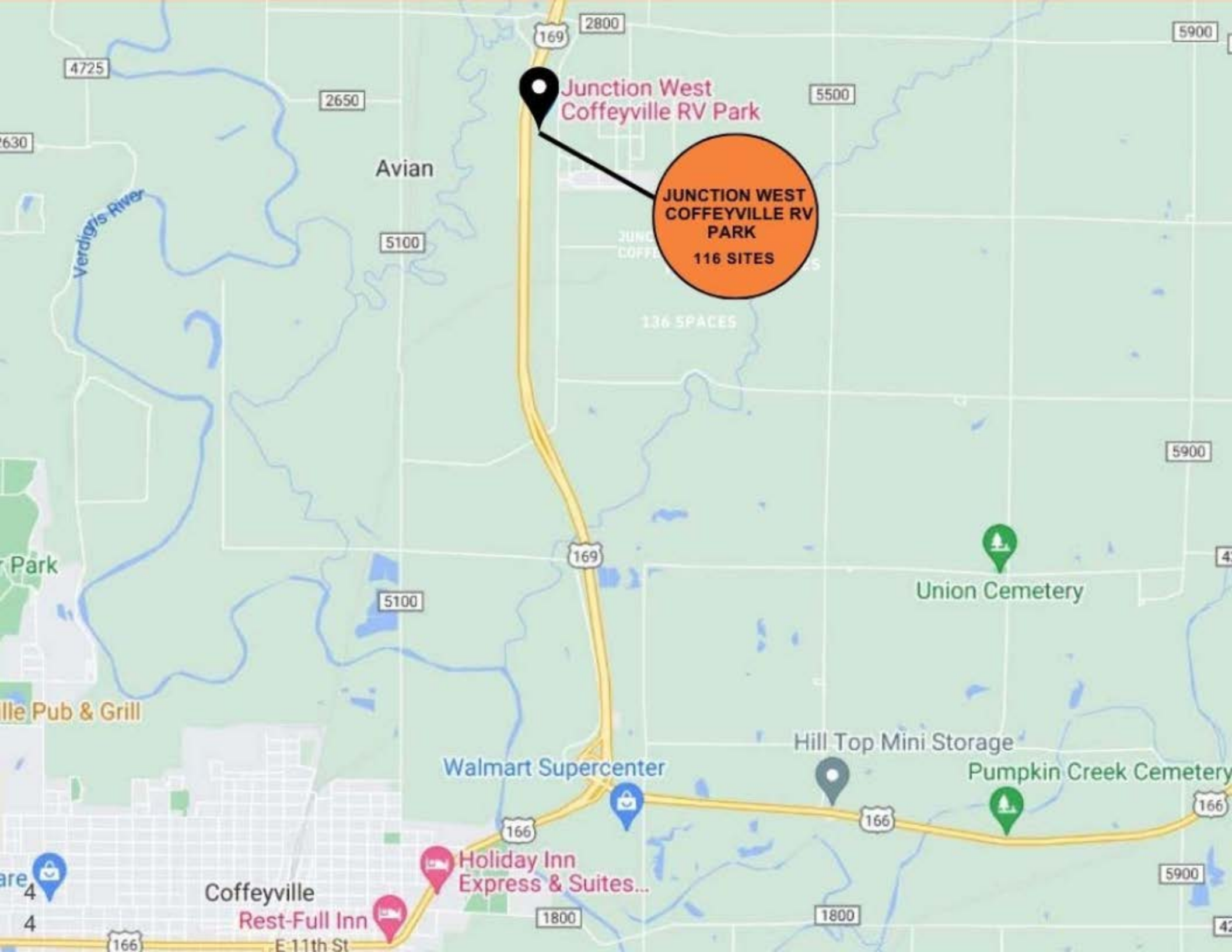
POPULATION	1 MILE	3 MILES	5 MILES
2027 Projection			
Total Population	17	219	7,514
2022 Estimate			
Total Population	17	225	7,782
2010 Census			
Total Population	20	249	8,869
2000 Census			
Total Population	20	261	9,593
Daytime Population			
2022 Estimate	12	173	10,197
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2027 Projections			
Total Households	6	102	3,135
2022 Estimate			
Total Households	6	104	3,241
Average (Mean) Household Size	2.33	2.38	2.32
2010 Census			
Total Households	6	113	3,635
2000 Census			
Total Households	6	113	4,102
Growth 2022 - 2027	-2.6%	-1.8%	-3.3%
HOUSING UNITS	1 MILE	3 MILES	5 MILES
Occupied Units			
2027 Projections	6	102	3,135
2022 Estimate	7	122	4,109
Owner Occupied	71.4%	71.3%	50.4%
Renter Occupied	14.3%	13.1%	28.5%
Vacant	14.3%	15.6%	21.1%
Persons In Units			
2022 Persons in Unit	6	104	3,241
1 Person Units	27.0%	25.9%	34.9%
Person Units	42.3%	41.1%	32.7%
Person Units	11.6%	12.7%	13.1%
Person Units	12.0%	12.7%	10.5%
Person Units	6.0%	5.6%	5.2%
Person Units	1.1%	1.9%	3.5%

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
2022 Estimate			
\$200,000 or More	6.0%	6.4%	2.7%
\$150,000 - \$199,000	1.1%	2.1%	2.2%
\$100,000 - \$149,000	6.7%	11.8%	7.0%
\$75,000 - \$99,999	22.1%	18.0%	9.0%
\$50,000 - \$74,999	14.2%	16.1%	17.0%
\$35,000 - \$49,999	11.6%	11.6%	12.6%
\$25,000 - \$34,999	18.7%	18.7%	17.0%
\$15,000 - \$24,999	9.7%	8.8%	14.4%
Under \$15,000	9.7%	6.6%	18.1%
Average Household Income	\$77,565	\$82,012	\$55,990
Median Household Income	\$50,306	\$55,311	\$35,394
Per Capita Income	\$25,831	\$37,822	\$23,924
POPULATION PROFILE	1 MILE	3 MILES	5 MILES
Population by Age			
2022 Estimate Total Population	17	225	7,782
Under 20	22.3%	24.6%	27.7%
20 to 34 Years	13.5%	13.7%	18.2%
35 to 39 Years	5.0%	5.6%	6.1%
40 to 49 Years	9.8%	10.4%	10.4%
50 to 64 Years	24.4%	21.2%	17.8%
64 Years Age 65+ Median Age	24.9%	24.6%	19.8%
	49.4	46.0	38.3
Population 25+ by Education Level			
2022 Population 25 + by Education Level	12	157	5,092
Elementary (0-8)	3.1%	2.4%	3.1%
Some High School (9-11)	7.6%	5.7%	8.0%
High School Graduate (12)	28.9%	29.6%	31.8%
Some College (13-15)	26.4%	25.8%	27.3%
Associates Degree Only	14.8%	14.8%	12.9%
Bachelors Degree Only	15.0%	16.7%	11.0%
Graduate Degree	4.3%	4.9%	5.3%
Population by Gender			
2022 Estimate Total Population	17	225	7,782
Male Population	51.6%	51.1%	49.0%
Female Population	48.4%	48.9%	51.0%



**JUNCTION WEST
COFFEYVILLE RV
PARK**
116 SITES





Junction West
Coffeyville RV Park

**JUNCTION WEST
COFFEYVILLE RV
PARK**
116 SITES

136 SPACES

Avian

Union Cemetery

Walmart Supercenter

Hill Top Mini Storage

Pumpkin Creek Cemetery

Coffeyville

Rest-Full Inn

Holiday Inn
Express & Suites...

E-11th St



PHOENIX LOGISTICS

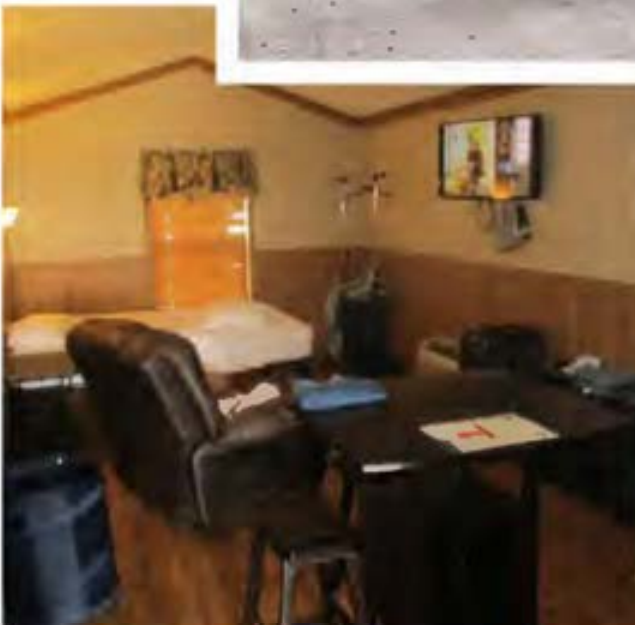
JUNCTION WEST COFFEYVILLE RV PARK - COFFEYVILLE, KS



CABINS



JUNCTION WEST COFFEYVILLE RV PARK - COFFEYVILLE, KS



RV PARK



BARTLETT SOYBEAN CRUSHING PLANT (TO BE COMPLETED FALL 2024)



JUNCTION WEST COFFEYVILLE RV PARK - COFFEYVILLE, KS.

INDUSTRIAL PARK ADJACENT TO THE PARK



JUNCTION WEST COFFEYVILLE RV PARK - COFFEYVILLE, KS.

CITY & SURROUNDING PLANTS



JUNCTION WEST COFFEYVILLE RV PARK - COFFEYVILLE, KS.

DOWNTOWN COFFEYVILLE



JUNCTION WEST COFFEYVILLE RV PARK - COFFEYVILLE, KS.

PONCA CITY

JUNCTION WEST RV PARK & CABINS - PONCA CITY, OK

INVESTMENT HIGHLIGHTS

- ▶ 116 sites: 71 RV, 45 Cabins
- ▶ Less Than 0.5 Miles From Route 60 – the 7th Longest Highway in the United States
- ▶ Amenities include: Showers, Restrooms, Wi-Fi, Laundry, Cable TV, Security Cameras and Dog Park
- ▶ Only Property in the Region with 100+ Sites
- ▶ Located 5 Minutes from Phillips 66 Refinery
- ▶ Offered at 33% of Current Replacement Cost

Occupancy at the park is 15% as of 8/25/24 but it is increasing - anticipate 80% occupancy when the September 2024 minor turn occurs and predict full occupancy when the March/April 2025 major turn occurs.

JUNCTION WEST RV PARK & CABINS - PONCA CITY, OK

INVESTMENT OVERVIEW

Junction West RV Park is located in Ponca City, Oklahoma. The property spans 31.63 +/- acres and offers a total of 116 sites, including 70 RV lot rentals, 20 two-person cabins, 11 one-person cabins, 3 one-bed cottages, 2 two-bed cottages, and 2 deluxe cabins. Established in 2007, the property operates on lagoon sewer, and all utilities are covered by the park.

Ponca City is centrally located between three major metros —Wichita, OKC, and Tulsa. The park is conveniently situated just 15 minutes from I-35, a north-south interstate spanning from Texas to Minnesota. It is also less than half a mile from Route 60, the 7th longest highway in the United States. Route 60 sees a substantial daily traffic flow of over 8,000 vehicles outside the property.

There are many major attractions in Ponca City including:

- In January 2019, the Ponca City RecPlex opened. The 27.5 million-dollar, 76,000-square-foot facility offers state-of-the-art strength and cardio equipment, a family pool with spiral water slide, a six-lane 25-yard competition lap pool, 30-foot rock climbing wall for all skill levels, basketball and racquetball courts, fitness classes for all abilities and more.
- Ponca City has a strong community mindset with over 300 nonprofits and endless ways to be involved. Herb Fest that funds Survivor Resource Network brings in 10,000 people per weekend in June. Oktoberfest helps to fund the Marland Mansion, which is a beautiful and historic tourist attraction.
- The City of Ponca City has 20 exceptional parks that are each unique. Some of the parks have play structures, splash pads, shelter houses, restrooms, swimming beach, sand volleyball, skate park, disc golf courses, walking/jogging trails, dog park, youth fishing ponds, picnic tables, monuments and more.
- Located eight miles east of Ponca City, Kaw Lake covers 17,000 surface acres and has 168 miles of shoreline, and offers recreation facilities like picnic areas, boat ramps, playgrounds, swimming beach, and two full-service marinas. Kaw Lake and the Arkansas River have long been known for producing some of Oklahoma's largest catfish, making this a popular spot for fishermen.

JUNCTION WEST RV PARK & CABINS - PONCA CITY, OK

SPACE MIX

CURRENT				
SPACE TYPE	# OF SPACES	RENTAL AGREEMENT	RENTAL RANGE	MONTHLY INCOME
RV Lot Rent	71	D/W/Monthly	\$35/\$165/\$425	\$30,175
Duplex Cabin	12 (24)	D/W/Monthly	\$1,400/mo.	\$33,600
Fourplex Cabin	3 (12)	D/W/Monthly	\$1,150/mo.	\$13,800
Country Cottage 1 Beds	3	D/W/Monthly	\$1,150/mo.	\$3,450
Country Cottage 2 Beds	2	D/W/Monthly	\$325/wk, 1,300/mo.	\$2,600
Deluxe Cabin	2	D/W/Monthly	\$1,400/mo.	\$2,800
Park-Owned Mobiles Homes	2	D/W/Monthly	\$1,200/mo.	\$1,200
Total	116			\$87,625/mo. \$1,051,500/yr.

JUNCTION WEST RV PARK & CABINS - PONCA CITY, OK

JANUARY-DECEMBER 2022 FINANCIALS

page 1 of 2

Income	
40090 RV Revenue Back In	101,030.51
Rentals	
Cabin Rentals	216,132.71
Early Arrival Fees	130.73
Refunds (cc) from NA	-105.00
Site Rental Income	27,845.26
Total Rentals	\$244,003.70
Sales of Product Income	
Cancellation Fee	-58.73
Propane Sales	1,418.00
Total Sales of Product Income	\$1,359.27
WiFi Revenue	552.81
Total Income	\$346,946.29
Cost of Goods Sold	
Cost of Goods Sold	627.00
Total Cost of Goods Sold	\$ 627.00
Gross Profit	\$346,319.29
Expenses	
Advertising & Marketing	6,359.96
Bad Debts	0.00
Bank Charges & Fees	4.50
Cabin Supplies	561.44
Credit Card Processing Fees	8,308.23
Dues & Subscriptions	1,182.76
Employee Expenses	
Payroll - Benefits	1,624.17
Payroll Fee	1,609.87
Payroll Taxes	15,790.34
Payroll-Wages	64,083.21
Workers Comp	3,045.56
Total Employee Expenses	\$86,153.15
Equipment	8,126.76
Equipment Maintenance	115.36
Fuel	1,188.10
Guest Event Supplies	1,388.93
Guest Refunds	93.85
Housekeeping Supplies	213.52
Internet and cable service	11,596.17
Job Supplies	
Janitorial Supplies	4,323.62
Total Job Supplies	\$4,323.62

JUNCTION WEST RV PARK & CABINS - PONCA CITY, OK

JANUARY-DECEMBER 2022 FINANCIALS

page 2 of 2

Legal & Professional Services	183.00
Maintenance Agreement	2,458.96
Management Fees	17,477.87
Meals & Entertainment	90.00
Melio Credit card fee	6.00
Office Supplies & Services	1,115.24
Operating Supplies	996.55
Postage	45.10
Repairs & Maintenance	6,951.11
Vehicle Repairs & Maintenance	480.33
Total Repairs & Maintenance	\$7,431.44
Software Expense	3,482.40
Taxes & Licenses	250.07
Travel	1,506.41
Unapplied Cash Bill Payment Expense	17,632.57
Utilities	17,722.29
Communication	100.48
Electricity Expense	73,349.61
Electricity Reimbursement	-37,713.25
Phone Services	3,207.73
Trash Collection	3,135.16
Utilities- Gas	4,187.19
Water	5,615.15
Total Utilities	\$69,604.36
Total Expenses	\$251,896.32
Net Operating Income	\$94,422.97
Other Expenses	
Cash Over/Short	2.73
Insurance	10,427.30
Taxes - Real Estate	10,455.40
Theft	400.00
Total Other Expenses	\$21,285.43
Net Other Income	-\$21,285.43
Net Income	\$73,137.54

JUNCTION WEST RV PARK & CABINS - PONCA CITY, OK

JANUARY-DECEMBER 2023 FINANCIALS

page 1 of 2

Income	
Campground Revenue	
Cancellation Fees Revenue	5,340.38
Laundry Revenue	1,440.00
Lodging Revenue - Cabin	273,181.25
RV Revenue - Back in	53,406.73
RV Revenue - Pull Through	63,872.59
Total Campground Revenue	\$397,240.95
Campstore Dept Revenue	
Campstore - Propane Sales	460.00
Total Campstore Dept Revenue	\$ 460.00
Total Income	\$397,700.95
Gross Profit	\$397,700.95
Expenses	
A&G Expensess	
A&G - Auto & Fuel Expenses	100.00
A&G - Bank Fees and Charges	5.00
A&G - Cash Over/Short	0.10
A&G - Credit Card Charge Backs	300.00
A&G - Credit Card Fees	10,548.89
A&G - Dues & Subscriptions	2,384.67
A&G - Employee Testing/Background Checks	135.00
A&G - Licenses & Permits	804.37
A&G - Office Supplies & Software	8,740.23
A&G - Printing & Stationery	50.15
A&G - Travel & Meetings	2,333.40
A&G - Uniform Expenses	536.75
Management Fees	21,631.43
Miscellaneous Expenses	3,857.54
Total A&G Expensess	\$51,427.53
Campground Expensess	
Camp - Auto & Fuel Expenses	1,193.82
Camp - Cleaning Supplies	5,287.36
Camp - Contract Labor	1,600.00
Camp - Guest Refunds	100.00
Camp - Guest Relations	204.33
Camp - Linen & Terry Purchases	263.71
Camp - Music, Meals & Entertainment Expenses	103.53
Camp - OTA Commissions	29.91
Camp - Property Supplies	1,011.00
Total Campground Expensess	\$9,793.66

JUNCTION WEST RV PARK & CABINS - PONCA CITY, OK

JANUARY-DECEMBER 2023 FINANCIALS

page 2 of 2

Insurance - General	20,653.58
Payroll	
Payroll - Employee Benefits	2,164.21
Payroll - Grounds & Maintenance	17,968.00
Payroll - Housekeeping	13,732.00
Payroll - Management	48,105.33
Payroll - Workers Comp Insurance	1,173.33
Payroll Processing Fees	1,639.31
Payroll Taxes - Employer's Share	9,437.03
Total Payroll	\$94,219.21
Repair & Maintenance Expenses	6,090.23
R&M - General Repairs & Maintenance	8,475.25
R&M - Grounds & Landscaping	1,238.37
R&M - Repairs - Building	44.10
R&M - Repairs - Equipment	2,708.92
Total Repair & Maintenance Expenses	\$18,556.87
Sales & Marketing Expenses	
S&M - Advertising & Marketing	9,199.93
S&M - Marketing Fee	3,437.20
Total Sales & Marketing Expenses	\$12,637.13
Unapplied Cash Bill Payment Expense	0.00
Utilities	
Utilities - CATV	5,596.84
Utilities - Electric Service Reimbursement	-19,126.87
Utilities - Electrical Service	77,000.43
Utilities - Gas Service	4,934.43
Utilities - Internet & Phone Service	9,762.26
Utilities - Internet & Phone Service Reimbursement	-1,484.80
Utilities - Propane (Not for Campstore Resale) Expenses	1,422.37
Utilities - Trash Service	7,050.00
Utilities - Water Service	5,971.32
Total Utilities	\$91,125.98
Total Expenses	\$298,413.96
Net Operating Income	\$99,286.99
Other Expenses	
Non Operating Expenses	
Taxes - Property Tax	4,664.68
Total Non Operating Expenses	\$4,664.68
Total Other Expenses	\$4,664.68
Net Other Income	-\$4,664.68
Net Income	\$94,622.31

JUNCTION WEST RV PARK & CABINS - PONCA CITY, OK

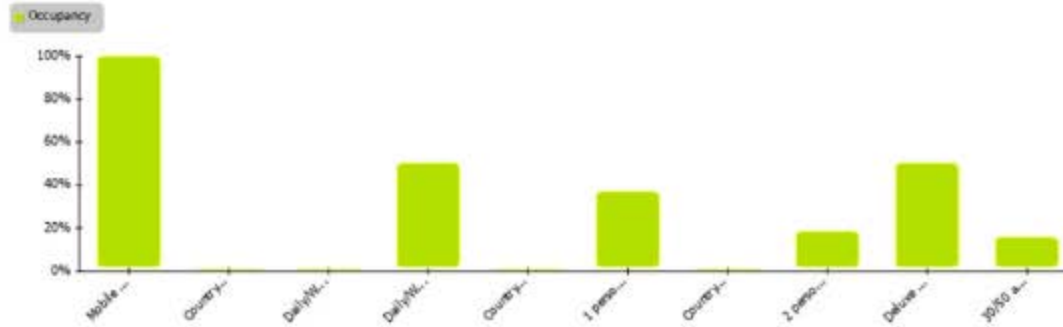
JANUARY-MAY 2024 FINANCIALS

	Jan 24	Feb 24	Mar 24	Apr 24	May 24	TOTAL
Ordinary Income/Expense						
Income						
4-1000 · Rental Revenue	5,123.51	14,602.54	14,540.23	16,230.85	11,090.61	61,587.74
4-2000 · Ancillary Revenue	0.00	10.00	60.00	182.00	45.00	297.00
4-3000 · Utility Revenue	-111.68	366.86	559.30	65.94	907.24	1,787.66
4-5000 · Misc Income	611.26	0.00	0.00	0.00	4.00	615.26
Total Income	5,623.09	14,979.40	15,159.53	16,478.79	12,046.85	64,287.66
Gross Profit	5,623.09	14,979.40	15,159.53	16,478.79	12,046.85	64,287.66
Expense						
6-1100 · Housekeeping	23.46	213.22	776.27	0.00	81.60	1,094.55
6-1200 · Landscaping	0.00	0.00	0.00	0.00	145.00	145.00
6-1300 · Front Desk	1,847.43	1,126.43	1,138.69	1,132.71	1,043.78	6,289.04
6-1400 · Guest Services	0.00	0.00	0.00	0.00	116.71	116.71
6-1600 · Utilities	4,564.91	6,789.31	10,902.76	6,634.23	4,009.16	32,900.37
6-1700 · Repairs & Maintenance	1,757.86	709.05	2,402.03	1,044.69	453.69	6,367.32
6-1800 · Marketing	0.00	212.31	0.00	3,900.00	800.00	4,912.31
6-1900 · General & Administrative	177.99	173.96	1,053.55	1,029.24	745.52	3,180.26
6-2000 · Payroll Expenses	4,552.57	4,385.98	3,693.64	4,121.91	5,585.04	22,339.14
6-2100 · Insurance	2,712.24	2,712.24	7,379.60	4,268.03	3,727.33	20,799.44
6-2200 · Property Management Fee	1,650.00	1,650.00	1,650.00	1,650.00	1,650.00	8,250.00
6-4000 · Property Taxes	1,867.18	1,867.18	-2,335.61	466.25	466.25	2,331.25
Total Expense	19,153.64	19,839.68	26,660.93	24,247.06	18,824.08	108,725.39
Net Ordinary Income	-13,530.55	-4,860.28	-11,501.40	-7,768.27	-6,777.23	-44,437.73
Other Income/Expense						
Other Income						
7-7000 · Sales Tax Import - RDP	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00
Other Expense						
6-7002 · Extraordinary Items	0.00	0.00	0.00	0.00	-5,281.77	-5,281.77
6-8001 · Professional Fees	3,000.00	3,000.00	0.00	0.00	0.00	6,000.00
Total Other Expense	3,000.00	3,000.00	0.00	0.00	-5,281.77	718.23
Net Other Income	-3,000.00	-3,000.00	0.00	0.00	5,281.77	-718.23
Net Income	-16,530.55	-7,860.28	-11,501.40	-7,768.27	-1,495.46	-45,155.96

Note:
September 2024 minor turn is in the process and traditionally fills the park to 80% occupancy for 3 months. Then, a major turn is predicted in March/April 2025.

JUNCTION WEST RV PARK & CABINS - PONCA CITY, OK

OCCUPANCY REPORT



Occupancy Statistical Data

Category	Nights Available	Nights Occupied	Nights Empty	Bookings	Guest Nights	Average Booking Length	Occupancy Percentage
Mobile Home (1 Sites)	1	1	0	1	1	1.00	100.00%
Country Cottage 2 beds 1.0 (0 Sites)	0	0	0	0	0	0.00	0.00%
Daily/Weekly 1 Person Cabin (1 Site)	1	0	1	0	0	0.00	0.00%
Daily/Weekly 2 person cabin (2 Sites)	2	1	1	1	1	1.00	50.00%
Country Cottage 1 Bed (3 Sites)	2	0	2	0	0	0.00	0.00%
1 person Cabin (13 Sites)	11	4	7	4	4	1.00	36.36%
Country Cottage 2 beds (2 Sites)	1	0	1	0	0	0.00	0.00%
2 person Cabin (18 Sites)	11	2	9	2	2	1.00	18.18%
Deluxe Cabin-2 Beds (2 Sites)	2	1	1	1	1	1.00	50.00%
30/50 amp FHU Pull Thru (70 Sites)	70	11	59	11	13	1.00	15.71%
Total (112 Sites)	101 Nights	20 Nights	81 Nights	20 Bookings	22 Guest Nights	1.00 Nights	19.80%

Occupancy Rate Quoted & Repeat Billing Data (Projections)

Category	Bookings	Booking Length	Projected Earnings (Tax Inc)	Projected Earnings (Tax Ex)	Projected Earnings per Booking (Tax Inc)	Projected Earnings per Booking (Tax Ex)	Projected Earnings per Night Occupied (Tax Inc)	Projected Earnings per Night Occupied (Tax Ex)
Mobile Home (1 Site)	1	1 Nights	\$16.67 CR	\$16.67 CR	\$16.67 CR	\$16.67 CR	\$16.67 CR	\$16.67 CR
Country Cottage 2 beds 1.0 (0 Sites)	0	0 Nights	\$0.00 CR	\$0.00 CR	\$0.00 CR	\$0.00 CR	\$0.00 CR	\$0.00 CR
Daily/Weekly 1 Person Cabin (1 Site)	0	0 Nights	\$0.00 CR	\$0.00 CR	\$0.00 CR	\$0.00 CR	\$0.00 CR	\$0.00 CR
Total (112 Sites)	20 Bookings	20 Nights	\$464.27 CR	\$449.82 CR	\$23.21 CR	\$22.49 CR	\$23.21 CR	\$22.49 CR

JUNCTION WEST RV PARK & CABINS - PONCA CITY, OK

OCCUPANCY REPORT

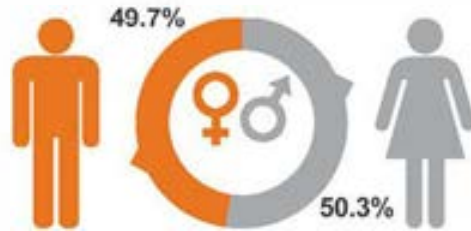
Category	Bookings	Booking Length	Projected Earnings (Tax Inc)	Projected Earnings (Tax Ex)	Projected Earnings per Booking (Tax Inc)	Projected Earnings per Booking (Tax Ex)	Projected Earnings per Occupied Night (Tax Inc)	Projected Earnings per Occupied Night (Tax Ex)
Daily/Weekly 2 person cabin (2 Sites)	1	1 Nights	\$0.00 CR	\$0.00 CR	\$0.00 CR	\$0.00 CR	\$0.00 CR	\$0.00 CR
Country Cottage 1 Bed (3 Sites)	0	0 Nights	\$0.00 CR	\$0.00 CR	\$0.00 CR	\$0.00 CR	\$0.00 CR	\$0.00 CR
1 person Cabin (13 Sites)	4	4 Nights	\$129.76 CR	\$123.09 CR	\$32.44 CR	\$30.77 CR	\$32.44 CR	\$30.77 CR
Country Cottage 2 beds (2 Sites)	0	0 Nights	\$0.00 CR	\$0.00 CR	\$0.00 CR	\$0.00 CR	\$0.00 CR	\$0.00 CR
2 person Cabin (18 Sites)	2	2 Nights	\$94.88 CR	\$90.00 CR	\$47.44 CR	\$45.00 CR	\$47.44 CR	\$45.00 CR
Deluxe Cabin-2 Beds (2 Sites)	1	1 Nights	\$56.47 CR	\$53.57 CR	\$56.47 CR	\$53.57 CR	\$56.47 CR	\$53.57 CR
30/50 amp FHU Pull Thru (70 Sites)	11	11 Nights	\$166.49 CR	\$166.49 CR	\$15.14 CR	\$15.14 CR	\$15.14 CR	\$15.14 CR
Total (112 Sites)	20 Bookings	20 Nights	\$464.27 CR	\$449.82 CR	\$23.21 CR	\$22.49 CR	\$23.21 CR	\$22.49 CR

Note: Over the past year, rents at Ponca City have increased significantly, boosting the park's income without affecting occupancy levels.

JUNCTION WEST RV PARK & CABINS - PONCA CITY, OK


DEMOGRAPHIC HIGHLIGHTS

 **21,249**
Total Population Within a
5-Mile Radius




\$58,709
Average Household Income
Within a 5-Mile Radius


\$86,362
Median Housing Value Within
a 5-Mile Radius

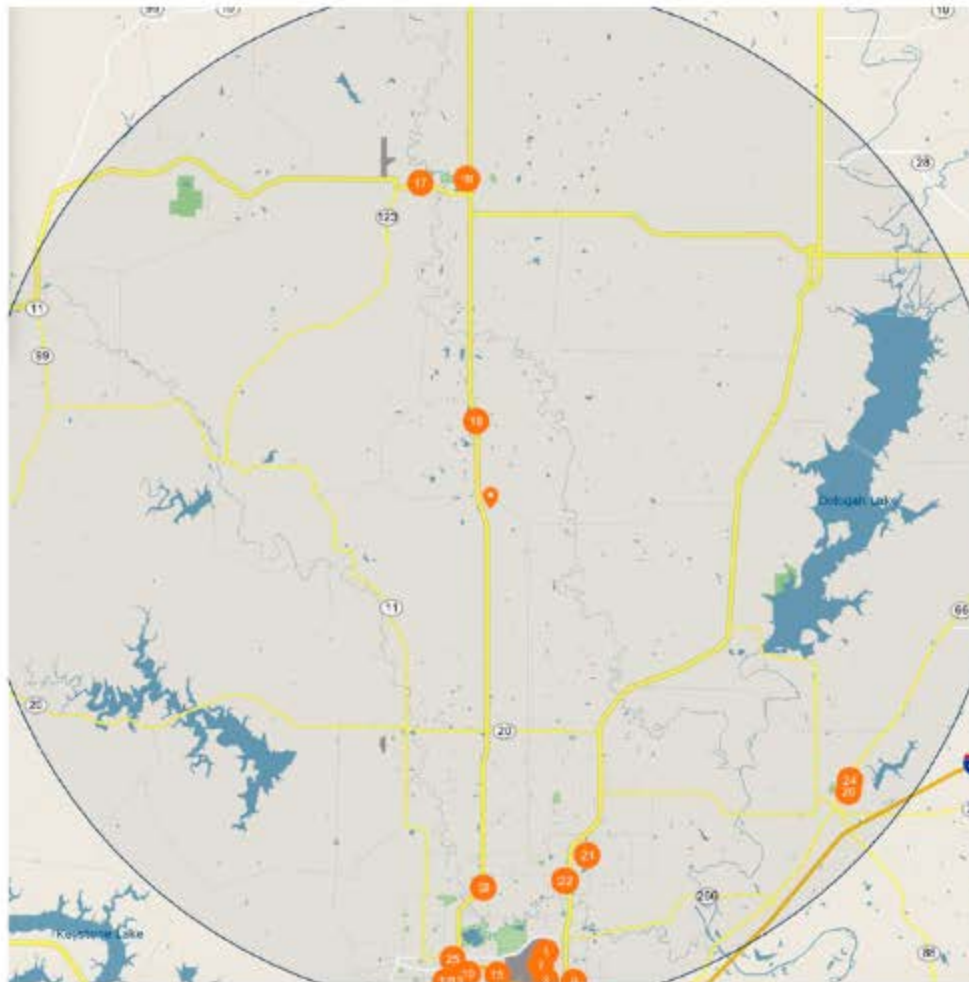
 **8,736**

Total Households in a
5-Mile Radius



JUNCTION WEST RV PARK & CABINS - PONCA CITY, OK

MAJOR EMPLOYERS



Major Employers

Employees

1	American Airlines Inc. Maintenance Service	5,200
2	Nordam Group LLC-Repair Division	1,543
3	Ic Bus of Oklahoma LLC	1,000
4	Jane Phillips Mem Med Ctr Inc.	900
5	Integrated Service Company LLC-Inserv	850
6	Nordam Group LLC-Repair Division	810
7	Boeing Company	810
8	John Zink Company LLC-John Zink Hamworthy Combustion	800
9	Triumph Aerostructures - Tulsa LLC	800
10	Tulsa Community College Foundation-Northeast Campus	779
11	Nordam Group LLC-W A A	720
12	Bama Frozen Dough LLC	700
13	Moore Digital LLC-Resource one	700
14	Nordam Group LLC-Nordam Interiors Structures Division	675
15	Zebco Corporation	615
16	McElroy Manufacturing Inc.	560
17	Conoco Phillips Pipe Line Co-Phillips Petroleum Phillips	535
18	Jane Health Care Fund	500
19	Walmart Inc-Walmart	477
20	Claremore Regional Hosp LLC-Hillcrest Hospital	450
21	McGraw Davison Stewart Inc-McGraw Realtors	426
22	National Steak Processors LLC-National Steak and Poultry	410
23	Orizon Aerostructures - Owasso Inc	407
24	Baker Hughes Oil Field Operations LLC-Baker Hughes Centrlift	400
25	City of Tulsa-Uniform Division North	397

JUNCTION WEST RV PARK & CABINS - PONCA CITY, OK

AMENITIES



Wi-Fi



Cable
TV



Showers



Security
Cameras



Restrooms



Dog
Park



Laundry
Facilities



Storm
Shelter

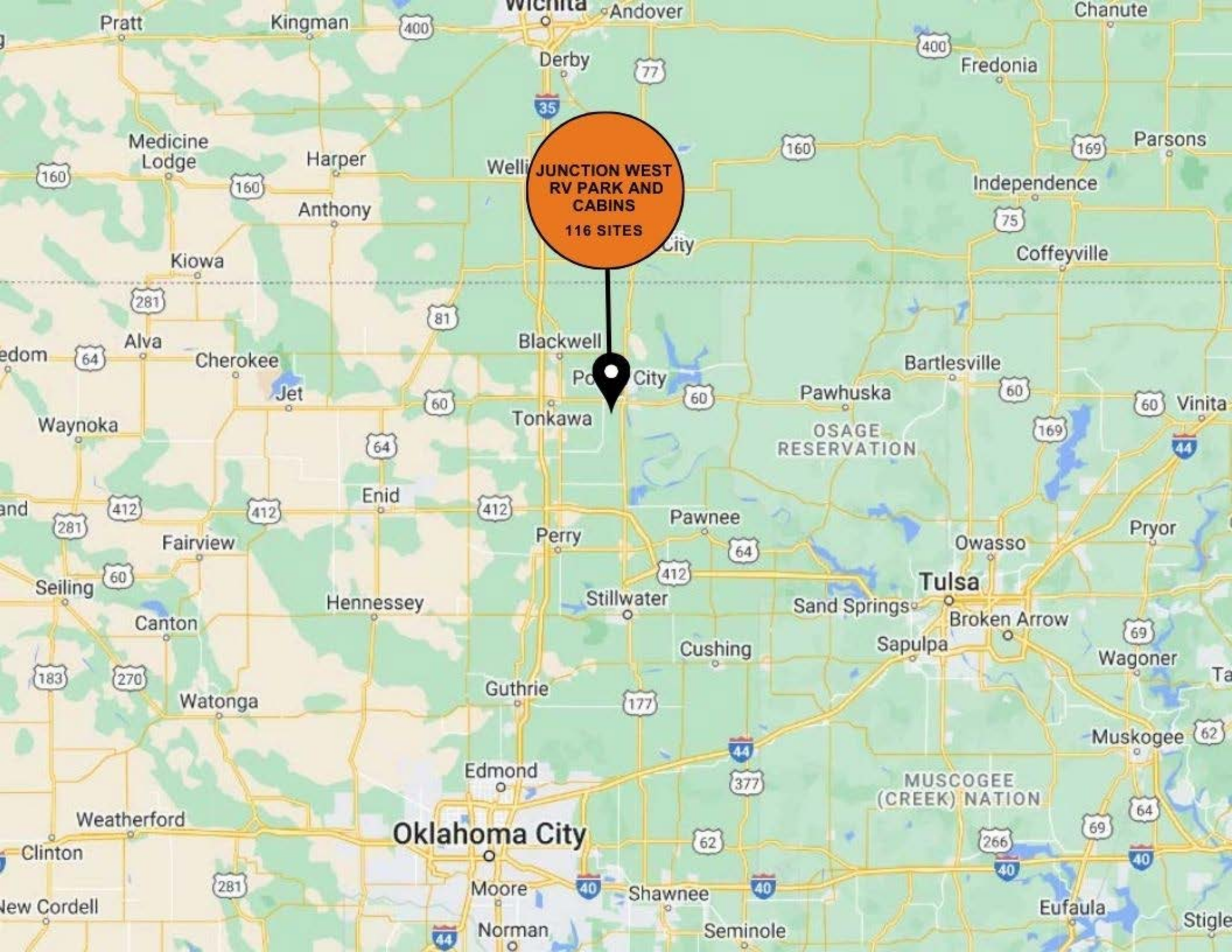


Horseshoe
Pits

UTILITY	PROVIDER	PAID BY
Water	City	Property
Sewer	City	Property
Electric		Property
Trash		Property

POPULATION	1 MILE	3 MILES	5 MILES
2027 Projection			
Total Population	327	7,255	20,969
2022 Estimate			
Total Population	334	7,365	21,249
2010 Census			
Total Population	353	7,769	22,330
2000 Census			
Total Population	377	7,917	23,063
Daytime Population			
2022 Estimate	418	7,120	22,689
HOUSEHOLDS			
2027 Projections			
Total Households	130	2,774	8,657
2022 Estimate			
Total Households	132	2,816	8,736
Average (Mean) Household Size	2.90	2.59	2.40
2010 Census			
Total Households	139	2,942	9,050
2000 Census			
Total Households	151	3,218	9,537
Growth 2022 - 2027	-1.5%	-1.5%	-0.9%
HOUSING UNITS			
Occupied Units			
2027 Projections	130	2,774	8,657
2022 Estimate	160	3,577	10,436
Owner Occupied	64.4%	46.8%	52.7%
Renter Occupied	18.1%	31.9%	31.1%
Vacant	17.5%	21.2%	16.3%
Persons In Units			
2022 Persons in Unit	132	2,816	8,736
1 Person Units	21.2%	30.6%	33.2%
Person Units	33.2%	30.5%	32.5%
Person Units	15.8%	14.1%	13.7%
Person Units	13.2%	11.3%	10.6%
Person Units	7.7%	7.0%	5.7%
Person Units	8.9%	6.4%	4.3%

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
2022 Estimate			
\$200,000 or More	1.4%	1.1%	1.8%
\$150,000 - \$199,000	1.8%	1.2%	2.0%
\$100,000 - \$149,000	9.5%	6.7%	9.8%
\$75,000 - \$99,999	10.8%	10.0%	11.9%
\$50,000 - \$74,999	22.7%	17.2%	20.2%
\$35,000 - \$49,999	16.7%	14.8%	14.1%
\$25,000 - \$34,999	9.4%	12.8%	11.7%
\$15,000 - \$24,999	13.9%	19.0%	14.6%
Under \$15,000	13.8%	17.2%	13.9%
Average Household Income	\$58,037	\$48,511	\$58,709
Median Household Income	\$45,000	\$35,780	\$44,622
Per Capita Income	\$22,981	\$18,890	\$24,365
POPULATION PROFILE			
Population by Age			
2022 Estimate Total Population	334	7,365	21,249
Under 20	30.2%	31.3%	28.4%
20 to 34 Years	16.9%	21.2%	19.5%
35 to 39 Years	5.1%	6.6%	6.3%
40 to 49 Years	10.5%	11.1%	10.7%
50 to 64 Years	18.1%	16.7%	17.7%
65+ Median Age	19.2%	13.1%	17.4%
	37.9	33.1	36.7
Population 25+ by Education Level			
2022 Population 25 + by Education Level	214	4,589	13,961
Elementary (0-8)	1.1%	4.1%	2.4%
Some High School (9-11)	13.0%	14.1%	10.2%
High School Graduate (12)	38.5%	39.2%	35.2%
Some College (13-15)	23.4%	21.0%	22.9%
Associates Degree Only	9.0%	10.3%	11.2%
Bachelors Degree Only	8.7%	7.5%	12.4%
Graduate Degree	5.5%	2.2%	4.8%
Population by Gender			
2022 Estimate Total Population	334	7,365	21,249
Male Population	51.5%	50.6%	49.7%
Female Population	48.5%	49.4%	50.3%



**JUNCTION WEST
RV PARK AND
CABINS**
116 SITES



Oklahoma City

Tulsa

Derby

Fredonia

Medicine Lodge

Harper

Wellington

Independence

Parsons

Anthony

Kiowa

City

Coffeyville

281

81

Blackwell

Blackwell

Bartlesville

64

Cherokee

Jet

Tonkawa

Pawhuska

60

Vinita

Waynoka

64

60

60

OSAGE
RESERVATION

169

44

Fairview

64

412

Perry

Pawnee

64

Owasso

Pryor

Seiling

412

412

Hennessey

Stillwater

412

Sand Springs

Broken Arrow

69

Canton

183

270

Watonga

Guthrie

177

Cushing

Sapulpa

Wagoner

Muskogee

62

MUSCOGEE
(CREEK) NATION

64

69

40

Weatherford

Oklahoma City

62

266

40

40

Clinton

Edmond

Moore

Shawnee

Seminole

Eufaula

Stigler

281

44

40

40

40

40

**JUNCTION WEST
RV PARK AND
CABINS
116 SITES**

Ponca City RV Park

E. W. Marland Mansion

El Patio Mexican

Ponca City

RecPlex

Sharp's Indian Store & Pawn

El Potrillo

Tortilleria Los Compadres

Garrett Wrangler

Dixie Dog Drive-In

Phillips 66

IOOF Cemetery

Standing Bear Museum and Education Center

B-D Country Bar

Snyders Chicken

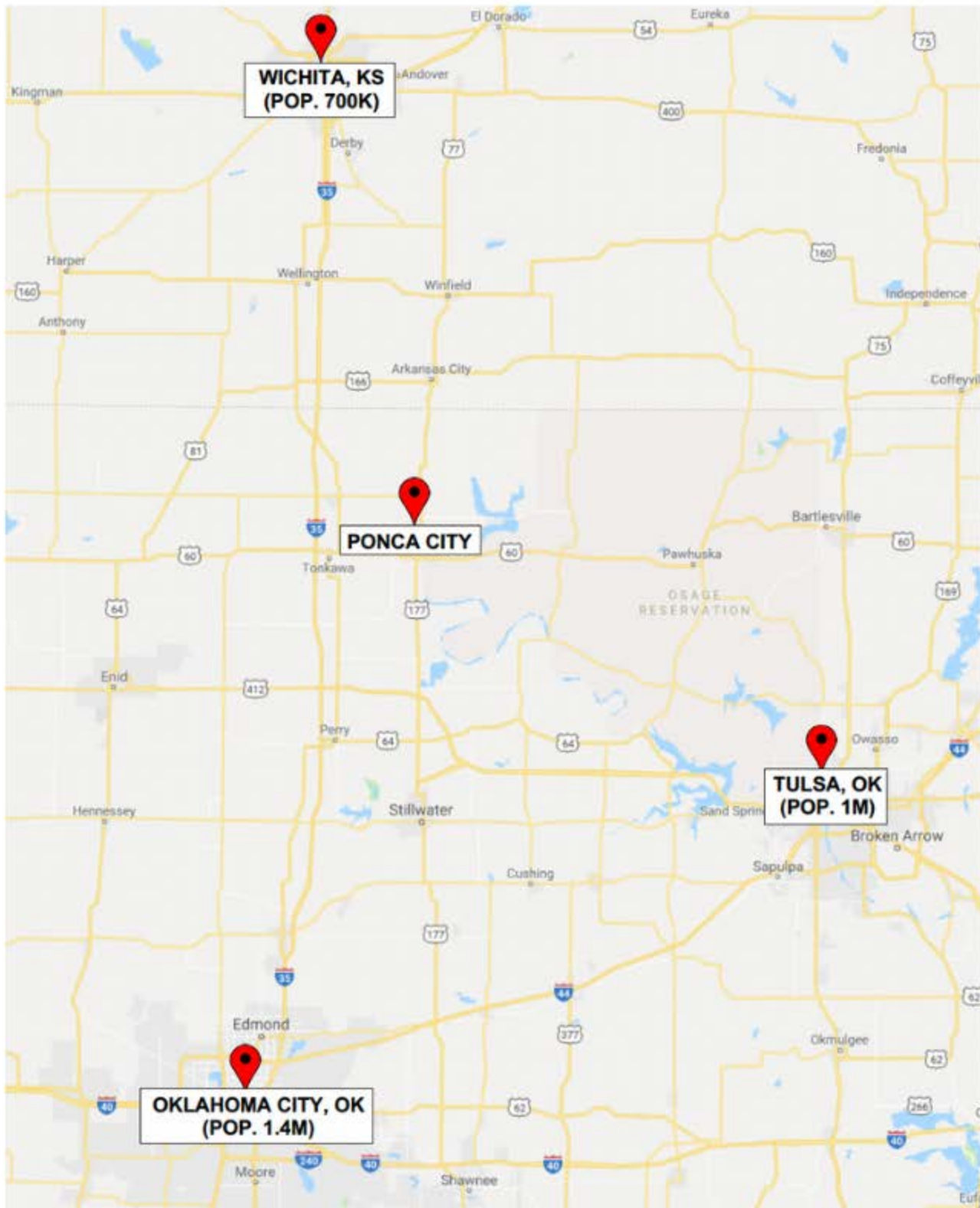
Farmers Co-Op Association

W Oakland Rd

W Oakland Ave

W Oakland Rd

W Oakland Rd



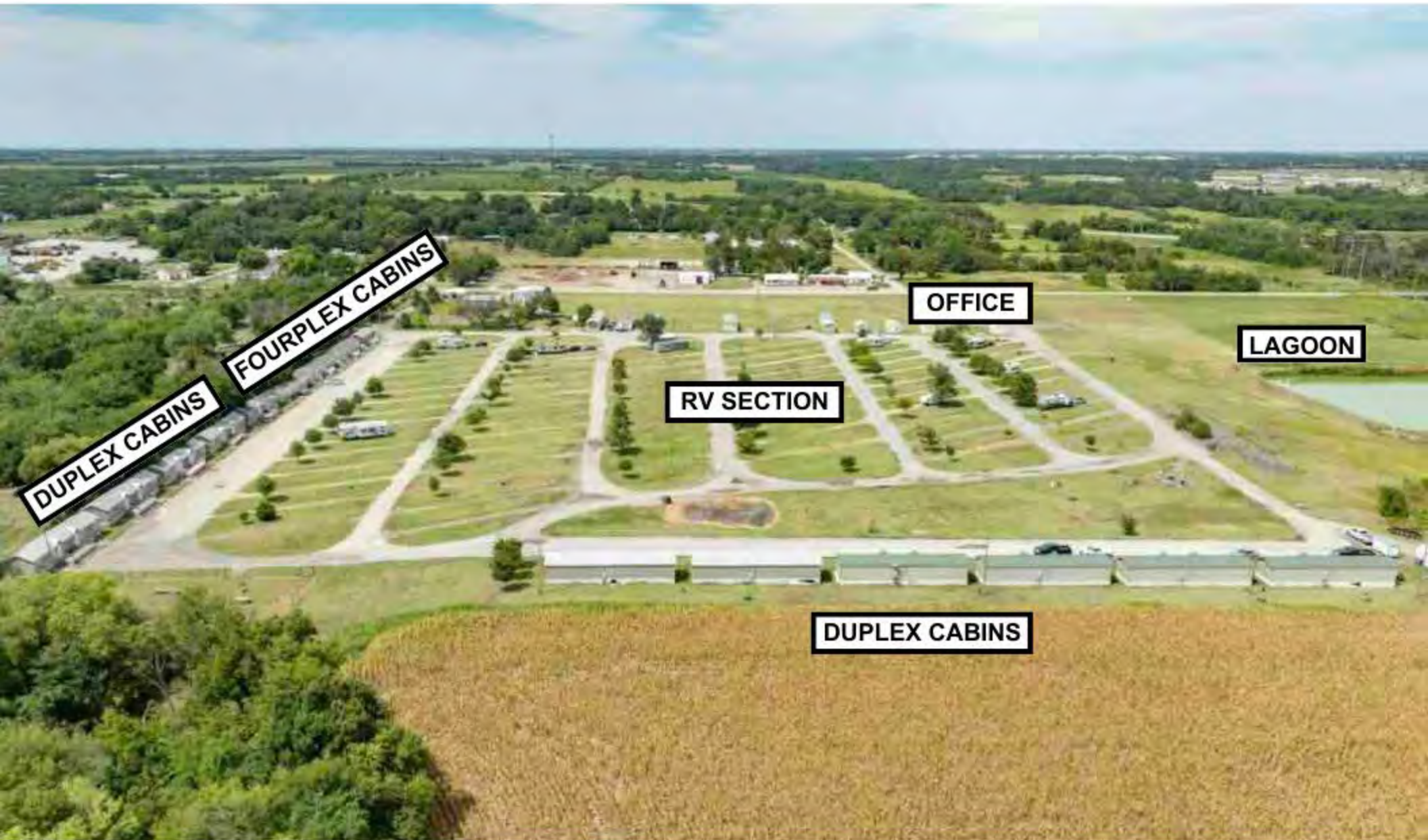




JUNCTION WEST RV PARK & CABINS - PONCA CITY, OK

SPACE TYPE	# OF SPACES
RV Lot Rent	71
Duplex Cabin	12 (24)
Fourplex Cabin	3 (12)
Country Cottage 1 Beds	3
Country Cottage 2 Beds	2
Deluxe Cabin	2
Park-Owned Mobiles Homes	2
Total	116

JUNCTION WEST RV PARK & CABINS - PONCA CITY, OK



DUPLEX CABINS

FOURPLEX CABINS

RV SECTION

OFFICE

LAGOON

DUPLEX CABINS

FOURPLEX CABINS



JUNCTION WEST RV PARK & CABINS - PONCA CITY, OK

CABINS



JUNCTION WEST RV PARK & CABINS - PONCA CITY, OK

RV PARK





JUNCTION WEST RV PARK & CABINS - PONCA CITY, OK

OIL REFINERY NEARBY



JUNCTION WEST RV PARK & CABINS - PONCA CITY, OK

DOWNTOWN PONCA CITY

