

OFFERING MEMORANDUM

CASCADE LOCKS KOA

841 NE FOREST LANE, CASCADE LOCKS, OR

113 TOTAL SITES

81

RV
SITES

13

CABINS &
COTTAGES

19

TENT
SITES

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FINANCIALS

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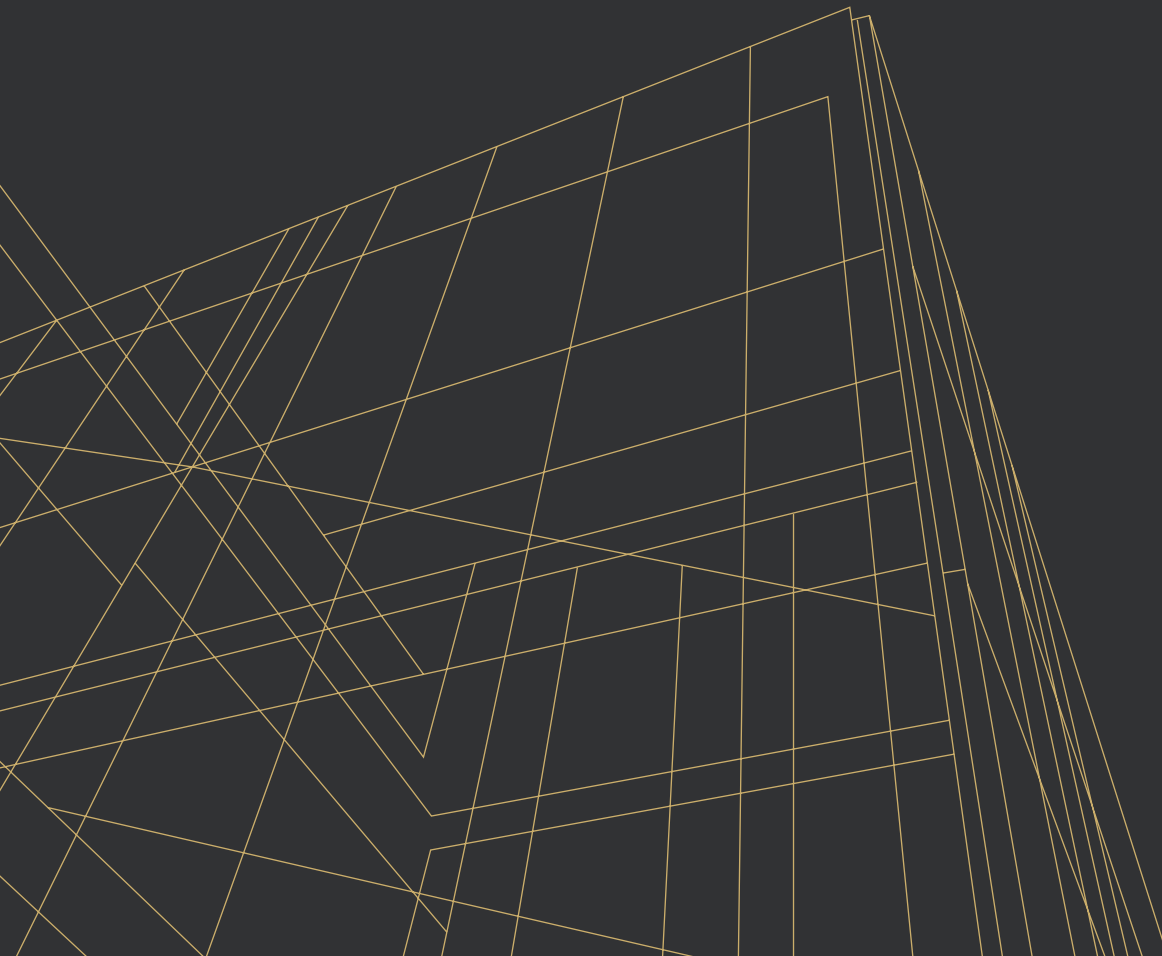
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EXECUTIVE SUMMARY

Section 01



LOCATED IN THE HEART OF THE *COLUMBIA RIVER GORGE NATIONAL SCENIC AREA*

PROPERTY INFORMATION

ADDRESS	841 NE Forest Lane, Cascade Locks, OR 97014	
LAND AREA	9.42 AC	
SITE BREAKDOWN	Total Sites	113
	RV site - full hookup, 50-amp	20
	RV site - full hookup, 30-amp	41
	RV site - water & electric, 30-amp	20
	One-room camping cabin	6
	Two-room camping cabin	3
	One-room cottage	3
	Two-room cottage	1
	Tent site	19

113

TOTAL SITES

81

RV SITES

19

TENT SITES

13

CABINS & COTTAGES

INVESTMENT OVERVIEW

Set on 9.42 acres 44 miles east of Portland in the Columbia River Gorge, Cascade Locks/Portland East KOA Holiday is a wooded family destination featuring RV sites, cabins, and tent camping.



Cascade Locks KOA features a diverse unit mix comprising 81 RV sites, 13 cabins and cottages, and 19 tent spots. Most RV sites offer full hookups, and accommodations range from one and two-room camping cabins to cottages with private restrooms and showers. As KOA has come to be known for, the park's amenities have a little something for everyone, making Cascade Locks KOA an easy choice for families, couples, or solo travelers. The park operates March 1 through October 31.

In addition to the wooded forest setting, guests are treated to a swimming pool, hot tub, game room, playground, KampK9 dog park, horseshoe pit, ladder golf, bike rentals, gift shop and grocery store, and 24-hour laundry. The gift shop and grocery store, laundry, and bike rental program generate meaningful income alongside site rent, together accounting for roughly 14% of effective gross income.

Located within the Columbia River Gorge National Scenic Area, a roughly 292,500-acre corridor of waterfalls, cliffs, and river recreation, Cascade Locks serves not only as a weekend getaway for the Portland metro but also as a stopping point for travelers on I-84. The park sits 44 miles east of downtown Portland and about 45 minutes from Portland International Airport, placing it within an easy drive of a metro of roughly 2.5 million people while remaining a genuine Gorge destination rather than a suburban campground. Neighboring Hood River County alone draws approximately four million visitors annually. World-class hiking, waterfalls, fishing, windsurfing, kiteboarding, and mountain biking sustain demand from spring through fall.

Cascade Locks KOA is within a short drive of the Gorge's best-known attractions. The park anchors the Bridge of the Gods, where the Pacific Crest Trail

crosses the Columbia at its lowest point. Multnomah Falls, one of the most visited natural sites in the Pacific Northwest, is roughly 15 miles west, and Bonneville Lock and Dam and Eagle Creek sit just minutes away. Hood River, known for windsurfing, kiteboarding, breweries, wineries, and the "Fruit Loop", is about 20 minutes east, and Mount Hood's ski areas extend the region's draw well beyond the camping season. Guests reach the park from I-84 Exit 44, roughly 1.2 miles away.

KOA is a trusted brand with a captive audience of camping lovers across the continent. KOA, short for "Kampgrounds of America," is an American franchise of privately-owned campgrounds. It boasts over 500 locations in the United States and Canada, making it the largest privately owned campground system globally. KOA conducts an annual 600-point inspection of each campground, claiming it to be the most stringent in the business.

Cascade Locks KOA, with its Columbia Gorge location, diverse accommodations, and brand recognition presents a compelling investment opportunity in the outdoor recreation industry. Priced at \$4,900,000, the park offers a going-in cap rate of 9.1% on trailing twelve income, or 8.2% on normalized underwriting that carries a full management fee, lender-required reserves, and a normalized repair and maintenance allowance. Twenty-six years of consistent ownership, public water and sewer service, and an all-transient revenue base free of long-term tenancies combine to produce dependable cash flow with limited capital exposure. The combination of established systems, a recognized brand, and room to optimize rate, ancillary income, and season gives a new owner multiple paths to build on proven performance.

INVESTMENT HIGHLIGHTS

9.42 acres in the Columbia River Gorge

44 miles east of Portland via I-84 Exit 44

Priced at \$4,900,000; 9.1% on T12 income, 8.2% normalized

81 RV sites and 13 cabins, plus 19 tent spots

Part of the renowned KOA (Kampgrounds of America) brand, with a national reservation platform and rewards base

Serviced by public water and public sewer

All-transient revenue with no long-term or resident leases

Swimming pool, hot tub, game room, playground, dog park, gift shop and grocery store, laundry, and bike rentals

20 minutes to Hood River; roughly 15 miles to Multnomah Falls; adjacent to the Bridge of the Gods and Pacific Crest Trail

Recent capital includes a game room remodel and new site picnic tables

PROPERTY STRENGTHS

DIVERSE UNIT MIX

Cascade Locks KOA offers a diverse unit mix accommodating a range of preferences and group sizes. Full-hookup and water and electric RV sites, patio sites for larger rigs, camping cabins, cottages, and tent sites give the campground something for families, couples, and solo travelers alike. The 81 RV sites and 13 cabins carry the revenue, while 19 dry-camping tent sites widen the guest pool during peak season at minimal added cost. This diversity increases the property's versatility and appeal, supporting a steady flow of guests across the operating season.

DIVERSE & PLENTIFUL AMENITIES

Cascade Locks KOA offers a wide range of amenities to cater to every guest's preferences. From a swimming pool, hot tub, game room, and playground to a gift shop, grocery store, and bike rental program, this campground supports a memorable stay. Guests can enjoy friendly games at the horseshoe pit and ladder golf, and 24-hour laundry facilities add to

the convenience. Fire rings and picnic tables at every RV, cabin, and tent site keep the camping experience central. These amenities make Cascade Locks KOA an ideal choice for families, couples, and solo travelers, enhancing the property's appeal and value for investors.

ABUNDANCE OF RECREATIONAL OPPORTUNITIES

The campground's position inside the Columbia River Gorge National Scenic Area makes it a base for adventure seekers. With access to hiking, waterfalls, mountain biking, fishing, windsurfing, kiteboarding, and river recreation, Cascade Locks KOA caters to guests seeking both relaxation and adventure. The Bridge of the Gods and the Pacific Crest Trail sit at the park's doorstep, Multnomah Falls is roughly 15 miles west, and Hood River is about 20 minutes east. This breadth of recreational opportunity supports a broad customer base and multiple revenue streams.

ANCILLARY INCOME BEYOND THE SITE RATE

Roughly 18% of effective gross income comes from sources other than site rent. The on-site store and gift shop generate approximately \$118,000 in annual sales across camping supplies, groceries, firewood,

propane, apparel, and souvenirs, carrying a gross margin near 50% after cost of goods. Laundry, KOA Rewards, and bike rentals add to the total. Store sales have held between \$117,000 and \$124,000 across the past three full years, giving the ancillary line the same consistency as site revenue. These streams scale with occupancy rather than requiring separate capital, and they leave room for a new operator to expand rental programs, merchandising, and food and beverage offerings.

ATTRACTIVE GOING-IN YIELD

At the \$4,900,000 asking price, Cascade Locks KOA delivers a going-in cap rate of 9.1% on T12 in-place income. Normalized underwriting puts the same income at 8.2%, carrying a full management fee, lender-required operating reserves, and a normalized repair and maintenance allowance. Twenty-six years of operating history and KOA's national reservation platform sit behind both figures.



Trusted KOA Brand

The trusted KOA brand, with over 500 campgrounds in the United States and Canada, ensures a dedicated and captive audience of camping enthusiasts. KOA is renowned for its rigorous quality standards and annual 600-point campground inspections, setting a high industry benchmark. Investing in Cascade Locks KOA means aligning with a brand that carries a reputation for excellence and customer satisfaction, which can translate into long-term success and a strong customer base.

KOA BRAND

WHY CHOOSE KOA?

Just about everyone's seen the KOA sign, but have you stopped by lately? Today's KOA takes care of everything, with friendly service and great amenities, so you can have fun with the people you love.

WHERE MEMORIES ARE MADE

Since 1962, KOAs have been the place to create unforgettable moments - relaxing with family or friends, enjoying the great outdoors or gathering around a campfire.

WE'RE ALWAYS THERE FOR YOU

With over 500 locations throughout North America, there's a KOA convenient to wherever you're headed, with knowledgeable staff that can act as your guide.

HOME AWAY FROM HOME

No RV? A tent's not your style? No worries, KOA Cabins make camping easy. Our Deluxe Cabins even come complete with kitchens, bathrooms and more.

CARING FOR OUR COMMUNITIES

KOA is committed to giving back within our local communities. Our Care Camps offer children with cancer a chance to relax with friends and have fun. We also offer environmental initiatives and work/camp opportunities.



PETS WELCOME!

Most KOAs have fenced, off-leash KampK9® pet parks that let your four-legged friends have fun, too.

GREAT PEOPLE IN YELLOW SHIRTS

At every KOA you'll find friendly folks in yellow who've been specially trained to provide outdoor hospitality at its finest.

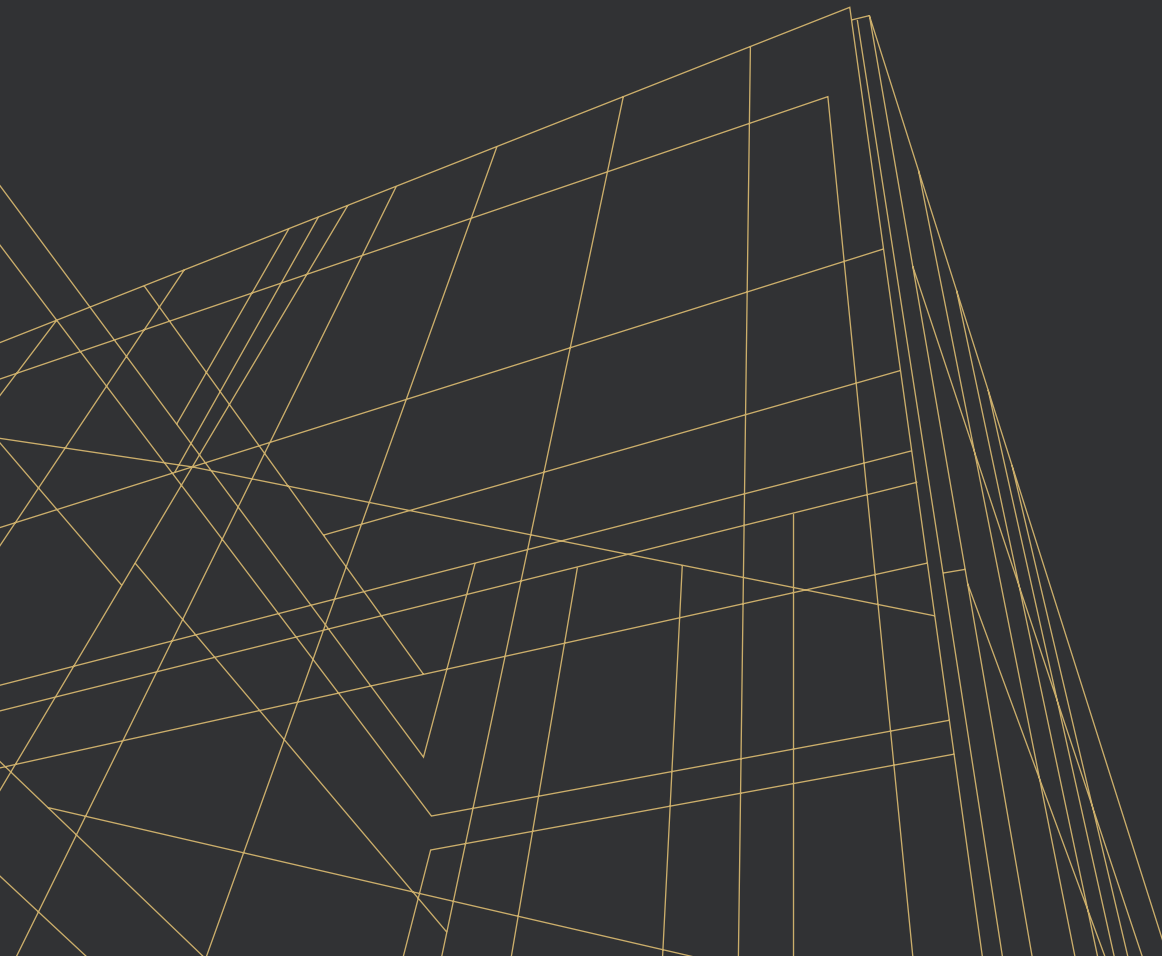
KOA FRANCHISE AGREEMENT

Franchise Agreement with KOA expires on 4/2/2030.

KOA REWARDS

Camping loyalty program and discounts with KOA Rewards. KOA Rewards campers get 10% off daily registration rates all year long, and access to other great savings.





PROPERTY OVERVIEW

Section 02

PROPERTY INFORMATION

Amenities include a swimming pool, hot tub, game room, playground, KampK9 dog park, gift shop and grocery store, laundry, bike rentals, and horseshoe pit.

PROPERTY

TOTAL ACREAGE	9.42 acres
COMMUNITY TYPE	All ages
KOA FRANCHISE	Transient RV, cabin, and tent sites
AGE OF COMMUNITY	50 years
ZONED	Commercial

PARK BREAKDOWN

RV SITES	Total RV Sites	81
	Full hookup, 50-amp	20
	Full hookup, 30-amp	41
	Water & electric, 30-amp	20
CABINS & COTTAGES	Total Cabins	13
	One-room camping cabin	6
	Two-room camping cabin	3
	One-room cottage	3
TENT SITES	Two-room cottage	1
	Total Tent Sites	19

INFRASTRUCTURE

ROAD STRUCTURE	Paved asphalt/gravel
ROAD CONDITION	Good
UTILITY LOCATION	Below ground
ELECTRICITY	Up to 20/30/50 amp

UTILITIES

	Provider	Paid By	Direct/Metered
WATER	City of Cascade Locks	Landlord	N/A
SEWER	City of Cascade Locks	Landlord	N/A
ELECTRICITY	City of Cascade Locks	Landlord	N/A
TRASH	Hood River Garbage Service	Landlord	N/A



PROPERTY OVERVIEW



PARK PROFILES

CAMPING CABINS



One room sleeps 4; two room sleeps 6

Bunk beds and full beds; bring your own linens

No kitchen or bathroom

Fire ring, picnic table, and WiFi

Pets allowed (\$)

ONE-ROOM COTTAGES



Full bath with shower, sleeps up to 4

Queen bed and full futon or sleeper sofa;
bring your own linens

Mini refrigerator and gas BBQ

Cable and WiFi

Pets allowed (\$)

TWO-ROOM COTTAGE



Full bath with shower, sleeps up to 4

Queen bed and full futon or sleeper sofa;
bring your own linens

Kitchenette with mini refrigerator and gas BBQ

Private patio, cable, and WiFi

Pets allowed (\$)

PARK PROFILES

50-AMP FULL HOOKUP RV SITES



Full hookup, up to 50-amp service

Extra-long paved pull-thru and large gravel back-in sites

Big-rig friendly to 110 feet

Fire ring, picnic table, cable, and WiFi

Pets allowed (\$)

30-AMP FULL HOOKUP RV SITES



Full hookup, up to 30-amp service

Paved pull-thru and level back-in sites

Large picnic areas on select sites

Fire ring, picnic table, cable, and WiFi

Pets allowed (\$)

PARK PROFILES

WATER & ELECTRIC RV SITES



Water and electric hookup, up to 30-amp service

Gravel pull-thru sites, shaded

Close to the pool and service building

Fire ring, picnic table, cable, and WiFi

Pets allowed (\$)

TENT SITES



Individual sites with grass tent pads

Extra large, no hookups

Fire pit and picnic table

WiFi included

Pets allowed (\$)

PARK PROFILES

AMENITIES: RECREATION



Swimming pool (seasonal)

Hot tub, adults only (seasonal)

Game room with pool table, ping pong, and foosball (seasonal)

Horseshoe pit and ladder golf

Playground with slide, swings, and monkey bars

Bike rentals (seasonal, \$)

KampK9 fenced dog park

AMENITIES: STORE & GUEST SERVICES



Gift shop and grocery store with souvenirs, clothing, and camping supplies

Firewood, ice, and propane (\$)

DVD rentals and used book corner

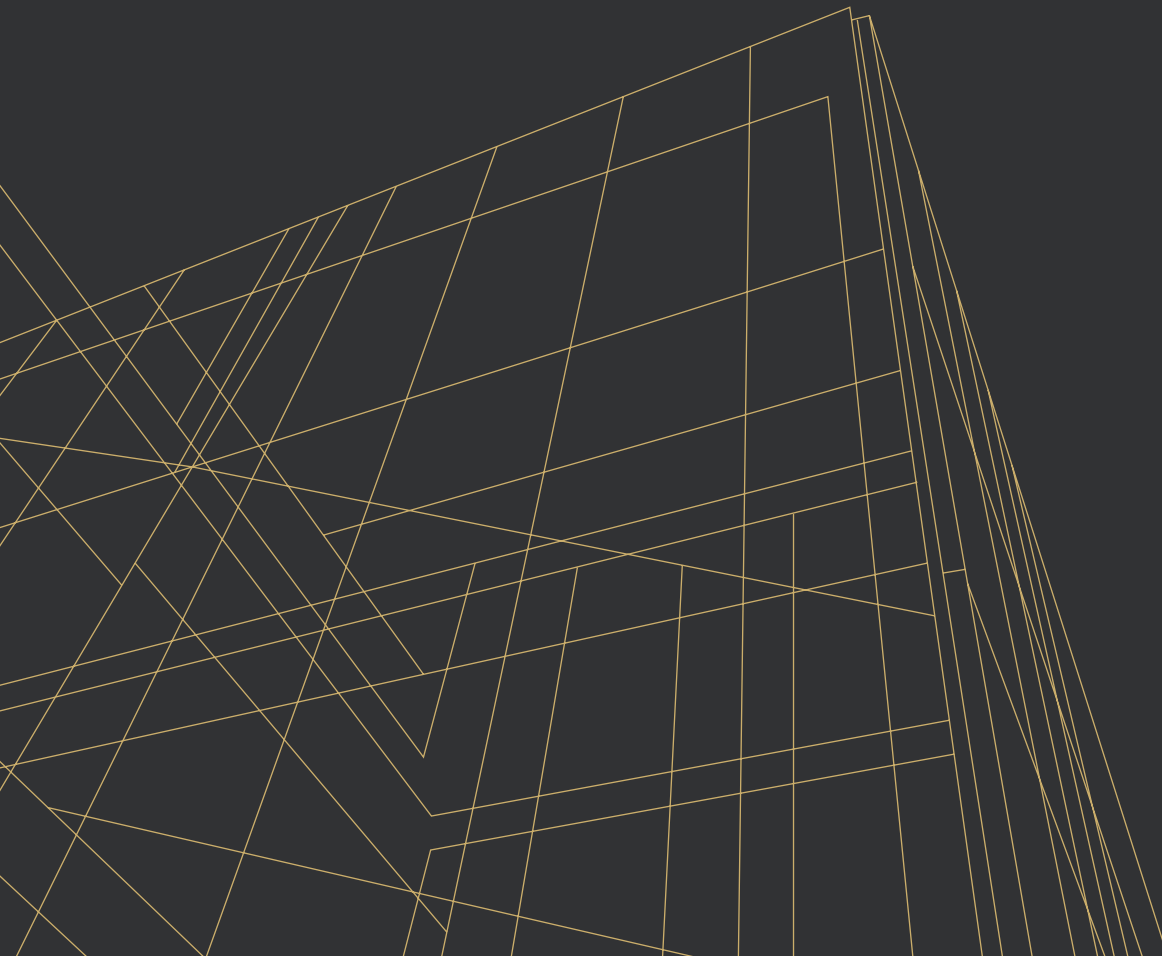
24-hour laundry, seven days a week

Free WiFi at all sites; cable at select sites

Fire rings and picnic tables at every site

SITE MAP



An abstract line drawing in a light beige color, depicting a complex, multi-faceted geometric structure that resembles a modern building or a crystalline form. The lines intersect to create a series of rectangular and trapezoidal shapes, some of which are tilted, giving a sense of depth and perspective. The drawing is positioned on the left side of the page, extending from the bottom towards the top.

LOCATION OVERVIEW

Section 03

CASCADE LOCKS, OREGON



BRIDGE OF THE GODS
PHOTO CREDIT: NAT'L PARK SERVICE

Where the Gorge meets the interstate.

Cascade Locks sits on the Oregon bank of the Columbia River, inside the 292,500-acre Columbia River Gorge National Scenic Area. The Gorge is one of the Pacific Northwest's defining landscapes; a corridor of basalt cliffs, waterfalls, and open water that supports hiking, fishing, windsurfing, kiteboarding, and mountain biking from spring through fall. Interstate 84 runs the length of it, and Cascade Locks sits directly on the route, 44 miles east of downtown Portland and roughly 45 minutes from Portland International Airport. The result is a location that reads as a destination while remaining an easy drive from a metropolitan area of about 2.5 million people.

Demand arrives from three directions. Portland sits 44 miles west, close enough for a weekend trip and far enough to feel like one. Destination travelers come for the Gorge itself; neighboring Hood River County counts roughly four million visitors a year. I-84 supplies the third stream, carrying travelers between Portland, Boise, and points east. The KOA name converts that traffic into bookings, with a national reservation platform and rewards program that fill sites from outside the local market without a local marketing spend. Few campgrounds combine metro proximity, destination recreation, and interstate access, and fewer still pair all three with a brand travelers already know.

The park occupies a wooded parcel on Forest Lane, roughly 1.2 miles from I-84 Exit 44, close enough for simple arrivals yet set above and apart from the highway. Cascade Locks provides the everyday needs a campground cannot: Columbia Market for a full grocery run, and Thunder Island Brewing, Gorges Beer Company, and Brigham Fish Market for dining within the town. The recreation sits closer still. The Bridge of the Gods, where the Pacific Crest Trail crosses the Columbia at its lowest point, is minutes from the property, as are Bonneville Lock and Dam, Eagle Creek, and Cascade Locks Marine Park. Multnomah Falls, one of the most visited natural sites in the Pacific Northwest, lies about 15 miles west. Hood River, roughly 20 minutes east, extends a guest's itinerary with windsurfing, kiteboarding, breweries, wineries, and the Fruit Loop, and Mount Hood's ski areas sit within day-trip range. Guests can fill a week without repeating themselves, which is what turns a one-night stop into a multi-night stay.

HOOD RIVER, OREGON



KITE AND FOIL BOARDERS
PHOTO CREDIT: LUCIE DORNE

A four-million-visitor market next door.

Hood River sits 22 miles upriver from Cascade Locks, where the Columbia narrows and the pressure gradient between the wet west side and the dry east side of the Cascades funnels wind down the river nearly every summer afternoon. That geography made the town the windsurfing capital of the world, and the sport has since multiplied: kiteboarding, wing foiling, and foil racing now share the water with sailboat regattas, and the launch sites – the Event Site, Waterfront Park, the Hook – stay busy from May through September. The activity extends beyond the wind. Whitewater outfitters run the White Salmon and Klickitat rivers directly across the Columbia, anglers work the river's tributaries for salmon and steelhead, and members of the Columbia River treaty tribes still fish from wooden platforms as they have for generations.

For a town of roughly 8,500 residents, the visitor infrastructure is outsized. A walkable downtown holds pFriem, Full Sail,

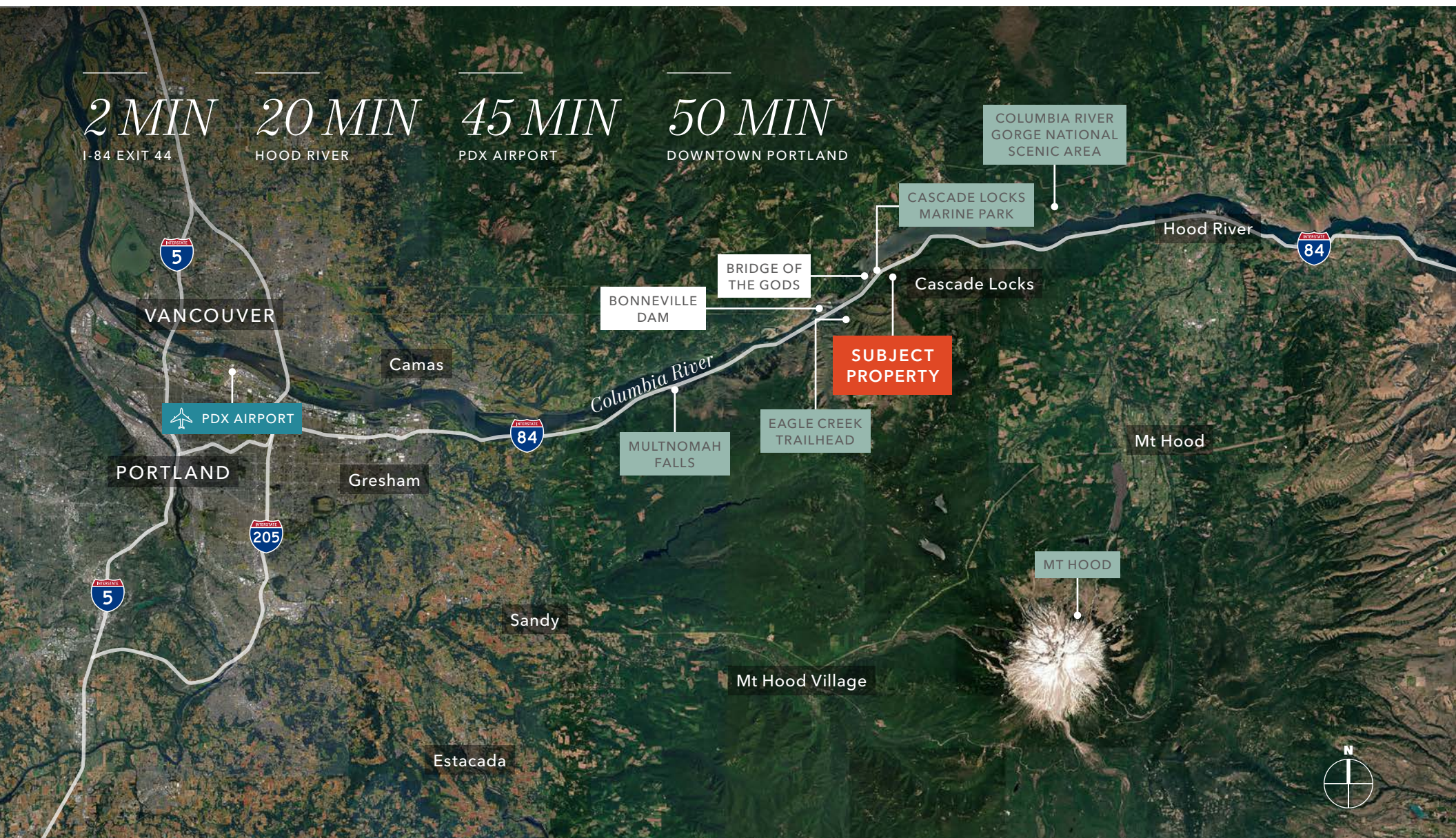
and Double Mountain among a cluster of breweries, alongside restaurants, outfitters, and gear shops that serve the wind-sports crowd. The 35-mile Fruit Loop winds through the orchards, farm stands, and wineries of the Hood River Valley, and Mount Hood's ski areas sit less than an hour south, giving the corridor a shoulder-season and winter draw that most recreation markets lack.

All of it sits within an easy day trip of the subject property. Hood River's roughly four million annual county visitors deepen the demand pool, while its constrained and higher-priced lodging market pushes overnight stays down the corridor – and Cascade Locks, twenty minutes closer to Portland, is positioned to capture them. A guest can chase wind at the Event Site, raft the White Salmon, and tour the Fruit Loop on consecutive days without moving the rig, returning each night to a quieter base. That itinerary depth is what converts one-night stops into multi-night bookings.



PHOTO CREDIT: JAMES MORDEN

LOCATION OVERVIEW



DISTANCE & DRIVE TIMES

WITHIN 5 MILES

- I-84 Exit 44 (1.2 miles)
- Bridge of the Gods and Pacific Crest Trail crossing
- Cascade Locks Marine Park
- Bonneville Lock and Dam
- Eagle Creek

WITHIN 25 MILES

- Multnomah Falls (15 miles)
- Hood River (20 miles)

WITHIN 50 MILES

- Downtown Portland (44 miles)
- Portland International Airport (~45 minutes)

Market & Demand

2.54M

PORTLAND METRO
POPULATION

4M

ANNUAL VISITORS TO
HOOD RIVER COUNTY

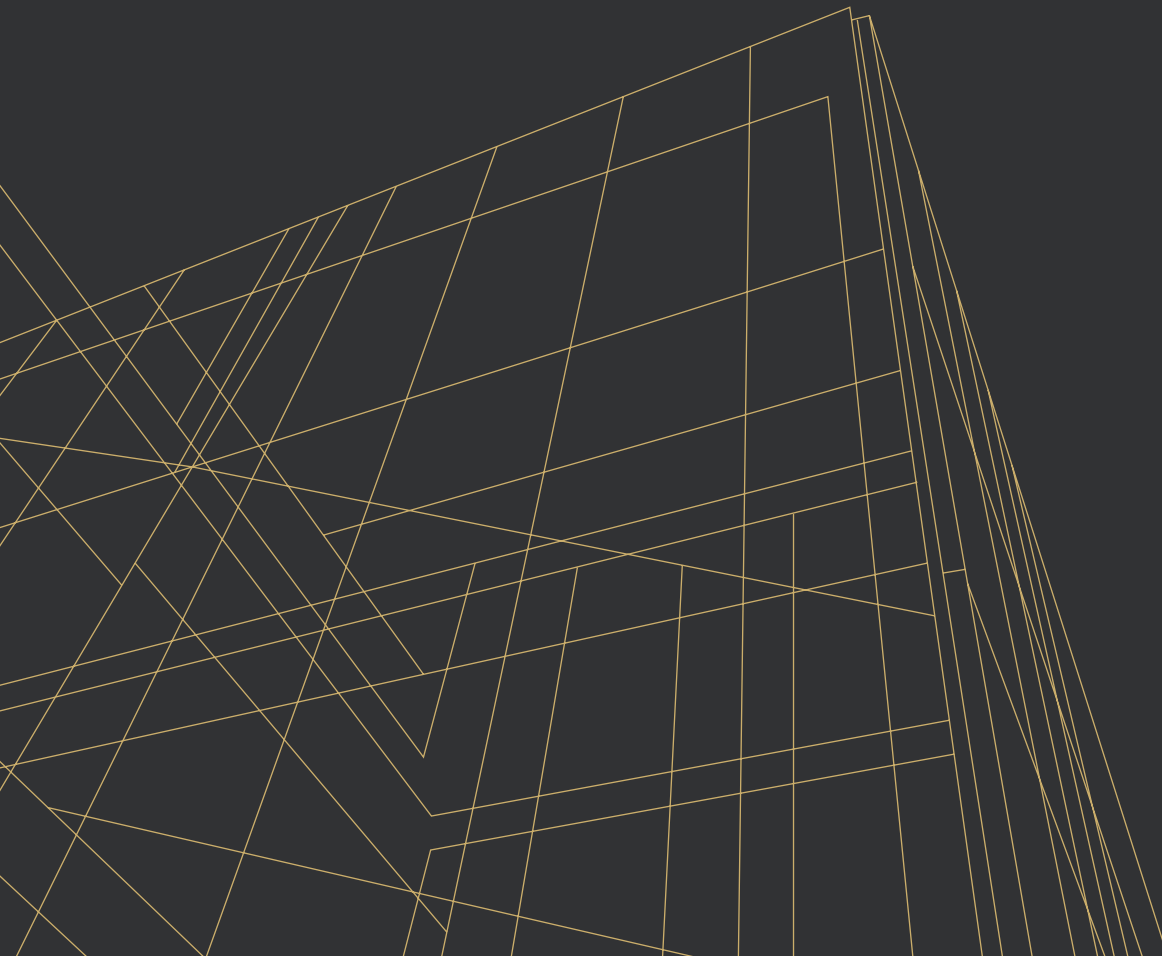
292.5K

ACRES IN THE COLUMBIA RIVER
GORGE NATIONAL SCENIC AREA

500+

KOA CAMPGROUNDS
ACROSS THE US & CANADA



An abstract geometric line drawing in a light gold color, consisting of numerous intersecting lines that form a complex, multi-faceted structure resembling a stylized building or a series of overlapping planes. It is positioned on the left side of the page, extending from the bottom edge upwards and towards the center.

FINANCIALS

Section 04

ANNUAL CASH FLOW

INCOME	Jun'25-May'26	Normalized	Year 1	Notes
Gross Potential Rent				Increase occupancy, raise rates 5%
Cabins	\$159,316	\$159,316	\$167,282	T12 and Normalized are Actuals, Year 1 assumes 5% increase
Daily/Weekly RV & Camping	\$580,723	\$580,723	\$609,759	T12 and Normalized are Actuals, Year 1 assumes 5% increase
Effective Rental Income	\$740,039	\$740,039	\$777,041	
Other Income				
Deposits Forfeited	\$30,772	\$30,772	\$32,310	T12 and Normalized are Actuals, Year 1 assumes 5% increase
KOA Rewards	\$6,609	\$6,609	\$6,939	T12 and Normalized are Actuals, Year 1 assumes 5% increase
Laundry	\$10,243	\$10,243	\$10,756	T12 and Normalized are Actuals, Year 1 assumes 5% increase
Store Sales	\$117,889	\$117,889	\$123,783	T12 and Normalized are Actuals, Year 1 assumes 5% increase
Total Other Income	\$165,513	\$165,513	\$173,789	
Effective Gross Income	\$905,552	\$905,552	\$950,830	

EXPENSES

Real Estate Taxes	\$15,418	\$15,418	\$15,881	T12 and Normalized are Actuals, Year 1 assumes 3% increase
KOA Fees	\$77,225	\$77,225	\$81,086	T12 and Normalized are Actuals, Year 1 assumes 5% increase inline with revenue increase
Insurance	\$26,172	\$26,172	\$26,957	T12 and Normalized are Actuals, Year 1 assumes 3% increase
Total Utilities	\$59,221	\$59,221	\$60,997	
Propane	\$5,031	\$5,031	\$5,182	T12 and Normalized are Actuals, Year 1 assumes 3% increase
Electric/Water/Sewer	\$36,326	\$36,326	\$37,415	
Trash Disposal	\$6,967	\$6,967	\$7,176	
Telephone/Internet	\$4,121	\$4,121	\$4,244	
Cable/Internet	\$6,776	\$6,776	\$6,979	
Payroll	\$150,340	\$150,340	\$154,850	T12 and Normalized are Actuals, Year 1 assumes 3% increase
COGS	\$59,213	\$59,213	\$62,174	T12 and Normalized are Actuals, Year 1 assumes 5% increase

Expenses continue on next page.

ANNUAL CASH FLOW CONT.

EXPENSES	Jun'25-May'26	Normalized	Year 1	T12 and Normalized are Actuals, Year 1 assumes 3% increase
Repair & Maintenance	\$9,490	\$27,700	\$27,700	Normalized to \$250 x 81 RV sites, \$500 x 13 cabins, \$50 x 19 tent sites annually
Professional Fees	\$23,324	\$5,000	\$5,150	T12 Actuals, Normalized to \$5k, 3% increase in Year 1
Advertising	\$1,142	\$1,142	\$1,176	T12 and Normalized are Actuals, Year 1 assumes 3% increase
Automotive and Fuel	\$1,447	\$1,447	\$1,490	T12 and Normalized are Actuals, Year 1 assumes 3% increase
Supplies	\$8,106	\$2,000	\$2,060	T12 Actuals, Normalized to \$2k with R&M increased, 3% increase in Year 1
Bank Charges	\$21,570	\$21,570	\$22,649	T12 and Normalized are Actuals, Year 1 assumes 5% increase
Dues/Subscriptions	\$1,750	\$1,750	\$1,803	T12 and Normalized are Actuals, Year 1 assumes 3% increase
Postage/Freight	\$4,400	\$4,400	\$4,532	T12 and Normalized are Actuals, Year 1 assumes 3% increase
Licenses and Permits	\$2,751	\$2,751	\$2,833	T12 and Normalized are Actuals, Year 1 assumes 3% increase
Other Taxes	\$212	\$212	\$218	T12 and Normalized are Actuals, Year 1 assumes 3% increase
Operating Reserves		\$4,700	\$4,700	\$50/space per year required by lender (banks will not loan on this income)
Management (5%)		\$45,278	\$47,541	5% of income
Total Expenses	\$461,781	\$505,538	\$523,798	
% Expense Ratio	51.0%	55.8%	55.1%	
Net Operating Income	\$443,771	\$400,014	\$427,032	
Cap Rate	9.1%	8.2%	8.7%	

SALE COMPARABLES

*RV/Cabins only (not tent sites)

Property Name	Property Address	Sale Date	Sale Price	*Sites	Price Per Site	Year Built
CASCADE LOCKS KOA	841 NE Forest Ln, Cascade Locks, OR	–	\$4,900,000	94	\$52,128	1976
01 FOSTER LAKE RV RESORT	6191 Main St, Sweet Home, OR	7/30/2026	\$2,850,000	65	\$43,846	1996
02 SAWYERS RAPID	24828 State Hwy 38, Elkton, OR	7/7/2026	\$1,550,000	21	\$73,810	1972
03 MT. SAINT HELEN'S RV PARK	167 Schaffran Rd, Castle Rock, WA	6/26/2026	\$2,290,000	88	\$26,023	1987
04 RAINBOW RV RESORT	34217-34221 Tanwax Ct E, Eatonville, WA	5/29/2026	\$2,778,000	29	\$95,793	1971
05 COTTAGES ON MAIN STREET	230 NW Main St, Winston, OR	3/16/2026	\$1,420,000	22	\$64,545	1945
06 WELLS CREEK RV PARK	32761 State Hwy 38, Scottsburg, OR	3/4/2026	\$1,100,000	16	\$68,750	1969
07 HECETA BEACH RV PARK	4636 Heceta Beach Rd, Florence, OR	1/30/2026	\$3,600,000	50	\$72,000	1992
08 WHISPERING PINES RV PARK	51530 Hwy 97, La Pine, OR	11/24/2025	\$1,980,000	35	\$56,571	2000
09 OCEAN BAY MH & RV PARK	2515 Bay Ave, Ocean Park, WA	8/1/2025	\$1,250,000	36	\$34,722	2000
10 MONROE STREET ESTATES RV PARK	2442 E Hwy 101, Port Angeles, WA	2/4/2025	\$2,600,000	35	\$74,286	1970
11 NEWBERRY RV PARK	52660 S Hwy 97, La Pine, OR	11/15/2024	\$2,225,000	40	\$55,625	2004
12 WALDPORTR/NEWPORT KOA JOURNEY	1330 NW Pacific Coast Hwy, Waldport, OR	10/9/2024	\$5,000,000	75	\$66,667	1976
13 COUNTRY MOBILE ESTATES	16324 B St E, Tacoma, WA	8/29/2024	\$7,250,000	72	\$100,694	1968

RENT SURVEY

	Property Name	Peak Nightly RV Rate (FHU)	Peak Nightly Cabin / Lodging Rate	Distance from Subject Property
	CASCADE LOCKS/PORTLAND EAST KOA HOLIDAY Cascade Locks, OR	\$83	\$108	—
01	BRIDGE OF THE GODS MOTEL, CABINS & RV PARK Cascade Locks, OR	—	\$105-\$140	0.5 miles
02	THE RESORT AT SKAMANIA COVES Stevenson, WA	\$64 + tax	\$415-\$450 (2BR vacation homes)	4 miles
03	LEWIS & CLARK CAMPGROUND & RV PARK North Bonneville, WA	\$72	—	6 miles
04	DOG & WIND MOUNTAIN RV PARK & LODGE Stevenson, WA	\$65	\$140-\$190	9 miles
05	TIMBERLAKE CAMPGROUND & RV PARK Stevenson, WA	\$73.50	—	11 miles
06	CROWN POINT RV PARK Corbett, OR	\$75	—	20 miles
07	GORGE BASE CAMP RV PARK White Salmon, WA	\$72-82	—	24 miles

PRICING OVERVIEW

\$4,900,000

SALE PRICE

9.1%

T12 IN-PLACE CAP RATE



Debt Quote - SBA

8.5%

FIXED 5-YEAR

25-YEAR

AMORTIZATION

15-20% DOWN

BASED ON BORROWER STRENGTH

Debt Quote - Conventional

7.0%

FIXED 5-YEAR

25-YEAR

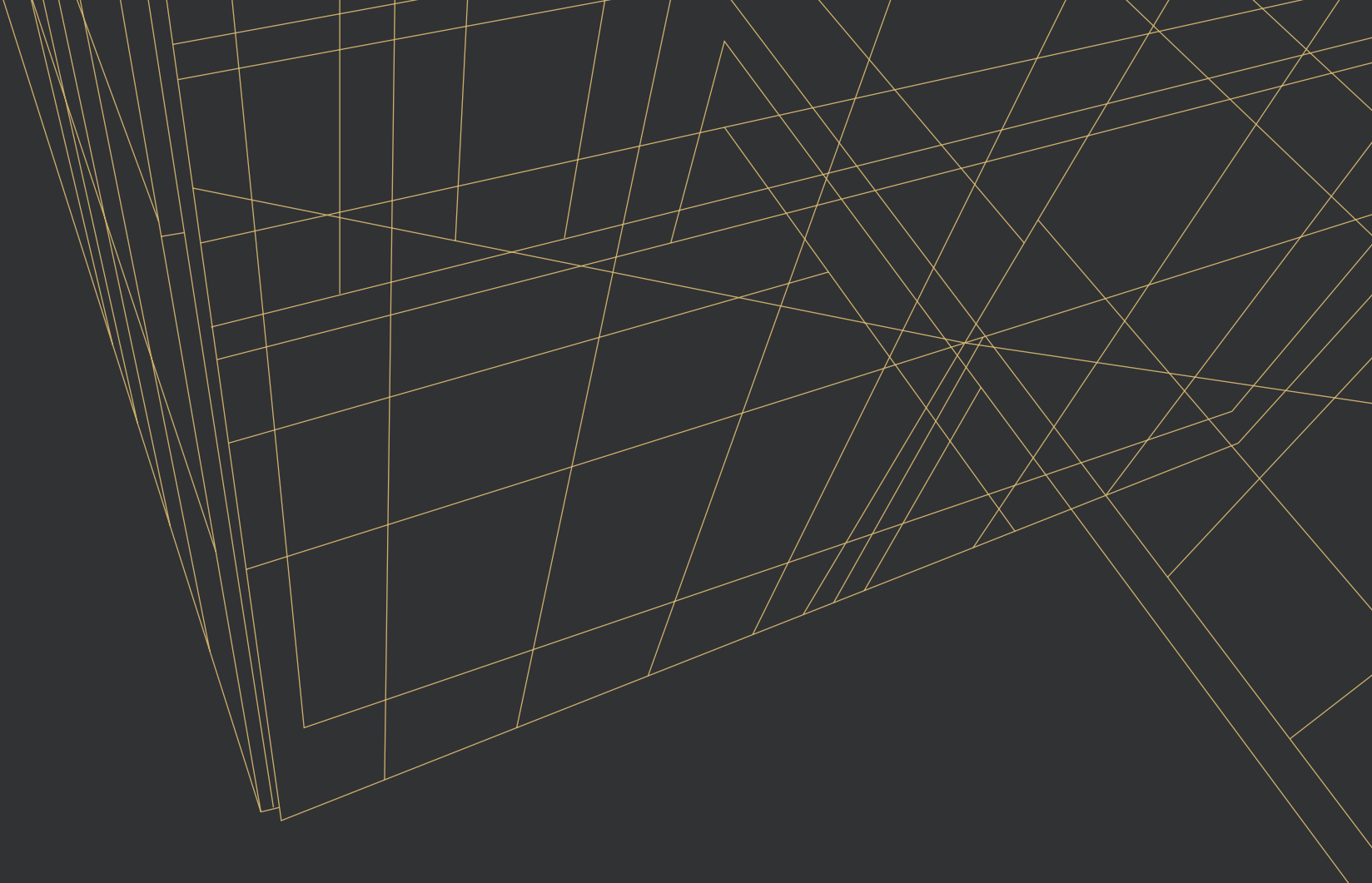
AMORTIZATION

\$3.0M

MAX LOAN VALUE

Provided by Collin Kautz





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