

The Park was Purchased December 2022. Expanded the park from 11 RV lots to 19 lots. Also installed all new water lines. On city water. Has two 1,500 gallon septic tanks. No gas. All city electricity. Each lot rents for \$375. Main long-term tenants are oil field workers, solar farm technicians, and locals. Our short-term visitors are almost all going to Ruidoso. Amenities include on-site laundry and full wi-fi service.

Completed renovated the duplex on site. Down to the studs new everything. Duplex is about 2,800 sq ft. One side is 1,200 sq ft (2 bd, 1 bath) and the other is 1,600 sq ft (2 bed, 2 bath). A tenant lives in the main side for \$1,200/month of rent plus utilities (~\$150/month). The property manager lives in the small side for free. That side could probably rent for \$700/month plus utilities.

Here is the link to our Google reviews and website with more description of the area:

[Sand Creek RV Park Post - Google Search](#)

2023 FS

Income Statement (Profit and Loss)	
Sand Creek RV Park	
For the year ended December 31, 2023	
Account	Year to date
Income	
Rental Income - Duplex	8,000.00
Rental Income - RV Park	56,082.15
Total Income	64,082.15
Gross Profit 64,082.15	
Operating Expenses	
Insurance	3,117.48
Property Manager	7,658.15
Property Taxes	4,676.34
Repairs & Maintenance	2,771.44
Utilities - Electricity	20,707.96
Utilities - Internet	2,535.48
Utilities - Water and Sewer	2,463.88
Total Operating Expenses	43,930.73
Operating Income	20,151.42

Survey

