

# QUIGLEYS GENERAL STORE & RV PARK

17736 CA-96, Klamath River, CA 96050



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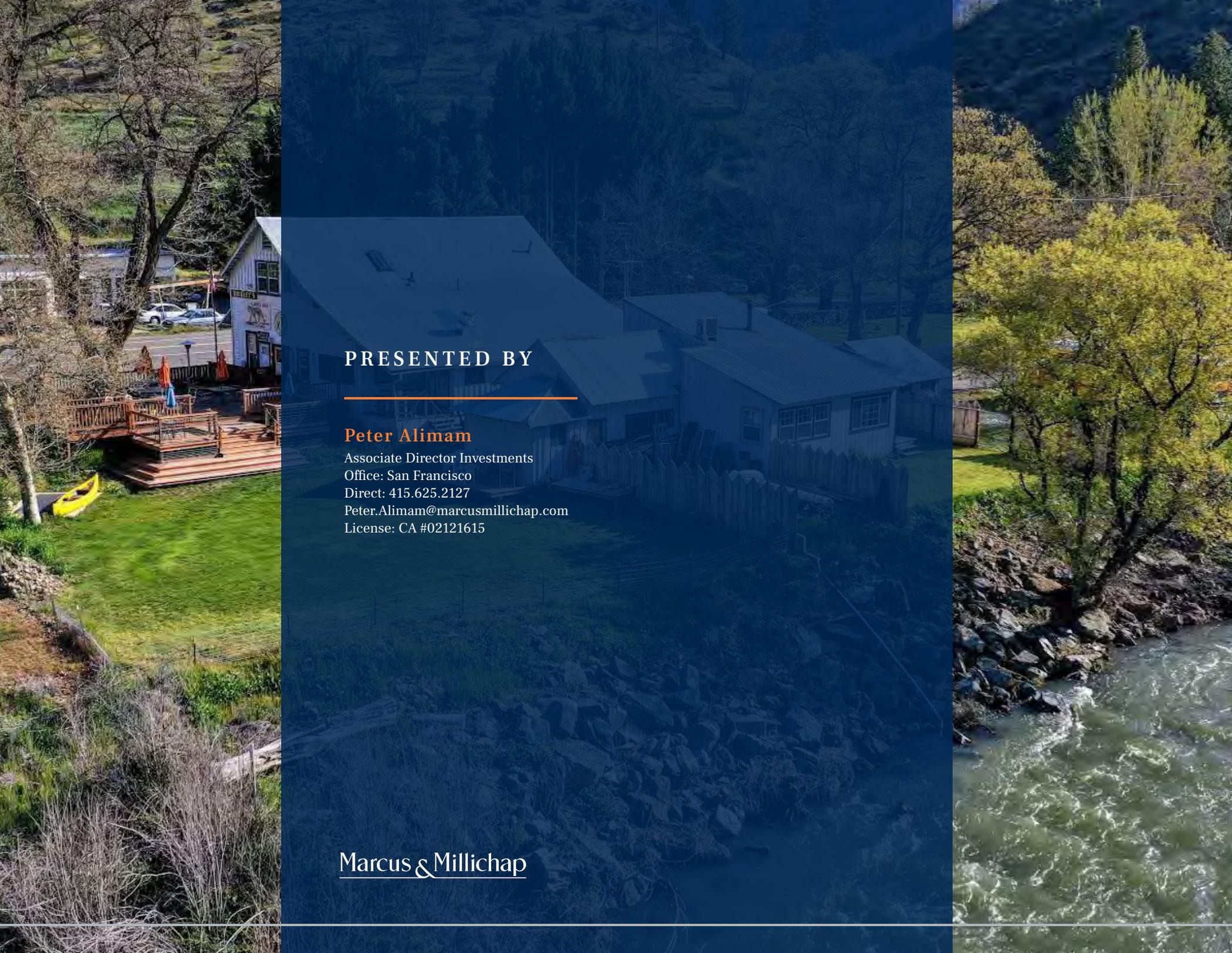
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SECTION 1

# Investment Overview

PROPERTY SUMMARY

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INVESTMENT HIGHLIGHTS

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COMPLETE HIGHLIGHTS

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REGIONAL MAP

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LOCAL MAP

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PARCEL MAP

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QUIGLEY'S STORE

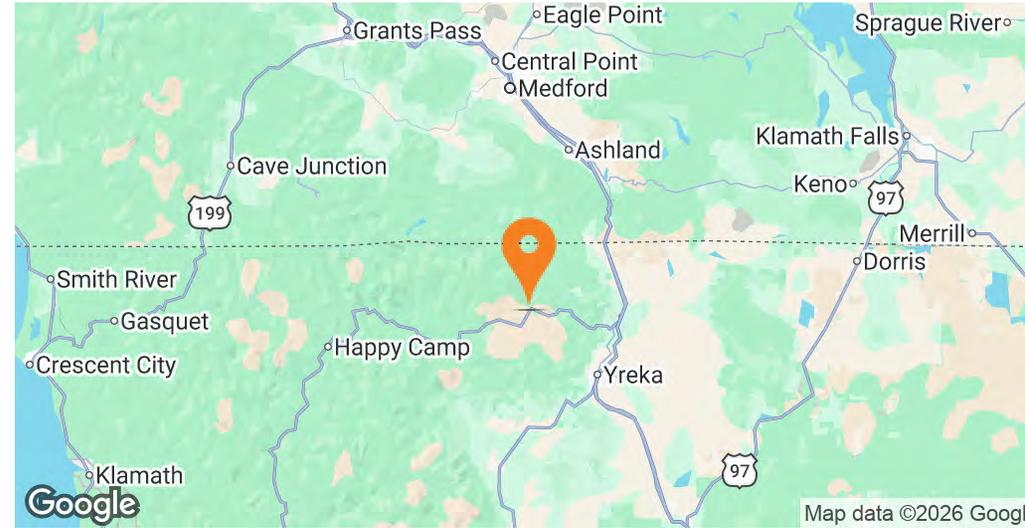
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PARK PHOTOS

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# PROPERTY SUMMARY // QUIGLEYS GENERAL STORE & RV PARK



## PROPERTY HIGHLIGHTS

- Seller Financing for Qualified Buyers
- Upside Filling RV Spaces
- One Stop Shop Store
- Rare Riverfront Access
- Spacious Cabins
- Laundry Facility
- Full Bathrooms

## OFFERING SUMMARY

|                         |                                    |
|-------------------------|------------------------------------|
| Listing Price:          | \$999,500                          |
| # of Site:              | 27                                 |
| Price per Site:         | \$37,037                           |
| Zoning:                 | Commercial - Mobile Home & RV Park |
| Average Rent:           | \$680                              |
| Lot Size:               | 10.92 Acres                        |
| Utilities:              | Private (Well & Septic)            |
| Approximate Year Built: | 1960                               |

# QUIGLEYS GENERAL STORE & RV PARK

17736 CA-96, Klamath River, CA 96050

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## INVESTMENT OVERVIEW

Quigleys has been around for over 100 years, located in a quiet rural community just north of Yreka, California. On Interstate 5, located on the Klamath River with river frontage in the beautiful Siskiyou mountains, with the Marble Mountain wilderness trail not far away. Unlimited outdoor activities in the area, Skiing, Hiking, off-road activity, fishing, hunting, stargazing, and beautiful views of Mt Shasta, not too far away, and two ski resort Mt Shasta and Mt Ashland, within approximately 1 hour away. Great friendly people in the area. Sits on over 3 acres and an additional approximately 8 acres next door for future expansion.

Total approximate 11 acres in total.

Here is what comes with this rare opportunity: Quigleys General Store and RV Park:

22-unit RV park with full hook-ups and individual Electric meters ½ of the RV spaces are on the river, community bathrooms with showers, and laundry facilities. Swimming Beach area, shade trees, 3 small cabins with electric hookups, built-in beds, air conditioning, and portable heaters. Cottage apartment: Nice cozy 2-bedroom 1-bath with a kitchen, dining room, and living room. Fully furnished Mini split heat and Air would make for a great owner's quarters, currently rented out with Airbnb. Nice private yard on the river with a small cozy deck to sit and watch the river. Open the windows and listen to the river very relaxing.

Battery Back-Up System: There is a battery backup system that is approximately 4 years old that powers the store if the power goes out. It has a backup large diesel generator that keeps the batteries charged if the power goes out for an extended period of time. The system, when installed, was around \$300,000.00 and comes with the sale.

Apartment above the store: There is a nice-sized apartment above the store that is a 2-bedroom 1-bath with a kitchen Livingroom and laundry room. Is fully furnished with long term renter who pays \$1150.00 per month and would like to stay.

### Quigleys General Store

The store is a fully functioning general store currently on winter hours, Monday-Friday from 10 am-5:30 pm. When not on winter hours, the store is open 7 days a week from 10-6 pm. Quigleys Deli is famous in the area for its homemade pies and cookies. The deli makes fresh sandwiches to order daily with a wide variety of different sandwiches. Summer time on different days of the week, we also have a variety of different options cooked on the outdoor smoker.

The sale comes with two different beer and wine license an off-sale license, and a on-sale license. The on-sale license allows customers to have beer and wine on the premises or on the

large deck attached to the deli area with a great view of the river and surrounding mountains. In the summertime, we occasionally have local musicians play on the deck.

There is also an outdoor bar to serve beer and wine. In addition to the beer and wine license, we are also licensed to sell tobacco products. All licenses are current and up to date, including business license, health department, RV park Liquor license, food managers license, and currently operating the business as of this post. TURN-KEY OPERATION with employees in place. Recent upgrades in the last 2 years include a new Deli Case, a new commercial Freezer, a new Ice Machine, an alarm and camera system, and Starlink internet.

This fabulous opportunity awaits you. Come live in an unbelievably beautiful area of the real Northern California.

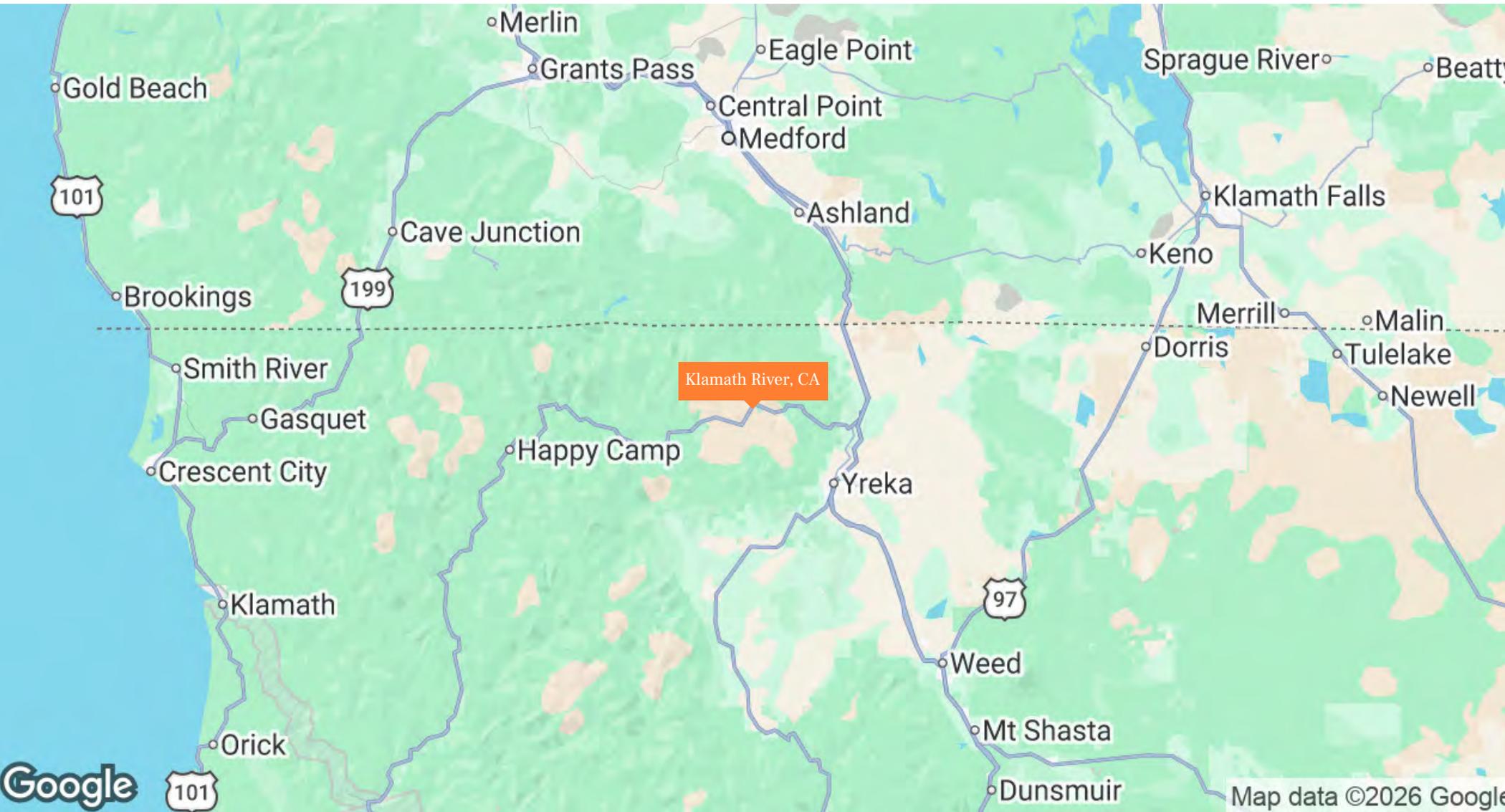
## COMPLETE HIGHLIGHTS // QUIGLEYS GENERAL STORE & RV PARK



### PROPERTY IMPROVEMENTS

- New Deli Case
- New Kitchen Equipment (hotplates, microwave, mixers, blenders, deli slicer, etc.)
- New Convection Oven
- New Commercial Refrigerator
- New Ice Machine
- New Pellet Smoker
- New Awnings, Patio Furniture, 4 Water Heaters, POS System, Ipad
- New Cameras, Alarm Security System, Mini Split
- New Keyless Entries to 3 Cabins & Cottage
- New Pressure Pump for Water Tank
- Fully Remodeled Cottage, Apartment (fully furnished)
- Exterior Outdoor Bar
- Back up Electrical System (Approx. \$300,000)
- Back up Diesel Generator, Back up Generators for Water Pump and Community Building
- Complete Turn-Key Operation with Long Term Employees
- Food License, Food Manager License, Employee Food Handler License
- County Business License, Sellers Permit License, HCD RV Park Permit
- Water Permit License (Klamath River)
- Tobacco License
- Beer and Wine License

## QUIGLEYS GENERAL STORE & RV PARK // REGIONAL MAP



LOCAL MAP // **QUIGLEYS GENERAL STORE & RV PARK**

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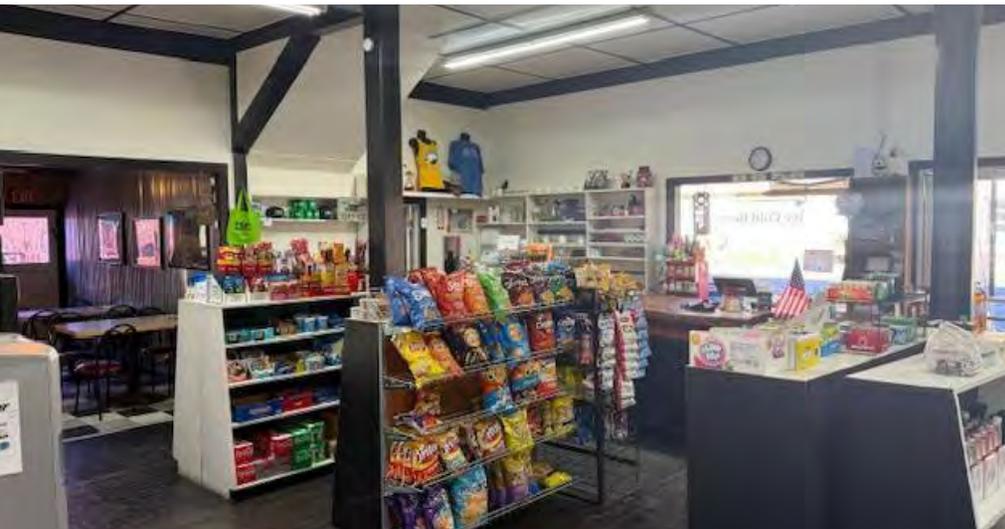
# QUIGLEYS GENERAL STORE & RV PARK // PARCEL MAP



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## QUIGLEY'S STORE // QUIGLEYS GENERAL STORE & RV PARK



QUIGLEYS GENERAL STORE & RV PARK // PARK PHOTOS



SECTION 2

# Financial Analysis

FINANCIAL DETAILS

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## QUIGLEYS GENERAL STORE & RV PARK // FINANCIAL DETAILS

| Income                      | 2024 Actuals      | 2025 Actuals      | %              |
|-----------------------------|-------------------|-------------------|----------------|
| Rental Income               | \$ 22,649         | \$ 10,059         | 3.05%          |
| Sales of Product Income     | \$ 8,882          | \$ 37,194         | 11.28%         |
| Novo Dia Group TotilPay     | \$ 6,518          | \$ 4,160          | 1.26%          |
| Square Sales                | \$ 301,643        | \$ 278,353        | 84.41%         |
| Discount/Refund/Return      | \$ (5,411)        | \$ -              | 0.00%          |
| <b>Total Income</b>         | <b>\$ 334,281</b> | <b>\$ 329,765</b> | <b>100.00%</b> |
| Expenses                    | 2024 Actuals      | 2025 Actuals      | %              |
| Cost of Goods Sold          | \$ 142,271        | \$ 129,251        | 42.60%         |
| Advertising & Marketing     | \$ 3,148          | \$ 1,804          | 0.59%          |
| Building & Property Rent    | \$ 35,387         | \$ 41,822         | 13.78%         |
| General & Admin             | \$ 12,531         | \$ 6,525          | 2.15%          |
| Property Insurance          | \$ 2,616          | \$ 1,710          | 0.56%          |
| Liability Insurance         | \$ 193            | \$ 717            | 0.24%          |
| Workers Comp                | \$ 1,368          | \$ 3,343          | 1.10%          |
| Legal & Accounting          | \$ 3,627          | \$ 6,310          | 2.08%          |
| Meals                       | \$ 358            | \$ -              | 0.00%          |
| Merchant Fees               | \$ 9,826          | \$ 7,103          | 2.34%          |
| Office Expense              | \$ 539            | \$ 2,949          | 0.97%          |
| Payroll                     | \$ 81,829         | \$ 63,698         | 21.00%         |
| Repairs & Maintenance       | \$ 6,422          | \$ 8,160          | 2.69%          |
| Travel                      | \$ 1,931          | \$ 70             | 0.02%          |
| Utilities                   | \$ 23,751         | \$ 29,930         | 9.87%          |
| <b>Total Expenses</b>       | <b>\$ 325,797</b> | <b>\$ 303,391</b> | <b>100%</b>    |
| <i>% EGI</i>                | 97.46%            | 92.00%            |                |
| <b>Net Operating Income</b> | <b>\$ 8,485</b>   | <b>\$ 26,375</b>  |                |

SECTION 3

# Sale Comparables

SALE COMPS MAP

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SALE COMPS SUMMARY

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# SALE COMPS MAP

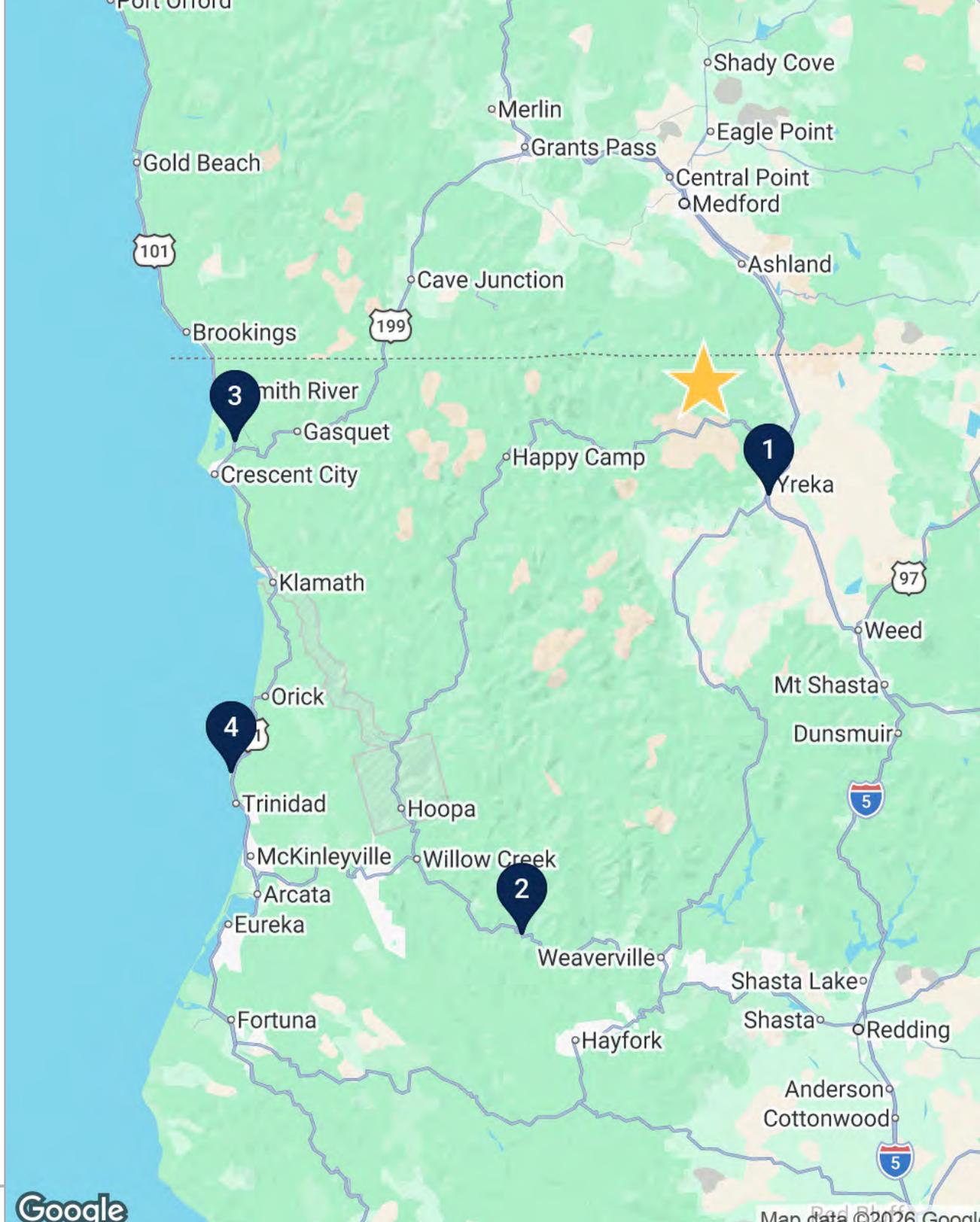
 QUIGLEYS GENERAL STORE & RV PARK

 1 Waiiaka RV Park

 2 Del Loma RV & Campground

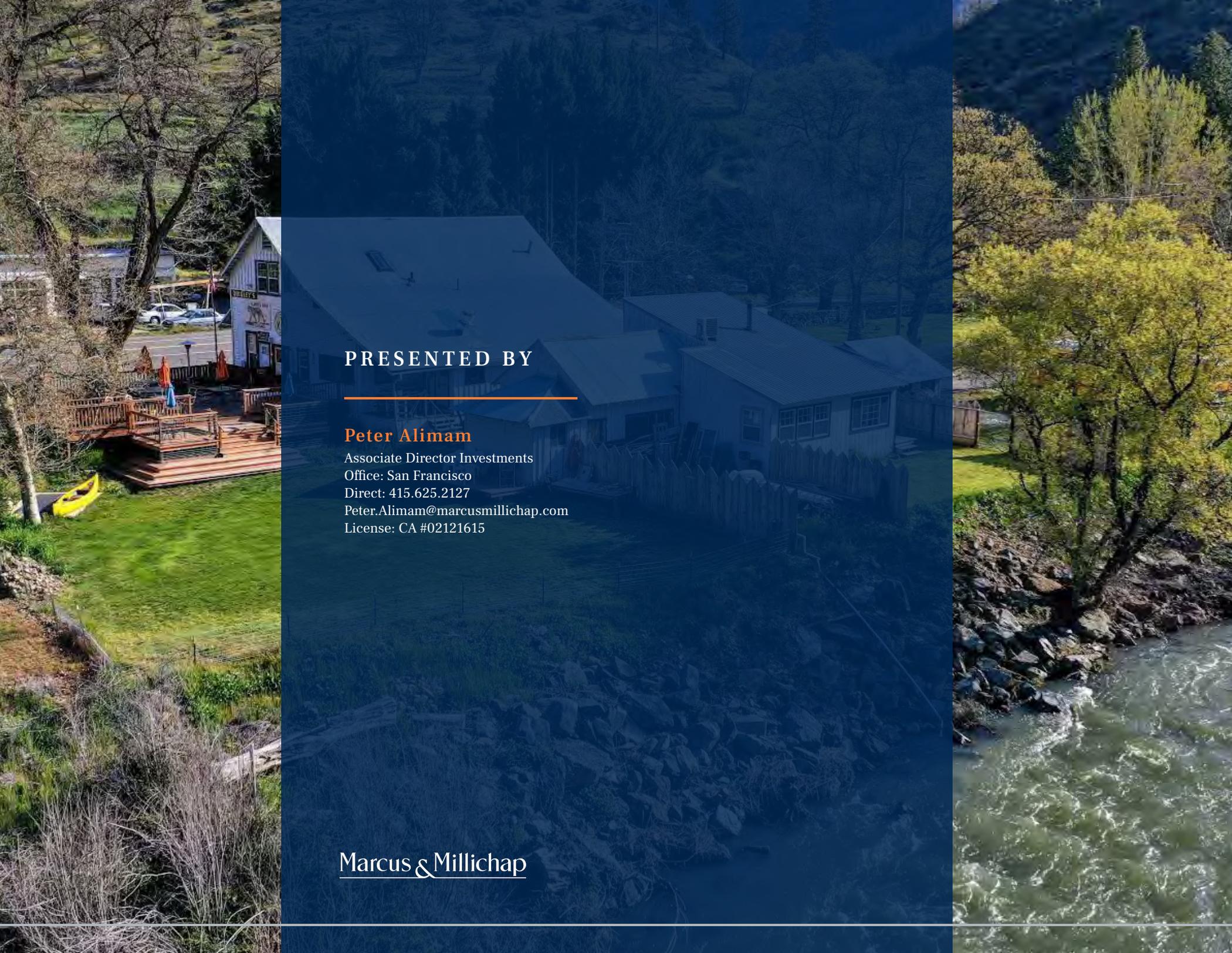
 3 Redwoods Campground

 4 Trinidad RV Park



## SALE COMPS SUMMARY // QUIGLEYS GENERAL STORE & RV PARK

|   | SUBJECT PROPERTY  | PRICE              | CAP RATE     | # OF SITES | \$/SITE         | LOT SIZE        | CLOSE      |
|---|---|--------------------|--------------|------------|-----------------|-----------------|------------|
|    | <b>QUIGLEYS GENERAL STORE &amp; RV PARK</b><br>17736 CA-96<br>Klamath River, CA 96050 | \$999,500          | N/A          | 27         | \$37,019        | 3.4 AC          | -          |
|   | SALE COMPARABLES  | PRICE              | CAP RATE     | # OF SITES | \$/SITE         | LOT SIZE        | CLOSE      |
|    | <b>Waiiaka RV Park</b><br>240 Sharps Rd<br>Yreka, CA 96097                            | \$3,495,000        | 7.28%        | 63         | \$55,476        | 7.41 AC         | 11/01/2021 |
|    | <b>Del Loma RV &amp; Campground</b><br>21720 CA-299<br>Big Bar, CA 96010              | \$1,070,000        | 7.00%        | 65         | \$16,461        | 19.54 AC        | 12/23/2025 |
|    | <b>Redwoods Campground</b><br>4241 US-101<br>Crescent City, CA 95531                  | \$3,075,000        | -            | 94         | \$32,712        | 18.43 AC        | 04/21/2025 |
|  | <b>Trinidad RV Park</b><br>3443 Patricks Point Dr<br>Trinidad, CA 95570               | \$2,250,000        | -            | 52         | \$43,269        | 7.26 AC         | 10/15/2024 |
|   | <b>AVERAGES</b>   | <b>\$2,472,500</b> | <b>7.14%</b> | <b>69</b>  | <b>\$36,094</b> | <b>13.16 AC</b> | <b>-</b>   |



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