

# RV PARK PORTFOLIO

PACKAGE PRICE  
**\$3,135,000**

3 TURNKEY RV PARKS - MISSOURI & TEXAS



Branson, MO - Walk to the Strip  
Lake of the Ozarks  
Music Capital of the USA



Satco & Solstice RV Parks  
Monahan, TX  
(West Texas Oil Fields)



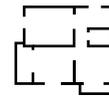
Cabin Rental



Restrooms



Swimming Pool



Large Lots



24/7 Security



## CONTACT DETAILS:

 303-999-1924

 [jhartman@scs.rent](mailto:jhartman@scs.rent)

 [www.smartcommunityrv.com](http://www.smartcommunityrv.com)

# RV PARK PORTFOLIO

- *ESTABLISHED BRAND*
- *ACTIVE WEBSITE & SOCIAL MEDIA*
- *CUSTOMER EMAIL LIST*
- *ONLINE BOOKING SYSTEM*
- *ORGANIC WEB TRAFFIC*
- *REPEAT & LONG TERM RENTERS*
- *STAFFED*
- *ROOM FOR EXPANSION*
- *INCLUDES LAND*
- *BUY 1 OR ALL AS A BUNDLE*
- *SELLING AS IS INCLUDES ALL  
FIXTURES AND ASSETS*



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FOR SALE  
\$950,000

# BRANSON



**3330 HARVEY LANE**  
**BRANSON, MO 65616**

**2.35 ACRES**  
**30 SPACES**  
**1 COMMERCIAL BUILDING**  
**1 AIRBNB CABIN**



# BRANSON

A	AA
<b>Smart Community Storage LLC</b>	
<b>"Branson RV Park" Management P&amp;L</b>	
<b>2023 - 2024</b>	
	<b>Actuals</b>
	<b>2024 Totals</b>
<b>Revenue:</b>	
Revenue, Sales	78,735
Revenue, Service	-
Other Income	1,213
<b>Total Revenue</b>	<b>79,948</b>
<b>Operating Expenses:</b>	
Labor, Internal	3,688
Labor, Outside	27,504
Merchant Fees	
Commission Exp	
Professional Fees	8,227
Tracker Exp	
Parking Rent	
Repairs & Maintenance	14,707
Equipment Rental	-
Storage	
Office Exp Excl Labor	10,012
Utilities & Rent	32,024
Travel, Meals	2,949
Insurance & Taxes	26,994
SG&A	865
Advertising/Marketing	3,320
<b>Total Operating Expenses</b>	<b>130,290</b>
Lease Exp	
Depreciation & Amortization	25,049
Interest Expense	73,597
<b>Net Income</b>	<b>(148,988)</b>



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# SATCO & SOLSTICE

FOR SALE  
**\$2,185,000**



## SATCO PROPERTY:

**ACRES: 8.77**  
**SPACES: 45**  
**% VACANT: 61%**

## ADDRESS:

**4967 S ARIZONA ST, MONAHANS, TX 79756**



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 303-999-1924  
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 [www.smartcommunityrv.com](http://www.smartcommunityrv.com)

# SATCO & SOLSTICE



## SOLSTICE PROPERTY:

**ACRES: 6.49**

**SPACES: 28**

**% VACANT: 5%**

## ADDRESS:

**5588 S. STOCKTON AVE, MONAHANS, TX 79756**



## CONTACT DETAILS:

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# SATCO & SOLSTICE

<b>Income</b>	<b>2024</b>	<b>Jan-May 2025</b>	<b>2025 Annualized</b>	<b>Current Estimated Budget</b>
Rental Income	\$301,128	\$129,597	\$311,033	\$519,300
Vacancy Factor (66%)	-	-	-	(\$203,463)
<b>Effective Income</b>	<b>\$301,128</b>	<b>\$129,597</b>	<b>\$311,033</b>	<b>\$315,837</b>
<b>Expenses</b>	<b>2024</b>	<b>Jan-May 2025</b>	<b>2025 Annualized</b>	<b>Current Estimated Budget</b>
Insurance	\$2,068	\$796	\$1,911	\$2,585
Supplies & Materials	\$2,091	\$253	\$608	\$2,153
Repairs & Maintenance	\$8,626	\$3,178	\$7,628	\$13,877
Internet & TV Services	\$4,512	\$1,880	\$4,512	\$4,647
Software & Apps	\$2,508	-	-	\$2,584
Property Taxes	\$9,089	-	-	\$10,453
Phone Expense	\$391	\$191	\$458	\$960
Credit Card Processing Fees	\$6,561	\$3,551	\$8,522	\$8,291
Office Supplies	\$13	\$30	\$73	\$8,000
Advertising & Marketing	\$1,803	\$3,072	\$7,372	\$3,600
Management	-	-	-	\$24,600
<b>Total Operating Expense</b>	<b>\$37,662</b>	<b>\$12,951</b>	<b>\$31,083</b>	<b>\$81,749</b>
<b>Utilities</b>	<b>2024</b>	<b>Jan-May 2025</b>	<b>2025 Annualized</b>	<b>Current Estimated Budget</b>
Electric	\$62,665	\$21,655	\$51,973	\$65,332
Trash	\$11,955	\$4,613	\$11,072	\$12,190
Water & Sewer	\$367	\$2,396	\$5,750	\$5,750
<b>Total Utilities</b>	<b>\$74,988</b>	<b>\$28,664</b>	<b>\$68,795</b>	<b>\$83,272</b>
<b>Total Expenses</b>	<b>\$112,650</b>	<b>\$41,616</b>	<b>\$99,878</b>	<b>\$165,021</b>
<b>Expense %</b>	<b>37.41%</b>	<b>32.11%</b>	<b>32.11%</b>	<b>52.25%</b>
<b>Net Operating Income</b>	<b>\$188,478</b>	<b>\$87,981</b>	<b>\$211,154</b>	<b>\$150,816</b>