



PARADISE SHORES RV PARK

2399 HWY 182 - BRIDGEPORT, CA



IN ASSOCIATION WITH
SCOTT REID & PARASELL, INC.
A LICENSED CALIFORNIA BROKER #02101543



POWERED BY **SMI** REAL ESTATE

INVESTMENT OVERVIEW



INVESTMENT HIGHLIGHTS

- Assumable low interest financing for qualified buyers
- \$75,000 in recent capital improvements
- Diverse, loyal clientele with repeat reservations translating into pro-rated deposits for the new owner
- Prime location near Yosemite National Park with access to world-class outdoor recreation
- Top-rated on Hipcamp, Airbnb, Google, Yelp and Tripadvisor
- Strategically positioned as a stopover for Yosemite-bound travelers
- Targeted marketing to the adventure crowd, capturing a growing outdoor recreation market
- Current ownership uses modern reservation software allowing for easier management and ability to price peak demand automatically

\$2,150,000

PRICE

40

SITES

9.08%

SCHEDULED CAP RATE

\$519

AVERAGE RENT

1.34

ACRES





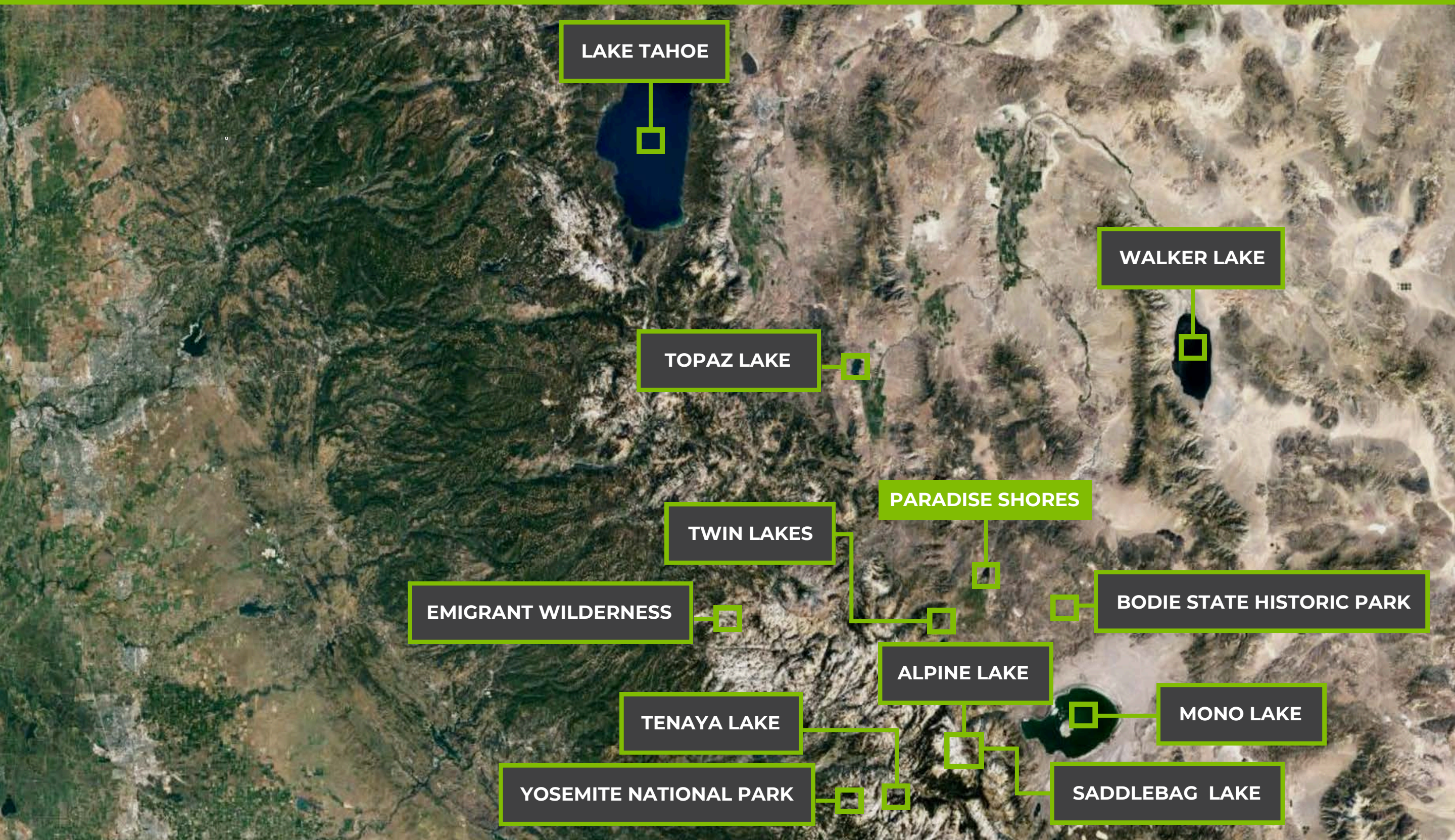


WHY WE LIKE THIS OPPORTUNITY

Paradise Shores RV Park offers a 9.08% entry cap rate and is located 40 miles from Yosemite and is near numerous pristine mountain lakes. Well operated and maintained, the park features 35 RV sites, 5 MH sites and 5 van/tent sites. The park includes 8 park models, all unique and in fantastic condition. \$75,000 in recent capital improvements helps keep loyal clientele happy and turns new visitors into raving fans.

Known to many as 'Hidden Yosemite', the park offers nearby trophy-quality fly fishing, world-class backpacking/hiking, rock climbing, horseback riding and direct access to BLM land for OHV enthusiasts. Highly rated on Hipcamp, Airbnb, Google, Yelp and Tripadvisor, this park is a favored stop for adventure seekers and those en route to Yosemite. Investors will benefit from strong occupancy, pro-rated deposits for the coming season, and a property perfectly positioned to capture the growing demand for outdoor recreation.

LOCATION OVERVIEW



An aerial photograph of a campsite situated near a large body of water, likely a reservoir or lake. The campsite is filled with numerous RVs and trailers parked in rows. There are several trees scattered throughout the site, and a paved road runs along the left side. In the background, a range of mountains is visible under a clear sky. The entire image is overlaid with a semi-transparent dark grey filter.

FINANCIAL OVERVIEW

INCOME & EXPENSES

INCOME	2023	PER SITE	SCHEDULED	PER SITE	NOTES
GROSS POTENTIAL RENT	\$311,650	\$7,791	\$367,556	\$9,189	[1]
OTHER INCOME					
<i>Store Income</i>	\$2,460	\$62	\$2,509	\$63	
Fee Income	\$20,763	\$519	\$21,178	\$529	
Utility Reimbursement	\$1,518	\$38	\$1,548	\$39	
<i>Total Other Income</i>	\$24,741	\$619	\$25,236	\$631	
EFFECTIVE GROSS INCOME	\$336,391	\$8,410	\$378,090	\$9,452	
EXPENSES	2023	PER SITE	SCHEDULED	PER SITE	NOTES
Real Estate Taxes	\$23,650	\$591	\$23,650	\$591	[2]
Transient Occupancy Tax	\$29,861	\$747	\$30,458	\$761	[3]
Insurance	\$12,087	\$302	\$14,645	\$366	[4]
Total Utilities	\$30,376	\$759	\$31,604	\$790	
Electricity/Gas	\$21,229	\$531	\$22,079	\$552	
Well	\$1,074	\$27	\$1,117	\$28	
Septic	\$1,500	\$38	\$1,560	\$39	
Propane	\$4,000	\$100	\$4,160	\$104	
Telephone/Internet	\$2,572	\$64	\$2,688	\$67	
<i>Payroll</i>	\$37,501	\$938	\$38,251	\$956	[5]
Repair & Maintenance	\$8,727	\$218	\$9,076	\$227	[6]
Trash	\$2,200	\$55	\$2,244	\$56	[7]
Landscaping	\$0	\$0	\$0	\$0	[8]
Legal/Professional Fees	\$1,500	\$38	\$1,530	\$38	[9]
<i>License/Permits</i>	\$460	\$12	\$469	\$12	[10]
Administrative	\$650	\$16	\$663	\$17	[11]
Advertising	\$4,387	\$110	\$4,475	\$112	[12]
Reservation Fees/CC Processing	\$7,995	\$200	\$8,075	\$202	[13]
Supplies	\$11,267	\$282	\$11,492	\$287	[14]
Software	\$2,766	\$69	\$2,821	\$71	[15]
Cost of Goods	\$1,432	\$36	\$1,460	\$37	[16]
Operating Reserves	\$2,000	\$50	\$2,000	\$50	
TOTAL EXPENSES	\$176,858	\$4,421	\$182,914	\$4,573	
<i>% Expense Ratio</i>	53%		48.38%		
NET OPERATING INCOME	\$159,533		\$195,176	\$4,879	
Cap Rate	7.42%		9.08%		

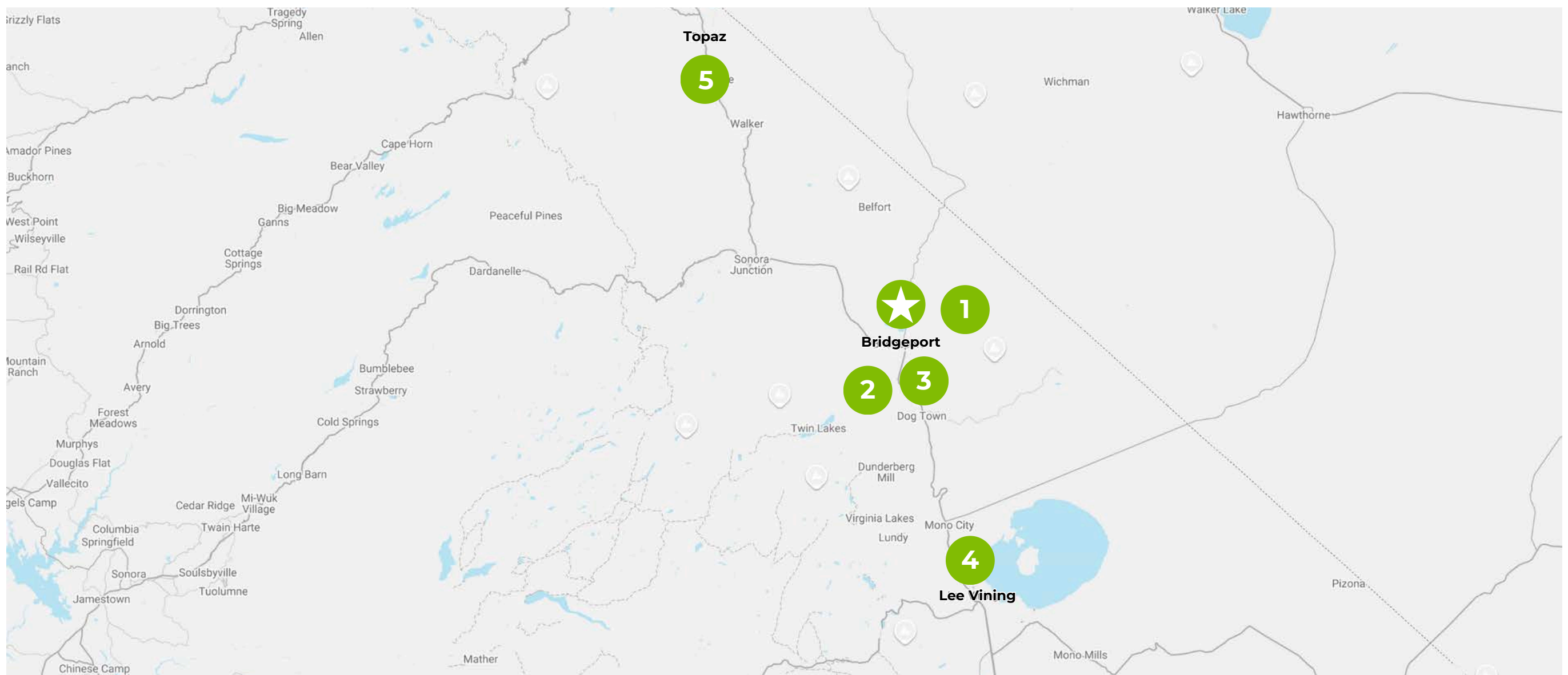
FINANCIAL NOTES

- [1] Includes TOT recapture
- [2] Adjusted for Prop 13
- [3] Recaptured in revenue
- [4] Includes workman's comp
- [5] Housecleaner and winter caretaker plus manager
- [6] Includes Tools and Equipment
- [7] Actuals
- [8] Included in R&M & Payroll
- [9] Normalized
- [10] Actuals
- [11] Includes bank fees
- [12] Actuals
- [13] Actuals
- [14] Includes office and lodging supplies
- [15] Online reservation software
- [16] Actuals



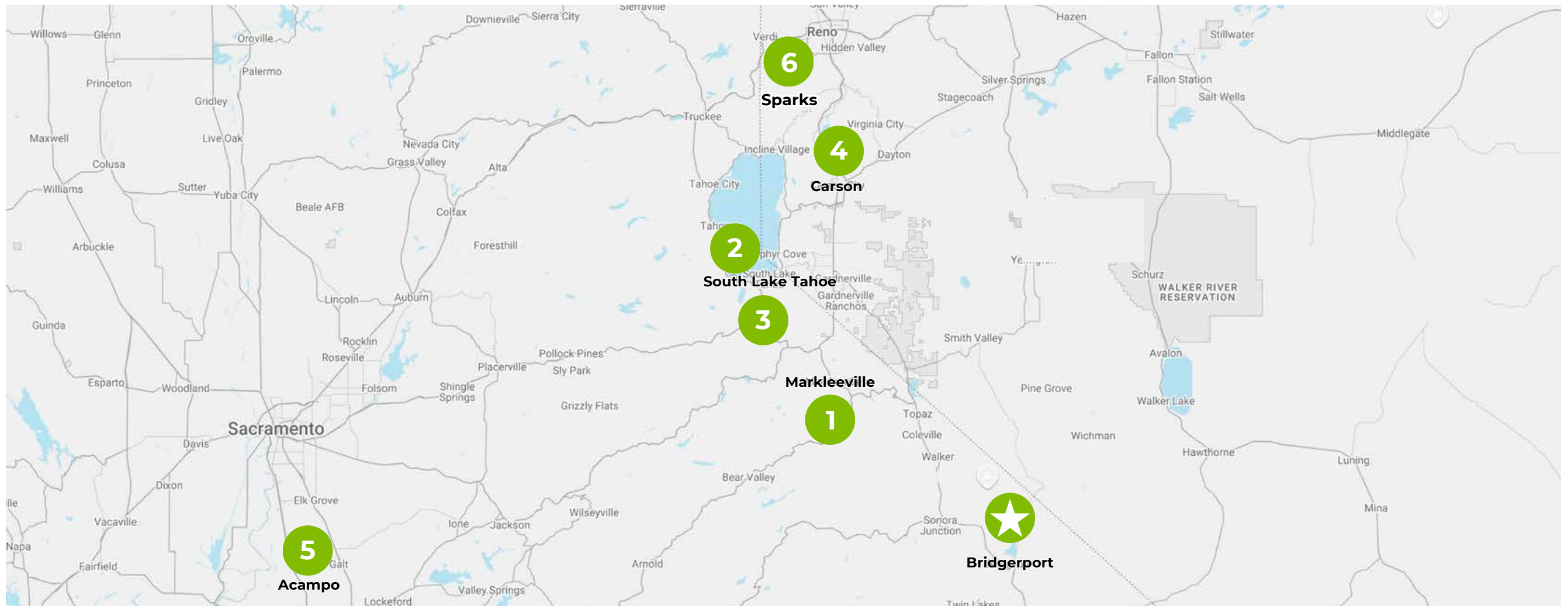
RENT COMPARABLES

Property #	Property	City	State	Sites	Average Rent	W/S/T Included	Distance
S	Paradise Shores	Bridgeport	CA	40	\$55	Yes	
1	Bridgeport Reservoir	Bridgeport	CA	35	\$49	Yes	.6 Miles
2	Twin Lakes Resort	Bridgeport	CA	16	\$48	Yes	13.1 Miles
3	Doc & Al's Resort	Bridgeport	CA	17	\$45	Yes	10.1 Miles
4	Mono Vista RVPark	Lee Vining	CA	28	\$55	Yes	27.1 Miles
5	Topaz Lake RV Park	Topaz	CA	48	\$55	W/S	46.2 Miles



SALE COMPARABLES

Property #	Property	City	State	Sale date	Price	Sites	Price/space
S	Paradise Shores	Bridgeport	CA	Subject	\$2,150,000	40	\$52,500
1	Sierra Pines	Markleeville	CA	17/07/2023	\$2,070,000	31	\$66,774
2	Heavenly Valley	South Lake Tahoe	CA	30/06/2023	\$1,050,000	13	\$80,769
3	KOA Lake Tahoe	South Lake Tahoe	CA	03/02/2023	\$2,330,000	49	\$47,551
4	Comstock Country	Carson	NV	15/12/2023	\$9,500,000	83	\$114,458
5	Mokeulumne Beach	Acampo	CA	15/12/2022	\$2,900,000	33	\$87,879
6	Comstock Meadows	Sparks	NV	05/01/2024	\$7,500,000	150	\$50,000





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