

422 S Middlefork Road • Crouch, ID 83622



## FOR SALE

**GREGG DAVIS**

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SP32434, Idaho

Assumable Financing Through CapEd C.U. - \$490k+/- @ 6.5%

### PROPERTY DESCRIPTION

Buy yourself a retirement lifestyle today! Generate truly passive income with this 13 space RV Park located in one of Idaho's hidden gems, Crouch, ID. The park offers wooded RV sites for a year-round place to park your RV to recreate in the beautiful Central Mountains of Idaho. Full hookups (power, water, and septic) in each space. You and your guests can enjoy fishing, paddle boarding & river rafting blocks away. Currently, 10 spaces rented, generating \$5,570 of income. Very few expenses mean great cash flow. Currently, the property is managed by third-party professional management.

### LOCATION DESCRIPTION

Located in Crouch, ID close to the Middle Fork of the Payette River and endless recreation opportunities. This park is literally in town so guests can enjoy all the amenities easily without the need for a "tow vehicle". Restaurants, Dining, Grocery Stores, Coffee Shops, Dirty Shame (best pizza & live music!). Minutes to Terrace Lakes golf course and hot pool.

### SUMMARY

Price: \$675,000

Lot Size: 1.74 Acres

Current NOI: \$47,456

Cap Rate (Current): 7.03%

NOI Proforma: \$60,506

Proforma Cap Rate: 8.96%

Proforma Assumptions: 10% vacancy  
15% PM Fees

Self-Managed (T-12 NOI): \$50,212

Self-Managed Cap Rate: 7.4%





## Pro Forma Summary

422 Middlefork Rd. - Crouch, ID



### Investment Summary

Price	\$675,000
Units	13
Price/Unit	\$51,923
RSF	75,794
Price/RSF	\$8.91
Lot Size	1.74 acres
Floors	1
APN	RPC0004015426B
Cap Rate	7.03%
Proforma Cap Rate	8.96%
GRM	10.1
Proforma GRM	8.01

### Financing Summary

Loan 1 (Balloon)	\$468,558
Initial Equity	\$206,442
Interest Rate	6.5%
Term	10 years
Monthly Payment	\$3,164
DCR	1.25

### Unit Mix & Annual Scheduled Income

Type	Units	Actual	Total	Proforma	Total
Full HU	13	\$5,142	\$66,840	\$6,480	\$84,240
<b>Totals</b>	<b>13</b>		<b>\$66,840</b>		<b>\$84,240</b>

### Annualized Income

Description	Actual	Proforma
<b>Gross Potential Rent</b>	<b>\$66,840</b>	<b>\$84,240</b>
- Less: Vacancy	(\$6,684)	(\$8,424)
<b>Effective Gross Income</b>	<b>\$60,156</b>	<b>\$75,816</b>
- Less: Expenses	(\$12,700)	(\$15,310)
<b>Net Operating Income</b>	<b>\$47,456</b>	<b>\$60,506</b>
- Debt Service	(\$37,965)	(\$37,965)
<b>Net Cash Flow after Debt Service</b>	<b>\$9,491</b>	<b>\$22,541</b>
+ Principal Reduction	\$7,736	\$7,736
<b>Total Return</b>	<b>\$17,228</b>	<b>\$30,278</b>

### Annualized Expenses

Description	Actual	Proforma
Property Management Fee	\$10,026	\$12,636
Building Insurance	\$1,000	\$1,000
Maintenance	\$1,223	\$1,223
Taxes - Real Estate	\$451	\$451
<b>Total Expenses</b>	<b>\$12,700</b>	<b>\$15,310</b>
<b>Expenses Per RSF</b>	<b>\$0.17</b>	<b>\$0.20</b>
<b>Expenses Per Unit</b>	<b>\$977</b>	<b>\$1,178</b>

### Proforma Notes

\*Actual = current vacancy, and TI2 expenses. Proforma shown includes 10% vacancy and 15% mgmt fee.

## Endless Potential For Added Value:

Buy yourself a retirement lifestyle today! Generate truly passive income with this 13 space RV Park located in one of Idaho's hidden gems, Crouch, ID. The park offers wooded RV sites for a year-round place to park your RV to recreate in the beautiful Central Mountains of Idaho. Rolling hills, mature trees, full hookups (power, water, and septic) in each space and all within seconds of "town".

Recently renovated electrical upgrades completed/underground electrical. This park is literally in town so guests can enjoy all the amenities easily without the need for a "tow vehicle". Restaurants, Dining, Grocery Stores, Coffee Shops, Dirty Shame (best pizza & live music!). Minutes to Terrace Lakes Golf Course and hot pool. Experience relaxing hikes or float down the Middle Fork River. You and your guests can enjoy fishing, paddle boarding & river rafting blocks away.

Currently, there are 10 spaces rented, generating \$5,570 of rental income. Very few expenses mean great cash flow. Currently, the property is being managed by a third party professional management company. Manage it yourself or keep them in place for easy, passive cash flow.

A savvy investor may want to purchase new or used RV's to place in the vacant spaces and rent on a nightly rate, or monthly rate to those who are looking for an affordable place to live or a getaway close to everything.

You may even decide to sell the RV's to the tenants or do lease to own or seller carried financing on the sale of those RV's to increase your profits. You may also consider placing luxury, high-end RV's to rent for higher nightly rates--or allow investors to place their RV's there on monthly rates and offer them for rent nightly themselves and generate income from their RV rather than paying to store it somewhere where it doesn't create value.

The upside potential of this property is only limited by your creativity! With 3 vacant units at the current moment, this deal could be a 9.4% cap rate with self-management. Get the park to 90% occupancy and it is over a 9% cap rate WITH property management costs included or an 11% cap rate with self-management.

The property has an existing assumable loan of approximately \$490K at 6.5% interest rate available (Must qualify with bank). Contact Listing agent for loan payment and details.

## Trailing 12 Month Income and Expenses

13 Space RV Park - T12													
422 Middlefork Road, Crouch, ID													
	CCPM Jun-24	CCPM Jul-24	CCPM Aug-24	CCPM Sep-24	CCPM Oct-24	CCPM Nov-24	CCPM Dec-24	CCPM Jan-25	CCPM Feb-25	CCPM Mar-25	CCPM Apr-25	CCPM May-25	T12 TOTAL
<b>Income</b>													
422 S Middlefork - Rent	\$ 2,095.00	\$ 2,095.00	\$ 4,838.68	\$ 3,240.00	\$ 3,685.00	\$ 5,666.67	\$ 5,123.77	\$ 5,815.00	\$ 6,076.61	\$ 5,725.00	\$ 4,465.00	\$ 3,986.13	\$ 52,811.86
Other	\$ -											\$ 275.00	\$ 275.00
<b>TOTAL INCOME</b>	\$ 2,095.00	\$ 2,095.00	\$ 4,838.68	\$ 3,240.00	\$ 3,685.00	\$ 5,666.67	\$ 5,123.77	\$ 5,815.00	\$ 6,076.61	\$ 5,725.00	\$ 4,465.00	\$ 4,261.13	\$ 53,086.86
<b>Expenses</b>													
Property Management	\$ 83.80	\$ 314.25	\$ 725.80	\$ 486.00	\$ 552.75	\$ 850.00	\$ 768.57	\$ 872.25	\$ 911.49	\$ 858.75	\$ 669.75	\$ 597.92	\$ 7,691.33
Maintenance		\$ 266.89							\$ 955.88				\$ 1,222.77
Utilities											\$ 201.35		\$ 201.35
Property Taxes												\$ 451.00	\$ 451.00
Property Insurance												\$ 1,000.00	\$ 1,000.00
<b>TOTAL OPERATING EXPENSES</b>	\$ 83.80	\$ 581.14	\$ 725.80	\$ 486.00	\$ 552.75	\$ 850.00	\$ 768.57	\$ 872.25	\$ 1,867.37	\$ 858.75	\$ 871.10	\$ 2,048.92	\$ 10,566.45
<b>NET OPERATING INCOME</b>	\$ 2,011.20	\$ 1,513.86	\$ 4,112.88	\$ 2,754.00	\$ 3,132.25	\$ 4,816.67	\$ 4,355.20	\$ 4,942.75	\$ 4,209.24	\$ 4,866.25	\$ 3,593.90	\$ 2,212.21	\$ 42,520.41

## Unit Rent Roll

422 Middlefork Rd. - Crouch, ID



Unit	Description	Current Rent	Comments
1	Full HU	\$0	v
2	Full HU	\$550	
3	Full HU	\$595	
4	Full HU	\$550	
5	Full HU	\$0	v
6	Full HU	\$550	
7	Full HU	\$550	
8	Full HU	\$550	
9	Full HU	\$550	
10	Full HU	\$550	
11	Full HU	\$600	
12	Full HU	\$0	v
13	Full HU	\$525	



## Property Photos

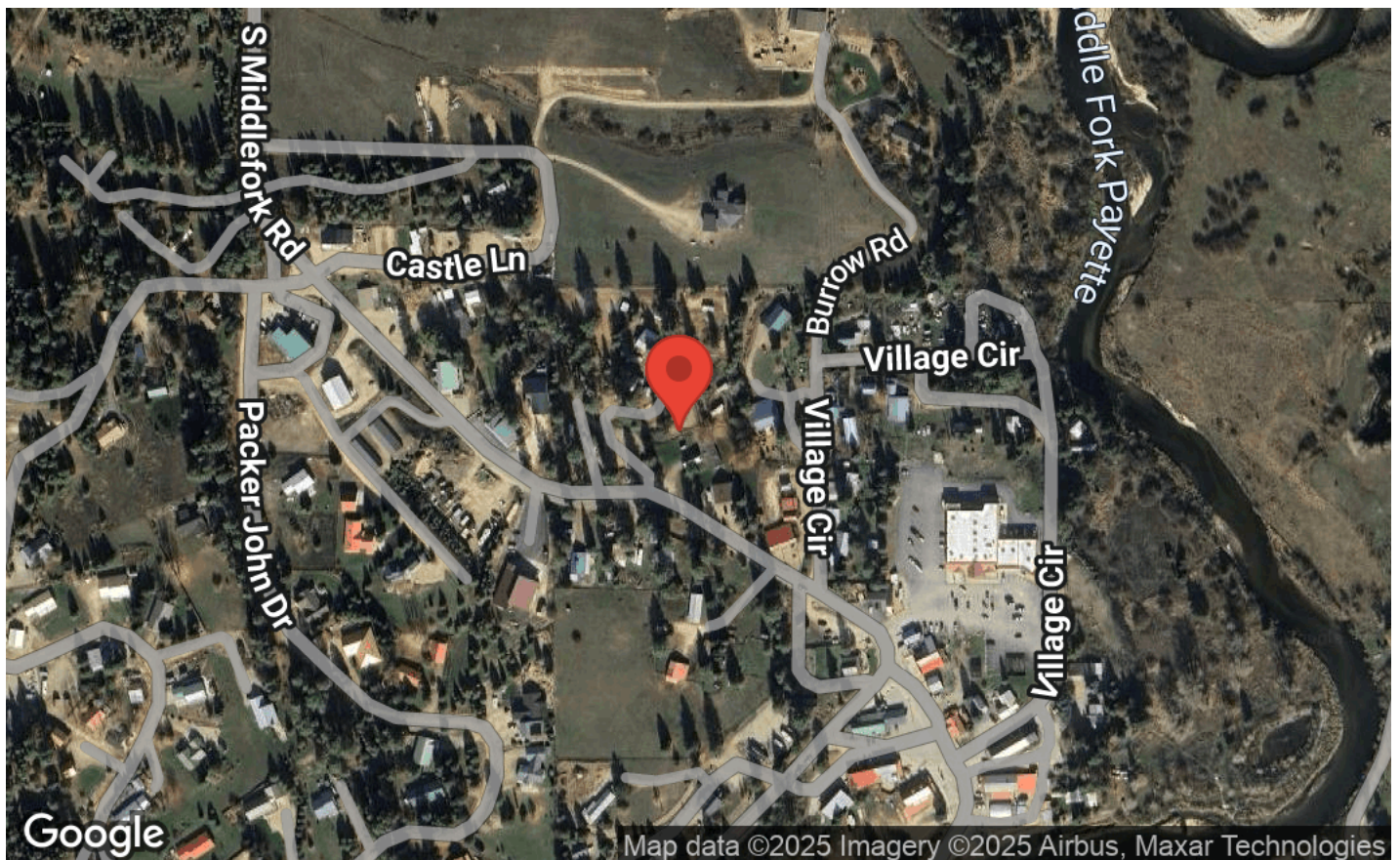
422 Middlefork Rd. - Crouch, ID





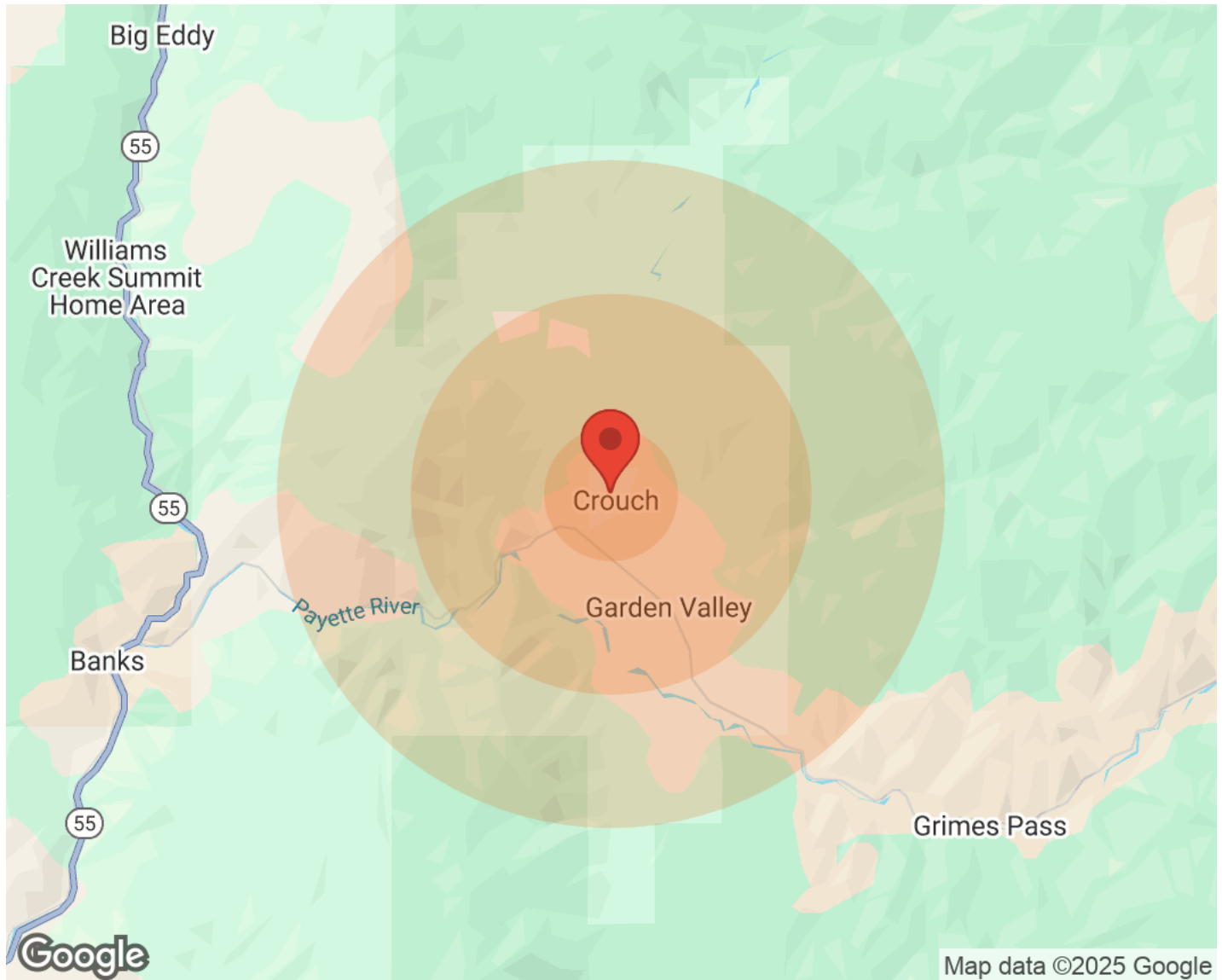
## Location Maps

422 Middlefork Rd. - Crouch, ID



## Demographics

422 Middlefork Rd. - Crouch, ID



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	N/A	N/A	N/A	Median	N/A	N/A	N/A
Female	N/A	N/A	N/A	< \$15,000	N/A	N/A	N/A
Total Population	N/A	N/A	N/A	\$15,000-\$24,999	N/A	N/A	N/A
				\$25,000-\$34,999	N/A	N/A	N/A
				\$35,000-\$49,999	N/A	N/A	N/A
				\$50,000-\$74,999	N/A	N/A	N/A
				\$75,000-\$99,999	N/A	N/A	N/A
				\$100,000-\$149,999	N/A	N/A	N/A
				\$150,000-\$199,999	N/A	N/A	N/A
				> \$200,000	N/A	N/A	N/A
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	N/A	N/A	Total Units	N/A	N/A	N/A
Ages 15-24	N/A	N/A	N/A	Occupied	N/A	N/A	N/A
Ages 25-54	N/A	N/A	N/A	Owner Occupied	N/A	N/A	N/A
Ages 55-64	N/A	N/A	N/A	Renter Occupied	N/A	N/A	N/A
Ages 65+	N/A	N/A	N/A	Vacant	N/A	N/A	N/A
Race	1 Mile	3 Miles	5 Miles				
White	N/A	N/A	N/A				
Black	N/A	N/A	N/A				
Am In/AK Nat	N/A	N/A	N/A				
Hawaiian	N/A	N/A	N/A				
Hispanic	N/A	N/A	N/A				
Multi-Racial	N/A	N/A	N/A				