



OFFERING MEMORANDUM

BIRCHWOOD RV PARK

10851 Lake Rd | Bottineau, ND 58318



INTERACTIVE
MARKETING PACKAGE

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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SECTION

01

PROPERTY OVERVIEW

Birchwood RV Park

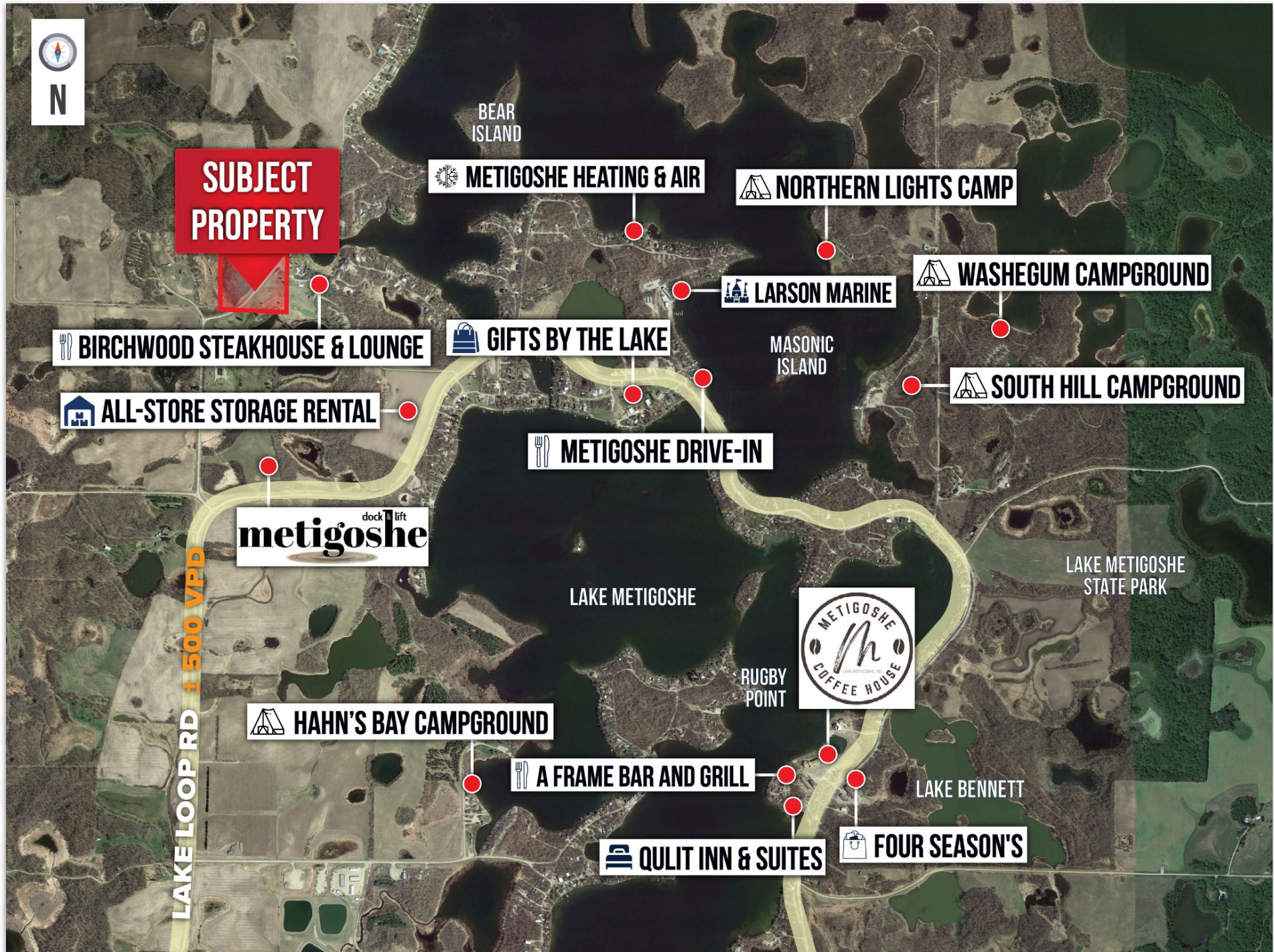
10851 Lake Rd | Bottineau, ND 58318

INVESTMENT HIGHLIGHTS

- **PARK DETAILS** – Laying on a ±23.3 acre parcel, this park offers 53 RV spaces available for seasonal or overnight rentals and a log cabin rented out by park staff.
 - Currently, the park operates with 23 seasonal spaces and 30 overnight spaces. However, a new owner will have the flexibility to adjust these ratios according to their preferences upon assuming ownership.
- **SELLER FINANCING OPTION AVAILABLE** – Interest rate is set at 5.5% with a minimum \$200,000 down payment. The term will be negotiated between 5-7 years.
- **RETURN UTILIZING SELLER FINANCING** – 9.92% cash-on-cash return when using the seller financing option above with 35% down payment.
- **UTILITIES ON PROPERTY** – The park's water supply is sourced from 2 on-site septic tanks, while sewer and trash services are managed by DSM Inc. Additionally, power on the property is provided by NCECI.
- **LOCATION** – Property is located just west of Lake Metigoshe which has millions of visitors/tourists annually. Visitors to the area have the opportunity to engage in fishing, canoeing/kayaking, swimming, hiking, and observing the abundant wildlife in the vicinity.



TENANT MAP



SECTION

02

FINANCIAL OVERVIEW

Birchwood RV Park

10851 Lake Rd | Bottineau, ND 58318

PROPERTY DETAILS

Property Name	Birchwood RV Park
Address	10851 Lake Road
City, State	Bottineau, ND
County	Bottineau
APN	02-0000-00796-000
List Price	\$650,000
Price Per Pad	\$12,264
Cap Rate	7.05%
Lot Size (AC)	±23.3 AC
RV Spaces	53
Cabin	1

UTILITIES

UTILITY	TYPE
Water	2 Septic
Sewer/Trash	DSM Inc
Power	NCECI

PROPERTY OVERVIEW

PRICING

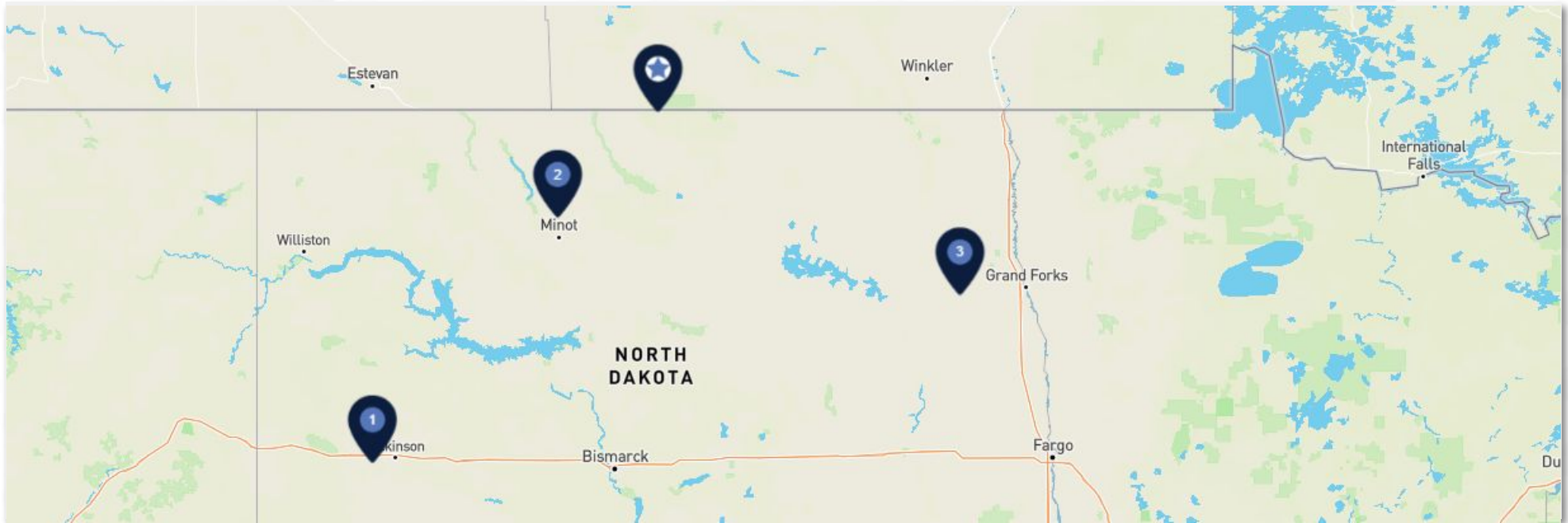
List Price	\$650,000
Cap Rate	7.05%

FINANCIAL OVERVIEW

PROFIT & LOSS STATEMENT		2023	2024
RV Sites (Nightly)	30	\$8,000	\$8,800
RV Sites (Seasonal)	23	\$58,500	\$64,000
Cabin	1	\$9,000	\$9,000
Gross Potential Income		\$75,500	\$81,800
Expenses			
Electricity		\$6,600	\$6,732
Taxes		\$1,545	\$1,576
Insurance		\$2,043	\$4,750
Trash		\$285	\$500
Maintenance		\$3,185	\$3,250
Advertising		\$211	\$2,500
Management	5% of GPI	\$3,775	\$4,090
Employee/Professional Fees		\$1,715	\$1,750
Telephone, Internet & IT Expenses		\$4,729	\$4,825
Dues & Subscriptions		\$735	\$750
Legal		\$2,205	\$2,250
Other		\$2,959	\$3,019
Total Expenses		\$35,272	\$35,992
Projected Revenue		\$40,228	\$45,808

SELLER FINANCING - \$650,000 @ 5.5% INTEREST RATE

Years Held:	5 Years	LTV:	65%
Loan Amount:	\$422,500	Interest:	5.5%
Down Payment:	35%	Monthly Payment:	\$1,936
Yearly Payment:	\$23,238	Closing Costs:	1.00%
Amortization Period:	30 Years	IO(Years):	5 Year(s)
Buyer Cash on Cash Return:	9.92%	DSCR (1.25x):	1.97x



SALES COMPARABLES

	ADDRESS	SALE PRICE	PRICE PER UNIT	UNITS	CAP RATE	SALE DATE
	Birchwood RV Park	\$650,000	\$12,264	53	7.05%	-
	60 2nd St SW, South Heart, ND 58655	\$299,000	\$12,458	24	-	04/20/2023
	13001 2nd St NW, Minot, ND 58703	\$1,900,000	\$23,900	80	9.0%	11/01/2022
	511 McMenamy St Larimore, ND 58251	\$1,000,000	\$6,100	164	-	11/14/2023

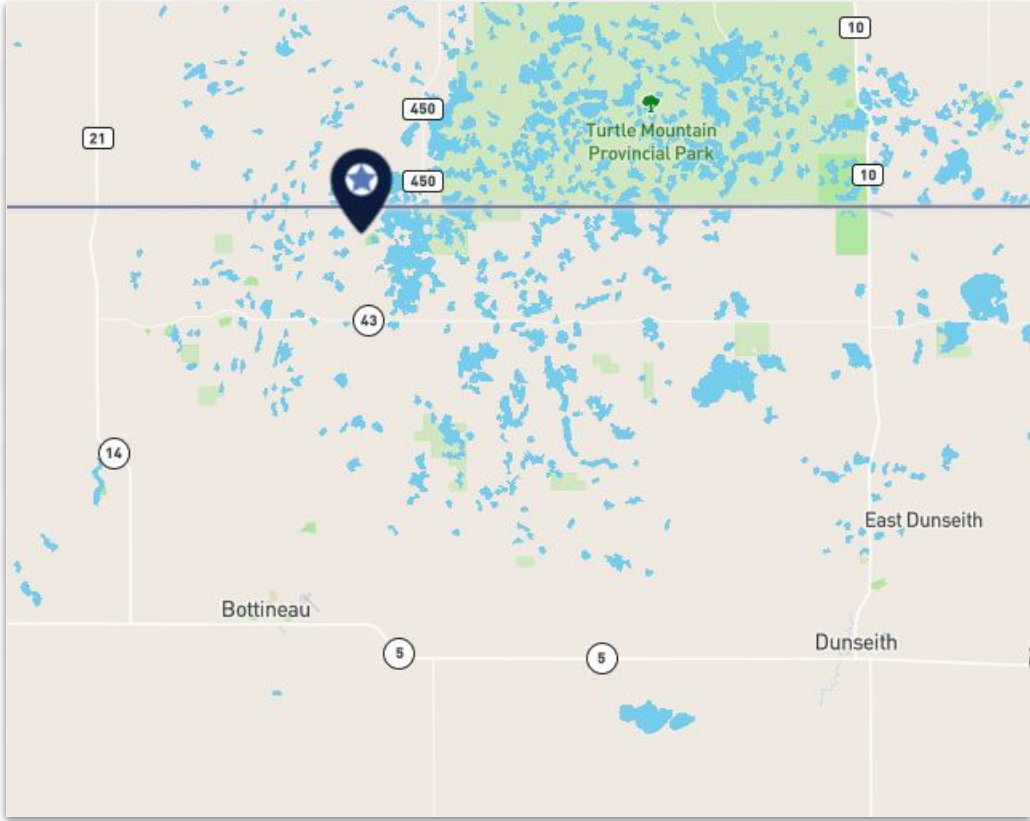
SECTION

03

AREA OVERVIEW

Birchwood RV Park

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BOTTINEAU, ND

Bottineau, North Dakota exudes small-town charm and natural beauty. Known as the "Gateway to the Turtle Mountains," this quaint city offers residents and visitors alike a peaceful retreat from the hustle and bustle of urban life. Surrounded by rolling hills and dense forests, Bottineau boasts an abundance of outdoor recreational opportunities, including hiking, fishing, and skiing in the nearby Bottineau Winter Park. The city's rich history is reflected in its well-preserved downtown area, where historic buildings come together with modern amenities, creating a unique blend of old-world charm and contemporary convenience.

Bottineau's close-knit community fosters a strong sense of belonging and camaraderie among its residents. Family-owned businesses line the streets, contributing to the city's warm and welcoming atmosphere. Education is highly valued in Bottineau, with quality schools and educational programs nurturing the intellectual growth of its youth. Additionally, the city hosts various cultural events and festivals throughout the year, celebrating its heritage and fostering connections among community members. With its tranquil surroundings, tight-knit community, and abundance of recreational opportunities, Bottineau stands as a hidden gem in the heart of North Dakota.

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	568	703	1,291
2020 Census	425	526	1,039
Growth 2020-Current Year	33.64%	33.64%	24.29%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Current Year Estimate	291	360	651
2020 Census	195	241	477
Growth 2020-Current Year	49.28%	49.28%	36.44%
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$111,119	\$111,119	\$109,579

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **10851 Lake Rd, Bottineau, ND, 58318** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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