

FOR SALE

115 Beauvias Road —Kelso, WA

PROPERTY INFORMATION

PRICE:	\$1,150,000
TAX ID:	WJ2509005
LAND SIZE:	5.4 Acres
NUMBER OF SPACES:	25 total
CAP RATE:	6.6%

PROPERTY FEATURES

Quiet and secluded RV park with upside now available. This park features 24 spaces with long term tenants (with a waiting list), 1 tent site, onsite laundry and showers, storage, shops, and a large house used by the current owners. This park has a private feel with a forest like setting. Choose to live and run the park or use the onsite manager to make this a passive income producer. Call today for additional details.



For Further Information
Please Contact
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Monthly Rents

<u>Units</u>	<u>Per Unit</u>	<u>Actual</u>	<u>Per Unit</u>	<u>Proforma</u>
18 Space Rents	\$400 Per Unit	\$7,200	\$495 Per Unit	\$8,910
6 Space Rents	\$380 Per Unit	\$2,280	\$450 Per Unit	\$2,700
1 Tent Site	\$0	\$0		\$0
Laundry & Showers		\$150		\$200
Storage		\$130		\$140
Shop 1 (owner used)		\$0		\$100
Shop 2 (owner used)		\$0		\$200
Single Family Home (owner used)		\$0		\$1,500
		\$9,760		\$13,750

Income

Scheduled Gross Annual Income:	\$117,120	\$165,000
Less: Vacancy Factor (5%):	(\$5,856)	(\$8,250)
Effective (Adjusted) Gross Income:	\$111,264	\$156,750

Expenses

Real Estate Taxes	\$3,348	\$3,348
Electricity (laundry & showers)	\$2,472	\$2,472
Electricity (shortages at park)	\$1,800	\$0
Landscape/Camp Manager Abated Rent	\$9,600	\$5,940
Maintenance/ Repairs	\$2,000	\$2,000
Well Costs (monthly maintenance & sampling)	\$2,400	\$2,400
Garbage	\$3,540	\$3,540
Insurance	\$4,932	\$3,600
Comcast	\$5,700	\$5,700
Total Est. Annual Expenses	\$35,792	\$29,000

Total Est. Net Operating Income: **\$75,472** **\$127,750**

Estimated Financial Indicators

Current Cash on Cash Return:	6.3%
Proforma Cash on Cash Return:	24.4%
Current Capitalization Rate:	6.6%
Proforma Capitalization Rate:	11.1%
Current Gross Rent Multiplier:	10.3%
Debt Coverage Ratio:	1.31
Current Operating Expense Ratio:	32.2%

Proposed Financing

Down Payment:	\$287,500
Percent Down:	25%
Loan Amount:	\$862,500
Interest Rate:	4.5%
Terms (Years):	25
Monthly Loan Payment:	\$4,794
Annual Loan Payments:	\$57,528
Annual Net Cash Flow:	\$17,944

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PHOTOS

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