

CAMPGROUND BROKERS

Specializing in Campground sales across the West!

Campground Brochure



DOESN'T GET BETTER THAN THIS

Matchless Location, Unrivalled Beauty, and Amazing opportunity!

Nestled between Capitol Reef and Bryce Canyon National Parks along a scenic byway and situated on the boundary of the Grand Staircase Escalante National Monument this park is located in one of the most beautiful and highly used areas of Southern Utah.

This clean and picturesque park is one of Utah's best kept secrets! It Featuresing 28 RV sites, 5 camping cabins, 2 of which are deluxe cabins with 1/2 baths, 6 tent sites and an apartment/ office combination.

Other facilities include a huge, clean Laundromat/restroom and shower facility, metal shop, WIFI and walking distance to restaurants.

This peaceful park, on 2.5 acres, has many repeat campers and is a great base camp for those who seek extraordinary hiking in the red sandstone canyons, fishing for native trout in alpine waters or enjoy OHV and ATV's on countless roads.

But what is remarkable about this opportunity is: the rates are unspeakably low for what it offers now, and with a little 'gingerbread' it would be very pristine! There is a secluded storage area ripe for conversion into an upscale tent village. With a little ingenuity and some initial effort, this could be a unique chance for superb cash flow with minimal investment.

Priced under 1 million, with 25% down you could see nearly a 30% return on investment!

Call today for more details. 800-648-1624 or email info@campgroundbrokers.com

Price

> \$995,000

*"It is good to realize that if love and peace can prevail on earth, and if we can teach our children to honor nature's gifts, the joys and beauties of the outdoors will be here forever."
- Jimmy Carter*

Ammenities

- > Approximately 2.5 Acres
- > Year Round
- > 39 Total Sites
- > 28 Full Hook Up Sites
- > 3 Camping Cabins
- > 2 Deluxe Cabins
- > 6 Tent Sites
- > Office & Apartment
- > Laundry Facilities
- > Pavilion
- > Showers & Restrooms

Canyons of Escalante RV Park

495 W. Main St
Escalante, Utah 84726

<https://www.canyonsofescalantervpark.com>

CANYONS OF ESCALANTE

RV PARK

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CAMPGROUND BROKERS & CAMPGROUND PROPERTIES, INC.

CANYONS OF ESCALANTE RV PARK

		As of 10/15/2019	%	<i>Proforma</i>
	<u>2018</u>	<u>2019</u>	increase	<u>2020</u>
Income				
RV Sites	\$111,615	\$121,865	6%	\$129,177
Cabins	\$49,910	\$53,251	12%	\$59,641
Tent Sites	\$11,800	\$11,283	5%	\$11,847
Showers	\$3,736	\$3,970		\$4,000
Laundry	\$9,923	\$6,700		\$7,500
Retail	<u>\$9,022</u>	<u>\$12,248</u>		<u>\$12,250</u>
Total Income	\$196,006	\$209,317		\$224,415
Cost of Goods	<u>\$1,114</u>	<u>\$2,238</u>		<u>\$3,500</u>
Gross Profit	\$194,892	\$207,079		\$220,915
Expenses				<i>estimates...</i>
Administrative Expenses	\$371	\$1,985		\$2,000
Advertising / Promotion	\$6,248	\$8,719		\$8,700
Automobile Expenses	\$142	\$134		\$300
Dues & Subscriptions	\$1,430	\$1,959		\$1,959
Education & Training	\$0	\$61		\$61
Janitorial Supplies	\$2,895	\$2,709		\$2,800
Landscaping & Grounds	\$413	\$300		\$1,000
Merchant Account Fees	\$6,212	\$6,447		\$7,000
Office Supplies	\$250	\$267		\$300
Payroll Expenses - Mgmt	\$21,402 *	\$23,979 *		\$22,000
Professional Fees	\$1,613	\$706		\$900
Property Insurance	\$3,874	\$4,002		\$4,002
Property Taxes	\$5,025	\$4,880		\$4,880
Repairs & Maintenance	\$4,608	\$3,788		\$4,500
Utilities	\$20,215	\$20,024		\$21,000
Discounts	<u>\$3,107</u>	<u>\$3,353</u>		<u>\$3,500</u>
Total Expenses	\$77,805	\$83,313		\$84,902
Adjusted Net Income	<u>\$117,087</u>	<u>\$123,766</u>		<u>\$136,013</u>

* Adjusted for amounts paid to self or management (absentee)

While the information herein has been from a source deemed reliable, accuracy cannot be guaranteed.

Campground Properties & Campground Brokers urge all parties entering into an agreement for the purchase of the property to verify all pertinent data.



Escalante Average Temperature

In the event that the weather data was unavailable for this city, estimates based upon nearby cities were used.

Month Temp.	(min)	Temp. (max)	Temp. (avg)	Precipitation
January	5°F	36°F	20°F	0.8"
February	10°F	39°F	25°F	0.6"
March	17°F	47°F	32°F	0.9"
April	23°F	56°F	39°F	0.7"
May	30°F	65°F	48°F	0.8"
June	36°F	78°F	59°F	0.4"
July	47°F	82°F	64°F	1.8"
August	44°F	79°F	61°F	1.7"
September	36°F	72°F	54°F	2.0"
October	27°F	60°F	42°F	1.7"
November	16°F	49°F	31°F	0.5"
December	6°F	37°F	21°F	0.9"



Camping Properties Inc.
Mesa, Arizona

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www.campgroundbrokers.com