

MOUNTAIN VIEW RV RESORT

OFFERING MEMORANDUM

45606 W. Highway 50
Canon City, CO 81212

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MOUNTAIN VIEW RV RESORT

CONTENTS

01 Executive Summary

Investment Summary	4
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02 Property Description

Property Features	5
Aerial Map	6
Parcel Map	7
Site Map	8

03 Financial Analysis

Profit & Loss	9
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OFFERING SUMMARY

ADDRESS	45606 W. Highway 50 Canon City CO 81212
COUNTY	Fremont
MARKET	RV Park
SUBMARKET	Campground

FINANCIAL SUMMARY

OFFERING PRICE	\$1,750,000
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**MOUNTAIN MAJESTY**

Land of Tourism - Royal Gorge Region

Surrounded by breathtaking scenery, natural wonders, majestic Rocky Mountains, open spaces, activities to numerous to list, the Royal Gorge Region of Colorado has so much to offer. This big rig friendly park is home to many repeat campers and is a destination resort for all the nearby attractions. This immaculate and well maintained park features 41 full hookup sites, 4 camping bunkhouses (2 deluxe and 2 standard cabins), resort store, outside kitchen, cafe, clean laundry and restroom facilities, and an owners/managers residence. Other amenities include a community building with TV, dog areas, community patio and fire pit, basketball court, bocce ball, shuffleboard and much more.

Your guests will find that the Royal Gorge is host to a number of world class activities and draws people from all over to enjoy the endless things to do and see. From climbing, hiking, rafting, shopping and the breath taking scenery this park is the perfect base camp. Own your piece of Colorado - call us at 1-800-648-1624 or email sales@campgroundbrokers.com and step right into this resort and take it over.


PROPERTY FEATURES

FULL HOOK UP SITES	41
50 AMP FHU SITES	38
30 AMP FHU SITES	3
RUSTIC CAMPING CABINS	2 Deluxe / 2 Standard
OWNERS RESIDENCE	2 Bed / 2 Bath
# OF ACRES	6.5
SEWER	Septic - 4 Tanks
WATER	City & Wells
WATER NOTE	Has Water Hauled In
WIFI	Yes

AMENITIES

SATELLITE RESTROOMS & SHOWERS	2
COMMUNITY FIRE PIT & PATIO	Yes
OUTDOOR KITCHEN W/ SEATING	Yes
PLAYGROUND	Yes
STORE & RESTAURANT	Yes w/Seating for 40
LAUNDRY	2 Washers / 2 Dryers
PET WALK AREAS	2



Cactus Mountain 

South Twin Mountain



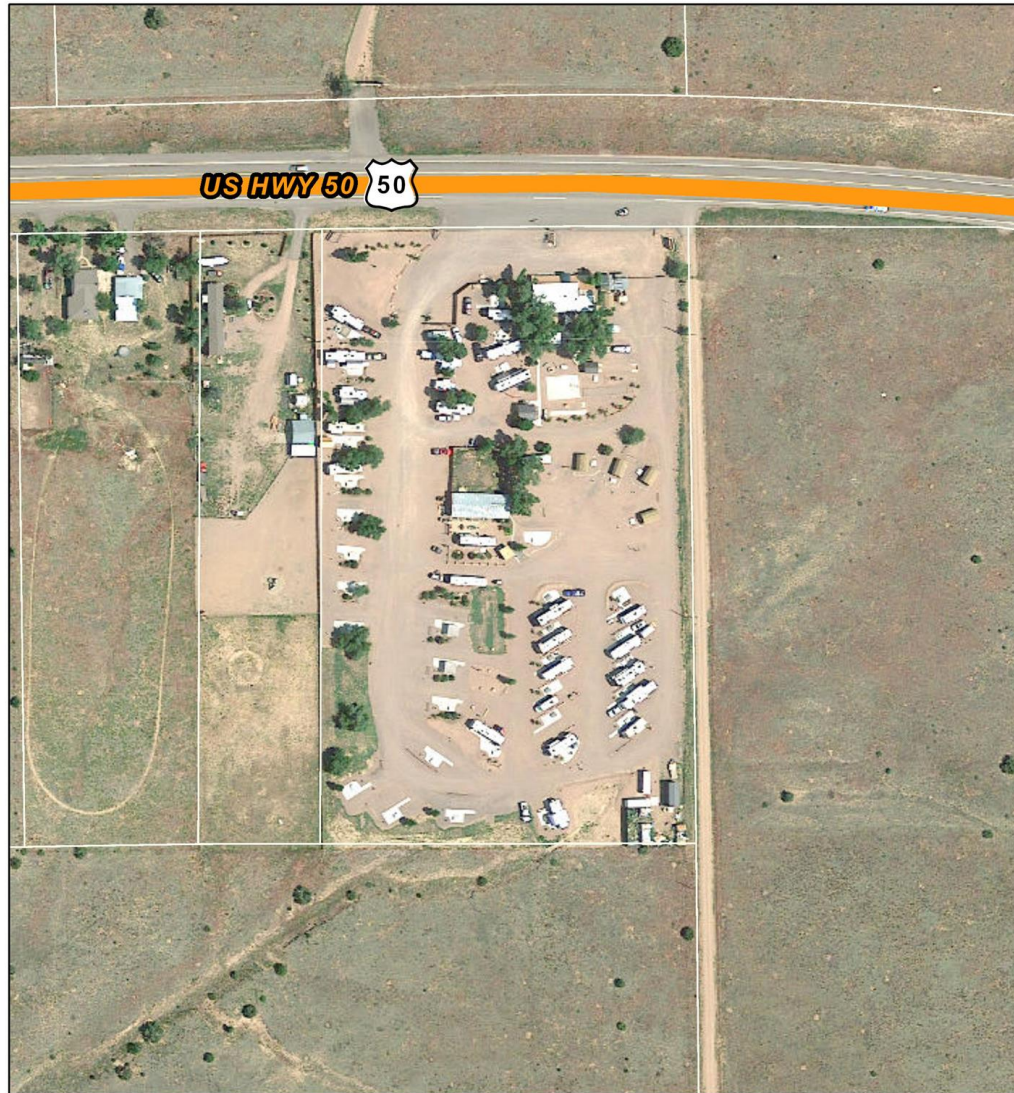
Buckskin Joe

Arkansas River

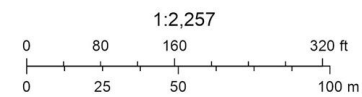
Royal Gorge
Bridge and Park 

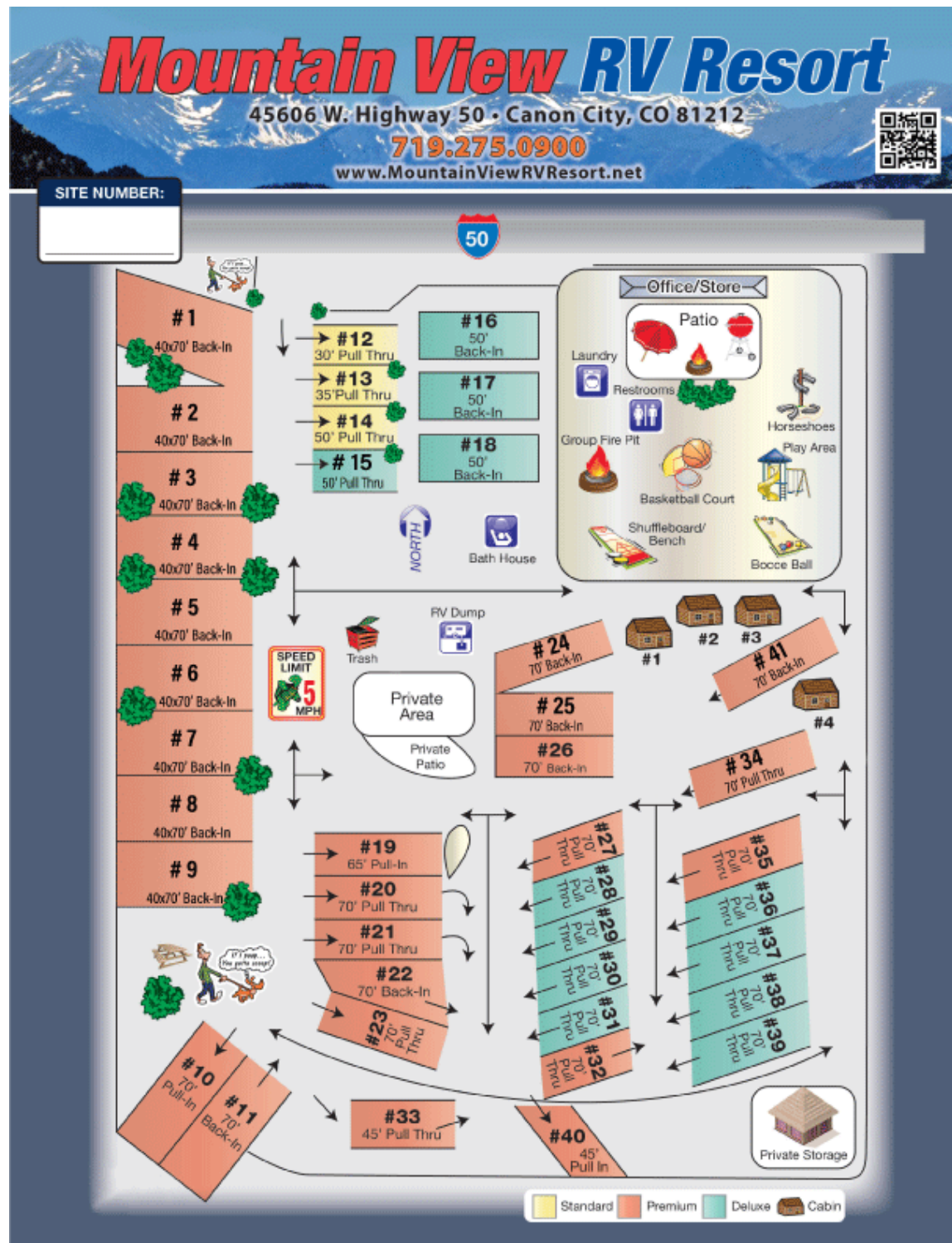
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Fremont County Regional GIS Authority, CO



June 18, 2020





MOUNTAIN VIEW RV RESORT

INCOME

	<u>Amount</u>
ATM Fees charged to customers	90.00
SITE Rental deposit	216,823.00
SITE Rental income	30,052.00
TOTAL INCOME	<u>246,965.00</u>

Cost of Goods Sold

Cost of Goods Other	725.00
Cost of Goods Firewood	1,300.00
TOTAL COGS	<u>\$ 2,025.00</u>
Adjusted Gross Income	<u>\$ 244,940.00</u>

EXPENSES

Customer Refunds	233.00
Web Reservation fees	993.00
Accounting Fees	2,100.00
Advertising	1,296.00
Bank service charges	6.00
Cleaning	146.00
Credit Card Fees	7,028.00
Legal fees	(88.00)
Fuel for Equipment	226.00
Homeowners insurance	1,062.00
Liability Insurance	2,749.00
Landscaping	400.00
Memberships	255.00
Office Expense	2,298.00
Property Tax	8,430.00
Repairs & Maintenance	3,174.00
Small Tools & Equipment	713.00
Tax	2,543.00
Sales Tax Collected & Paid	14,354.00
Telephone	540.00
TV	168.00
Utilities	32,592.00
WiFi	3,272.00
TOTAL EXPENSES	<u>84,490.00</u>
Net Operating Income / Adjusted	<u>160,450</u>
<i>Undeposited CASH</i>	<i>12,000.00</i>
TOTAL Adjusted Net Operating Income	<u>172,450.00</u>

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