

# The Camp @ Cloudcroft



OFFERING MEMORANDUM

2180 RIO PENASCO RD, MAYHILL, NM, 88339

**Steve Klontz**

Principal Broker - OR, WA, ID,  
NM, SD, MT, WY, CO  
(541) 953-7817  
steve@campgroundbrokers.com

# The Camp @ Cloudcroft

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OFFERING SUMMARY

ADDRESS	2180 Rio Penasco Rd Mayhill NM 88339
COUNTY	Otero
MARKET	RV Park
SUBMARKET	Campground

FINANCIAL SUMMARY

OFFERING PRICE	\$825,000
OCCUPANCY	100.00 %
NOI (2019)	\$92,484
CAP RATE (2019)	11.21 %
CAP RATE (Pro Forma)	11.21 %

"WHAT MAKES THIS PARK SPECIAL?"

PLEASE ASK ME.....

## DESTINATION CAMPGROUND IN THE MOUNTAINS OF SOUTHERN NEW MEXICO

### ...A Slice of Heaven

Great destination year-round campground, nestled in the beautiful treed mountains of New Mexico, with many return guests. What makes this park so unique is all the options it has to offer. If your guests don't have an RV, they can stay in one of the many rentals such as Gypsy Village, Wall Tent, Yurt Tent, Tear Drop or the Cabins that offer year round Hot Tubs!

Located within walking distance of town this park also features 36 full hookup sites (most of which are pull through accommodating large RV's), newly remodeled, large, heated, clean shower houses, laundry facilities, 2 pavilions, one used for music concerts during spring and summer months the other with a full kitchen and wood burning fireplace, propane sales, RV supplies, dump station and more. It's hard to find any other place like this in the Southwest!

Whether your guests want to relax by the river flowing through the campground, use as a home base for the fantastic hunting and fishing in the area, or are drawn to the area to explore the amazing hiking, snow shoeing, National Parks and World-renowned Caverns, the long list of amenities this park has to offer keeps them coming back year after year.

If you truly want a lifestyle change or simply love helping other enjoy the RVing/camping lifestyle this park will give you that life while adding to your bank account. This business will cover its debt and cashflow remarkably with only \$200,000+/- down. The Local bank has expressed interest in financing for qualified investors. Price is only \$825,000.

**IF YOU RECOGNIZE THIS PROPERTY, PLEASE DO NOT CONTACT THE PARK OR SPEAK WITH ANY LOCAL MANAGEMENT. OWNER LIVES OFF SITE BUT WILL MEET PERSONALLY WITH ANY PROSPECTIVE INVESTOR.**

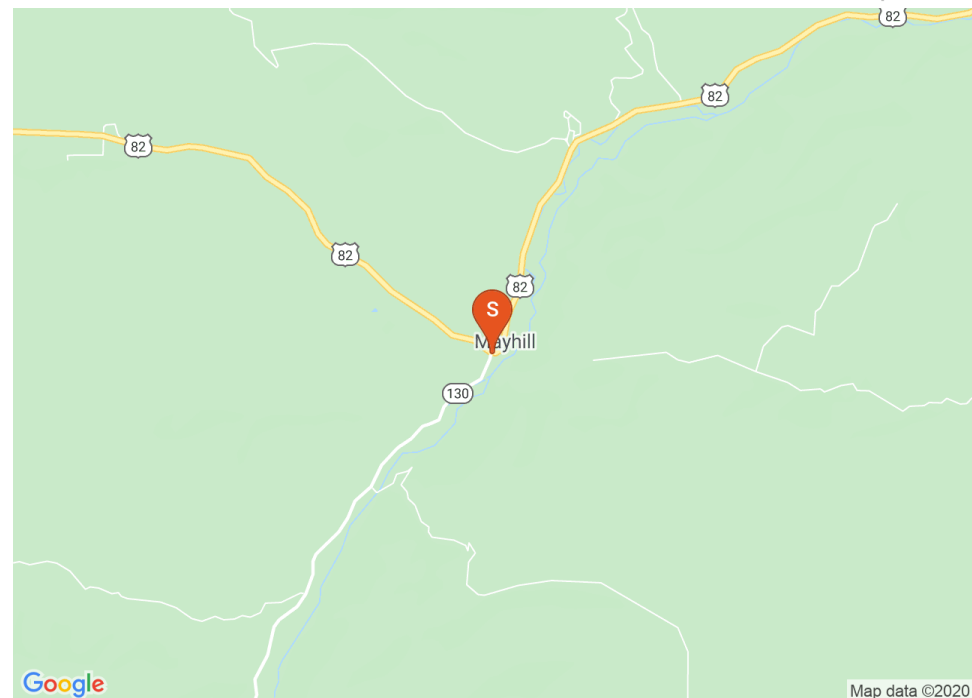
Call Campground Brokers for details and an appointment to see this unique campground! 1-800-648-1624 or email [sales@campgroundbrokers.com](mailto:sales@campgroundbrokers.com)

Brokers licensed in WA, OR, ID, MT, WY, SD, CO, NM & GA ...and works in Cooperation with Brokers in CA, NV, UT & AZ.

Regional Map



Locator Map





## PROPERTY FEATURES

TOTAL SITES	57
FHU SITES	36
DELUXE CABINS INCLUDING OWNERS RESIDENCE	3
OWNERS RESIDENCE	2 BR 1 BA 1600 Sq ft cabin
TENT SITES	12
TEAR DROP RENTAL	1
WALL TENT	1
YURT	1
GYPSIE VILLAGE	1 + 2 Tents
TOTAL ACRES	16 +/-
SEASON	Open Year Round
WEBSITE	<a href="http://thecampatcloudcroft.com">http://thecampatcloudcroft.com</a>

## AMENITIES

SHOWERS	Yes
LAUNDRY	2 W / 2 D
PET AREA(S)	3
FAMILY GAME AREA	1
PAVILION(S)	2











PO Box 47  
2180 Rio Penasco Road  
Mayhill, NM 88339

(575) 687-3715

thecampatcloudcroft@gmail.com  
www.thecampatcloudcroft.com



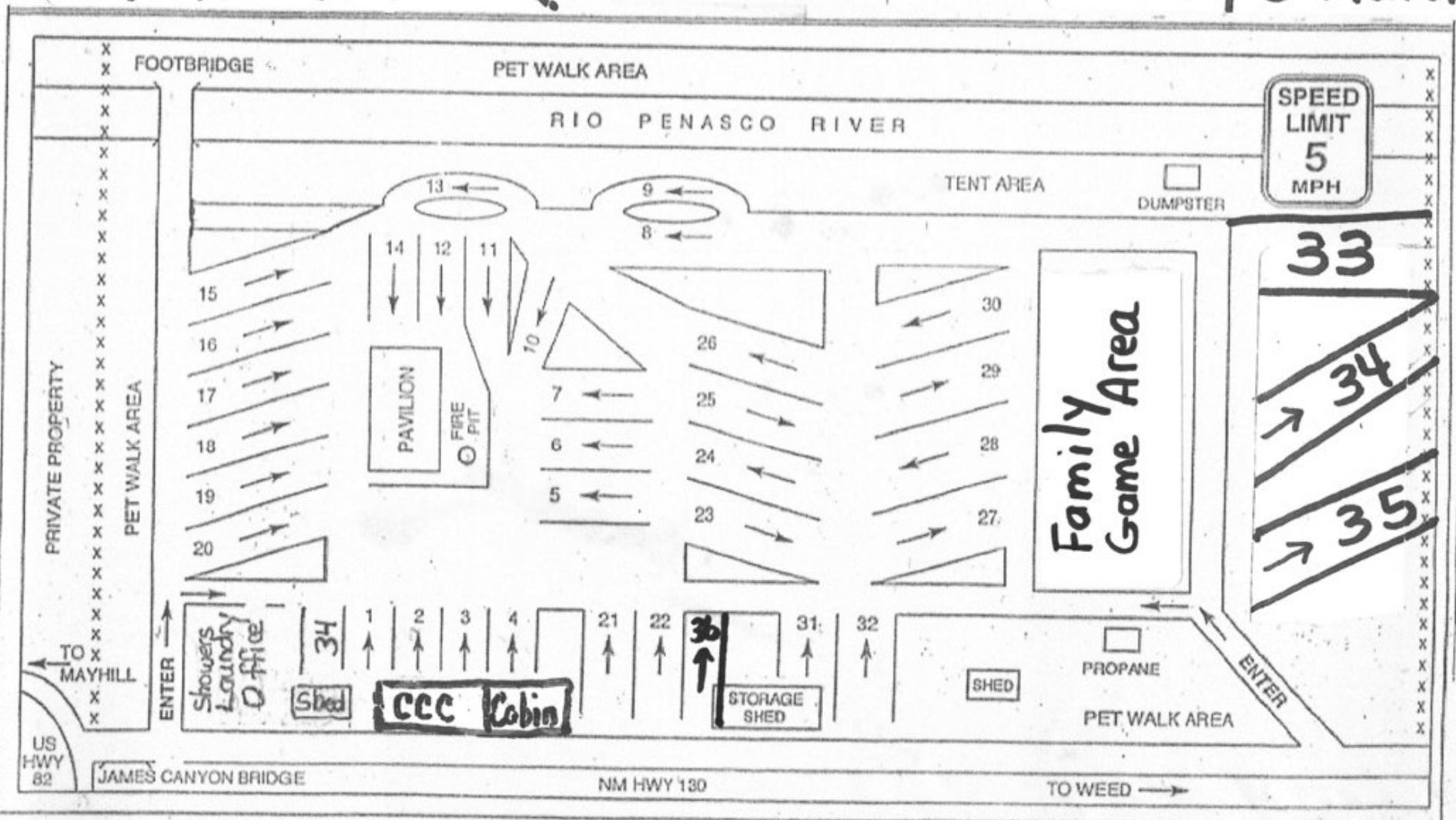
DIAL

911

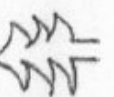
ALL EMERGENCIES!

Managers:  
Jimmy & Martha

**Tent Area**



**Tent Area**



















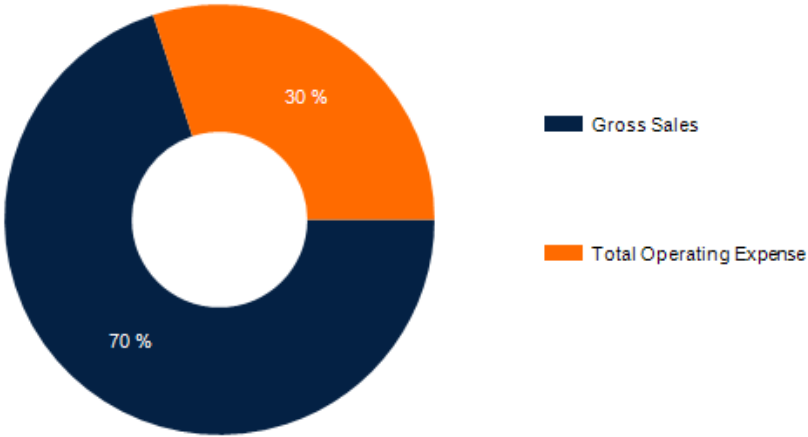






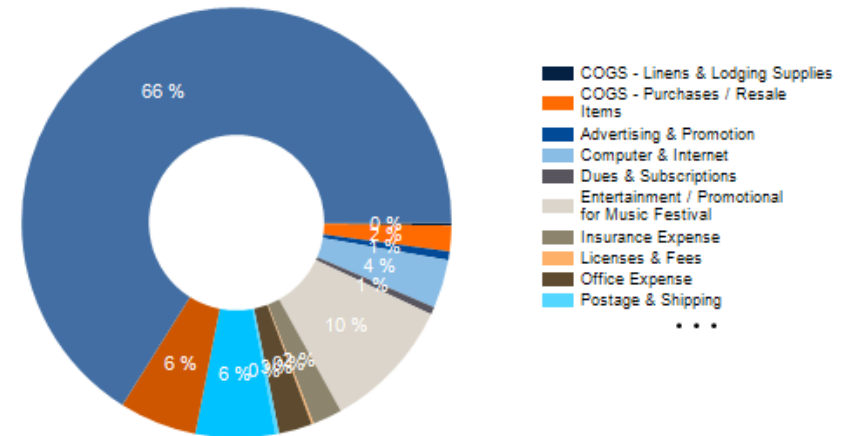
INCOME		2019
Gross Sales		\$161,922
Effective Gross Income		\$161,922
Less: Expenses		\$69,438
Net Operating Income		\$92,484

Current Income BreakDown



EXPENSES	2019
COGS - Linens & Lodging Supplies	\$150
COGS - Purchases / Resale Items	\$1,336
Advertising & Promotion	\$452
Computer & Internet	\$2,532
Dues & Subscriptions	\$394
Entertainment / Promotional for Music Festival	\$6,900
Insurance Expense	\$1,549
Licenses & Fees	\$100
Office Expense	\$1,742
Postage & Shipping	\$195
Professional Fees	\$4,150
Repairs & Maintenance	\$4,049
Small Tools / Equipment	\$55
Supplies	\$9,932
Telephone Expense	\$2,713
Utilities	\$27,504
Merchant Fees	\$5,685
<b>Total Operating Expense</b>	<b>\$69,438</b>
% of EGI	42.88 %

Current Expense BreakDown





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