

# BASE CAMP RV PARK

18020 US 395, Lakeview OR 97630

OFFERING MEMORANDUM

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**OFFERING SUMMARY**

ADDRESS	18020 US 395 Lakeview OR 97630
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COUNTY	Lake
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MARKET	RV Park
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SUBMARKET	Campground
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**FINANCIAL SUMMARY**

OFFERING PRICE	\$575,000
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- Located half way between Reno and Bend this RV Park is the perfect base camp (as its name implies) for many seeking all types of outdoor recreational activities and nature at its finest. Set in the foothills of the Warner Mountains with open skies that go on forever, a geothermal wonderland and wetlands galore this park is in the center of it all. The park boasts 29 full hook up sites, most are pull thrus, tent sites, picnic tables, clean showers and restrooms, dump station propane sales, laundry facilities, office building, owners/manager residence, playground and much more all on 9.9 acres with room to expand. With abundant lakes and rivers for water sports, bird watching, trails galore for hiking and exploring, Antelope Refuge to view pronghorn, bighorn sheep, grouse, hunting and fishing and just an area to enjoy peace of mind your guests will always find something spectacular to do.

PROPERTY FEATURES

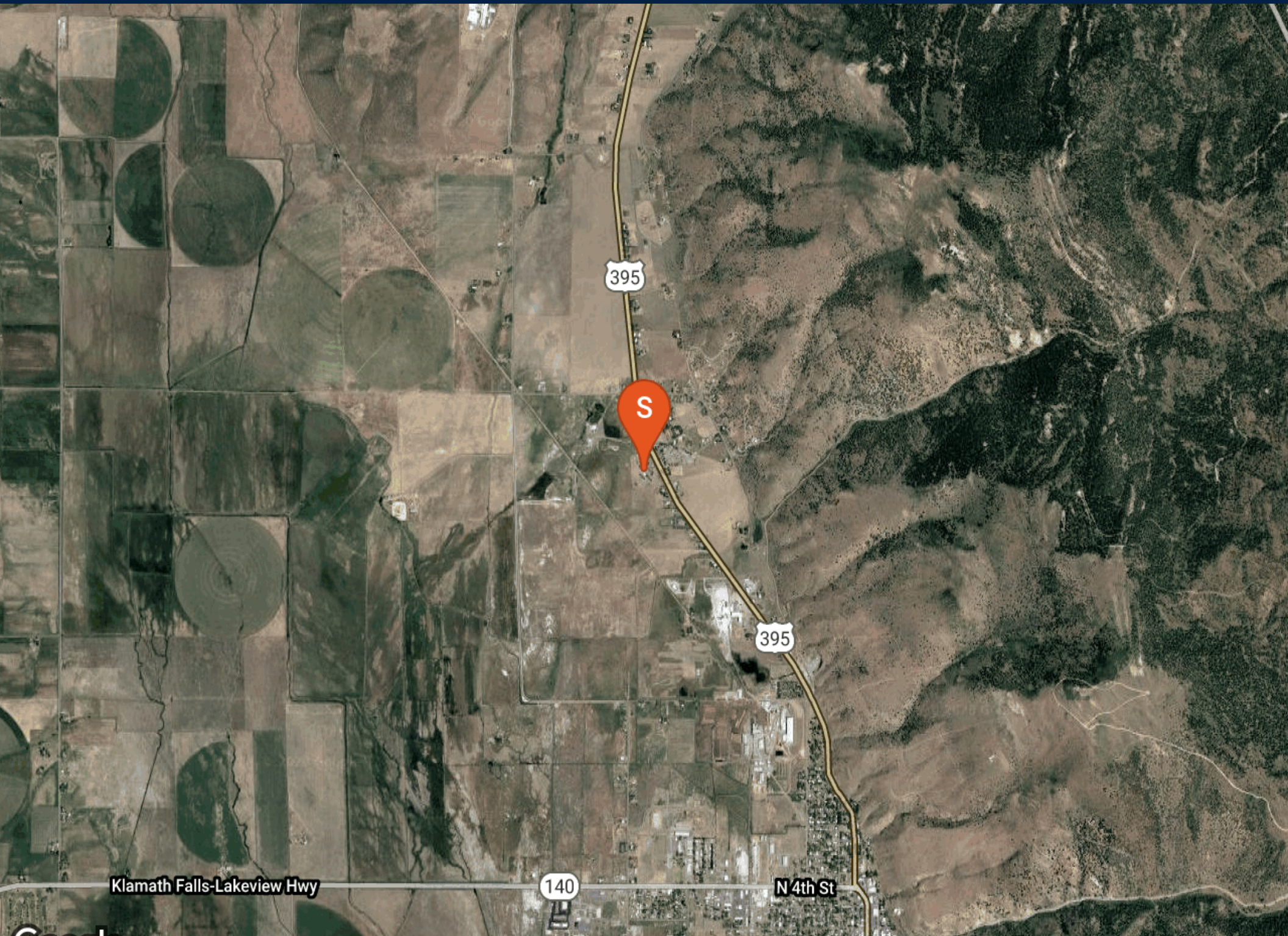
ACRES	9.85
SEASON	Year Round
FHU SITES	29
TENT AREA	Yes
OWNERS RESIDENCE	Yes

AMENITIES

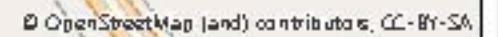
LAUNDRY FACILITY	Yes
SHOWER FACILITY	Yes
PLAYGROUND	Yes
PROPANE SALES	Yes
HORSESHOE PITS	Yes











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**BASE CAMP RV PARK***updated:***11/13/20****INCOME**

	<b>2017</b>	<b>2018</b>	<b>2019</b>
Registration: Daily	\$55,089	\$46,604	\$61,266
Registration: Monthly	\$38,113	\$52,157	\$57,497
Electric Income	\$4,426	\$5,164	\$6,135
Store Sales: Gen Merch	\$2,298	\$1,530	\$2,238
Laundry	\$2,524	\$3,240	\$4,990
Propane	\$2,330	\$4,527	\$7,152
Other Income (shower and dump)	\$1,256	\$651	\$1,666
<b>TOTAL GROSS INCOME</b>	<b>\$106,036</b>	<b>\$113,873</b>	<b>\$140,944</b>

**COST OF GOODS**

Cost of Store Merchandise	\$2,675	\$2,826	\$3,759
<b>TOTAL COST OF GOODS</b>	<b>\$2,675</b>	<b>\$2,826</b>	<b>\$3,759</b>

<b>TOTAL ADJUSTED GROSS INCOME &gt; &gt;</b>	<b>\$103,361.00</b>	<b>\$111,047.00</b>	<b>\$137,185.00</b>
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**EXPENSES**

	<b>2017</b>	<b>2018</b>	<b>2019</b>
Advertising & Marketing	\$588	\$453	\$1,167
Insurance	\$629	\$629	\$629
Office Expense	\$235	\$633	\$1,461
Fuel Expense	\$1,931	\$3,151	\$6,149
Maint and Supplies	\$4,713	\$2,826	\$6,540
Travel	\$551	\$595	\$600
Labor			\$740
Tax: Property	\$3,077	\$2,973	\$3,092
Tax: Sales & Lodging	\$675	\$727	\$948
Lake County Health	\$136	\$136	\$187
Hazardous Tax	\$165	\$165	\$336
Utilities: Electricity	\$17,207	\$16,152	\$15,842
Utilities: Garbage	\$2,918	\$2,618	\$3,306
Utilities: Internet	\$543	\$972	\$929
Utilities: Sewer	\$1,825	\$1,095	\$1,095
Utilities: Telephone	\$803	\$633	\$762
Utilities: Water	\$747	\$1,066	\$2,183
Utilities: Propane	\$5,563.00	\$6,156.00	\$9,618.00
<b>TOTAL EXPENSES &gt; &gt; &gt; &gt;</b>	<b>\$ 42,306</b>	<b>\$ 40,980</b>	<b>\$ 55,584</b>
<b>NET OPERATING INCOME &gt; &gt;</b>	<b>\$61,055.00</b>	<b>\$70,067.00</b>	<b>\$81,601.00</b>



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