Shady Acres RV Park & Campground

690 East Main Street, Green River UT 84525

OFFERING MEMORANDUM

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Exclusively Marketed by



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OFFERING SUMMARY	
ADDRESS	690 East Main Street Green River UT 84525
COUNTY	Emery
MARKET	RV Park
SUBMARKET	Campground

FINANCIAL SUMMARY	
OFFERING PRICE	\$2,850,000
OCCUPANCY	100.00 %

Investment Summary

RICH IN HISTORY AND NATURAL WONDERS
 Adventure Central

Surrounded by natural wonders and outdoor adventures galore this park is the perfect home base for exploring the scenic beauty of southeastern Utah's many geological marvels. In addition to having many repeat campers this destination campground boasts 97 full pull thru hook up sites, tent sites, 11 camping cabins, 2 residences, 3 playgrounds, convenience store, gas station, RV and car wash, clean laundry facilities and restrooms and much more.

Whether your guests want to explore one or all of the nearby Super Six, go on a scenic rafting trip, hike through pristine wilderness, enjoy a round of golf next door or leisurely stroll through this 16 acre park this is a park with many return visitors.

PROPERTY FEATURES	
TOTAL ACRES	16 +/-
ACRES UNDEVELOPED	3
TOTAL # OF SITES	107
FHU SITES	77
WATER & ELECTRIC	12
ELECTRIC & SEWER	2
ELECTRIC	5
NO UTILITIES	11
TENT SITES	10
DELUXE TENT SITES	4
CAMPING CABINS	5
OWNERS RESIDENCE	2
WELLS	2 For Irrigation Purposes

CONSTRUCTION		
WATER	City	
SEWER	City	

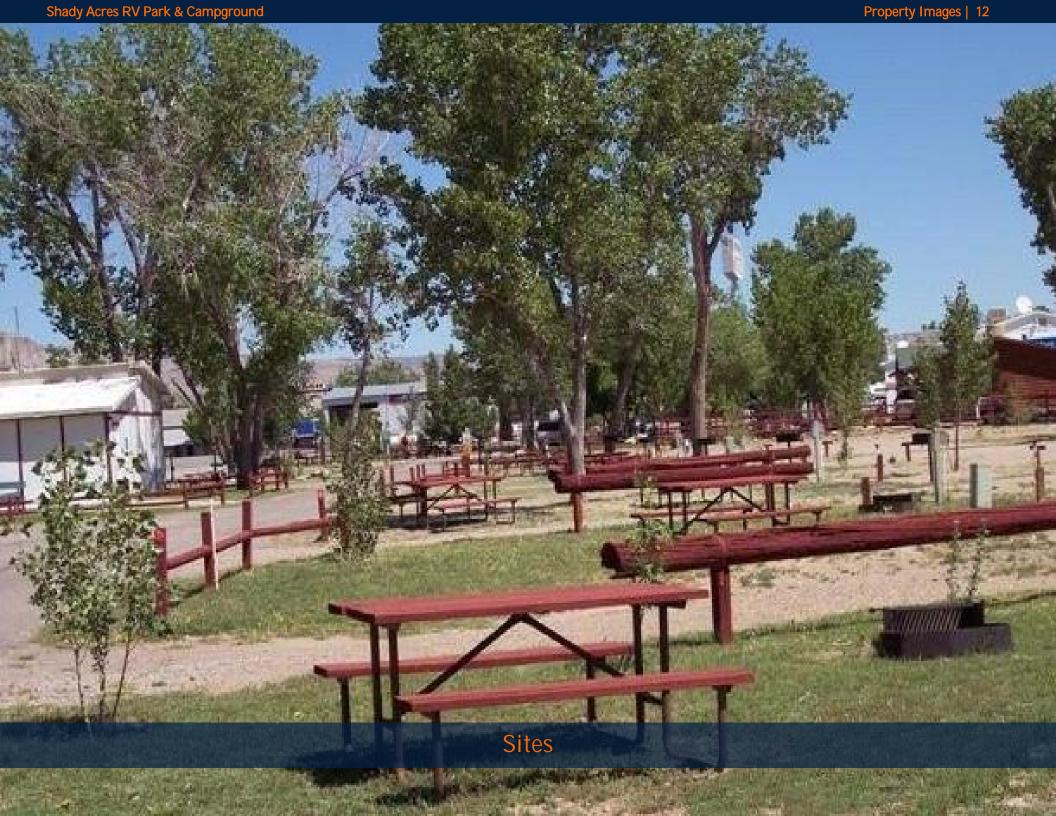
AMENITIES	
BASEKTBALL & VOLLEYBALL	Yes
CAR & RV WASH	Yes
PLAYGROUND	Yes - 3
LAUNDRY	Yes
GAS STATION & CONVENIENCE STORE	Yes
WIFI	Yes
RESTAURANT	Yes / Fast Food

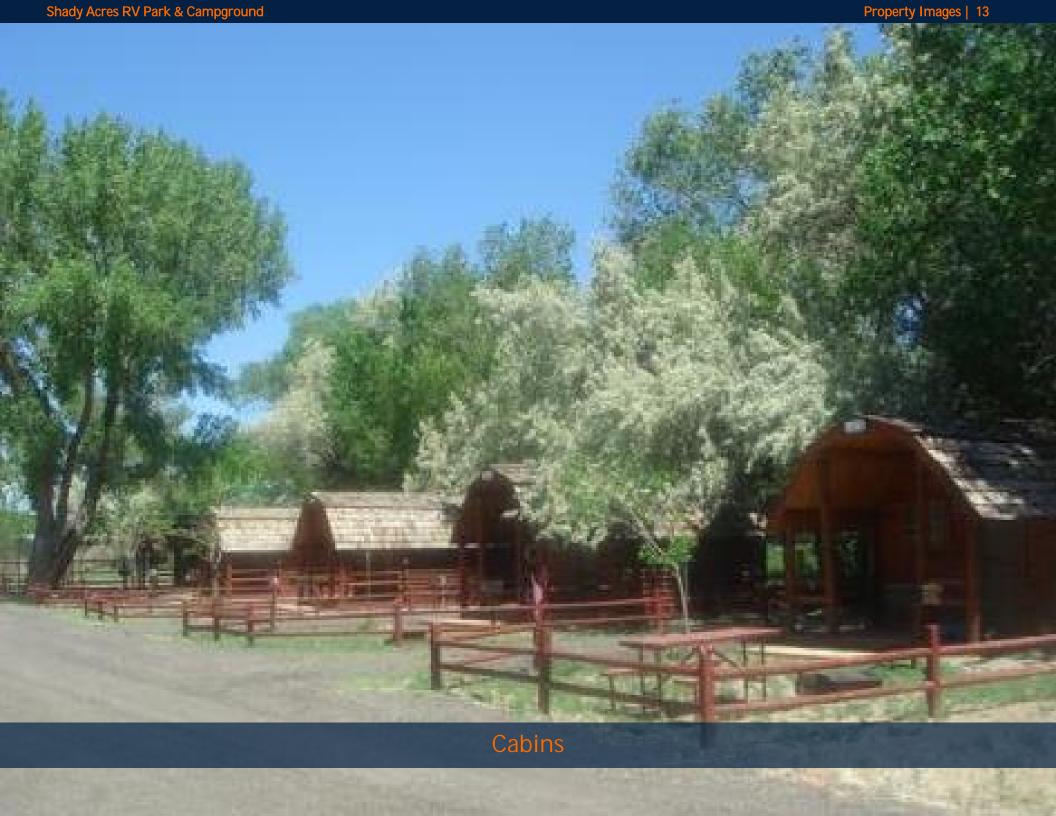


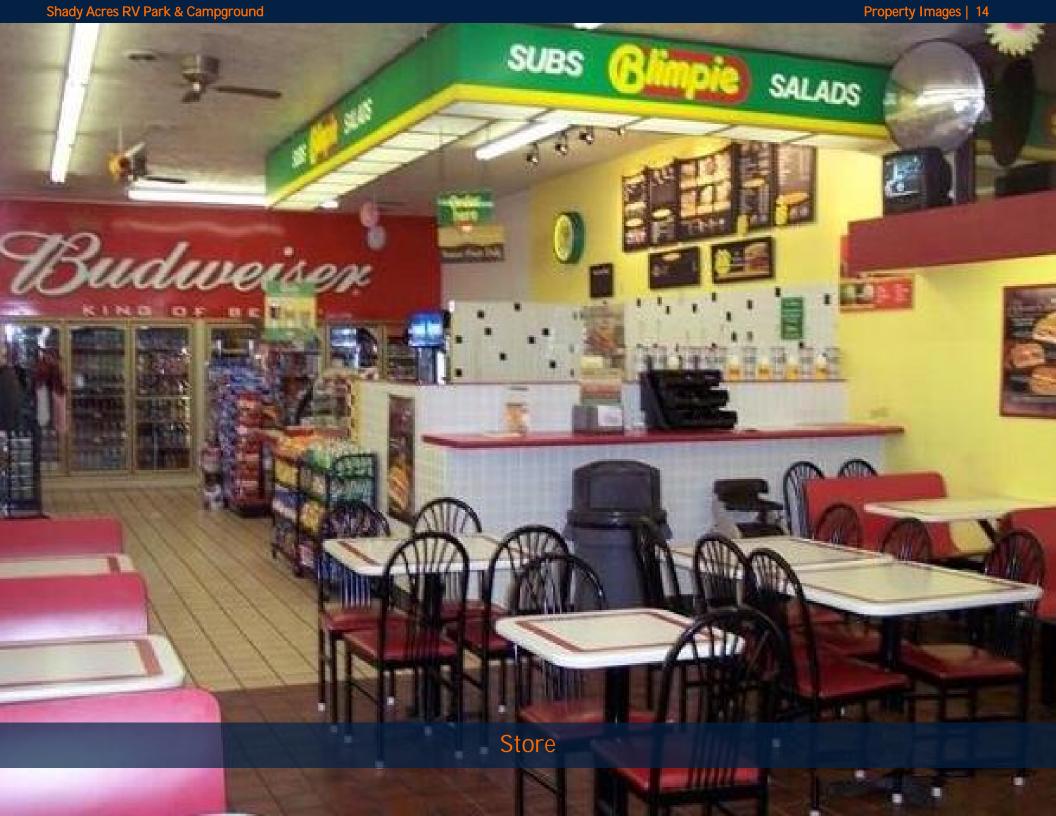




Gas Station

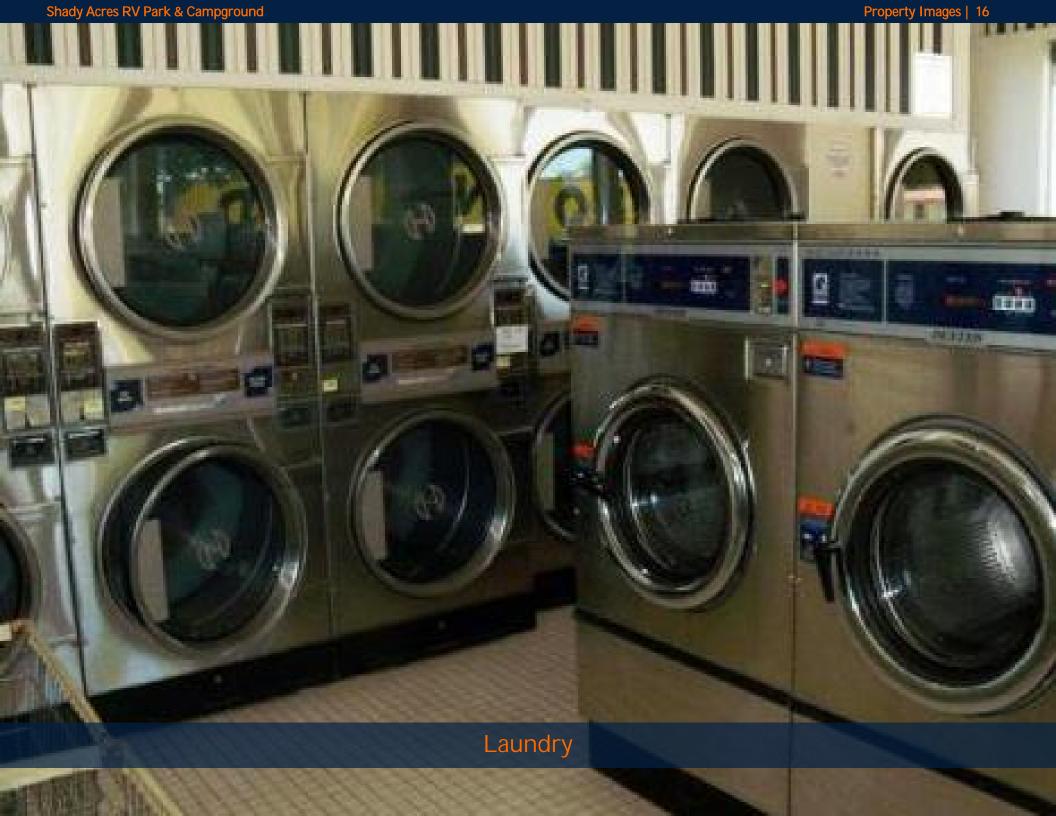








Laundry



SHADY ACRES RV PARK & CAMPGROUND

		April 2019 - March 2020
Registration	<u>lncome</u>	\$274,540.00
Store Sales		
	Store	\$766,291.00
	Blimpie	\$141,894.00
	Laundry	\$31,486.00
	Carwash	\$48,176.00
	Fuel Sales	\$1,489,165.00
Total Incom	<u>e</u>	\$2,751,552.00
Cost of Goo	ods Sold	
	Fuel Purchases	\$1,290,689.00
	Merchandise Purchases	\$667,424.00
Total COGS	·	\$1,958,113.00
Gross Profit	<u>.</u>	\$793,439.00
		·
<u>Expenses</u>	Advertising & Promotion	\$10,268.00
	Advertising & Promotion Bank & Credit Card Charges	\$55,360.00
	Contract Cleaning	\$1,900.00
	Dues & Subscriptions	\$2,284.00
	Franchise Fees	\$24,689.00
	Insurance	\$14,143.00
	License & Permits	\$665.00
	Payroll & Payroll Expenss	\$111,868.00
	Pest Control	\$730.00
	Postage & Delivery	\$116.00
	Repairs & Maintenance - Building & Grounds	\$8,187.00
	Repairs & Maintenance - Car Wash	\$4,309.00
	Repairs & Maintenance - Computer	\$4,920.00
	Repairs & Maintenance - Equipment	\$23,255.00
	Supplies - Campground	\$6,027.00
	Supplies - Car Wash	\$11,088.00
	Supplies - Office	\$563.00
	Supplies - Store	\$6,696.00
	Taxes - Property	\$11,824.00
	Taxes - Food Tax	\$1,363.00
	Taxes - State Sales	\$79,425.00
	Taxes - Transient Room Tax	\$14,195.00
	Uniforms	\$513.00
	Utilities - Telephone	\$7,804.00
	Utilities - Electricity	\$45,030.00
	Utilities - Propane	\$22,148.00
	Utlities - Sewer / Water / Trash	\$32,304.00
Total Expen	<u>ses</u>	\$501,674.00
Adjusted NO	<u>.</u>	\$291,765.00
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While the information herein has been from a source deemed reliable, accuracy cannot be guaranteed. Campground Brokers urges all parties entering into an aggreement for the purchase of the property to verify all pertanant data.





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