

Shady Acres RV Park & Campground

690 East Main Street, Green River UT 84525

OFFERING MEMORANDUM

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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





Shady Acres RV PARK & CAMPGROUND

690 East Main Street PO Box 598
Green River, Utah 84525

800-537-8674 or 435-564-8290

FAX: 435-564-8838

Web Site: www.shadyacresrv.com

E-mail Address: shadya@etv.net



Military



Discounts given for Good Sam, Escapees, FMCA, and Military

YOUR SITE # _____



Checkout
11AM



East Main St

Dog Park

Fuel Storage

CONVENIENCE
STORE,
GROCERIES,
& FAST FOOD

Gas

Diesel



Private Residence

Frost Free
Faucet

Pet Walk

If we poop...you
gotta scoop!

OFF LEASH
DOG PARK

Pavillion

E



MAP NOT TO SCALE



Public Golf Course

Handicapped Sites

LEGEND

- | | | | |
|--|------------------|--|-------------|
| | Restrooms | | Tent Area |
| | Showers | | Dumpster |
| | Laundry | | Picnic Area |
| | Cabin | | Basketball |
| | Playground | | Volleyball |
| | Private Property | | |



Private Property

Public
Golf Course



East Main St

ENTRANCE

Car and
RV Wash

DUMP

Private
Residence

Storage

OFFICE

Roadway

103 104 105

Private
Residence

Storage

OFFICE



Playgrounds



Gas Station



Sites



Cabins



Store



Laundry

29 12:46PM



Laundry

SHADY ACRES RV PARK & CAMPGROUND

	April 2019 - March 2020
<u>Registration Income</u>	\$274,540.00
<u>Store Sales</u>	
Store	\$766,291.00
Blimpie	\$141,894.00
Laundry	\$31,486.00
Carwash	\$48,176.00
Fuel Sales	\$1,489,165.00
<u>Total Income</u>	<u>\$2,751,552.00</u>
<u>Cost of Goods Sold</u>	
Fuel Purchases	\$1,290,689.00
Merchandise Purchases	\$667,424.00
<u>Total COGS</u>	<u>\$1,958,113.00</u>
<u>Gross Profit</u>	\$793,439.00
<u>Expenses</u>	
Advertising & Promotion	\$10,268.00
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
Utliies - Sewer / Water / Trash	\$32,304.00
<u>Total Expenses</u>	<u>\$501,674.00</u>
<u>Adjusted NOI</u>	<u>\$291,765.00</u>

While the information herein has been from a source deemed reliable, accuracy cannot be guaranteed. Campground Brokers urges all parties entering into an agreement for the purchase of the property to verify all pertinent data.

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