

THE LAST RESORT RV PARK & CAMPGROUND

256 County Road 339 | Pagosa Springs, CO

OFFERING MEMORANDUM



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THE LAST RESORT RV PARK & CAMPGROUND

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Exclusively Marketed by:



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01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	256 County Road 339 Pagosa Springs CO 81147
COUNTY	Archuleta
MARKET	RV Park
SUBMARKET	Campground

FINANCIAL SUMMARY

OFFERING PRICE	\$1,295,000
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OWN A PIECE OF COLORADO

- Last Resort RV Park & Campground boasts 8.9 +/- acres of property nestled along the Blanco River filled with trout. This campground and beautiful scenery will continue to marvel old and new guests alike. Current owners have worked hard to create a campground oasis while allowing room to add more sites giving new owners opportunities to expand while owning a piece of Colorado. The Last Resort will become your guests first choice in choosing where they have their next adventure.

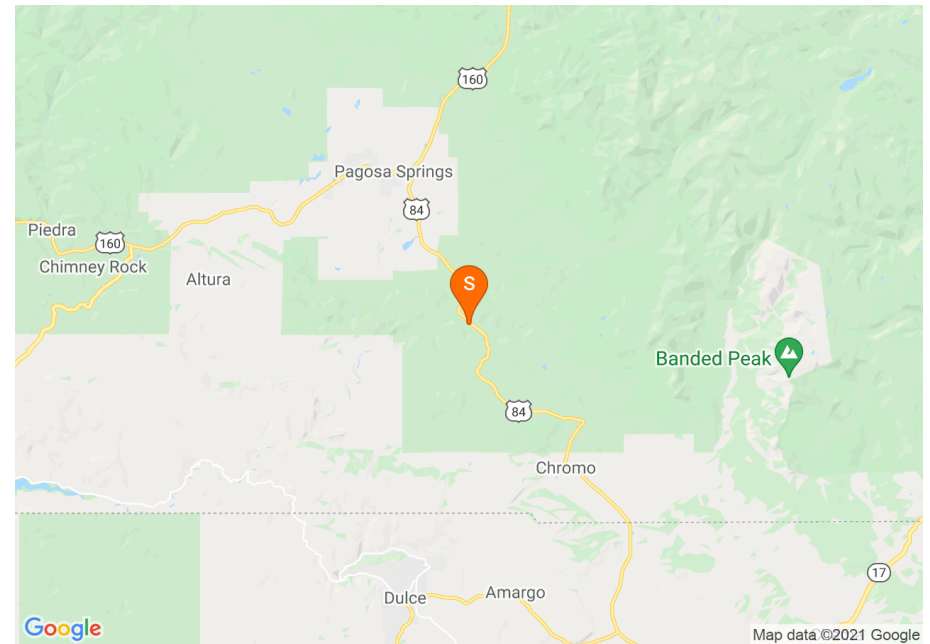


OPPORTUNITY FOR ADVENTURE

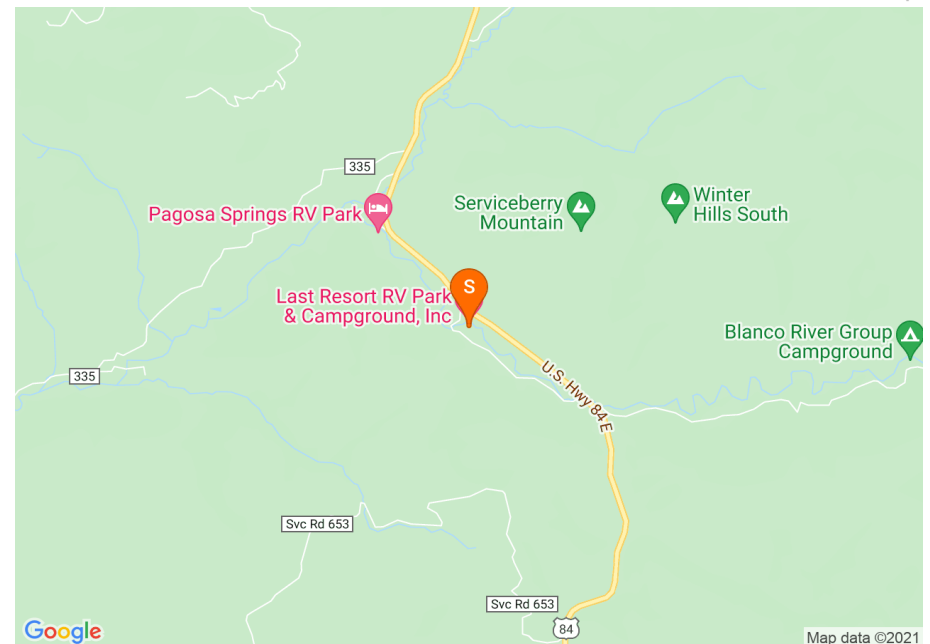
- Pagosa Springs, Colorado is considered an undiscovered gem due to its location and plentiful sunshine surrounded by the rugged San Juan Mountains, rivers, hot springs, vast areas of national forest, Wolf Creek Ski Area, Chimney Rock National Monument and ruins of ancient Pueblo dwellings makes this park the perfect base camp to all these places and more! Guests can fish, hike, tube, and much more either at your campground or just within minutes outside of the park.

Hidden in a peaceful valley 15 minutes south of Pagosa Springs this park is a favorite of many return visitors and often used by over night campers. Featuring large pull through spots with lots of space, back in spaces even along the river, for a total of 29 sites, a tent area, laundry and newly remodeled restrooms, pet run area, playground and more. There is also a well equipped store, a full kitchen and a community fire pit.

Regional Map



Locator Map





02

Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Amenities

Pictures with Captions

PROPERTY FEATURES

TOTAL # OF ACRES	8.9 +/-
# OF FHU SITES	23
# OF W/E SITES	6
TENT SITES	4
SEASON	Year Round
RIVER ACCESS	Yes

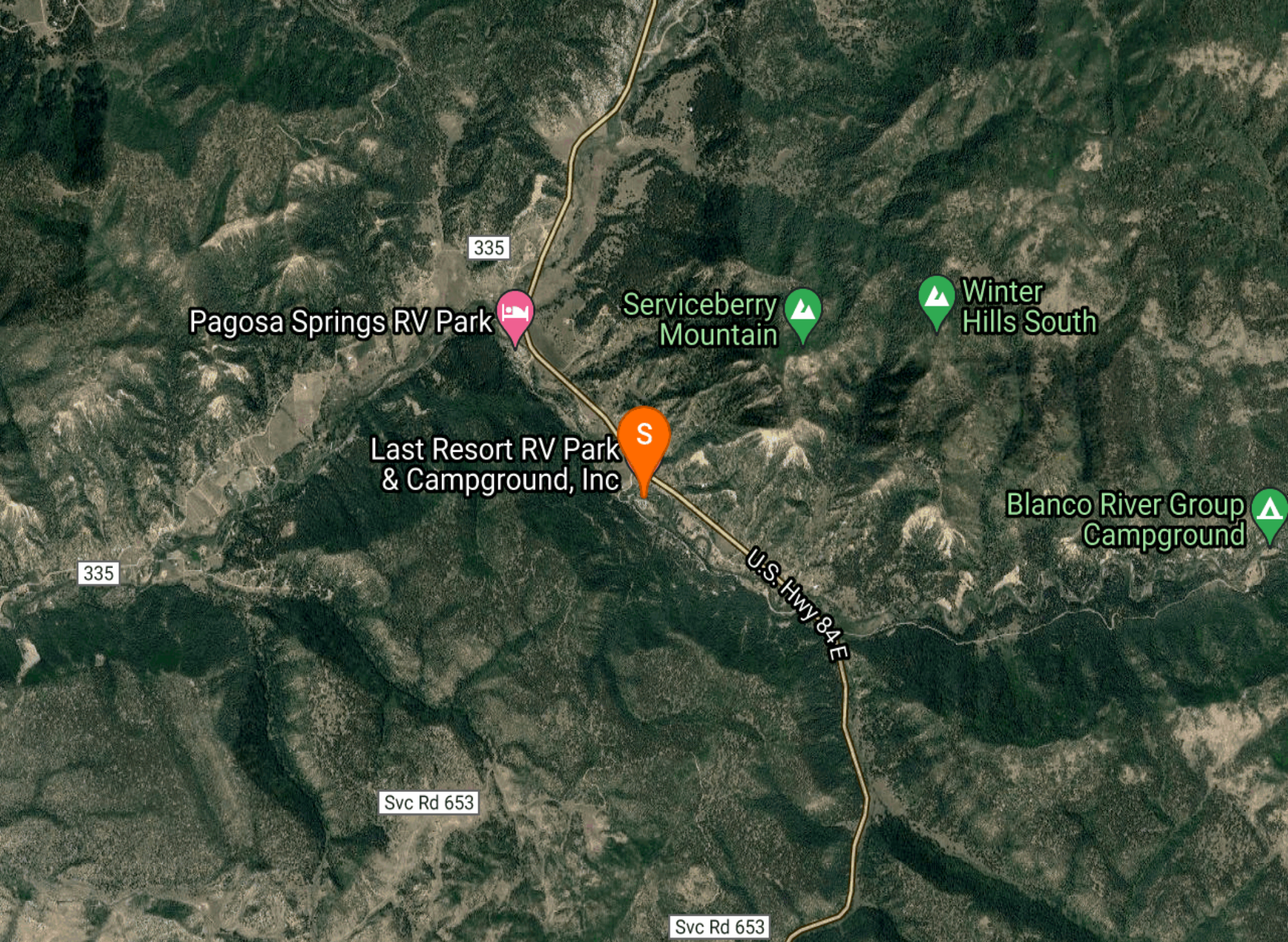
CONSTRUCTION

WATER	Wells - 1
SEWER	Septic Systems - 2

AMENITIES

STORE	Yes
RESTROOMS / SHOWERS	Yes
LAUNDRY	Yes
HORSESHOES / VOLLEYBALL	Yes
PLAYGROUND	Yes
COMMUNITY FIRE PIT	Yes
DOG PARK	Yes





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256 COUNTY ROAD 339, OFF HIGHWAY 84, PAGOSA SPRINGS, CO 81147

(970) 264-6464 • WWW.LASTRESORTRVPARK.INFO

COUNTY ROAD

339

CAUTION
NARROW
BRIDGE

RS1 RS2 RS3 RS4 RS5 RS16

OFFICE &
CAMP STORE

EQUIPMENT
BARN











POND

SEDIMENT
POND

HORSE
STALLS

DOG PARK

339

- Riverside Site – Water & Electric
- Full Hook-Up Back-In Site – Water, 30/50 Amp Electric & Sewer
- Full Hook-Up Pull-Thru Site – Water, 30/50 Amp Electric & Sewer
-  Tent Area
-  Bath House
-  Laundry
-  Porta Potty
-  Volleyball
-  Horseshoes
-  Playground
-  Community Fire Pit
-  Dumpster
-  Dog Waste Station





03

Financial Analysis

2021 LR Projection

Ordinary Income/Expense	2021 Projected
	17%
Income	
Camping	188,937.24
Electric Income/Reimburse	1,641.44
Grocery	2,328.62
Showers/Towels	23.40
Washer/Dryer	277.11
Total Income	193,207.81
Cost of Goods Sold	
Cost of Goods Sold	609.74
Total COGS	609.74
Gross Profit	192,598.07
Expense	
Advertising	1,550.22
Automobile Expense	318.26
Bank Service Charges	12.70
Contract Labor	910.00
Credit Card Settlement Charges	2,766.01
Customer Appreciation	1,481.76
Donation	0.00
Dues and Subscriptions	1,189.62
Equipment	
Water Treatment	2,298.79
Equipment - Other	4,562.13
Total Equipment	6,860.92
Equipment Rental	684.15
Gasoline for Park	1,103.45
Insurance	
Liability	2,500.00
Total Insurance	67.00
Licenses and Permits	150.00
Office Supplies	1,419.92
Park Equipment	2,390.58
Park Supplies	7,491.59
Payroll Expenses	0.00
Postage and Delivery	53.75
Professional Fees	500.00
Property Tax	5,000.00
Rent	0.00
Repairs	
Building Repairs	1,744.90
Equipment Repairs	3,895.52
Repairs - Other	532.14
Total Repairs	6,172.56
Telephone	3,213.64
Travel & Ent	0.00
Utilities	

Gas and Electric	18,389.60
Propane	1,938.62
Sewer	1,615.77
Trash Collection	1,335.27
Total Utilities	23,279.26
Total Expense	66,615.39
Net Ordinary Income	125,982.68

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