

GLEN AYR RESORT

25381 North US Highway 101 | Hoodspport, WA
OFFERING MEMORANDUM



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GLEN AYR RESORT

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TEMPLATE(60).xlsx - Read-Only

Exclusively Marketed by:



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01

Executive Summary

Investment Summary

Location Summary

GLEN AYR RESORT

OFFERING SUMMARY

ADDRESS	25381 North US Highway 101 Hoodsport WA 98548
COUNTY	Mason
MARKET	Resort
SUBMARKET	RV Park, Hotel

FINANCIAL SUMMARY

OFFERING PRICE	\$3,875,000
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PRESTIGIOUS WATERFRONT RESORT

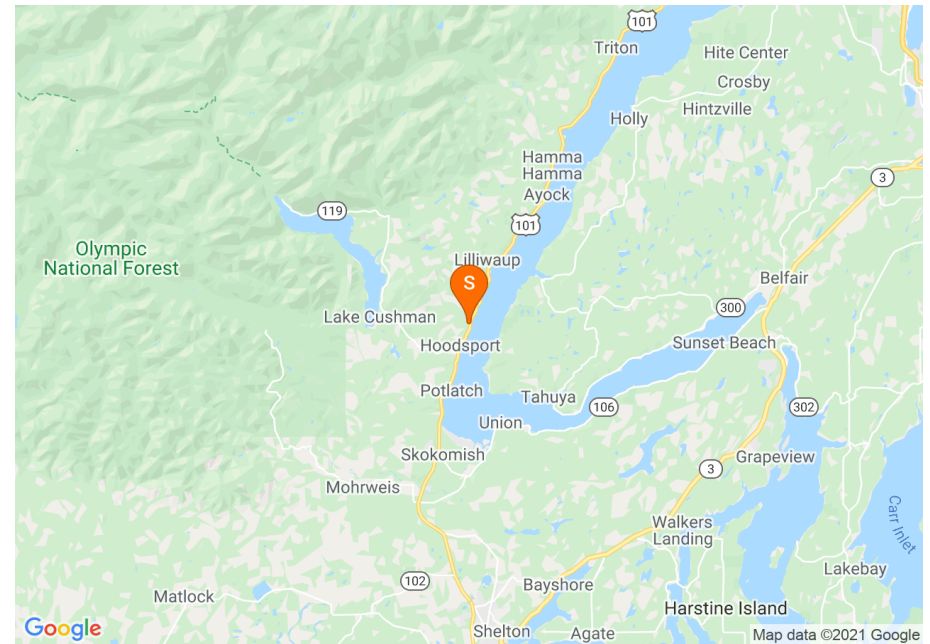
- The RV & Condo Resort boasts 37 full hook up sites, 1 townhouse, 1 cottage, 2 rooms with kitchenettes and 14 motel rooms all in beautiful and clean condition. The 8+/- acres has a gazebo with bbq's, an indoor 10 person spa overlooking the canal, pet walks, nature trails, docks for fishing and moorage, and a beach area for the guest looking to soak up the sun. Just down the street from this location guests can venture into the beautiful and upcoming tourist destination of a small coastal town. With many repeat guests and new adventurers this investment is a must see.



RELAX, BEACH & REPEAT

- This beautiful and immaculate RV/condo resort will allow your guest to relax, and find adventure on the water. Just a mile from a quaint coastal town, guests can hike, fish, scuba dive, wine taste and take in numerous other activities just a short distance from the property. The adjacent body of water is known among scuba divers worldwide for its gentle currents and curious rock formations, and guests can forage for clams & oysters right on the park property. This opportunity sits less than 40 minutes from a major metropolitan area so your guests can take in the tranquility of the country without being far from the city. Own a piece of the Pacific NW with this turn key waterfront resort. Owner will carry note for a qualified investor with \$875,000 down. Timing is critical.
- No employees are aware of the possible sale – please do NOT disturb anyone at the property. Showing is arranged only by previous appointment. Call Campground Brokers 800-648-1624 or email sales@campgroundbrokers.com. Brokers licensed in WA, OR, ID, MT, WY, SD, CO, NM, UT & GA

Regional Map



Locator Map





02

Property Description

[Property Features](#)

[Aerial Map](#)

[Parcel Map](#)

[Additional Maps](#)

[Amenities](#)

[Pictures with Captions](#)

GLEN AYR RESORT

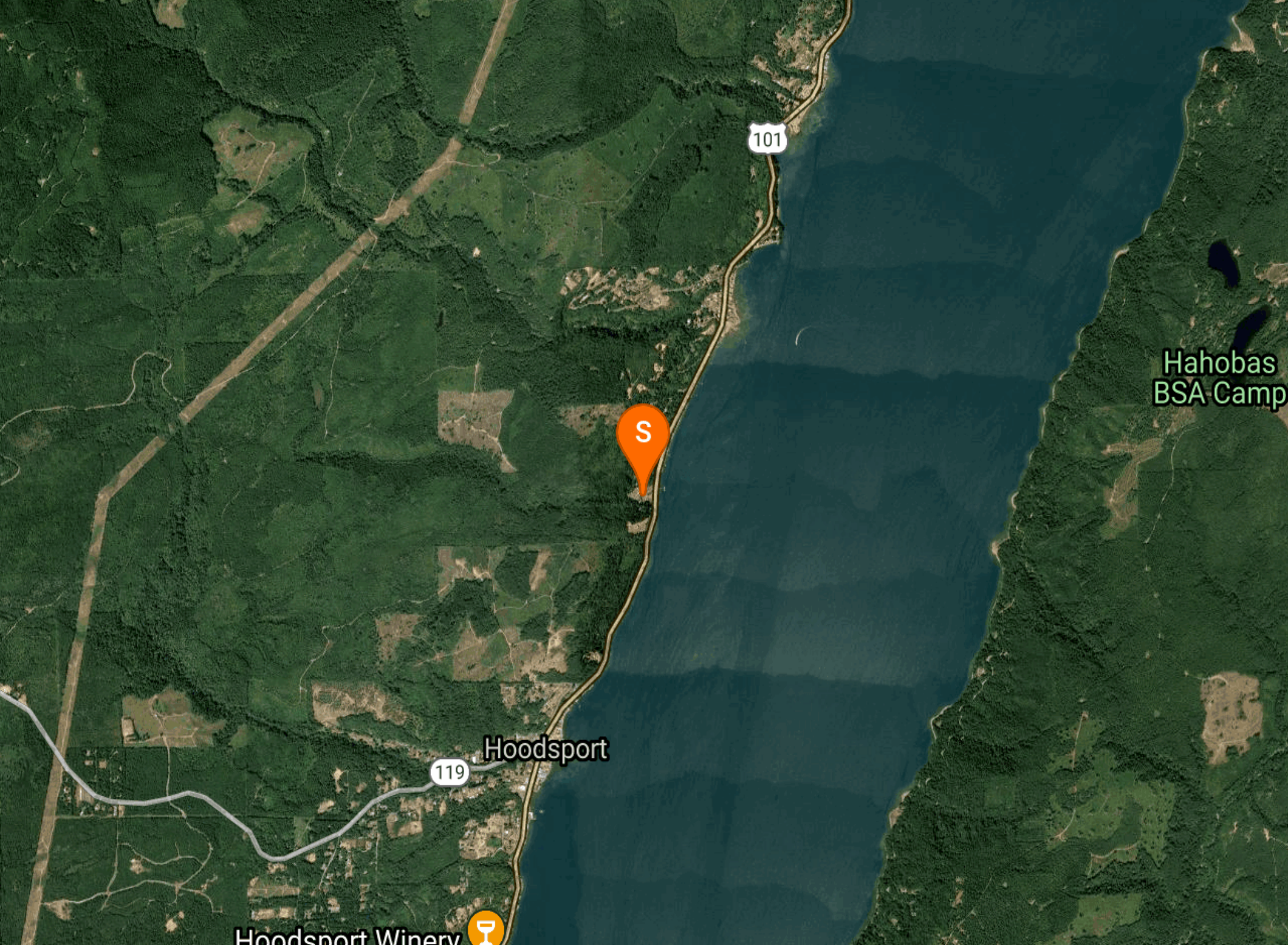
PROPERTY FEATURES

TOTAL ACREAGE	8.68 +/-
TOTAL # OF FHU SITES	37
# OF MOTEL ROOMS	14
# OF TOWNHOUSES	1
# OF 1 BEDROOM KITCHENETTES	2
# OF COTTAGES	1
SEASON	Year Round

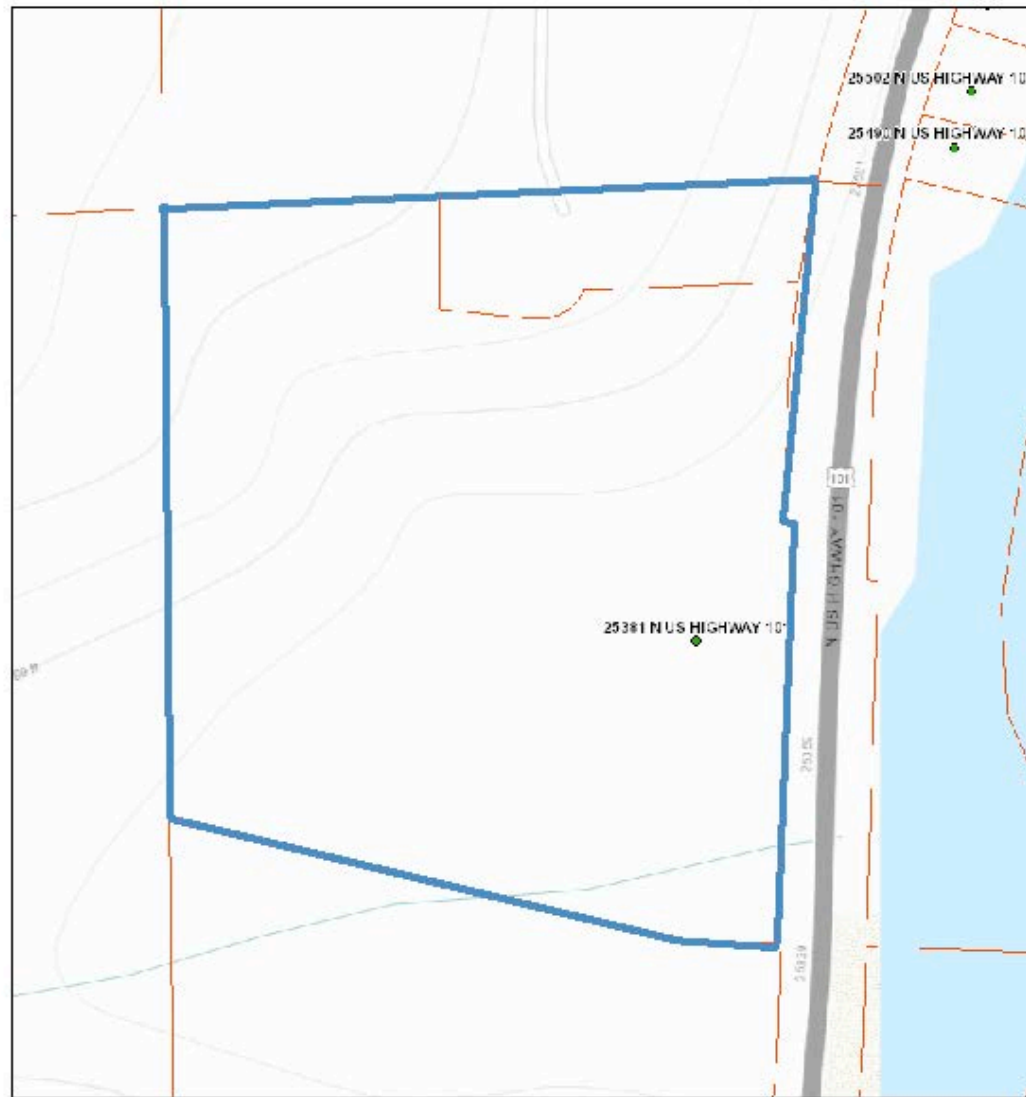
AMENITIES

SPA	Yes - 10 Person
OFFICE / CLUBHOUSE	Yes
GAZEBO / BBQ'S	Yes
LAUNDRY	Yes
PET WALK	Yes
BEACH AREA	Yes
RESTROOMS / SHOWERS	Yes



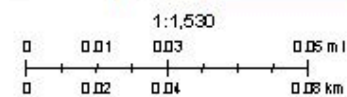


Mason County WA GIS Web Map



7/20/2021, 9:50:48 AM

- County Boundary
- Site Address (Zoom in to 1:5,000)
- └ Tax Parcels (Zoom in to 1:30,000)



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox Contributors, and the OpenStreetMap community

Mason County WA GIS Web Map Application
Esri Canada, Esri, HERE, Garmin, USGS, NOAA, EPA, USDA, NPS (Richard Darr)



HOOD CANAL WATERFRONT RESORT

25381 N. US HWY 101
HOODSPORT, WA 98548

RV SPACES

(#1-5) 50 AMP Deluxe Creekside
(#6-12, #15-27) 30 AMP Standard
(#13-14) 30 AMP Standard Creekside
(#28-36) 50 AMP Pull-Thru

SUITES

#16 - 1 Bedroom/Double Queen
#17 - 1 Bedroom/Double Queen
#18 - 2 Bedrooms/King & Queen
#20 - Cottage - 2 Bedroom/2 Queens

*All Suites Contain Sleeper Sofas

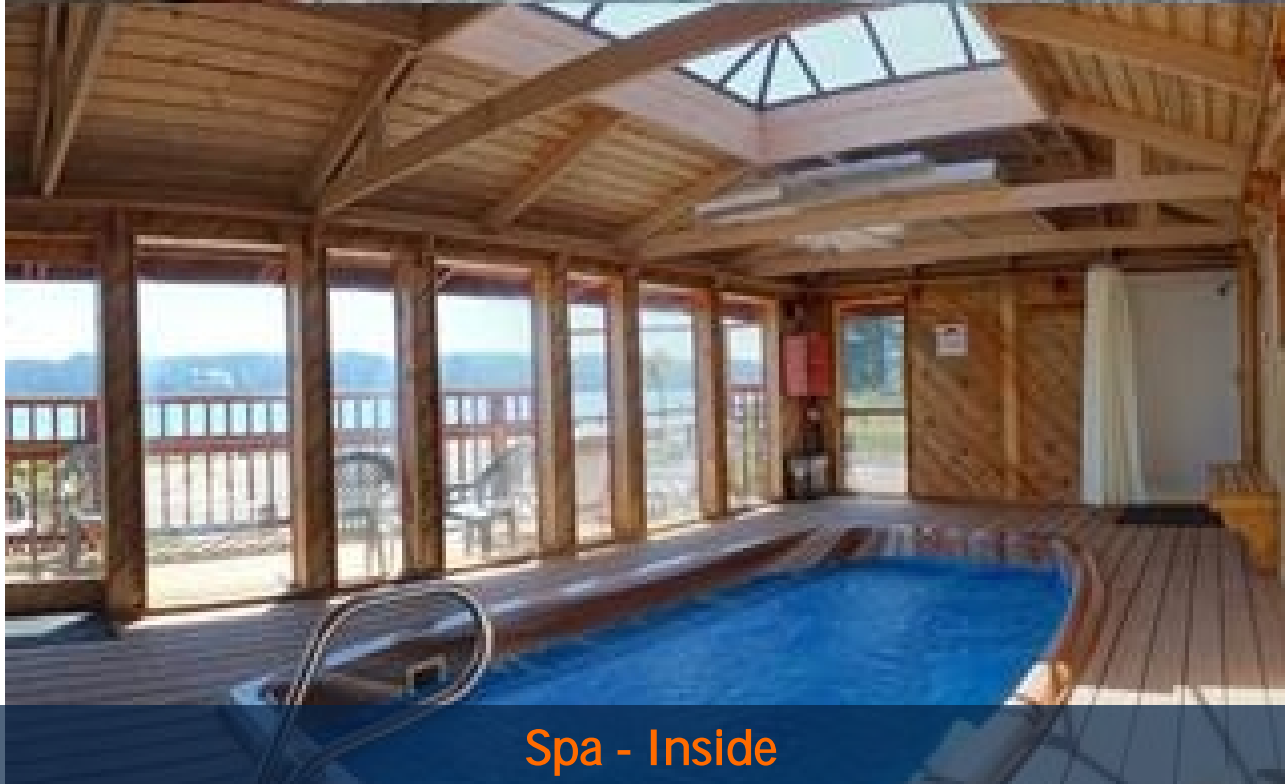
MOTEL ROOMS

(#1-3) King Room
(#4-6) Queen Room
(#7-15) Double Queen Room

*Rooms 11 & 15 are Pet-Friendly



Spa



Spa - Inside



03

Financial Analysis

3 YEAR MONTHLY PROFIT AND LOSS TEMPLATE (5/2018).xlsx

GLEN AYR RESORT

Glen Ayr Resort

	January			February			March			April			
Income	2019	2020	2021	2019	2020	2021	2019	2020	2021	2019	2020	2021	2019
RV / Hotel / Lodging Cash or Check	\$3,357	\$183	\$670	\$1,848	\$770	\$143	\$3,368	\$1,696	-\$95	-\$875	-\$9	\$2,566	\$1,808
RV / Hotel / Lodging Credit Card	\$12,408	\$20,680	\$18,525	\$19,082	\$29,283	\$23,164	\$23,603	\$21,776	\$39,903	\$34,435	\$10,750	\$53,069	\$51,888
AirBnB Payments	\$0	\$0	\$1,438	\$0	\$0	\$2,939	\$0	\$0	\$1,391	\$0	\$0	\$2,241	\$0
Total Income	\$15,765	\$20,863	\$20,633	\$20,930	\$30,053	\$26,246	\$26,971	\$23,472	\$41,199	\$33,560	\$10,741	\$57,876	\$53,696
Cost of Goods Sold	\$0	\$632	\$1,724	\$0	\$466	\$1,855	\$0	\$741	\$1,648	\$2,310	\$200	\$1,543	\$1,378
Gross Profit	\$15,765	\$20,231	\$18,909	\$20,930	\$29,587	\$24,391	\$26,971	\$22,731	\$39,551	\$31,250	\$10,541	\$56,333	\$52,318
Expenses													
Advertising & Marketing	\$79	\$0	\$0	\$50	\$0	\$0	\$43	\$26	\$0	\$616	\$315	\$160	\$152
Auto Expense	\$194	\$911	\$94	\$40	\$118	\$144	\$1,117	\$785	\$118	\$1,467	\$173	\$749	\$512
Bank Charges & Fees	\$457	\$626	\$8	\$638	\$769	\$19	\$804	\$1,028	\$6	\$1,049	\$785	\$6	\$1,800
Computer Supplies & Software	\$169	\$1,225	\$1,420	\$538	\$448	\$1,985	\$39	\$477	\$1,624	\$2,783	\$498	\$3,128	\$56
Contractors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DNR Renewal Dock Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60	\$12	\$0	\$0
Ferrell Gas	\$691	\$1,268	\$1,686	\$420	\$1,013	\$817	\$1,322	\$1,095	\$3,309	\$678	\$476	\$3,659	\$1,082
Insurance	\$2,524	\$2,763	\$0	\$0	\$0	\$0	\$0	\$0	\$3,206	\$2,524	\$2,763	\$3,216	\$0
Inventory BBQ	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11	\$0	\$0	\$15
Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33	\$0	\$0	\$483
Legal & Professionnal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$444	\$0	\$0	\$138	\$0	\$0
Leisure Interactive Hercules	\$73	\$0	\$0	\$68	\$0	\$0	\$266	\$0	\$0	\$296	\$0	\$0	\$416
Motel Supplies	\$0	\$200	\$0	\$0	\$201	\$0	\$0	\$406	\$0	\$413	\$0	\$847	\$453
Office Supplies & Expenses	\$253	\$0	\$331	\$499	\$9	\$297	\$21	\$487	\$68	\$1,192	\$245	\$1,379	\$902
Other Miscellaneous Service Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payroll	\$2,904	\$3,701	\$4,785	\$2,840	\$3,975	\$4,859	\$2,639	\$5,255	\$4,861	\$2,831	\$4,307	\$5,619	\$3,618
Payroll Tax	\$1,295	\$0	\$1,993	\$1,076	\$1,174	\$1,762	\$1,085	\$554	\$1,262	\$1,241	\$674	\$1,899	\$1,584
Phone	\$884	\$852	\$947	\$1,042	\$866	\$935	\$679	\$881	\$1,002	\$846	\$851	\$1,070	\$849
Real & Personal Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,704	\$6,497	\$7,176	\$0
Repairs & Maintenance	\$24	\$11	\$301	\$161	\$30	\$422	\$469	\$961	\$0	\$7,331	\$2,151	\$3,474	\$1,243
Resort Supplies & Expenses	\$284	\$662	\$723	\$513	\$581	\$348	\$296	\$1,274	\$1,186	\$1,478	\$417	\$4,863	\$1,728
Spa Supplies & Repairs	\$681	\$316	\$0	\$0	\$0	\$0	\$539	\$10	\$97	\$0	\$0	\$239	\$0
Taxes & Licenses	\$395	\$340	\$345	\$330	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uncategorized Expense	\$0	\$0	\$0	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,937	\$0
Utilities	\$3,439	\$3,253	\$3,716	\$3,914	\$3,280	\$304	\$3,428	\$3,399	\$6,660	\$3,695	\$355	\$3,481	\$2,887
Garbage Dump	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$14,346	\$16,128	\$16,349	\$12,129	\$13,464	\$11,892	\$12,747	\$17,082	\$23,399	\$34,248	\$20,657	\$43,902	\$17,780
Adjusted NOI	\$1,419	\$4,103	\$2,560	\$8,801	\$16,123	\$12,499	\$14,224	\$5,649	\$16,152	-\$2,998	-\$10,116	\$12,431	\$34,538

May			June			July			August			September			October	
2020	2021	2019	2020	2021	2019	2020	2021	2019	2020	2021	2019	2020	2021	2019	2020	2021
\$1,049	\$1,933	\$1,409	\$1,403	\$1,273	-\$438	\$2,385	\$2,400	\$4,717	\$2,932	\$3,000	\$1,081	\$1,824	\$2,000	\$4,439	\$4,063	\$4,063
\$33,841	\$65,531	\$48,949	\$48,807	\$71,214	\$63,350	\$63,749	\$65,000	\$61,576	\$79,066	\$80,000	\$37,099	\$47,761	\$50,000	\$31,106	\$37,370	\$37,370
\$0	\$1,698	\$0	\$0	\$2,223	\$0	\$0	\$2,200	\$0	\$0	\$2,200	\$0	\$0	\$2,200	\$0	\$0	\$0
\$34,890	\$67,464	\$50,358	\$50,210	\$72,487	\$62,912	\$66,134	\$67,400	\$66,293	\$81,998	\$83,000	\$38,180	\$49,585	\$52,000	\$35,545	\$41,433	\$41,433
\$592	\$1,874	\$2,166	\$385	\$1,644	\$1,222	\$555	\$555	\$300	\$335	\$335	\$906	\$527	\$530	\$1,126	\$642	\$642
\$34,298	\$65,590	\$48,192	\$49,825	\$70,843	\$61,690	\$65,579	\$66,845	\$65,993	\$81,663	\$82,665	\$37,274	\$49,058	\$51,470	\$34,419	\$40,791	\$40,791
\$62	\$73	\$557	\$0	\$82	\$2,971	\$0	\$0	\$160	\$3,377	\$3,377	\$396	\$0	\$0	\$30	\$5	\$5
\$140	\$279	\$1,176	\$524	\$446	\$324	\$517	\$517	\$3,310	\$588	\$588	\$202	\$182	\$182	\$987	\$331	\$331
\$26	\$41	\$1,526	\$26	\$0	\$1,941	\$1,740	\$1,740	\$1,955	\$2,475	\$2,475	\$1,966	\$2,955	\$2,955	\$275	\$1,588	\$1,588
\$947	\$2,987	\$1,907	\$1,659	\$3,366	\$230	\$556	\$556	\$1,138	\$594	\$594	\$2,041	\$700	\$700	\$1,123	\$540	\$540
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$3,515	\$0	\$336	\$0	\$0	\$0	\$1,833	\$0	\$0	\$15	\$1,418	\$1,418	\$195	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$17	\$2,469	\$716	\$1,168	\$1,620	\$794	\$786	\$786	\$508	\$485	\$485	\$454	\$695	\$695	\$1,120	\$1,873	\$1,873
\$0	\$0	\$2,524	\$2,763	\$3,216	\$0	\$336	\$336	\$0	\$0	\$0	\$0	\$2,763	\$2,763	\$2,524	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$370	\$0	\$0	\$303	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450	\$0	\$0
\$0	\$0	\$1,097	\$0	\$0	\$673	\$0	\$0	\$79	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$112	\$187	\$0	\$101	\$136	\$149	\$200	\$200	\$0	\$467	\$467	\$0	\$65	\$65	\$0	\$0	\$0
\$0	\$120	\$358	\$402	\$108	\$195	\$943	\$943	\$78	\$795	\$795	\$0	\$229	\$229	\$416	\$250	\$250
\$0	\$0	\$0	\$977	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$138	\$6,426	\$3,566	-\$646	\$7,509	\$3,143	-\$1,310	-\$1,310	\$3,356	\$1,653	\$1,653	\$3,648	\$4,982	\$4,982	\$2,954	\$2,589	\$2,589
-\$282	\$2,131	\$831	\$780	\$2,384	\$2,206	\$1,546	\$1,546	\$1,720	\$1,388	\$1,388	\$1,369	\$1,248	\$1,248	\$174	\$860	\$860
\$1,066	\$954	\$1,094	\$854	\$952	\$614	\$647	\$647	\$1,066	\$868	\$868	\$645	\$1,076	\$1,076	\$886	\$1,001	\$1,001
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,470	\$6,315	\$6,315
\$840	\$2,882	\$349	\$3,464	\$2,208	\$3,932	\$2,260	\$2,260	\$3,212	\$2,853	\$2,853	\$967	\$975	\$975	\$1,233	\$2,554	\$2,554
\$383	\$2,146	\$969	\$1,154	\$3,023	\$5,422	\$1,952	\$1,952	\$1,029	\$1,098	\$1,098	\$1,990	\$598	\$598	\$583	\$3,065	\$3,065
\$325	\$0	\$98	\$100	\$80	\$914	\$189	\$189	\$0	\$0	\$0	\$0	\$697	\$697	\$355	\$107	\$107
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$91	\$0	\$0	\$60	\$150	\$150
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$2,907	\$3,729	\$3,443	\$2,838	\$3,527	\$3,375	\$3,101	\$3,101	\$3,019	\$3,665	\$3,665	\$3,880	\$3,793	\$3,793	\$3,467	\$3,692	\$3,692
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43	\$0	\$0
\$6,681	\$24,794	\$23,726	\$16,164	\$29,296	\$26,883	\$13,463	\$13,463	\$22,463	\$20,306	\$20,306	\$17,664	\$22,376	\$22,376	\$22,345	\$24,920	\$24,920
\$27,617	\$40,796	\$24,466	\$33,661	\$41,547	\$34,807	\$52,116	\$53,382	\$43,530	\$61,357	\$62,359	\$19,610	\$26,682	\$29,094	\$12,074	\$15,871	\$15,871

November			December			Totals				Adjusted with/out peronsal expenses		
2021	2019	2020	2021	2019	2020	2021	2019	2020	2021	2019	2020	2021
\$4,000	\$980	\$746	\$750	\$744	-\$260	\$0	\$22,438	\$16,782	\$21,640	\$22,438	\$16,782	\$21,640
\$40,000	\$20,972	\$21,376	\$22,000	\$10,742	\$18,365	\$19,000	\$415,210	\$432,824	\$627,406	\$437,210	\$432,824	\$627,406
\$2,000	\$0	\$0	\$1,500	\$0	\$0	\$1,500	\$0	\$0	\$23,530	\$0	\$0	\$23,530
\$44,000	\$21,952	\$22,122	\$22,750	\$11,486	\$18,105	\$19,000	\$437,648	\$449,606	\$657,055	\$437,648	\$449,606	\$672,576
\$642	\$1,739	\$1,094	\$1,094	\$0	\$1,033	\$1,033	\$11,147	\$7,202	\$14,812	\$11,147	\$7,202	\$14,812
\$43,358	\$20,213	\$21,028	\$21,656	\$11,486	\$17,072	\$17,967	\$426,501	\$442,404	\$642,243	\$426,501	\$442,404	\$657,764
\$5	\$0	\$0	\$0	\$198	\$0	\$0	\$5,252	\$3,785	\$7,074	\$5,252	\$3,785	\$7,074
\$331	\$1,276	\$275	\$275	\$72	\$721	\$721	\$10,677	\$5,265	\$5,032	\$2,000	\$2,000	\$2,000
\$1,588	\$830	\$1,310	\$1,310	\$1,258	\$1,405	\$1,045	\$14,499	\$14,733	\$13,668	\$14,499	\$14,733	\$13,668
\$540	\$845	\$903	\$903	\$8,122	\$694	\$694	\$18,991	\$9,241	\$19,091	\$19,881	\$9,241	\$19,097
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,558	\$1,418	\$1,754	\$5,558	\$1,418	\$1,754
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60	\$12	\$0	\$60	\$12	\$0
\$1,873	\$530	\$0	\$0	\$411	\$2,790	\$2,790	\$8,726	\$11,666	\$20,674	\$8,726	\$11,666	\$20,674
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,096	\$11,388	\$12,737	\$10,096	\$11,388	\$12,737
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$516	\$0	\$673	\$0	\$0	\$673
\$0	\$0	\$0	\$0	\$0	\$399	\$399	\$450	\$981	\$399	\$981	\$981	\$399
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,968	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$47	\$115	\$115	\$1,062	\$1,867	\$2,484	\$1,867	\$1,867	\$2,484
\$250	\$0	\$724	\$724	\$0	\$229	\$229	\$3,914	\$4,313	\$6,268	\$3,914	\$4,313	\$6,268
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$977	\$0	\$0	\$0	\$0
\$2,589	\$5,156	\$815	\$815	\$3,785	\$2,700	\$2,700	\$40,440	\$28,159	\$47,141	\$40,440	\$40,440	\$47,141
\$860	\$1,228	\$1,152	\$1,152	\$1,394	\$0	\$0	\$15,203	\$9,094	\$19,013	\$15,203	\$15,203	\$19,013
\$1,001	\$1,039	\$1,255	\$1,255	\$642	\$832	\$832	\$10,286	\$11,049	\$12,407	\$10,286	\$10,286	\$12,407
\$6,315	\$0	\$0	\$0	\$0	\$0	\$0	\$11,174	\$12,812	\$13,491	\$11,174	\$11,174	\$13,491
\$2,554	\$1,486	\$2,154	\$2,154	\$0	\$1,566	\$1,156	\$20,407	\$19,819	\$24,092	\$20,407	\$20,407	\$24,092
\$3,065	\$597	\$727	\$727	\$177	\$1,281	\$1,281	\$15,066	\$13,192	\$22,108	\$15,066	\$15,066	\$22,108
\$107	\$0	\$70	\$70	\$0	\$0	\$0	\$2,587	\$1,814	\$1,479	\$2,587	\$2,587	\$1,479
\$150	\$0	\$0	\$0	\$395	\$395	\$395	\$1,271	\$885	\$890	\$1,271	\$1,271	\$890
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000	\$2,937	\$0	\$0	\$2,937
\$3,692	\$2,628	\$3,559	\$3,559	\$3,078	\$3,671	\$3,671	\$40,253	\$37,513	\$46,563	\$40,253	\$40,253	\$46,563
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43	\$0	\$0	\$43	\$43	\$129
\$24,920	\$15,615	\$12,944	\$12,944	\$19,579	\$16,798	\$16,028	\$239,525	\$200,983	\$279,975	\$229,564	\$218,134	\$277,078
\$18,438	\$4,598	\$8,084	\$8,712	-\$8,093	\$274	\$1,939	\$186,976	\$241,421	\$362,268	\$196,937	\$224,270	\$380,686

GLEN AYR RESORT

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Exclusively Marketed by:



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