

PACIFIC MOTEL & RV PARK

330 S. Forrest Street | Westport, WA
OFFERING MEMORANDUM



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PACIFIC MOTEL & RV PARK

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2023 Proforma(43).xlsx - Read-Only

Exclusively Marketed by:



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01

Executive Summary

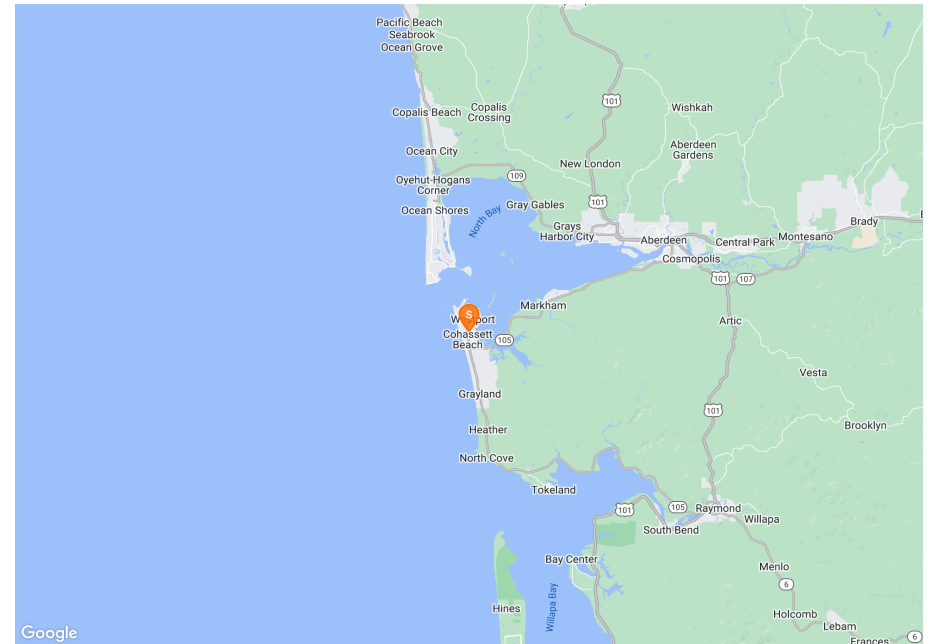
Location Summary

PACIFIC MOTEL & RV PARK

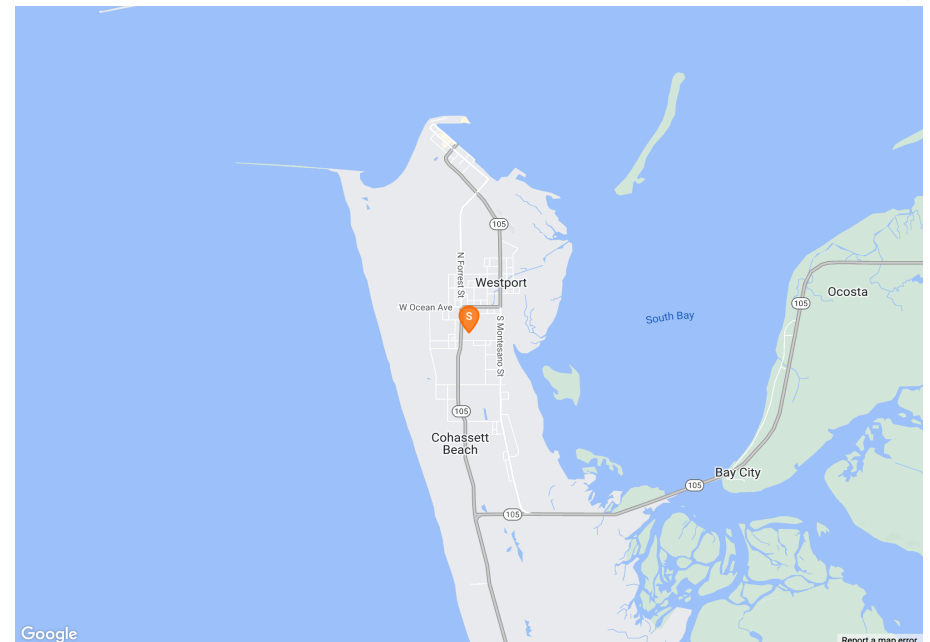
SEA YOU AT THE BEACH!!

- Westport is a small beach town located on the Point Chehalis Peninsula just hours from several metropolitan cities including Seattle, Olympia and Portland. Westport is known for its commercial and private fishing along with its beautiful views and beaches. Whether your guests are stopping in or taking up residence they will have an abundance of things to eat, see and do while visiting this cozy and quaint coastal city.
- Surrounded by beaches and fishing boats people will come to Westport to relax, or stay awhile due to the town's kind and relaxful atmosphere. Current owners have remodeled this clean and manicured park into what it is today. Boasting 80 FHU sites, 12 hotel rooms and a heated pool this park is completely full with short and long term stays. This park is great for the seasoned investor or new campground owners wanting to own their first park. Just a ten minute walk to the beach and town this park is a must see!

Regional Map



Locator Map





02

Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Amenities

Pictures with Captions

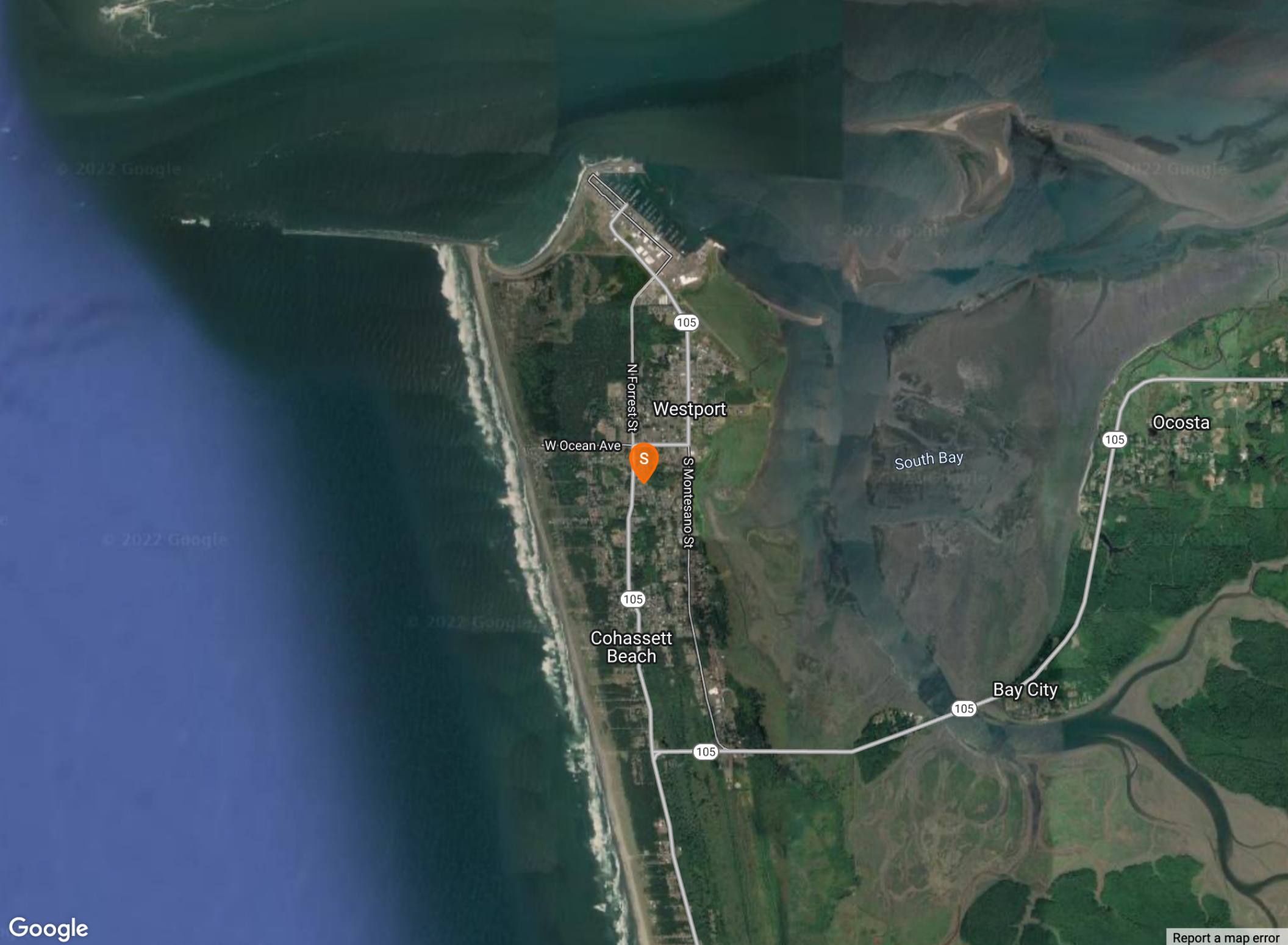
PROPERTY FEATURES

TOTAL # OF FHU SITES	80
TOTAL # OF 50 AMP SITES	11
TOTAL # OF 30 AMP SITES	69
TOTAL # OF MOTEL ROOMS	12
TOTAL # OF TENT SITES	8
OWNERS / MANAGERS RESIDENCE	2 Bed Apt or 13th Motel Unit
TOTAL # OF ACRES	2.61 +/-

AMENITIES

HEATED POOL	Yes - June - Sept
LAUNDRY	Yes
RESTROOMS / SHOWERS	Yes
FISH CLEANING STATION	Yes
PROPANE SALES	Yes
ONSITE PARKING & STORAGE	Yes - 6 Units













03

Financial Analysis

Uploaded Financial Analysis

Pacific Motel & RV Park Proforma

Income	2021	Proforma
Coin Laundry Sales	\$2,500	\$2,500
Daily Room Charge	\$181,968	\$181,968
Daily RV Charge	\$31,972	\$123,035
Electrical Reimbursement	\$13,979	\$14,000
Miscellaneous Income	\$3,434	\$3,500
Monthly Room Charge	\$3,000	\$3,000
Monthly RV Charge	\$191,210	\$198,000
Other Sales	\$26,287	\$26,287
Propane Gas Sales	\$6,372	\$6,372
Refunds	-\$2,585	-\$2,585
Storage Fee	\$2,371	\$2,371
Store Addition	\$0	
Gross Profit	\$460,508	\$558,448
Expenses		
Bank - Credit Card Fees	\$1,256	\$1,256
Bank - Merchant Fees	\$3,557	\$3,557
Bank Charges	\$57	\$57
Computer Expense	\$3,500	\$3,500
Dues & Subscriptions	\$842	\$842
Excise Tax Expense	\$28,249	\$28,249
Insurance Expense	\$12,391	\$12,391
License Filing Fees	\$1,057	\$1,057
Office Expense	\$249	\$249
Payroll Expenses - Gross Wages	\$65,664	\$65,664
Payroll Expenses - Service Fee	\$1,189	\$1,189
Payroll Expenses - Taxes	\$12,476	\$12,476
Professional Fees	\$3,267	\$3,267
Legal Fees	\$3,267	\$3,267
Propane Expense	\$17,640	\$17,640
Property Taxes	\$9,570	\$9,570
Repairs & Maintenance	\$15,400	\$15,400
Rock/Sand/Gravel	\$2,500	\$2,500
Supplies Expense	\$10,200	\$10,200
Training Education	\$299	\$299
Electric	\$33,353	\$33,353
TV / Internet	\$20,327	\$20,327
Water / Sewer / Garbage	\$21,182	\$21,182
Total Expenses	\$267,492	\$267,492
Adjusted NOI	\$193,016	\$290,956

Base on increasing nightly rates to \$55

30 monthly Guests paying \$550 per month

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