

OFFERING MEMORANDUM



ESCALANTE CABINS & RV PARK

680 West Main St.
Escalante UT 84726

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ESCALANTE CABINS & RV PARK

CONTENTS

01 Executive Summary

Investment Summary
Location Summary

02 Property Description

Property Features
Aerial Map
Parcel Map
Park Site Map
Property Images

03 Financial Analysis

Escalante Cabins & RV Park Profit & Loss
2021

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01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	680 West Main St. Escalante UT 84726
COUNTY	Garfield
MARKET	Cabins
SUBMARKET	RV Park

FINANCIAL SUMMARY

OFFERING PRICE	\$3,200,000
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REMOTE, RUGGED & PERFECT

- Offering 95 total sites with 78 being large, wide full hook ups, 11 tent sites, 6 deluxe cabins (one being a house), and 1 bed / 2 bath manager/owner apartment. On 24 +/- acres of property and expansion approval already in place a new owner can grow even more. Park amenities are plentiful and include a gift store w/propane sales, clean restrooms and showers, large laundry facilities, playground, Fiber Optic Wifi and currently in construction a recreation clubhouse with kitchen.

Your guests will be close to the town of Escalante and within just a few minutes feel like they're remote. The rugged views of the surrounding parks, monuments and great reviews by new and old campers will continue having them repeat the adventure year after year.



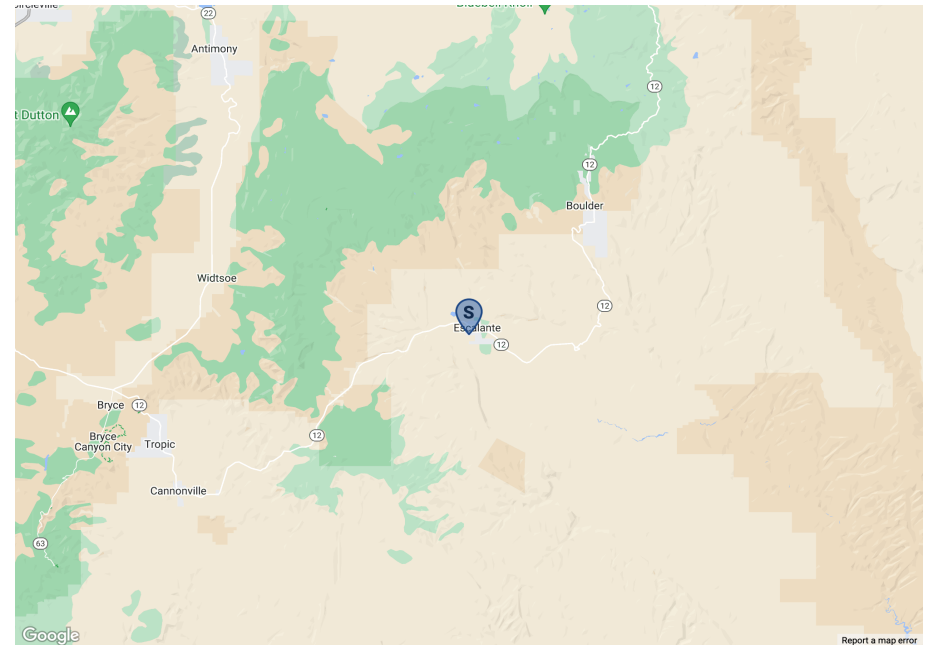
STAIRCASE TO SCENERY

- Camping never looked so good!

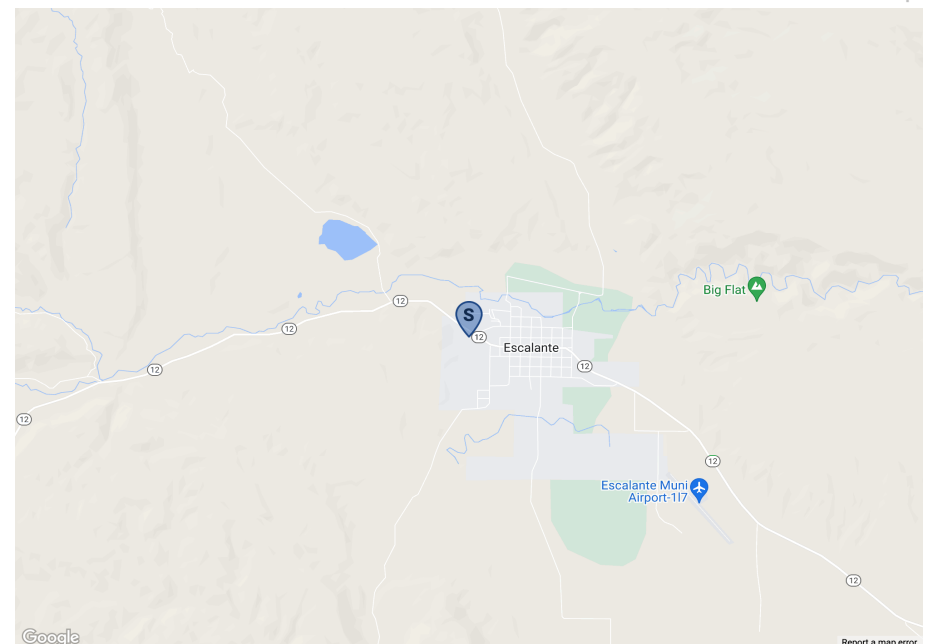
On the historic Scenic Byway 12 in between Zion National Park and Arches National Park lies the Escalante Cabins & RV Park. Situated just across the street from the Grand Staircase Escalante National Monument your guests will have one of the best views in the country from every camp site. This park is in the perfect location for your guests to stay while exploring so many of the wonderful places Southern Utah has to offer.

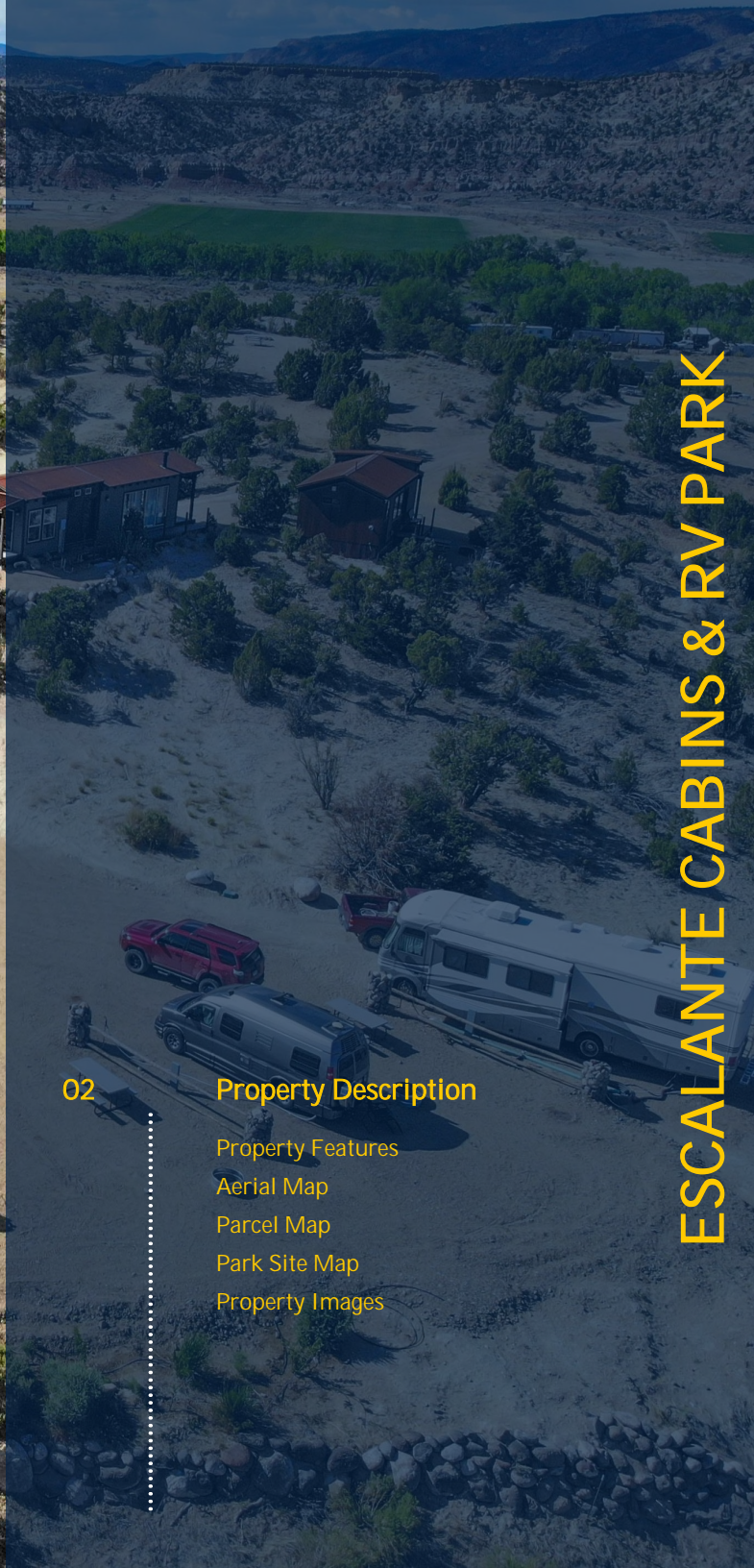
This park offers something for everyone from hiking in the red sandstone canyons, fishing, off road adventures and just a walk into town. A great home base for your guests as they explore all the Utah grander.

Regional Map



Locator Map





02

Property Description

Property Features

Aerial Map

Parcel Map

Park Site Map

Property Images

PROPERTY FEATURES

TOTAL ACREAGE	24.25 +/-
SEASON	March 1st - Mid November
TOTAL # OF SITES	95
TOTAL # OF FHU SITES - 50 AMP	76
TOTAL # OF FHU SITES - 30 AMP	2
TOTAL # OF DELUXE CABINS	6 - One Cabin is a house.
TOTAL # OF TENT SITES	11
OWNERS / MANAGERS RESIDENCE	Apartment above store. 1 Bed / 2 Bath
UNDEVELOPED ACREAGE	2 +/-
WITHIN CITY LIMITS	Yes

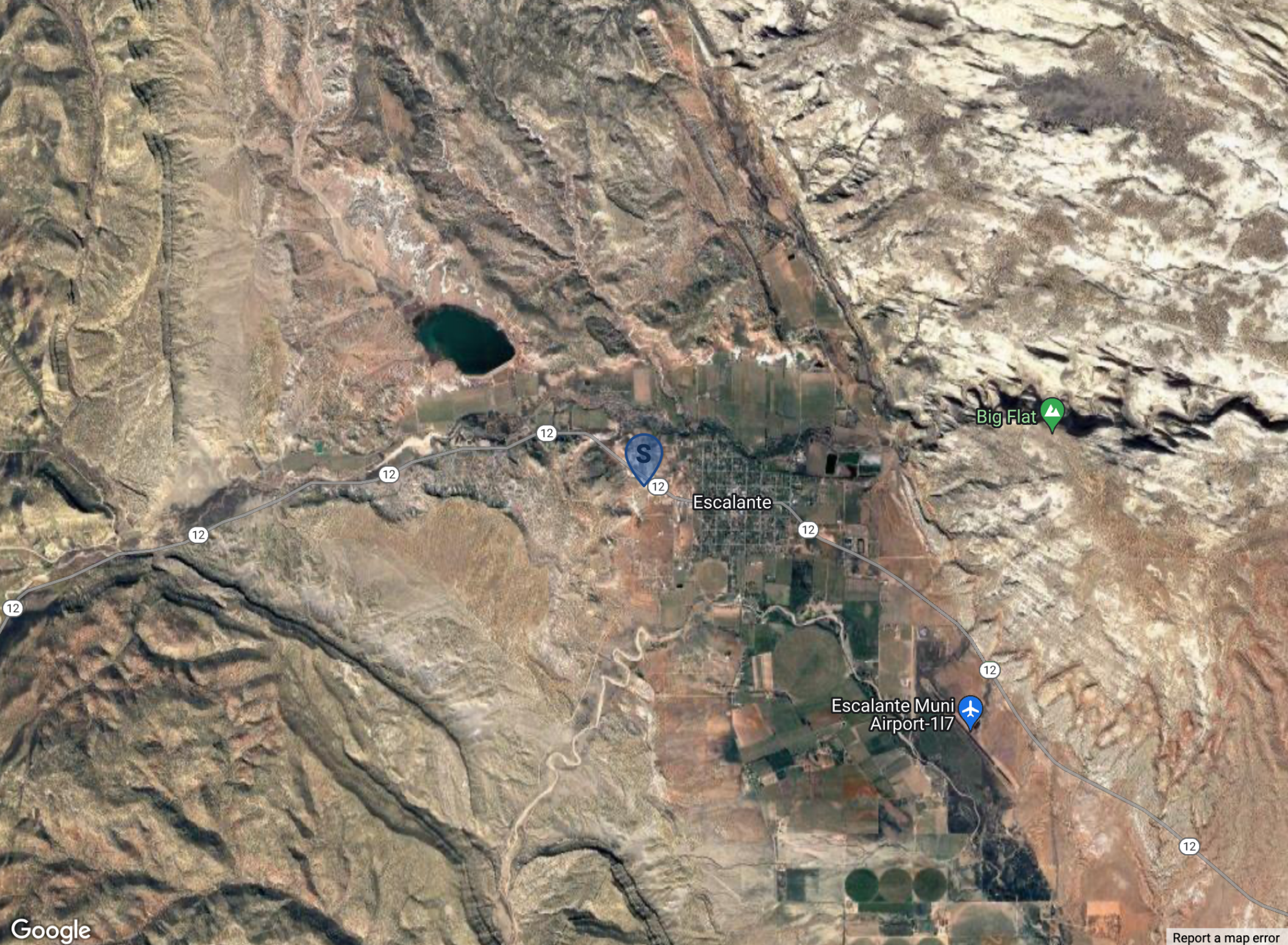
CONSTRUCTION

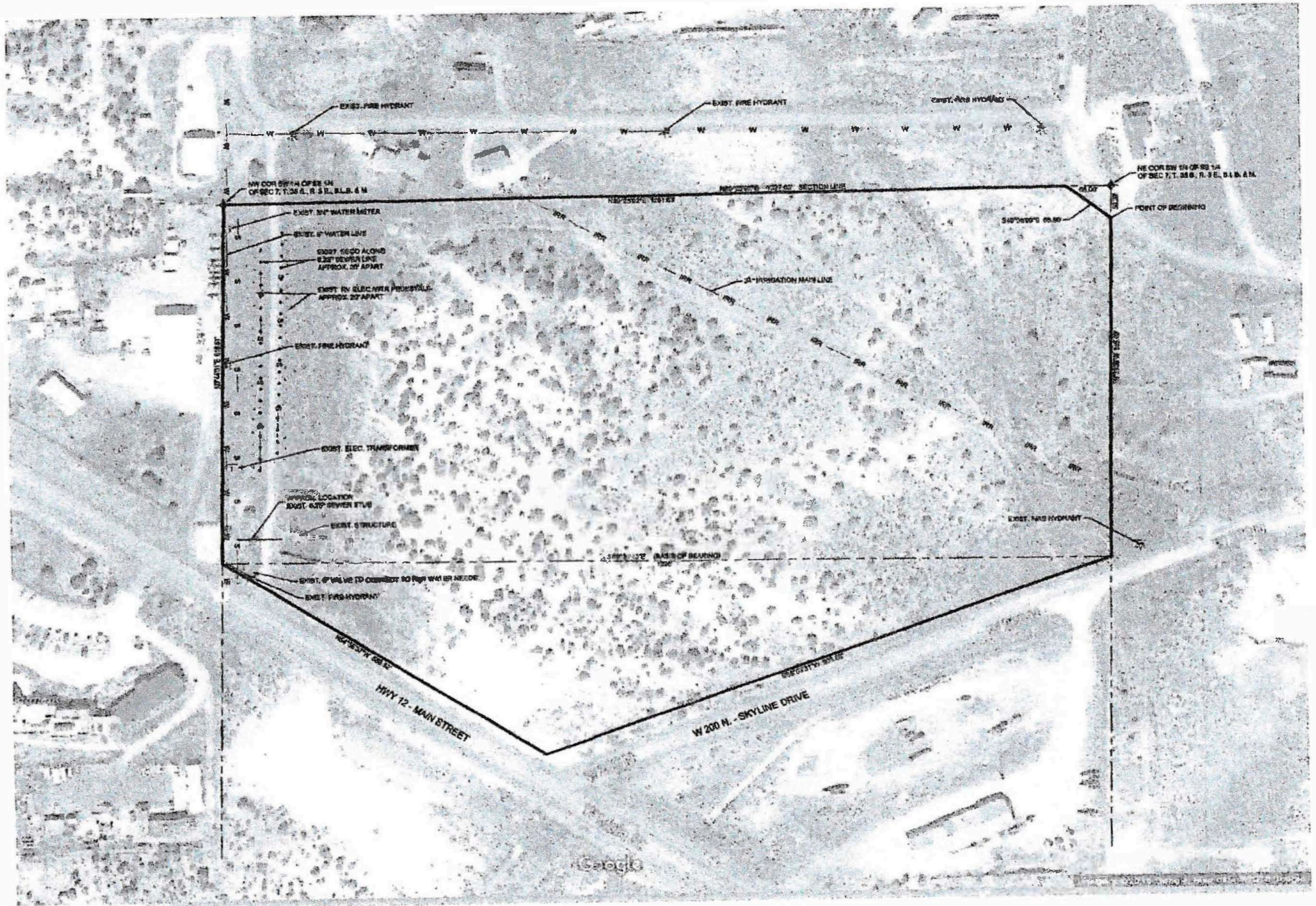
YEAR BUILT	2016
WATER	City Services
SEWER	City Services

AMENITIES

STORE	Yes - w/Propane Sales
LAUNDRY	Yes - 5 W / 5 D (Park Owned)
RESTROOMS / SHOWERS	Yes
PLAYGROUND	Yes
WIFI	Yes - Park has Fiber Optic
RECREATION / CLUB HOUSE	In Process









*Map scale is approximate
**All RV Sites have full hookups

- MOTORHOME ONLY**
- UTILITY HOOKUPS**
- NO CAMPFIRE**
- TENT SITE**
- VACATION RENTAL**



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03

Financial Analysis

Escalante Cabins & RV Park Profit & Loss
2021

Escalante Cabins and RV Park Statistics

Income

	<u>2021</u>
Total revenue	\$528,132
Cabins	
nights rented	\$8,620
cabin 37	\$31,661
cabin 46	\$28,554
cabin 45	\$32,192
cabin 44	\$29,227
Sledhous 50	\$37,994
Casitia 51	\$34,197
<u>TOTAL CABINS</u>	<u>\$193,825</u>
Rv Sites	\$254,375
% of total revenue	48%
# of RV Sites	60
Tent Sites	\$23,956
Retail/ other	\$15,025
shower	\$4,229
cancelation fee	\$13,537
propane	\$11,654
firewood	\$3,547
ice	\$2,290
rv dump&water fill	\$2,118
jewelry	\$3,346
<u>TOTAL RETAIL</u>	<u>\$55,746</u>
<u>Total INCOME</u>	<u>\$527,902</u>

2021

Expenses	
Advertising	\$4,742
BOOKING FEES	\$15,434
cost of goods sold	\$6,917
salaries and wages	\$47,618
Payroll taxes	\$15,848
repairs and maintence	\$12,872
Sales & Use Taxes	\$26,284
Transient Room Tax	\$17,078
bank charges	\$579
automobile and truck	\$2,206
credit card costs	\$17,205
fuel	\$3,456
GUEST AMENITIES (cont. BF)	\$12,014
building & equipment insurance	\$6,343
workmans comp insurance	\$3,407

internet	\$3,349
laundry and janitorial	\$3,129
legal and professional	\$2,010
LINENS	\$590
misc	\$307
office expense	\$1,937
permits and fees	\$990
postage	\$92
PROPERTY TAX	\$5,665
supplies	\$4,086
Internet & Phone	\$4,753
tools	\$1,545

2021

UTILITIES

Electricity	\$13,315
Propane	\$15,068
waste removal	\$1,970
Water & sewer	\$15,332
landscaping	\$4,806
website	\$5,319
<u>Total Expenses</u>	\$278,284
	53%

<u>Adjusted NOI</u>	<u>\$249,618</u>
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