

# SQUAW ROCK RV RESORT & CAMPGROUND

15070 WA - 410, Naches WA 98937

## OFFERING MEMORANDUM

*Prepared By:*

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*Exclusively Marketed by:*



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01

Executive Summary

Investment Summary

Location Summary

## OFFERING SUMMARY

ADDRESS	15070 WA - 410 Naches WA 98937
COUNTY	Yakima
MARKET	RV Resort
SUBMARKET	Campground

## FINANCIAL SUMMARY

PRICE	\$2,500,000
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## HISTORY, LOCATION & RIVERFRONT

- This turn key beautiful and picturesque RV Resort is a must see. The Resort sits on 12 acres of a park like atmosphere underneath the canopy of trees that holds 60 RV Sites, 11 Deluxe Cabins, 5 Park Owned Mobile Homes, and a fully stocked restaurant that an owner can run or lease out.

Additional amenities include half mile of riverfront, playground, pool, large grass setting for outdoor sports, stocked store with gas pumps.

Along with the 12 acres the other 19 acres is situated across the river, some of that area could be used for an owners/managers residence or park models.

Current owners have upgraded, remodeled and added amenities over the past decade giving new owners the opportunity to get started and also continue to add to this beautiful RV Resort.



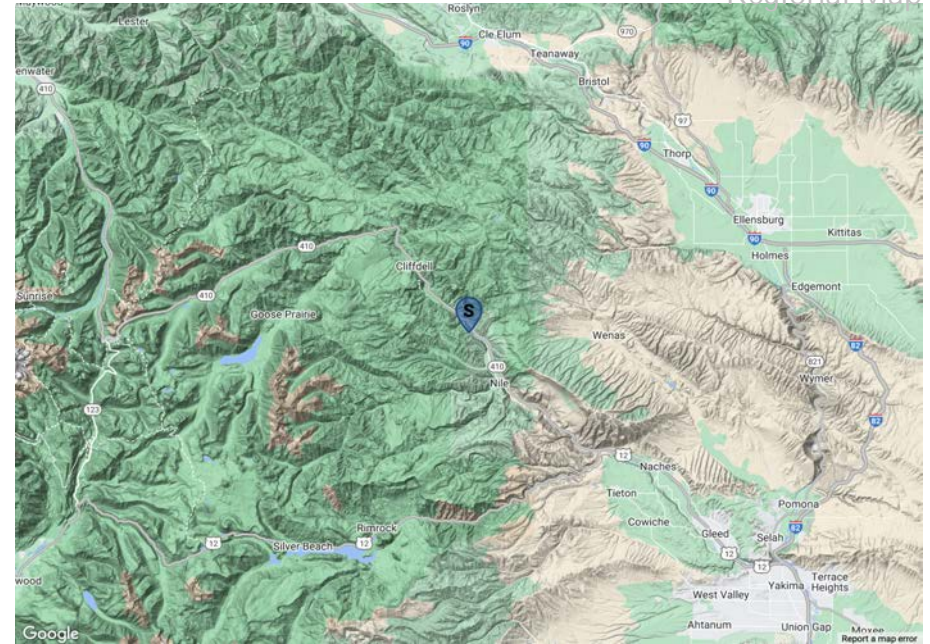


## OUTDOOR LOVERS PARADISE

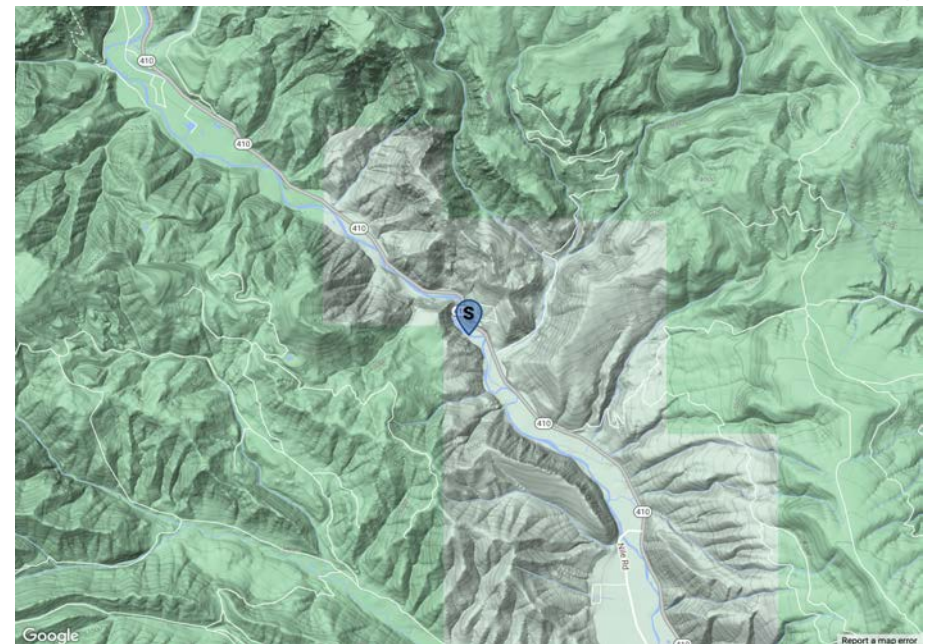
- Own a piece of history tucked in the mountains of Washington State. Located in a beautiful valley, in the foothills of the Cascade Mountains and is a sanctuary for anyone who enjoys all the Pacific Northwest has to offer. This stellar resort is the perfect location for day trips including scenic hiking trails, easy access to Mt. Rainier, blue ribbon fishing on the Naches River running through the park. Just a couple hours from Seattle and Portland has made this place of relaxation a must for all guests.

This destination campground is a favorite of many repeat campers and is a once of a lifetime offering. Call Campground Brokers for details and an appointment to see this unique campground! 1-800-648-1624

Regional Map



Locator Map





02

## Property Description

Property Features

Aerial Map

Parcel Map

Site Map



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## PROPERTY FEATURES

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TOTAL ACREAGE	31 +/- (12 Acres in the Park, 19 on other side of river)
TOTAL # OF SITES	76
TOTAL # OF FHU RV SITES	9
TOTAL # OF W & E SITES	51
PARKED OWNED MOBILE HOMES	5
DELUXE CABINS	11
SEASON	Year Round
ELEVATION	1,473 +/-

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## CONSTRUCTION

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WATER	1 - Well, new in 2019
SEWER	Septic

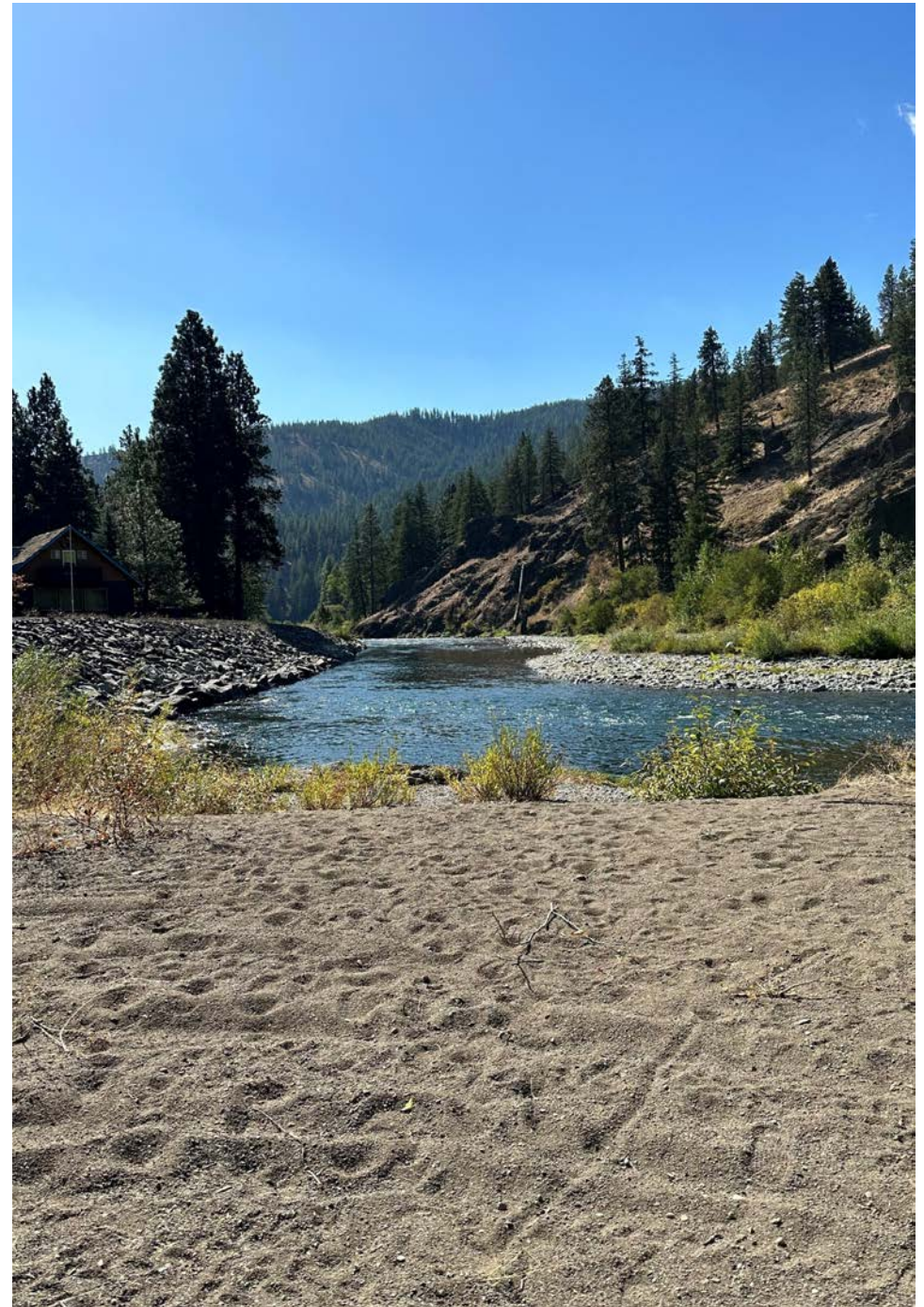
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## AMENITIES

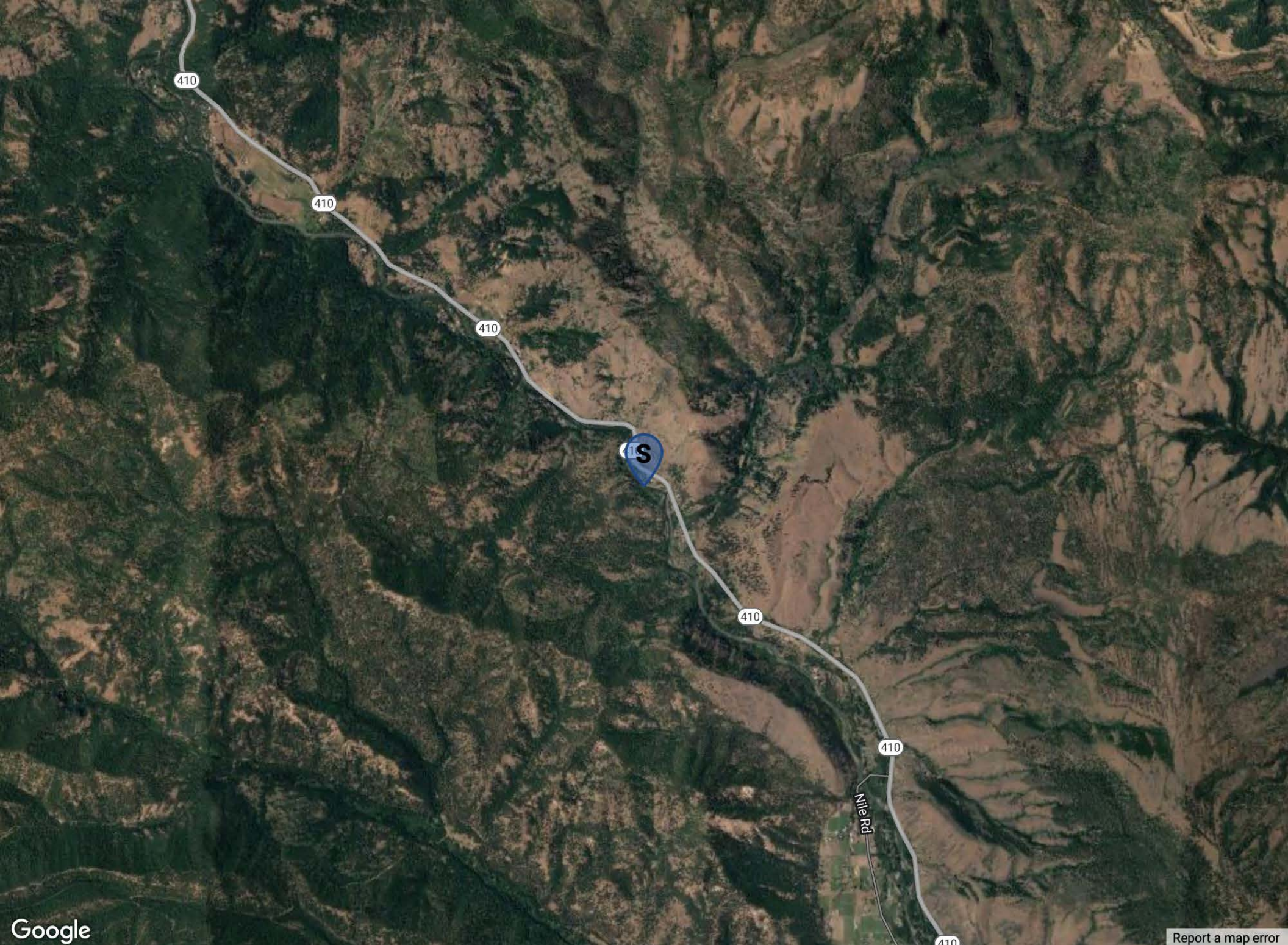
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STORE W/GAS PUMP	Yes
POOL	Yes
RESTAURANT	Yes - Can be owner ran or leased.
RESTROOMS & SHOWERS	Yes - Satellite
PLAYGROUND	Yes
LARGE PICNIC PLAY AREA	Yes
RIVER ACCESS	Yes - 1/2 Mile of Riverfront
ALCOHOL & TOBACCO SALES	Yes - New Owner will need to obtain licensing with the state.

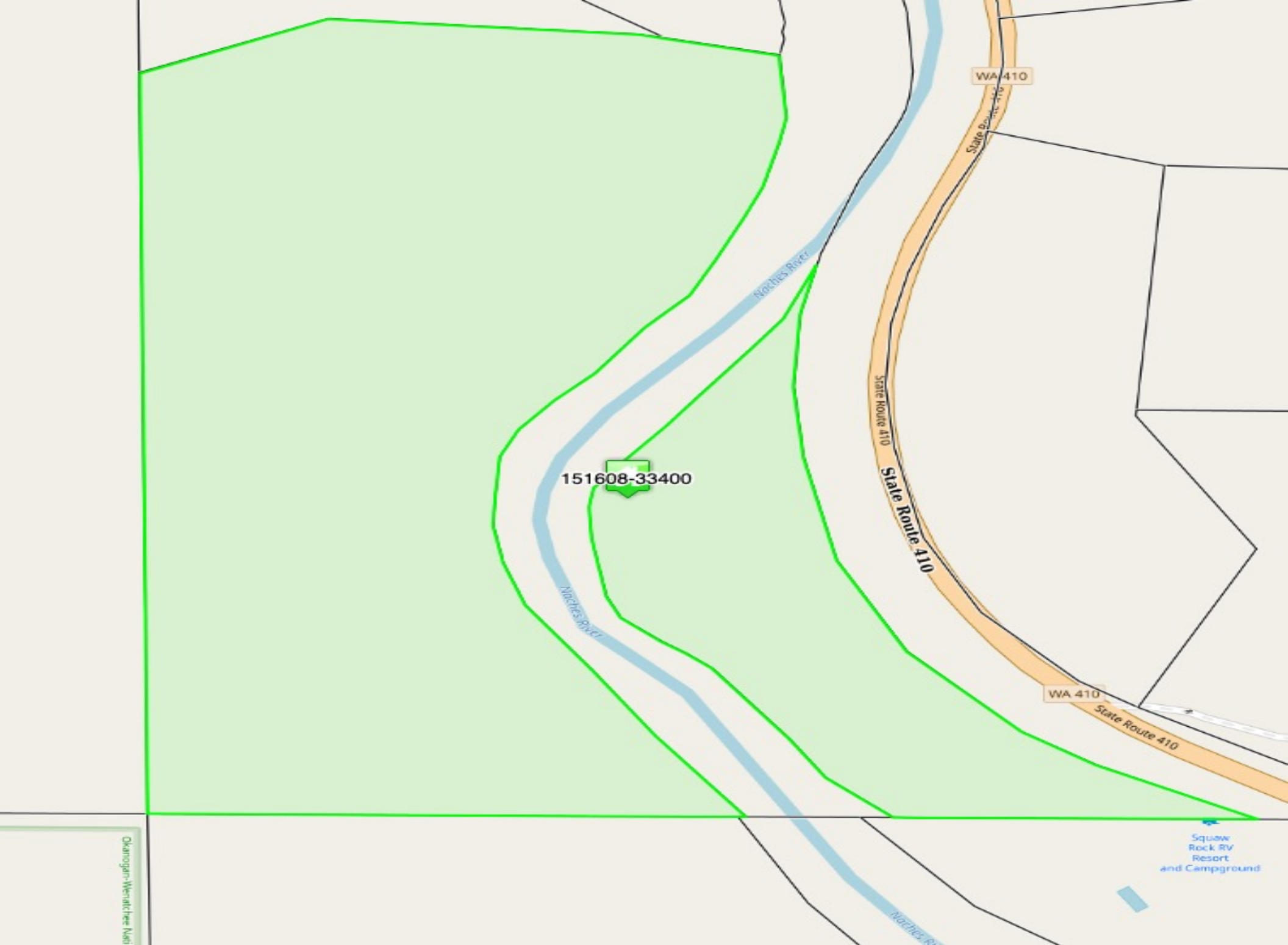
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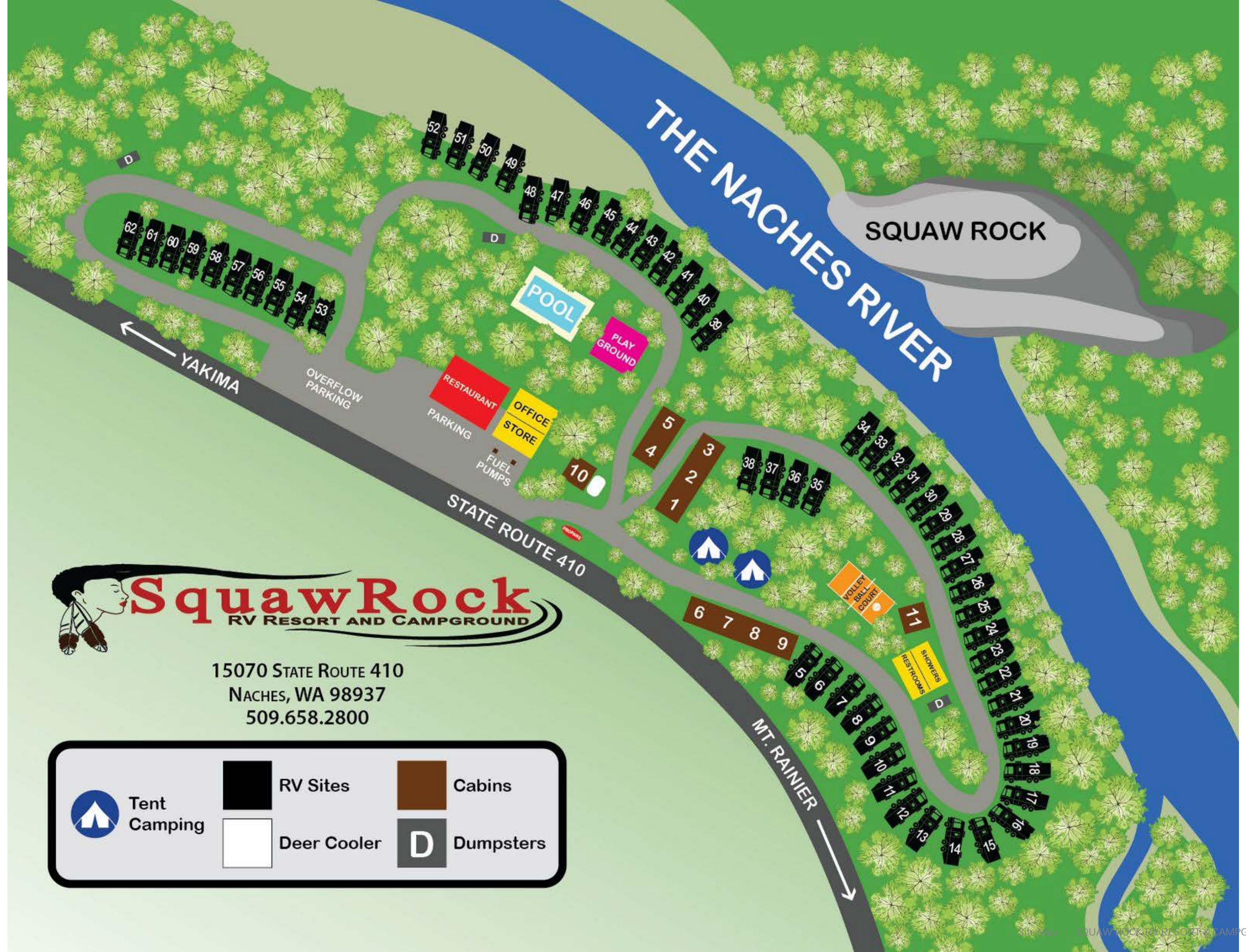












15070 STATE ROUTE 410  
NACHES, WA 98937  
509.658.2800

 Tent Camping	 RV Sites	 Cabins
 Deer Cooler	 Dumpsters	





03

Financial Analysis

Profit & Loss 2020 - 2022



## SQUAW ROCK RV RESORT & CAMPGROUND

INCOME	2020	2021	2022
Fuel Sales	\$53,765	\$97,065	\$82,358
Store Sales - Food Exempt	\$36,448	\$39,693	\$22,148
Store Sales - Taxable Sales	\$1,189	\$3,125	\$2,881
Store Sales - Propane	\$2,934	\$4,542	\$4,657
Store Sales - Beer & Wine	\$16,267	\$16,731	\$14,660
Rental Income - RV's	\$151,259	\$136,448	\$165,395
Rental Income - Cabins	\$117,438	\$129,968	\$153,955
Rental Income - Monthlies	\$89,263	\$87,611	\$85,155
<b>TOTAL INCOME</b>	<b>\$468,563</b>	<b>\$515,183</b>	<b>\$531,209</b>
<b>COST OF GOODS</b>			
Fuel Purchases	\$43,745	\$84,241	\$80,371
Food Purchases	\$23,920	\$18,110	\$14,072
Taxable Purchases	\$1,897	\$5,421	\$4,659
Propane	\$4,093	\$9,752	\$14,908
Beverage / Cigs	\$8,526	\$9,841	\$8,637
<b>TOTAL COST OF GOODS</b>	<b>\$82,181</b>	<b>\$127,365</b>	<b>\$122,647</b>
<b>GROSS PROFIT</b>	<b>\$386,382</b>	<b>\$387,818</b>	<b>\$408,562</b>
<b>EXPENSES</b>			
Advertising	\$200	\$542	\$409
Auto Expenses	\$1,647	\$1,287	\$2,859
Bank Charges	\$9,499	\$10,214	\$10,528
Depreciation	\$49,897	\$36,189	\$84,110
Dues	\$292	\$0	\$263
Equipment Lease	\$517	\$517	\$527
Insurance	\$12,141	\$12,407	\$11,522
Interest	\$2,710	\$0	\$0
Land Lease	\$0	\$0	\$403
Landscaping	\$1,702	\$2,897	\$1,033
Legal & Professional Fees	\$5,695	\$6,200	\$7,050
Licenses & Permits	\$2,297	\$853	\$887
Meals	\$243	\$660	\$0
Office Supplies	\$3,187	\$2,599	\$3,143
Pool Expenses	\$739	\$3,123	\$5,154
Property Taxes	\$10,762	\$7,278	\$7,826
Repairs & Maintenance	\$48,580	\$35,571	\$52,864
Storage	\$1,924	\$2,088	\$2,088
Supplies	\$12,615	\$11,149	\$14,477
Taxes	\$1,684	\$3,890	\$3,419
Telephone & Internet	\$3,773	\$3,609	\$4,120
Uniforms	\$0	\$216	\$0
Utilities	\$29,873	\$29,079	\$29,577
Waste Removal	\$4,615	\$4,526	\$4,288
Wages & Salaries	\$78,009	\$72,776	\$72,107
Employer Payroll Taxes	\$9,497	\$9,006	\$8,019
NSF's	\$0	\$0	\$0
Donations	\$0	\$0	\$10,600
<b>TOTAL EXPENSES</b>	<b>\$292,098</b>	<b>\$256,676</b>	<b>\$337,273</b>
<b>NET INCOME</b>	<b>\$94,284</b>	<b>\$131,142</b>	<b>\$71,289</b>
<b>ITEMS REMOVED</b>			
Capital Improvements**	\$24,584	\$46,462	\$35,800
Depreciation	\$49,897	\$36,189	\$84,110
Meals	\$243	\$660	\$0
Donations	\$0	\$0	\$10,600
<b>TOTAL ITEMS REMOVED</b>	<b>\$74,724</b>	<b>\$83,311</b>	<b>\$130,510</b>
<b>ADJUSTED NET INCOME</b>	<b>\$169,008</b>	<b>\$214,453</b>	<b>\$201,799</b>

\*\*Removed from Repairs & Maintenance due to improvements in the park.\*\*

\*\*\*\*See Broker for Proforma Options\*\*\*\*



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