

RED DESERT ROSE CAMPGROUND

3101 Wagon Circle Road, Rawlins WY 82301

OFFERING MEMORANDUM



Prepared By:

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RED DESERT ROSE CAMPGROUND

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01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	3101 Wagon Circle Road Rawlins WY 82301
COUNTY	Carbon
MARKET	Campground
SUBMARKET	RV Park

FINANCIAL SUMMARY

PRICE	\$1,800,000
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INVESTMENT WITH A VIEW

- Boasting 120 total sites, ranging from large, level full hook-up, water/electric only and tent and car camping sites this meticulously maintained campground offers it all. There are clean laundry, restroom and shower facilities, fenced puppy park, playground, horseshoe pits, dump station, along with a large covered storage and shop area. Other income producing amenities include a well stocked store and gift shop, miniature golf course, and propane sales. Extended stay services, whether short or long term, are also available.

Current owners have added new siding and paint to buildings, updated and remodeled the office, apartment and mini golf in the last two years.

Call Campground Brokers for details and an appointment to see this unique campground! 1-800-648-1624 or email sales@campgroundbrokers.com

Brokers licensed in WA, OR, ID, MT, WY, SD, CO, UT, NM & GA...and works in Cooperation with Brokers in CA, NV, & AZ.



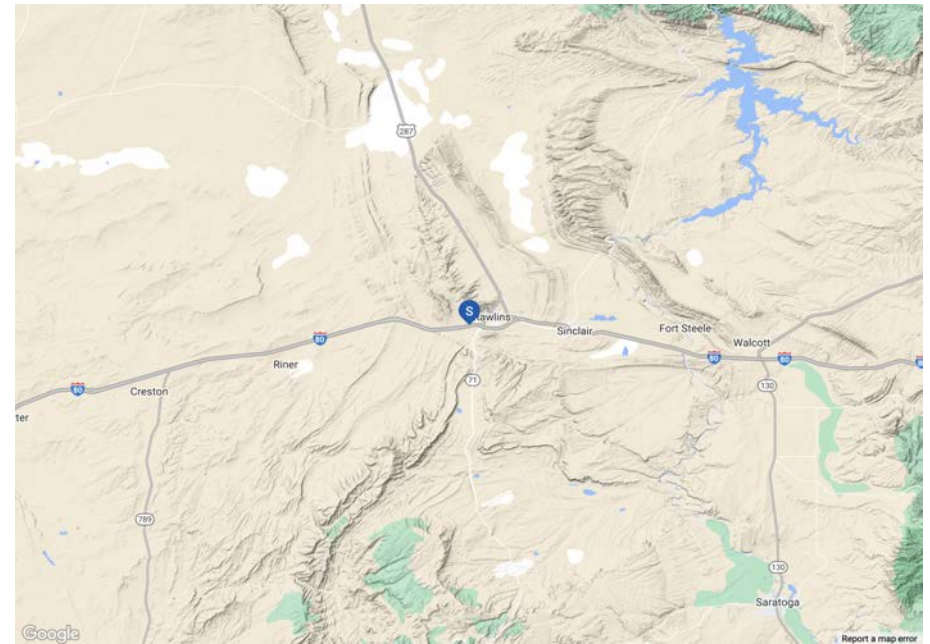
NATURAL BEAUTY AND HISTORIC CHARM

- Nestled between the Snowy Range and Seirra Madre Mountains this destination RV Park is a favorite among new and repeat campers. Surrounded by unlimited outdoor activity from high desert to alpine lakes and forests all within an easy drive of the park your guests could not ask for more. Located in the Great Divide Basin with wide open spaces this park ideally sits close to I-80 which is enroute to two major National Parks, Yellowstone and Grand Teton Parks.

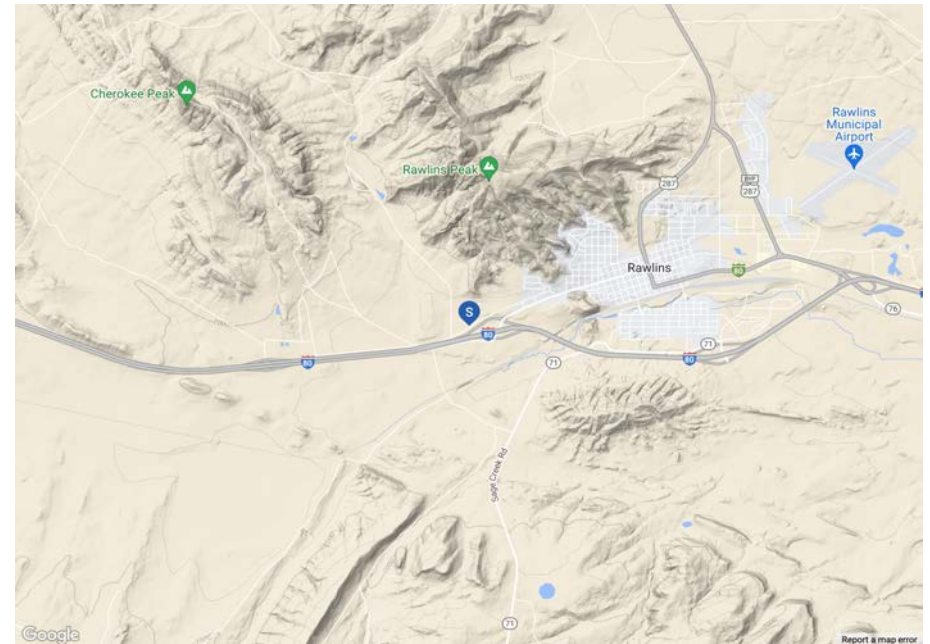
Located within a short distance your guests can visit the town of Rawlins, fish, hike, golf, raft, hunt, visit historic sites and enjoy the natural hot springs. The property also backs up to Bureau Land Management public property allowing guests to hike and see the beautiful Wyoming surroundings right from their campsite.

This turn key park is a must see!

Regional Map



Locator Map





02

Property Description

Property Features

Aerial Map

Parcel Map

Site Map

PROPERTY FEATURES

TOTAL ACRES	9 +/-
TOTAL FHU SITES	88
TOTAL ELECTRIC & WATER SITES	19
TOTAL TENT SITES	12
TOTAL STORAGE SITES	10
OWNER OR MANAGER RESIDENCE	Yes - 3 Bedroom
APARTMENT	Yes
SEASON	May - November

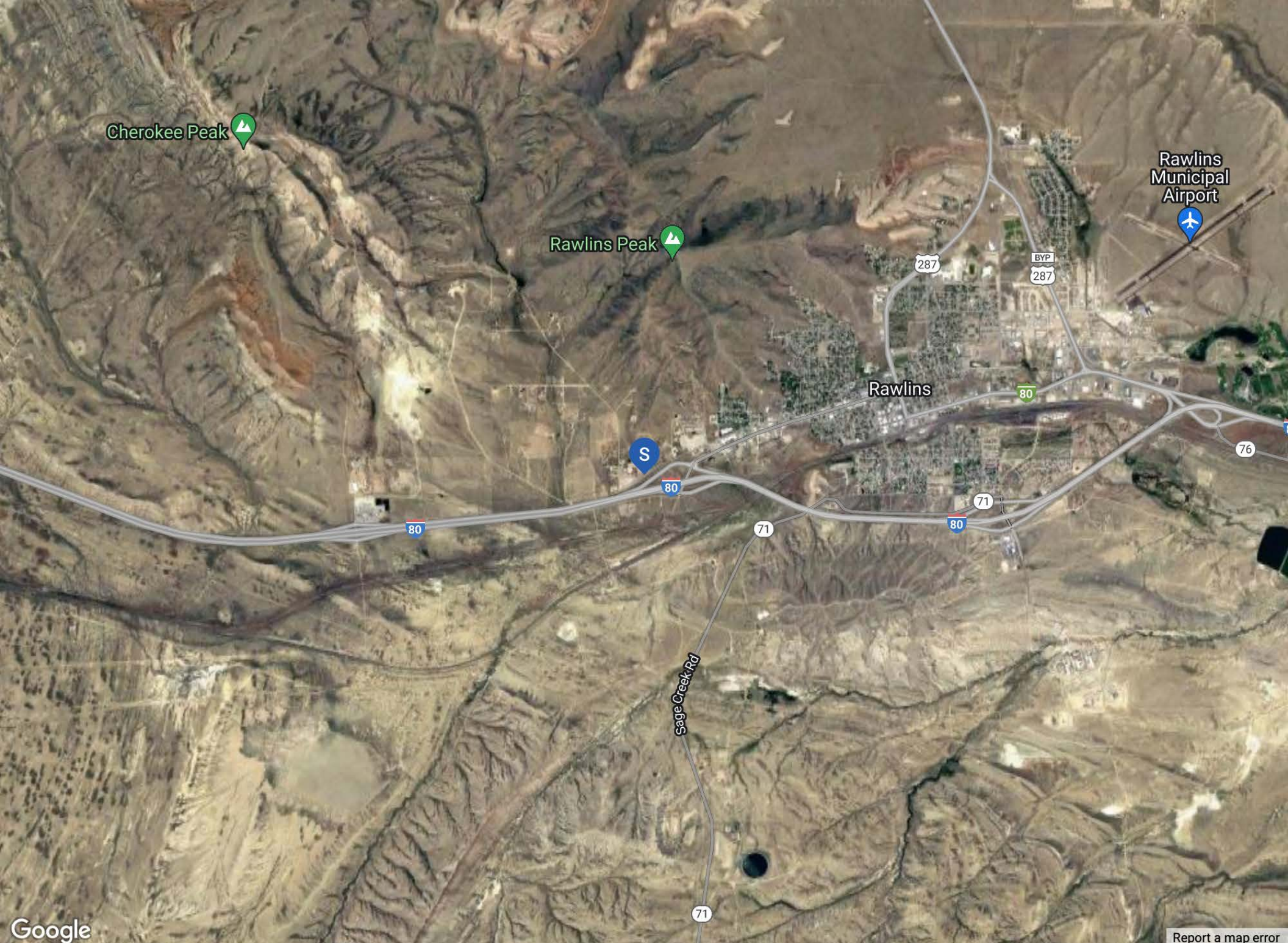
CONSTRUCTION

WATER	City
SEWER	Lagoon System
SECURITY SYSTEM	Yes - Upgraded in 2022
IMPROVEMENTS	Building Siding & Paint
IMPROVEMENTS	Updated Office
IMPROVEMENTS	Remodeled Apartment
IMPROVEMENTS	Updated Mini Golf

AMENITIES

PROPANE SALES	Yes
CABLE TV	Yes
WIFI	Yes - Upgraded
LAUNDRY ROOM	Yes
RESTROOMS & SHOWERS	Yes
CONVENIENCE STORE & GIFT SHOP	Yes
MINIATURE GOLF COURSE	Yes
PLAYGROUND	Yes
FENCED DOG PARK	Yes
LARGE COVERED STORAGE & SHOP	Yes





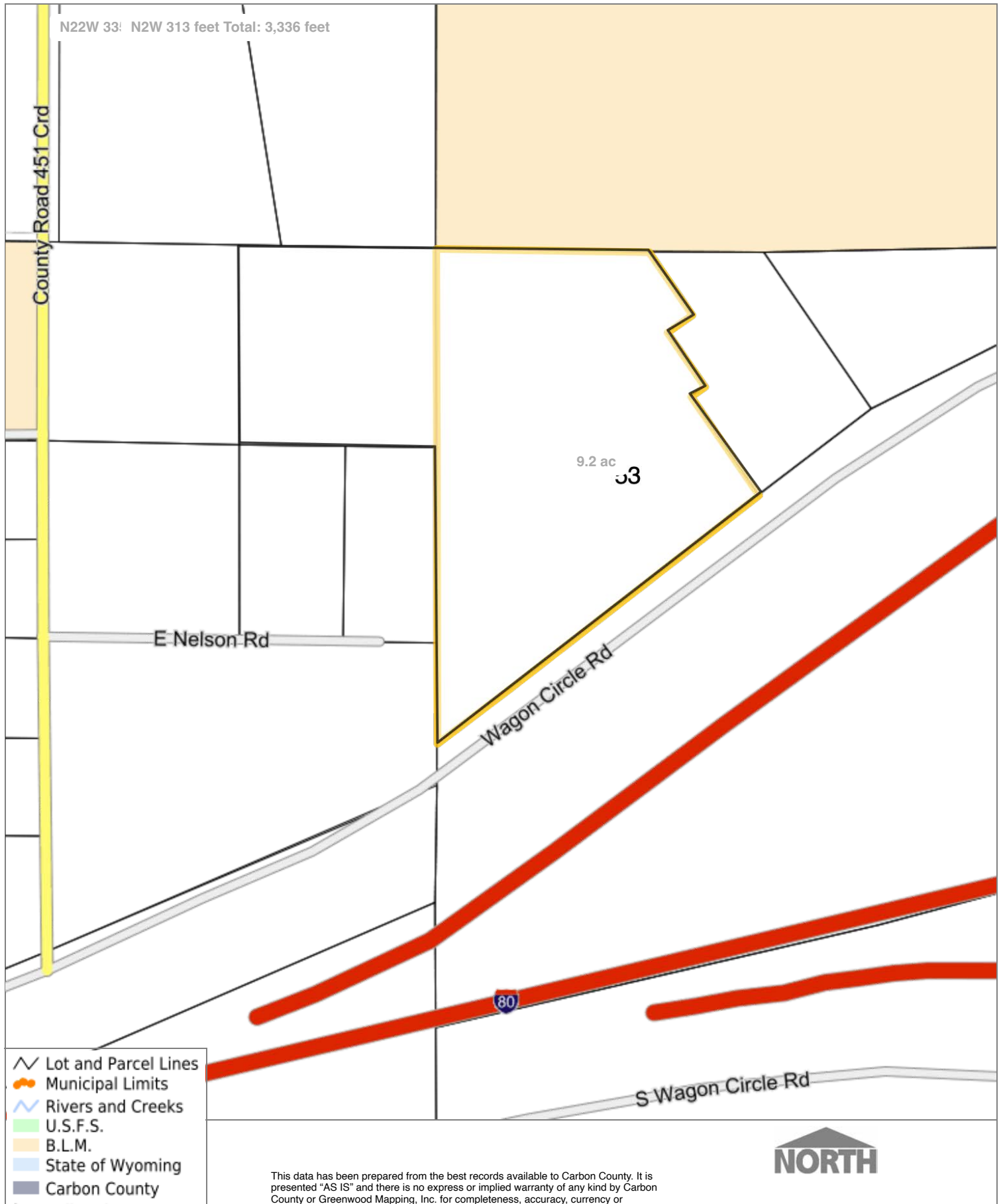
Cherokee Peak

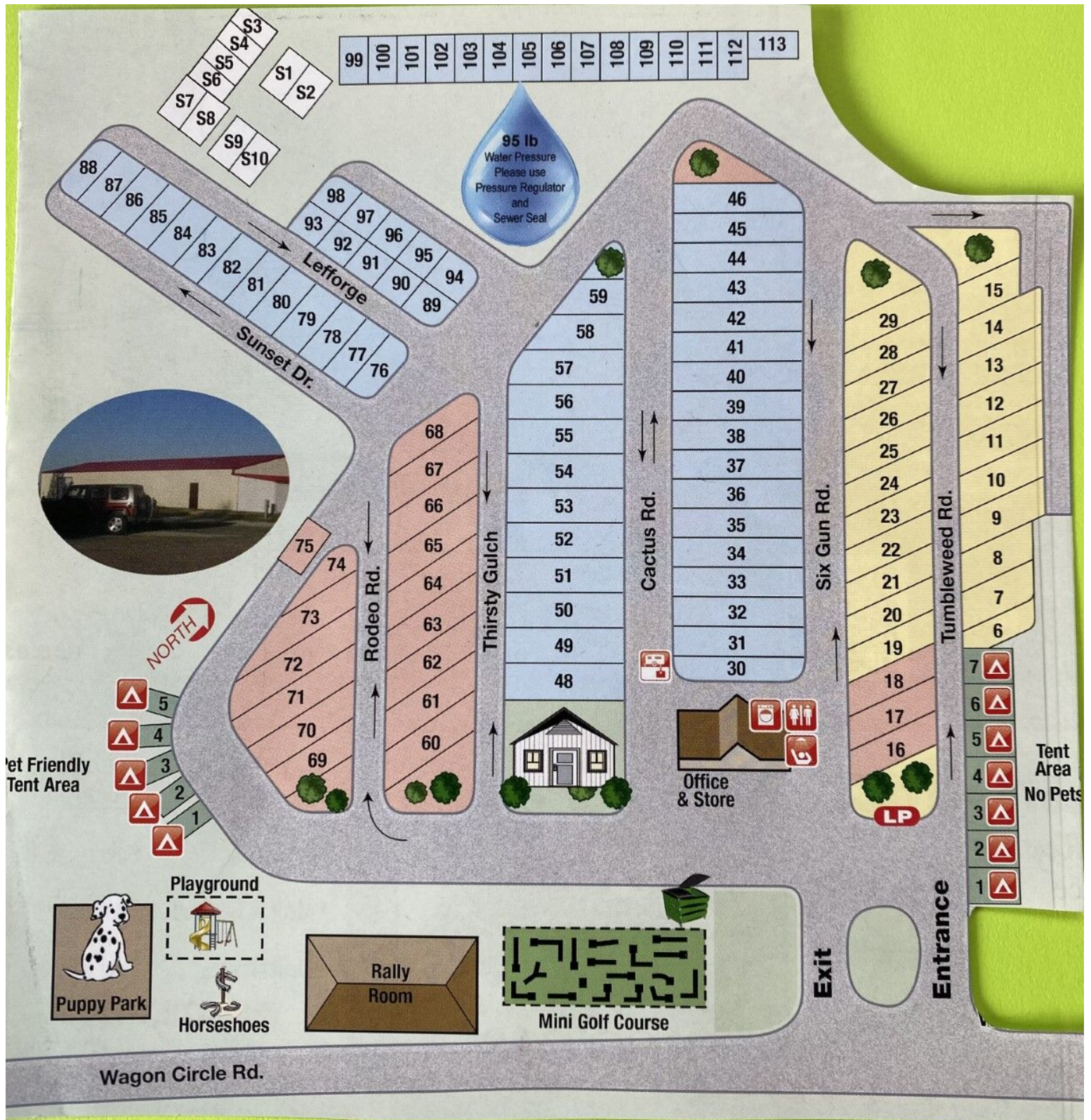
Rawlins Peak

Rawlins
Municipal
Airport

Rawlins

Sage Creek Rd







03

Financial Analysis

Profit and Loss 2021 - 2023

RED DESERT ROSE CAMPGROUND

	SEPT - DEC		
INCOME	2021	2022	2023
Sales	\$12,543	\$26,472	\$16,266
Sales of Product Income	\$42,356	\$297,627	\$251,307
Sales Tax	\$3,450	\$11,441	\$4,478
TOTAL INCOME	\$58,349	\$335,540	\$272,051
COST OF GOODS SOLD			
Cost of Goods Sold	\$0	\$4,680	\$1,992
Cost of Labor - COGS	\$0	\$90	\$0
Freight In - COGS	\$0	\$4,134	\$0
Supplies & Materials - COGS	\$1,846	\$4,565	\$410
TOTAL COST OF GOODS SOLD	\$1,846	\$13,469	\$2,402
GROSS PROFIT	\$56,503	\$322,071	\$269,649
EXPENSES			
Advertising & Marketing	\$311	\$302	\$894
Listing Fees	\$0	\$412	\$0
Business Licenses	\$60	\$0	\$0
Charity Contributions	\$0	\$672	\$0
Credit Card Fees	\$1,471	\$10,507	\$2,041
Bank Fees & Service Charges	\$714	\$170	\$304
Insurance	\$4,292	\$13,453	\$8,109
Interest Paid	\$6	\$0	\$63,038
Interest - Business Loan	\$0	\$978	\$128
Interest - Credit Card Interest	\$0	\$1,747	\$2,364
Legal & Accounting Service	\$518	\$2,365	\$3,989
Meals	\$0	\$234	\$0
Meals - Team	\$0	\$56	\$347
Office Expenses	\$616	\$401	\$96
Merchant Account Fees	\$82	\$109	\$0
Office Supplies	\$0	\$1,284	\$0
Shipping & Postage	\$0	\$135	\$0
Small Tools & Equipment	\$0	\$1,600	\$0
Software & Apps	\$1,626	\$1,332	\$4,367
Payroll Expenses - Payments to Partners	\$900	\$16,500	\$14,044
Payroll Expenses - Salaries & Wages	\$6,388	\$38,533	\$23,938
Equipment Rental	\$0	\$175	\$420
Repairs & Maintenance	\$0	\$3,104	\$2,356
Sales Tax Expense	\$3,450	\$11,441	\$4,478
Supplies	\$507	\$2,859	\$0

Supplies & Materials	\$1,998	\$2,000	\$1,459
Taxes Paid - Payroll	\$749	\$4,312	\$2,106
Taxes Paid - Property	\$0	\$3,879	\$2,439
Travel & Hotel	\$0	\$0	\$1,107
Uncategorized Expense	\$0	\$353	\$599
Utilities	\$664	\$0	\$0
Utilities - Disposal & Waste Fees	\$794	\$3,896	\$670
Utilities - Electricity	\$0	\$19,218	\$16,983
Utilities - Heating & Cooling	\$9,860	\$10,401	\$7,069
Utilities - Internet & TV Service	\$2,623	\$4,576	\$3,378
Utilities - Phone Service	\$416	\$2,482	\$1,781
Utilities - Water & Sewer	\$0	\$3,723	\$6,791
Vehicle Gas & Fuel	\$279	\$500	\$222
Vehicle Registration	\$0	\$0	\$0
Vehicle Repairs	\$0	\$0	\$0
TOTAL EXPENSES	\$38,324	\$163,709	\$175,517
 NOI	 \$18,179	 \$158,362	 \$94,132
 REMOVALS			
Charity Contributions	\$0	\$672	\$0
Travel & Hotel	\$0	\$234	\$1,107
Meals - Team	\$0	\$56	\$347
Payroll Expenses	\$900	\$16,500	\$14,044
Contract labor	\$0	\$734	\$0
Interest - Business & Credit Card Interest	\$0	\$1,747	\$65,530
	<u>\$900</u>	<u>\$19,943</u>	<u>\$81,028</u>
 ADJUSTED NOI	 \$19,079	 \$178,305	 \$175,160

RED DESERT ROSE CAMPGROUND

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