

MOUNTAIN/LAKE RV RESORT NEAR YOSEMITE SELLS



The sale of the Bass Lake RV Resort located at 39744 Road 274, Bass Lake, CA sold June 6, 2018 for \$5,000,000. John Grant of Park Brokerage Inc. handled the transaction.

The 170 sites RV resort is located on 20.31 acres. Bass Lake is a lake community one hour from Fresno at 3,500 feet in the Sierra Nevada foothills. It is only 18 miles to the south entrance of Yosemite National Park. All of the RV sites were full hookup with 50 amp electrical service and on municipal sewer and water utilities. The sale also included three rental mobile homes and 16 older, rental park model cabins. Amenities include a swimming pool, large clubhouse, playground, additional adult and teen clubhouses, café with commercial kitchen, dog park, fire pit, bathrooms and showers buildings, cable tv, and wifi.

The resort was built and operated for most of its history as a 100% membership RV park. A few years ago the seller started transitioning it to a public rv resort primarily through Good Sam marketing. The sale sold with approximately 800 memberships with annual dues of \$180-\$450 plus nightly rates of \$15 and \$25 per night. Public RV rates were \$60 daily and \$360 weekly and the rental park cabins were daily \$60-\$106..

The capitalization rate was 8.0%. The buyer made a \$2,000,000 cash down payment and the seller carried a \$3,000,000 1st trust deed and note for 20 years. The property was in average condition at time of sale.

John Grant commented, “The RV resort has never been marketed to the Yosemite National Park visitor and offers great upside in attracting RV and park model cabin visitors to Yosemite. Accommodations are very limited in the national park and there is strong demand for local outdoor hospitality resorts throughout the entire year. The Bass Lake community and boating recreation are also very attractive and attract many visitors. The RV resort has had limited marketing to RV and Yosemite tourist customers and offers strong upside”.

John Grant sells and finances manufactured housing communities and RV parks exclusively throughout the states of California, Arizona, and Nevada. He has sold 193 manufactured housing communities and RV parks in the last 30 years and financed over 200. John can be reached at 858-586-9400 or john.grant11510@gmail.com

Market time: Six Months, Escrow length: Four Months