

LOOMIS RV PARK
3945 Taylor Road, Loomis, CA



- **\$5,265,000 Sales Price**
- **81 RV Sites + 122 RV Storage + 3 Units**
- **Pool, Store/Office, Playground, Laundry**
- **9.1 Acres Zoned General Commercial**
- **Low Rental Rates, Mostly Monthly Tenancy**
- **8% Cap Rate, 11% Total Return**

For Further Information Contact:
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RV RESORT		Price \$5,265,000	
Loomis RV Park 81 RV Sites + 2 Mgr Mobile Homes + Studio +122 RV Storage Spaces		Down Payment \$1,842,750	
Address/City 3945 Taylor Road, Loomis	County Placer	State California	
Est. Vac. & Expense % See Proforma Attached	Age 1974	Loan Buyer to obtain	
Capitalization Rate 8.0%	Est. Spendable Return 8.0%	Total Return 11.0%	
Parcel Size 9.1 Acres	No. Spaces 84 Sites + 122 RV Storage	Water City	Sewer City
Listing Salesman John Grant (800) 987-3363		Zoning: Commercial	
<p>DESCRIPTION AND TENANT INFORMATION: Former KOA RV park now being privately operated. Most monthly tenancy with 79 RV sites in the RV park, 2 RV sites in the RV storage area, two 3 bedroom/2 bath manager mobile homes, studio apartment above the office/store, and 122 RV storage spaces. The RV park was originally permitted for 74 sites by HCD but the owner later changed 5 tent sites to RV sites. The RV park has a 90-95% annual occupancy rate and the RV storage area is typically 100%. Amenities include a pool, office/store, showers and restrooms, playground, shade trees, picnic area, laundromat, dump station, and Wi-Fi internet access. The park is well maintained and managed and only 1991 and newer RV's are allowed. All full hookup RV sites. The park is serviced by city sewer and water utilities. Mostly 30 amp electric with six 50 amp sites. Rental rates are low at Daily \$32 for 30 amp and \$36 for 50 amp, Weekly \$194 and \$218, and Monthly \$475. The comparable Auburn Gold Country RV Park in Auburn is Daily \$37-\$45 and Monthly \$550-\$640. The inferior Bowman RV Park in Auburn is Daily \$35, Weekly \$235, and Monthly \$494-\$597. The comparable Sacramento KOA is Daily \$35-\$55. The owner pays the 8% transient occupancy tax on the monthly stays even though state law requires the bed tax only on daily and weekly visitors. The 1967 conditional use permit describes the permit as "overnight camping on an overnight basis only" and so the owner does not fight the city regarding paying the bed tax on monthly stays. The park has approximately 70 monthlies during the winter season and then leaves 15-20 sites open during the April-November summer season to capture the higher transient rental rates. The 122 space RV storage area is in very high demand with rental rates of \$50, \$60, and \$70 per month. The zoning of the land is general commercial and Taylor Road is going to expand from two lanes to four lanes. The property will someday have a higher and better use.</p>			
TOTAL ESTIMATED NET INCOME BEFORE DEBT SERVICE		\$423,755	
LOAN INFORMATION		TOTAL ANNUAL PRIN. & INTEREST PAYMENT	
Buyer to obtain new bank financing. Broker estimates a new loan at a 65% loan to value or \$3,422,250 at 6.5% fixed for 3 years then rolling to an adjustable interest rate at prime + .25% amortized over 25 years with a 15 year term. Monthly payment \$23,107.28		\$277,287	
		EST. ANNUAL PRE-TAX CASH FLOW (SPENDABLE)	
		\$146,468	
		PLUS PRINCIPAL REDUCTION YEAR ONE	
		\$56,400	
		TOTAL RETURN	
		\$202,868	

The information contained herein has either been given to us by the owner or the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket and other factors which your tax advisor and/or legal counsel should evaluate. **THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, EXPENSE, AND ALL OTHER INFORMATION CONTAINED HEREIN.**

LOOMIS RV PARK

	ACTUAL Year End 2004	ACTUAL Year End 2005	Broker's Proforma	
REVENUE				
Registration Camper	292,990	291,358	306,000	Rates went up \$2 per day in June/05 for Daily and Weekly and are going up \$10 per month for Monthlies April/06
Registration Camper Total	172,858	189,516	199,000	
Registration - Kabin Total	0	0	0	
Sales Non Taxable	4,251	4,225	4,225	
Sales Taxable	5,050	3,917	3,917	
Propane	21,706	32,935	32,935	
Storage	70,527	75,128	75,128	
Shower/Dump	14,654	13,555	13,555	
Misc. Income	7,564	8,058	8,058	
Coin Machine	7,979	8,175	8,175	
Electricity	48,874	50,932	50,932	
Sales Tax	1,942	3,184	3,184	
Occupancy Tax	12,107	12,249	12,249	
TOTAL REVENUE	660,502	693,232	717,358	
EXPENSES				
Advertising	3,941	3,909	3,909	
Credit Card	6,114	8,116	8,116	
Dues and Subscriptions	329	360	360	
Equipment Rental	573	451	451	
Insurance	12,225	15,808	15,808	
Taxes and License	13,259	13,372	55,000	New property taxes per Prop. 13
Entertainment	250	100	100	
Legal and Accounting	3,600	3,600	3,600	
Onsite Management Fee	30,000	30,000	30,000	
Office Expense	1,015	1,451	1,451	
Repairs + Maintenance	13,795	13,644	13,644	
Salaries	34,302	36,206	36,206	
Supplies	3,977	4,087	4,087	Owner is paying the 8% occupancy tax on the Monthly tenancies. Per State law no TOT tax is owed on stays over 30 days but owner does not want to fight with City of Loomis.
Sales Tax Exp	1,942	3,184	3,184	
Payroll Taxes	2,594	2,786	2,786	
Occupancy Taxes	28,788	34,788	34,788	
Telephone	2,067	2,044	2,044	
Utilities	81,379	78,069	78,069	
TOTAL EXPENSES	240,150	251,975	293,603	
NET INCOME	420,352	441,257	423,755	Net income used for valuation

