

SYCAMORE RANCH RV PARK
5390 State Highway 20, Browns Valley, CA



- **\$1,700,000 Sales Price**
- **75 Spacious Sites on the River**
- **CUP for a Total of 225 Sites-HUGE UPSIDE**
- **500 Memberships and Open to the Public**
- **Store, House, Clubhouse, Tent Area, Ponds**
- **90 Acres with 50 Useable Acres**
- **11.5% Cap Rate, 20% Total Return**

For Further Information Contact:

John Grant
Park Brokerage Inc.
11580 Petenwell Road
San Diego, CA 92131
(800) 987-3363

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it.



MEMBERSHIP AND OPEN TO THE PUBLIC RV RESORT		Price \$1,700,000
Sycamore Ranch RV Park and Campground 75 Sites with CUP Approval for a Total of 225 Sites		Down Payment \$680,000 or Submit
Address/City 5390 State Highway 20, Browns Valley	County Yuba	State California
Est. Vac. & Expense % See Actuals Attached	Age Built 1984	Loan Buyer to obtain new 1 st TD
Capitalization Rate 11.5%	Est. Spendable Return 17.1%	Total Return 20%
Parcel Size 90 Acres, 50 Acres Usable	No. Spaces 75 with CUP for 225	Water Well
Listing Salesman John Grant (800) 987-3363		Sewer Septic
		Email: john.grant@earthlink.net

DESCRIPTION AND TENANT INFORMATION: Beautiful membership and open to the public RV park and campground just outside of Marysville on the banks of the Yuba River and Dry Creek. The park is an oasis complete with huge trees, pond, cool breezes, green grass, beautiful scenery, and some of the best flyfishing in Northern California. The facilities include very large sites with picnic tables, fire rings and river frontage, store with 1br/1ba living unit, restrooms with showers, clubhouse, 1br/1ba ranch house, equipped snack bar, beach area, picnic area, beautiful tent camp sites in shaded meadow, and fishing access to the Yuba River. 75 sites with CUP approval for a total of 225 sites. All sites have water and electric and three sites have sewer. Septic sewer can be added to all existing sites and to all 225 built in the future. 25 sites are monthly at \$350 + electric + \$45 per month for the honey wagon service. Gravel roads, well water, septic sewer, and 30 amp electric. The park currently has 500 members and is affiliated with Coast to Coast and RPI with average dues of \$250-\$300 per year. 150 of the 500 memberships do not pay dues but pay a \$217 per year maintenance assessment. In addition to the dues members pay \$5 per night and Coast to Coast and RPI members pay \$5-\$6 per night increasing to \$8 per night in 2004. The average member visits the park 7-10 days per year. The park is also open to the public at a daily rate \$32, weekly rate of \$150, and monthly rate of \$350. Approximately 70% of the income is membership and 30% public. Memberships currently cost \$2,000 but will be increasing to \$3,000 in spring/04. For new membership sales the owner has established an effective marketing program with strong RV dealer contacts is poised to significantly increase the 40-50 memberships per year that were sold in 2002 and 2003. Besides an existing strong income, **Sycamore Ranch offers huge upside in building out the total of 225 sites and adding sewer.** The owner bought this park out of bankruptcy in 2001 and has expended huge effort in renovating, rebuilding, and reestablishing a great reputation for the park. **The customer increases in camping and memberships over the last two years have been spectacular and the park needs more sites.** You can obtain more information on their website at www.sycamoreranchrvpark.com

TOTAL ESTIMATED NET INCOME BEFORE DEBT SERVICE	\$195,280	
LOAN INFORMATION: Buyer to obtain new 60% loan to value or \$1,020,000 at an adjustable interest rate of prime + ½% with a 6% floor with monthly payments amortized over 25 years with a 15 year term, monthly payment \$6,571.87. Seller will consider carrying a 2 nd trust deed at a rate and term to be negotiated.	TOTAL ANNUAL PRIN. & INTEREST PAYMENT	\$78,862
	EST. ANNUAL PRE-TAX CASH FLOW (SPENDABLE)	\$116,418
	PLUS PRINCIPAL REDUCTION YEAR ONE	\$18,158
	TOTAL RETURN	\$134,576

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SYCAMORE RANCH RV PARK AND CAMPGROUND

	ACTUAL Year End 2001	ACTUAL Year End 2002	ACTUAL 1/1-11/25 2003	2004 Broker Proforma	
REVENUES					Occupancy has steadily increased
Camping Fees	104,670	146,989	155,621	200,000	Almost 100 "old" members back paying dues again
Day Use	4,108	4,385	6,265	10,500	
Dues	30,763	56,486	50,591	75,000	150 members pay no dues but do pay annual maintenance assesement of \$217
Electric	0	0	8,195	12,500	
Fees	34,815	34,984	39,001	45,000	
Reimbursed Expenses	0	0	15,743	0	Strong marketing plan in effect with excellent RV dealer contacts. Memberships to increase in price from \$2,000 to \$3,000 by spring/04
Sewage Disposal	3,535	5,477	4,916	6,500	
Store Sales	23,439	40,711	34,397	60,000	Owner health insurance deleted
Membership Sales	0	50,249	48,897	85,000	
Miscellaneous	7,195	0	481	400	Employees only. Does not include any payroll to owners
TOTAL REVENUE	208,525	339,281	364,107	494,900	
EXPENSES					
Advertising	1,246	1,366	4,442	4,500	
Auto	4,028	6,912	6,712	8,000	
Bank Service Charges	2,642	2,291	1,274	1,600	
Cash Discounts	14	605	0	0	
Dues and Subscriptions	2,633	879	1,083	400	
Equipment Purchase	29,841	2,455	4,800	3,500	
Equipment Rental	2,581	2,158	2,386	2,500	
Insurance	954	14,569	18,720	15,000	
Licenses and Permits	2,010	1,546	3,461	4,000	
Maintenance Supplies	15,629	25,495	21,107	30,000	
Membership Sales Exp.	0	27,357	27,006	50,000	
Miscellaneous	4,587	254	400	400	
Office Supplies	2,933	1,664	2,491	3,000	
Payroll	43,296	60,502	20,882	20,000	
Payroll Taxes	12,380	15,544	5,303	3,000	
Postage and Delivery	1,848	1,396	1,732	2,000	
Printing and Reproduction	6,667	720	309	400	
Professional Development	350	5,556	25	0	
Professional Fees	13,784	5,581	10,094	4,000	
Repairs	11,729	13,145	12,919	15,000	
Store Inventory	29,268	39,365	43,554	45,000	
CA Sales Tax	871	1,580	1,804	2,500	
Property Taxes	2,163	9,363	0	17,520	
Telephone	2,016	3,286	5,691	6,500	
Travel + Entertainment	1,388	1,472	400	800	
Utilities	34,575	49,708	49,788	60,000	
Total Expenses	229,433	294,769	246,383	299,620	
NET INCOME	-20,908	44,512	117,724	195,280	

