

MOUNTAIN RV PARK SELLS FOR \$12,121 PER SITE



The sale of the McCloud Dance Country RV Park located at 480 Highway 89, McCloud, CA closed on November 20, 2006 for \$1,600,000. John Grant of Park Brokerage Inc. represented both parties in the sale.

Beautiful green grass, mature pine trees, and mountain RV park located at the base of Mt. Shasta in Northern California at an elevation of 3,254 feet. The park has 132 RV sites with 107 full hookup sites and 26 sites with water and electric. Seven of the sites have Stewart lodge park models that are rented on a daily basis and a large tent area that can accommodate up to 30 tents. The park was built in the early 70's and is located on 10 acres. Amenities include paved roads, concrete pads, grass sites, two small trout ponds, a babbling brook, picnic area with bbq and fire pit, cable tv, bathrooms and showers, laundry, dump station, fish cleaning station, office, and propane available. The park is located on city water and sewer utilities. 4 pull thru sites and 30 fifty amp electrical sites. Golf is six blocks away and the town of McCloud is across the street. The Mt. Shasta ski resort is four miles away. Many square dancing groups stay at the park while dancing at the famous McCloud Dance Country Broadway Ballroom.

The rental rates were low at daily \$25 full hookup, \$21.30 water and electric, \$15.74 tent, \$162 weekly, and \$400 monthly. The park model cabins rent for \$85 and \$130 per day. The seller had operated the park only from May-October, but the buyer plans to keep it open year round.

The buyer paid cash to a new 1st trust deed of \$990,000 and a seller 2nd trust deed of \$160,000. The capitalization rate was 7.6%. The property was in good condition at time of sale.

John Grant sells and finances manufactured housing communities and RV parks exclusively throughout the states of California, Arizona, and Nevada. He has sold 130 manufactured housing communities and RV parks in the last 20 years and financed over 100. John can be reached at 800-987-3363.

Market time: 30 days, Escrow length: 120 days