

PRESS RELEASE

BROWNS VALLEY, CALIFORNIA

SEPTEMBER 15, 2004

MEMBERSHIP RV PARK WITH DEVELOPMENT POTENTIAL SELLS FOR A 8.5% CAPITALIZATION RATE

The sale of the Sycamore Ranch RV Park located at 5390 State Highway 20 in Browns Valley (outside Marysville in Northern California) was completed on September 15, 2004 for \$1,400,000. John Grant of Park Brokerage Inc. represented the seller in the sale.

The membership RV resort was built in 1984 and contains 75 sites, one bedroom apartment in the store building, one bedroom ranch house, and beautiful tent camp sites in a shaded meadow. Amenities include river frontage on Dry Creek River, store, restrooms with showers, rec room, snack bar, beach area, picnic area, and fishing access to the Yuba River. All the sites have water and electric but only three sites have sewer because they are located in the flood plain from the river.

The RV resort was primarily membership but also rented to 25 monthlies at \$350 + electric + \$45 honey wagon service per month. If sites were available after members had a chance to reserve them, rental rates were \$32 daily, \$150 weekly, and \$350 monthly. The property sold with 500 members with average annual dues of \$250-\$300 per year. Approximately 70% of the property's income is membership and 30% public camping.

The property has 90 acres with 50 useable acres. The property has an old conditional use permit for 225 RV sites and sewer can be added for sites built out of the flood plain.

The RV resort sold at a 8.5% capitalization rate based on 2003's trailing calendar year net income. The property was owner/operated and did not have any onsite management expenses. The buyer paid all cash for the property without financing.

John Grant commented, "The seller bought this property out of bankruptcy in 2001 and expended huge effort in revitalizing the property. Despite the lack of sewer, the property is on a river, very attractive, and the seller doubled the gross income in two years".

Grant added, "The seller did not have the capital to buildout the property from 75 sites to 225 sites. The property enjoys huge demand and the new buyer has large upside in adding sites with sewer to the property".

John Grant sells and finances manufactured housing communities and RV parks exclusively throughout the states of California, Arizona, and Nevada. He has sold 108 manufactured housing communities and RV parks in the last 16 years and financed over 100. John can be reached at 800-987-3363.