

BUTTERFIELD RV RESORT

251 S. Ocotillo Ave., Benson, AZ



- \$2,800,000 REDUCED FROM \$3,031,400!
- Woodall's 5 Star Rating (5W/5W), Three Time AZ Park of the Year
- Built 1999, 13.76 Acres
- 173 Full Hookup RV Sites, 50 Amp Electric, City Sewer and Water
- Clubhouse, Pool, Spa, Observatory
- Excellent Financing Available
- 9.3% Capitalization Rate, 14% Cash Flow

For Further Information Contact:

John Grant

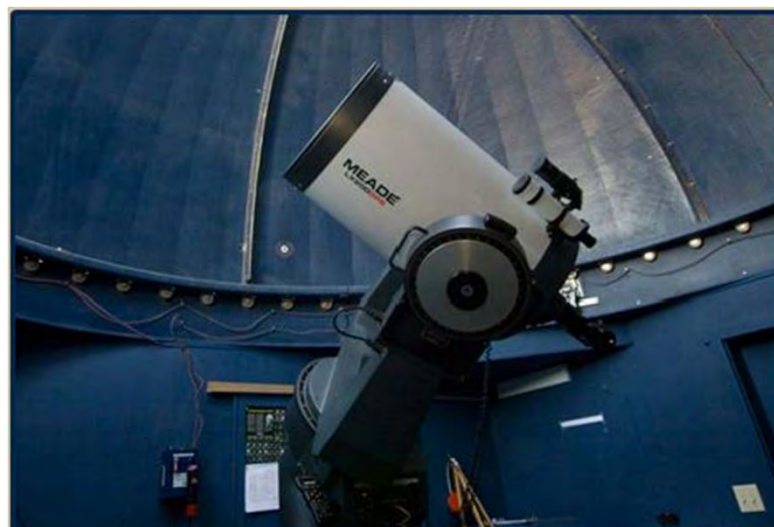
Park Brokerage Inc.

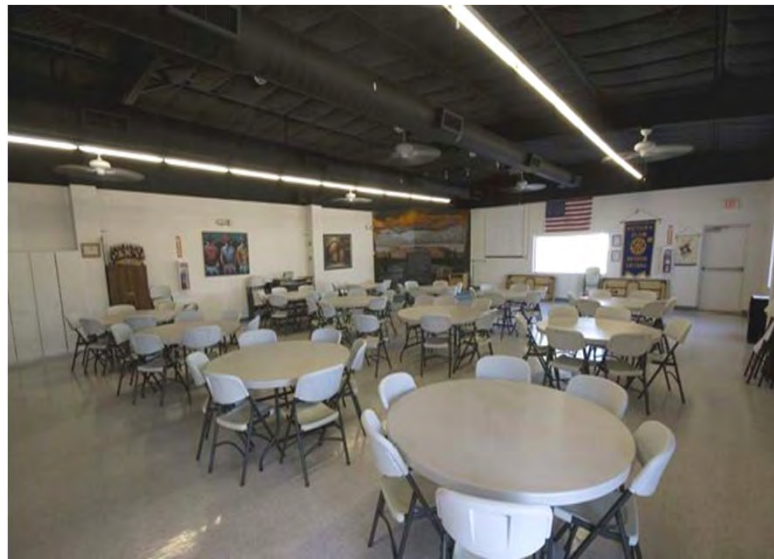
11580 Petenwell Road

San Diego, CA 92131

(800) 987-3363, fax (858) 430-3401

Email: john.grant@earthlink.net







RV RESORT		Price \$2,800,000, Reduced from \$3,031,400	
Butterfield RV Resort & Observatory 173 RV Sites with 8 Rental Park Models		Down Payment \$700,000 (25%)	
Address/City 251 S. Ocotillo Ave., Benson	County Cochis	State Arizona	
Est. Vac. & Expense % See Proforma Attached	Age 1999	Loan Buyer to Obtain	
Capitalization Rate 9.3%	Est. Spendable Return 14.0%	Total Return 19.3%	
Parcel Size 13.76 Acres	No. Spaces 173	Water City	Sewer City
Listing Salesman John Grant (800) 987-3363		Price per Site: \$17,522	
<p>DESCRIPTION AND TENANT INFORMATION Beautiful, award winning RV Resort with 173 full hookup RV sites all with 50 amp electrical service, located in the center of the City of Benson. Three time Arizona RV Park of the Year, 5W/5W Woodall's rating (top 3% among 8,000 Woodall's rated parks in the USA) and Trailer Life 9.5/10/9.5 rating. Top awards from Good Sam and AAA. Popular amenities and activities. Walk to restaurants and shopping. Adjacent to the Butterfield Shopping Plaza anchored by Safeway, Ace Hardware, and Radio Shack. Across the street from the post office, medical, and near the new Wal-Mart. Benson has two beautiful golf courses and is close to many attractions such as Tombstone, Kartchner Caverns, and world class ATV and hiking trails. Great mix of guests & revenue streams: daily, weekly, monthly and seasonal, 8 rental park models (included in the sale) plus 11 guest-owned park models and 14 total annual tenancies. 50 sites at a minimum of 40X50 feet, 24 35X55 feet pull thru sites, and the balance 30X50 feet or larger. Butterfield has a permit from the city allowing park models on all sites. 7,222 square feet of improvements including an office, banquet hall, clubhouse, store, laundry, and exercise room. Swimming pool, spa, new wifi system, bbq ramada, putting green and driving cages, wood and hobby shop, amateur radio shack, and the only RV resort in the country to offer an onsite observatory with a 16 inch telescope and resident astronomer. All roads are paved 28 feet wide and curbed and the resort is secured by a 6 foot masonry wall. City sewer and water. Cable TV, pine tree, and picnic table at every site. Please review the excellent and award winning web page at www.rv-resort.com. Benson is a booming town thirty-five minutes southeast of Tucson and the fastest growing city in Arizona. The town of 6,000 has 52,000 housing units planned and approved with most of the utilities in and some of the streets. www.cityofbenson.com</p> <p>Butterfield is the best RV resort in Benson and best for its size in Arizona. Its rental rates are Daily \$36, Weekly \$216, Monthly \$450, and Annual \$3,510. Rental park models are weekly \$450 and monthly \$1,180. Good Sam and other discounts and summer rates-see web page. 6% overnight and weekly and 2.2% monthly rate increases for the 2011-2012 season. The onsite employees and guests are not aware the RV resort is for sale. Please contact Broker to see the property.</p>			
TOTAL ESTIMATED NET INCOME BEFORE DEBT SERVICE		\$260,379	
LOAN INFORMATION Buyer to obtain new SBA or USDA loan. Seller has a number of quotes for Buyer to review, at 70%-75% loan to value fully amortized over 25-30 years with both fixed and adjustable rate quotes of 5.25%-6.0%. At \$2,100,000 loan amount at 6% interest amortized over 25 years the monthly payment would be \$13,530.33 with \$3,115 to principal.		TOTAL ANNUAL PRIN. & INTEREST PAYMENT	
		\$162,364	
		EST. ANNUAL PRE-TAX CASH FLOW (SPENDABLE)	
		\$98,015	
		PLUS PRINCIPAL REDUCTION YEAR 1	
		\$37,380	
		TOTAL RETURN	
		\$135,395	

What differentiates Butterfield RV Resort?

Many unique, one-of-a-kind features combine to make Butterfield RV Resort a property that is a solid performer today with a bright future. The park has grown in occupancy and revenue through a tough economy and high fuel prices thanks to flexibility and leadership in many areas. For a new owner, Butterfield RV Resort represents both the security of a currently performing and diversified asset and the growth potential that comes with its unparalleled capacity to satisfy the future needs of a broad demographic in the RV, snowbird and residential communities.

Flexibility

With 173 beautiful RV spaces that are ALL permitted for Park Models, Butterfield is poised to adjust to any market from the new generation of Baby Boomers entering retirement to long term guests who want to continue as snowbirds but are no longer willing to travel in an RV

The perfect mix of short term, long term and park model guests offers diversified and robust occupancy and revenue streams easily transitioned from one use to another instantaneously or from season to season.

Location

Butterfield RV Resort is the ONLY RV park with the convenience of an in-town location and the beautiful views of the San Pedro valley.

Management

Experienced, friendly, guest-focused management willing to stay.

New Construction

Butterfield RV Resort is only 12 years old. The Banquet Hall was built in 2005.

Observatory

A university-grade 16" telescope, professional astronomers and a free nightly show that catches short term guests eye as they plan their trips. A Major differentiator! Check out the testimonials!

Activities

Two time Arizona "Best Activities" and "Best Website" award winner. Check them out!

Amenities

Clean, freshly painted, carpeted and comfortable Clubhouse, Banquet Hall, Library & Gym, brand new WiFi, new golf cages and putting green...see the entire list at rv-resort.com or better yet, come visit.

Most importantly...our GUESTS

Daily and weekly guests represent a constant stream of future long term guests who experience first-hand, the friendliest, cleanest, newest and nicest RV Resort in the West. They constantly extend their stays and return as seasonal guests in subsequent years.



Butterfield RV Resort & Observatory



PARK MODELS
Rentals & Sales Available
Enjoy Furnished Park Models.

Located in the Friendly Town of Benson — The Heart of Southern Arizona and Near Tucson.
Beautiful Views • See The Heavens From Butterfield's Observatory • Come Relax.

2 TIME ARIZONA RV PARK OF THE YEAR

RESORT AMENITIES:

- ★ Heated Pool & Therapeutic Spa
- ★ Golf Driving Cages|Putting Green
- ★ Club House w|Full Kitchen Fresh Coffee Daily!
- ★ Ramada & BBQ's Enjoy Pot Lucks or Relax!
- ★ Library|Computer Room Read or Get Online!
- ★ 2400 Sq. Ft. Banquet Hall Rallies Welcome!
- ★ On-Site Observatory FREE to Guests!
- ★ Amateur Radio "The Ham Shack"
- ★ Wood & Hobby Shop
- ★ Exercise Room|Gym
- ★ Laundry Room
- ★ (2) Dog Runs
- ★ Cable TV



AWARD WINNING ACTIVITIES:

- ★ **Club House Games** | Billiards, Card Games, Bingo, Dominos...
- ★ **Exercise** | Walk & Water Aerobics, "Wii" Bowling & Golf...
- ★ **Golf Enthusiast** | Putting Green & Golf Cages... Practice!
- ★ **Educational** | Nightly Astronomy Show... Computer Classes!
- ★ **Outdoor** | ATV Trips, Horseshoes, Hiking, Casino Road Trips Too!
- ★ **Arts & Crafts** | Guest Organized! Wood Carving, Beading, Quilting...
- ★ **Social Events** | Breakfasts, Pot Lucks, Holiday Parties, Dessert Socials...
- ★ **Entertainment** | Karaoke, Jam Sessions, DJ's, Live Music, Bingo, Dancing and more... **View Our Calendar of Events, and Get More Butterfield RV Park Information Online:**

www.rv-resort.com

ATTRACTIONS:

- Kartchner Caverns
- Tombstone • Bisbee
- Cochise Stronghold
- Colossal Cave
- Trail Rides
- Old Tucson
- Railroad Museum
- Pima Air & Space Museum
- Sonoran Desert Museum
- Titan Missile Museum
- Biosphere 2
- ATV Rides



Park Features... Wide, Paved Pull Thru and Spacious Back-In Sites. Daily Discounts to Good Sam, Military, Escapee, Passport America & Camp Club USA. Great Rates.! Walk to... Safeway Shopping Center, Super Wal-Mart, Post Office, Hospital, Banking, Restaurants.



"TRIPLE A"
RV PARK RATED
AAA #1

1-800-863-8160

Exit 304 on I-10 • 3/4 Mile South. 251 S. Ocotillo Ave. • Benson, AZ 85602 • Ph: (520) 586-4400 • Fax: (520) 586-0044

WOODALL'S FACILITIES	WOODALL'S RECREATION	TRAILER LIFE RATED
5♦	5♦	9.5/10/9.5

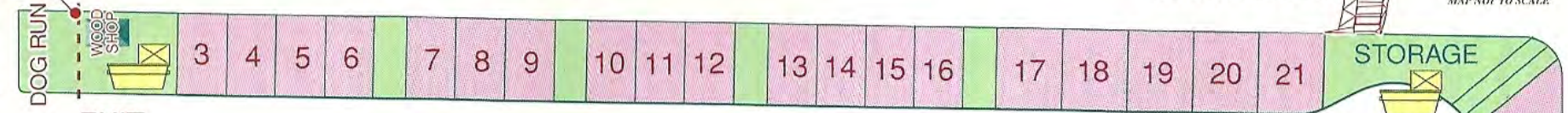
BUTTERFIELD PLAZA SHOPPING CENTER



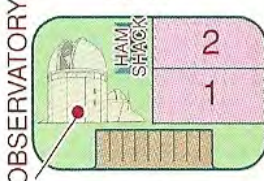
BRIDGE TO SHOPPING CENTER
GET KEY FROM OFFICE

TO INTERSTATE 10

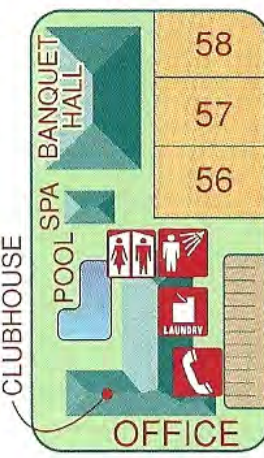
FENCE



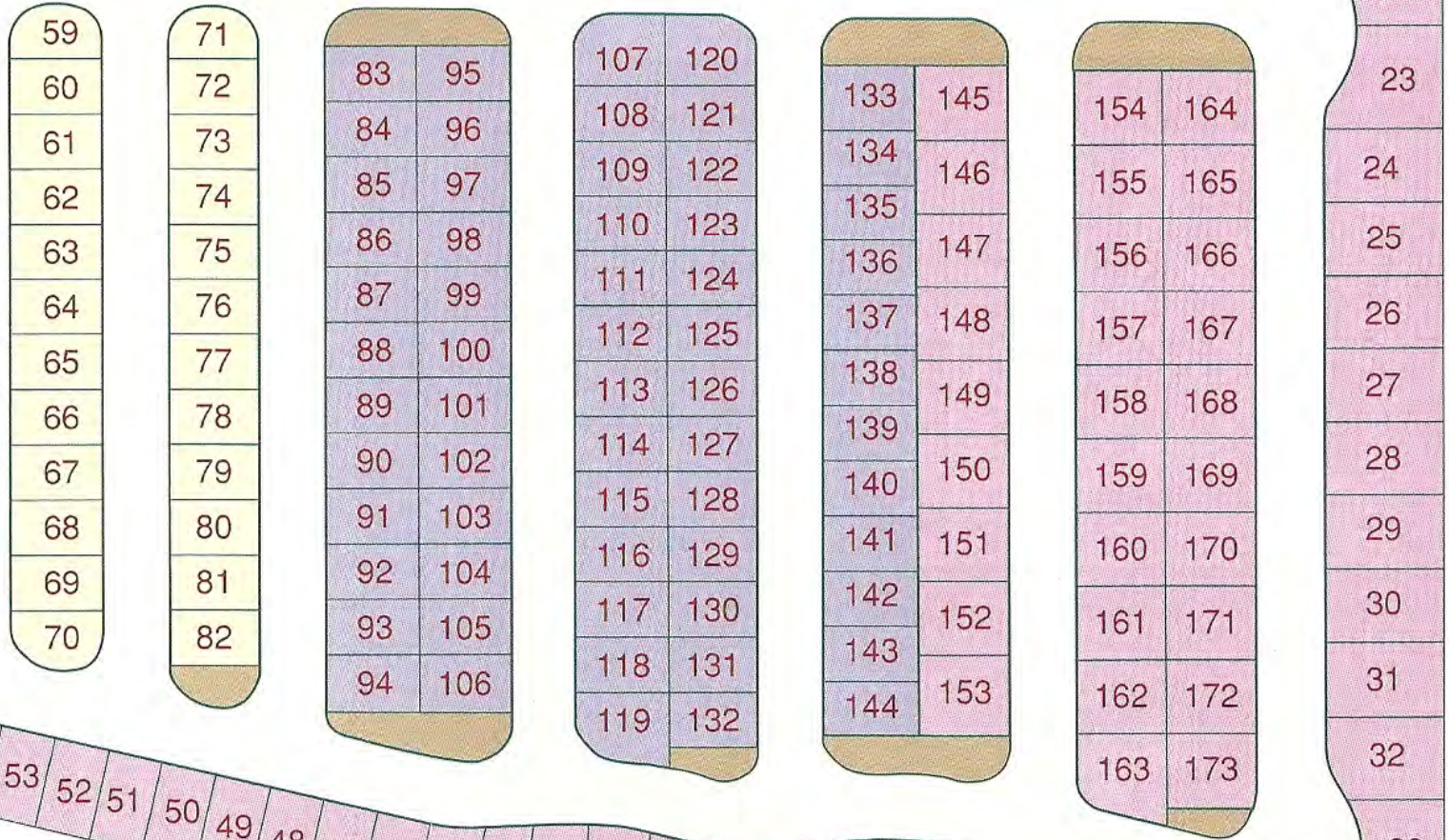
EXIT



EXIT



ENTRANCE



BATHROOM CODE:

OCOTILLO AVENUE



- DAILY
- MONTHLY
- ANNUALS
- HANDICAP
- DUMPSTER
- PROPANE
- RESTROOM
- SHOWERS
- LAUNDRY

