

CLEAN RV PARK SELLS FOR ALL CASH AT A 10% CAP RATE

The sale of the Red Bluff RV Park located at 80 Chestnut Avenue in Red Bluff, CA sold October 15, 2015 for \$1,100,000. John Grant of Park Brokerage Inc. handled the transaction.

It was a first time sale of a general contractor built and operated RV park in excellent condition. 69 full hookup RV sites, owner 1 bedroom/1bath, 800 square foot house with hot tub and adjacent two car garage and golf cart garage, and very old tear down house on a separate 17,424 square foot parcel. Amenities include an attractive office, store, and clubhouse building with kitchen and bathrooms, swimming pool, large big rig sites, free cable tv and wifi to all sites, bbq area, and extensive front lawn and landscaping.

The park has 33 fifty amp sites, county water for consumption and well for landscaping, septic sewer, and pea gravel streets. The park contains 50 pull thru sites. The park has a strong snowbird clientele of approximately 40 monthlies during the winter that are mostly from the nearby Sierra Nevada mountains to get out of the snow. Daily rates were \$34.50 for 30 amp, \$38.50 for 50 amp, and monthly \$320 plus electric.

The buyer paid all cash and obtained new 85% loan to value SBA financing. The capitalization rate was 10.0%.

John Grant commented, "The park is well located adjacent to the downtown area and shopping with groceries, restaurants, Starbucks, County Fairgrounds, and other services. The park has easy access to Highway 5 but no freeway noise. Most of the RV parks in Redding and Red Bluff are on the freeway and suffer from freeway noise".

Grant added, "In addition to strong cash flow the park also offers some development opportunities replacing the old house and there is a large lawn area of one acre at the front of the park".

John Grant sells and finances manufactured housing communities and RV parks exclusively throughout the states of California, Arizona, and Nevada. He has sold 177 manufactured housing communities and RV parks in the last 27 years and financed over 200. John can be reached at 858-586-9400.

Market time: 7 Weeks, Escrow length: 4½ Months (SBA financing is slow)