

# RV PARK FOR SALE

14200 Crows Landing Road,  
Crows Landing, CA 95313

## Current Status

Annual Gross Income		\$75,600*
Annual Expenses		
Taxes	\$5,000	
Insurance	\$2,000**	
Electricity	\$17,965***	
Maintenance	\$7,800**	
Manager	\$9,600****	
Total		<u>\$42,365</u>
Annual Net Income		\$33,235

Price \$400,000

CAP Rate 8.3%

\*14 spaces occupied at \$450 per month.

\*\*Estimates.

\*\*\*Actual for last 12 months.

\*\*\*\*Manager is free rent plus \$800 per month stipend.

Additional note: There are 18 spaces total. The three spaces that are unoccupied need electrical service repaired in order to be rentable.

## Pro Forma

Annual Gross Income		\$91,800*
Less vacancy factor of 5%		\$4,590
Adjusted Gross Income		\$87,210
Annual Expenses		
Taxes	\$4,800	
Insurance	\$2,000**	
Electricity	\$21,600***	
Maintenance	\$7,800**	
Manager	\$9,600****	
Total		<u>\$45,400</u>
Annual Net Income		\$41,810

Price \$400,000

CAP Rate 10.4%

\*17 spaces occupied at \$450 per month.  
\*\*Estimates.

\*\*\*Based on actual extrapolated to 18 spaces.

\*\*\*\*Manager is free rent plus \$800 per month stipend.



1101 Sylvan Ave., Suite A25  
Modesto, CA 95350  
209-529-9610 209-521-4289 (fax)  
License #01460663

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<b>Tony Suleiman</b> 209-758-3467 tsuleiman@prucommercialre.com Lic. #01388339	<b>Dave Tanner</b> 209-758-3108 dtanner@prucommercialre.com Lic. #00418278	<b>Ron Roaks</b> 209-758-3147 rroaks@prucommercialre.com Lic. #01263213
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