

FORKS 101 RV PARK
901 S. Forks Ave., Forks, WA
42-Space RV Park
Price: \$500,000.



- **42-Site RV Park (36 RV Spaces, & 6 Tent Sites)**
- **Rec Room, Office, Restrooms-Showers, Laundry & More!!**
- **Great Location on Scenic Hwy 101 (Pacific Coast Hwy)**
- **Beautiful “Olympic Peninsula” area with lots of Tourism!!**
- **City Services (City Water & Sewer)!!**
- **10.00% Cap Rate (2017 “Actual”)!!**
- **20.26% COC Return (2017 “Actual”)!!**

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Financing: ****CASH or CTNL (New Loan w/\$200K Down)!!!!!!!**
New Loan = \$300K, Int. Rate= 5.000% , 25 yrs.
Mo. Mtg Pymts of \$1,250./mo. I/O (\$15,000./Annually)!!!

Actual NOI: **\$50,467. (July 2016 thru June 2017)**

Cap Rate: **10.00% (Actual)**

COC Return(ROI): **20.26% (Actual)**

Price/Space: \$11,905.

Description: Forks 101 RV Park is a 42-Site All-age RV Park, consisting of 36 RV spaces (full hookups) & 6+ Tent sites. City Sewer and City Water!! Amenities include a rec/game room with flat screen TV, park office, Owners or Manager's 3bd/1ba home, full laundry room (w/park-owned machines), restrooms/showers, an attractive common area, natural tree-lined landscaping and a high-speed WIFI Internet System (park owned).

This park is located on Scenic 101 (Pacific Coast Hwy) on Washington States "Olympic Peninsula. Excellent location (across from large shopping center with a Grocery Store, General Store, Deli & Coffee Bar. This RV Park is positioned to benefit from the existing growth in visitors to the Olympic Peninsula and to the Olympic National Park. Great money maker (good strong history of high occupancy)!! Previous owner "owned and operated" park for over 28 years!! New owner could keep park open "seasonally" (6 months) or decide to open park year round (and attract long term tenants)!! Park is located on busy traveled Scenic Hwy 101 with high volume of tourism from April through October.

Recent park upgrades include: New lighting t/o, new front entrance signage, new interior signs, 3 bedroom house (attached to office building), and new WIFI system. RV lots are very spacious and will fit full size rigs (42 ft+). Across the street from park is an ACE Hardware, Deli, Coffee Shop, Mercantile store & More!! Park is located approx. 12 miles (15 minutes) from the beautiful Pacific Ocean!! Most RV spaces have 50 amp service and 20 spaces are "pull thru" spaces. For more info visit www.ForksRVPark.com.

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Utilities: Electric is paid by park (there are no submeters on utility pedestals). Submeters could be added to both electric and water, thereby passing on charges to tenants and increasing parks income dramatically. Electric, Water, Sewer & Trash are currently included in the base rent.

Age of Park: Built in 1985 (estimated)

Zoning: "RVP" (RV Park)
Permitted for 36 RV-Spaces (36 RV, plus 6+ Tent sites)

Land Size: 3.00 Acres +/- (Approx.)

Space Rent:

Daily = \$ 30.00- \$35.00 (+tax)
Weekly = \$ 150.00- \$195.00 (+tax)
Monthly = \$ 495.00

Notes:

Park is located in the beautiful "Olympic Peninsula" in the town of Forks. (approx. an hour west of Port Angeles and 3 ½ hrs west of Seattle). Forks is a popular destination for sport fisherman who fish for salmon and rainbow trout in nearby rivers. **Forks offers world class attractions such as Olympic National Park, Rialto Beach, Hoh National Rain Forest, Kalaloch Beach, Lake Ozette, Cape Flattery and the Northwest Coast, Lake Crescent, Sol Duc Falls, and our many scenic rivers and mountain trails.**

Travel to Forks, Washington to see the actual town where author Stephenie Meyer based her *twilight* book series. Discover the magic of the rainiest town as Bella did. Explore the rain forest and beaches and just maybe, catch a glimpse of a vampire or werewolf.

The park offers a Recreation/Game room, Owner or Manger's House (3bd/1ba), Office, Laundry room & Restrooms/Showers. Park attracts many tenants from all over the Continental U.S. and Canada due to its beautiful location, nearby attractions & serene environment. Yet it is only just hours from the big city of Seattle! **For more info visit www.ForksRVPark.com.**

The previous owner owned and operated the park for over 28 years and decided he was ready to retire. Size of spaces range from approx. 40'-45' wide and 55-65' long. There is HUGE UPSIDE (see Proforma) in renting current "Tent sites", renting to long term (local) tenants and submetering park for electric and water.

In the past ten (10) years, the park has only been OPEN during its busy season (May 15th-October 15th). However, there has been much request by tenants to stay ALL YEAR long. A local owner could operate the park year round and enjoy income each

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month, instead of just seasonally dramatically increasing it's revenue. Or the new owner could continue to take six (6) months OFF annually and still receive a nice income!!!!

Financial Info (2016-2017 "Actual"):
("Actual" for past 12 months, July 2016- June 2017)

Gross "Actual" Income=	\$126,117.	
Operating Expenses =	<75,650>	44%
Net Operating Income =	<u>\$50,467.</u>	
New Debt Service =	< 15,000.>	\$300K Loan, I/O payments
Cash Flow =	<u>\$35,467.</u>	20% ROI (w/\$200K Dn)

Forks RV Park's P&L's are available upon request (after a "Confidentiality Agreement" is completed, signed & EMAILED back).



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Contact:

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