

PROPERTY OVERVIEW

Price	\$5.95M
# of Sites	36
Restaurant SF	2,527
Acres	2.68
Built	1991

ROADRUNNER RESORT

7000 RIVERSIDE DRIVE , PARKER, AZ 85344

For more information please email:
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Offering Price: \$5.95M

36 RV Sites, Restaurant & Bar, Parker Strip

- 2.68 Acres Total
- 2,527 SF Riverside Restaurant & Bar with dock
- 31 Full Hookup RV Sites 5 Manufactured Homes
- Below market rent
- City utilities to be completed in 2018

- Turn Key Restaurant
- Third Party Operator for the restaurant
- Waterfront dock in the Parker strip
- Visitor traffic from all over including California, Nevada, and Arizona
- Low annual vacancy

ROADRUNNER RV RESORT

OFFERING PRICE: \$5.95 M
TOTAL RV UNITS: 36
RESTAURANT/BAR: 2,527 SF
YEAR BUILT: 1991

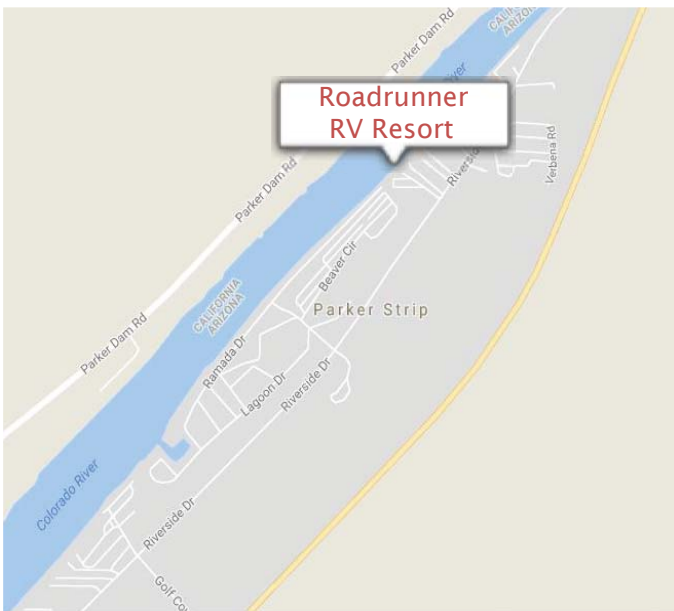
Roadrunner Resort is an attractive RV resort located on the Colorado river in the heart of Parker, Arizona. The property is located on two parcels located at 6992 & 7000 Riverside Drive, Parker AZ 85344.

The gross potential income is drawn from a highly sought after 31 full hookup RV sites, 5 manufactured home spaces and the famous Roadrunner floating dock bar and restaurant. The restaurant is ran by a 3rd party operator and pays a flat rent to the owner. This turnkey ready real estate opportunity is available for a new owner to continue offering a great place for people to reside in, visit, and be entertained.

The city of Parker is in the process of adding in water and sewer utility infrastructure to the resort which is expected to be in 2018.

Parker is a perfect town for year around fun. The annual average temperature is 74°F with the RV sites in high demand for winter visitors as well as water sport enthusiast looking to cool off during the summer months. Roadrunner Resort is a sound investment opportunity with plenty of upswing in rent and value add potential.

ROADRUNNER RV RESORT
6992 & 7000 RIVERSIDE DRIVE, PARKER, AZ 85344



2018 MARKET PRO FORMA

Unit Type	Count	AVG Rent
RV Spaces	31	\$352
Manufactured Homes Spaces	5	\$600

PROJECTED INCOME & EXPENSES

Income	Total	Per
RV Park Gross Potential Income	\$172,051	\$4,779
Utility Reimbursement	\$3,322	\$92
Less Vacancy/Concessions/Bad Debt (1.8%)	(\$3,157)	(\$88)
Other Income: Restaurant Rent	\$180,000	\$5,000
RV Park Effective Gross Income	\$352,216	\$9,784
Expenses		
Maintenance	\$2,276	\$63
Repairs	\$6,344	\$176
Professional Fees	\$6,858	\$191
Taxes	\$3,984	\$111
Insurance	\$6,577	\$183
Utilities	\$42,780	\$1,188
Other	\$530	\$15
Total Operating Expenses	\$69,349	\$1,926
Net Operating	\$282,867	\$7,857



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