

BLUE ANCHOR RV PARK & CAMPGROUND

300 W MULLAN AVE | OSBURN, ID 83849



W MULLAN AVE

Tok
COMMERCIAL

\$1,550,000

SALE PRICE

63

SPACES

8.4%

CAP RATE

\$24,603

PRICE PER SPACE



DANNY DAVIS

208.691.6003 | danny@tokcommercial.com



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DANNY DAVIS

208.691.6003 | danny@tokcommercial.com

UPDATED: 7.16.2026

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OFFERING HIGHLIGHTS

- **63 SPACE RV PARK AND CAMPGROUND, 6 OF WHICH ARE MOBILE HOMES.**
 - **EXISTING STRUCTURES INCLUDE MANAGER'S OFFICE, LAUNDRY, SHOWERS, BATHROOMS, STUDIO APARTMENT, AND A SHOP.**
- **PROPERTY IS SERVICED BY CITY WATER AND SEWER. IRRIGATION IS PROVIDED BY EXISTING WELLS ONSITE.**
- **RV PARK IS CURRENTLY OPERATING OFF MONTH TO MONTH LEASES ONLY.**
- **EACH SPACE IS SERVICED BY EITHER 30 OR 50 AMP POWER, AND INCLUDE SEWER HOOKUPS.**
- **SELLER FINANCING AVAILABLE WITH 50% DOWN AT 5% INTEREST ONLY, ALL DUE IN 5 YEARS.**



COEUR D'ALENE RIVER

OFFERING OVERVIEW

PROPERTY ADDRESS

300 W MULLAN AVE, OSBURN, ID 83849

PROPERTY TYPE

RV PARK & CAMPGROUND + 6 MOBILE HOMES

NO. OF SPACES

63

UTILITIES

CITY WATER & SEWER | TWO WELLS ON-SITE

FLOOD ZONE

ZONE AE | OFFICE, GARAGE/SHOP,
LAUNDRY, AND BATHROOMS ARE EXCLUDED

ZONING

B COMMUNITY BUSINESS

LAND SIZE

5.65 ACRES

STREET TYPE

ASPHALT AND GRAVEL

POWER

30 & 50 AMP HOOK UPS

COMMUNITY TYPE

ALL AGE / MONTH-TO-MONTH

SURVEILLANCE SYSTEM

16 CAMERAS

NOI

\$129,505

CAP RATE

8.4%

SALE PRICE

\$1,550,000

PRICE PER SPACE

\$24,603



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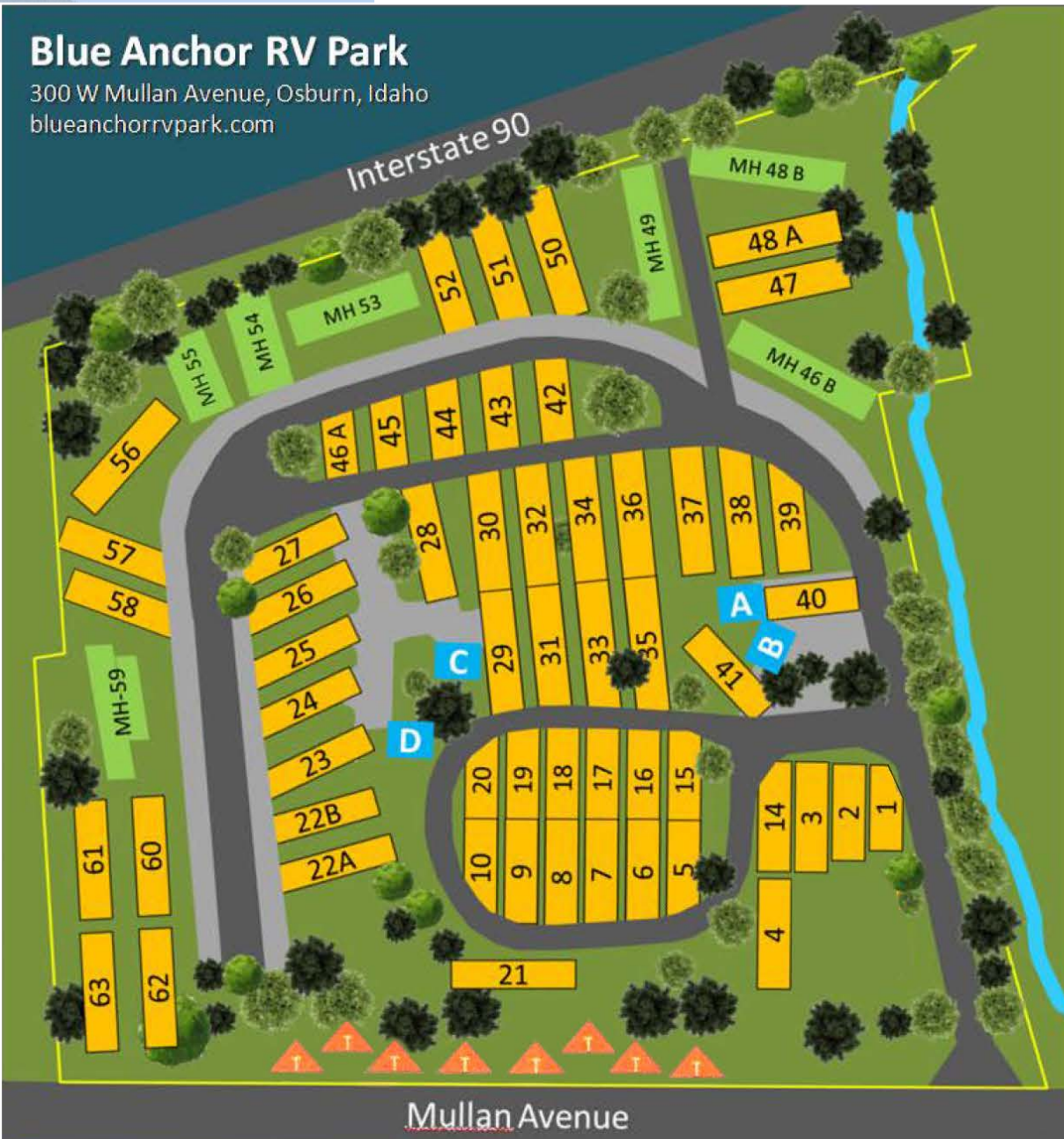
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Blue Anchor RV Park

300 W Mullan Avenue, Osburn, Idaho
blueanchorrvpark.com



1. Cabin
2. Cabin
3. Cabin
4. 28 Ft | 30 Amp | S/W
5. 40 Ft | 50 Amp | S/W
6. 40 Ft | 30 Amp | S/W
7. 40 Ft | 30 Amp | S/W
8. 40 Ft | 30 Amp | S/W
9. 40 Ft | 30 Amp | S/W
10. 30 Ft | 50 Amp | S/W
15. 40 Ft | 50 Amp | S/W
16. 40 Ft | 30 Amp | S/W
17. 40 Ft | 30 Amp | S/W
18. 40 Ft | 30 Amp | S/W
19. 40 Ft | 30 Amp | S/W
20. 30 Ft | 50 Amp | S/W
21. 40 Ft | 30 Amp | W
- 22A 40 Ft | 30/50 Amp | S/W
- 22B 40 Ft | 30/50 Amp | S/W
23. 40 Ft | 30/50 Amp | S/W
24. 40 Ft | 30/50 Amp | S/W
25. 40 Ft | 30/50 Amp | S/W
26. 40 Ft | 30/50 Amp | S/W
- 27A 40 Ft | 30/50 Amp | S/W
- 27B 40 Ft | 30/50 Amp | S/W
28. 40 Ft | 30/50 Amp | S/W
29. 40 Ft | 30/50 Amp | S/W
30. 40 Ft | 30/50 Amp | S/W
31. 40 Ft | 30/50 Amp | S/W
32. 40 Ft | 30/50 Amp | S/W
33. 40 Ft | 30/50 Amp | S/W
34. 40 Ft | 30/50 Amp | S/W
35. 38 Ft | 30/50 Amp | S/W
36. 40 Ft | 30/50 Amp | S/W
37. 40 Ft | 30/50 Amp | S/W
38. 38 Ft | 30/50 Amp | S/W
39. 34 Ft | 30/50 Amp | S/W
40. 36 Ft | 30/50 Amp | S/W
41. 40 Ft | 30/50 Amp | S/W
42. 34 Ft | 30/50 Amp | S/W
43. 34 Ft | 30/50 Amp | S/W
44. 34 Ft | 30/50 Amp | S/W
45. 34 Ft | 30/50 Amp | S/W
- 46B Mobile Home
47. 40 Ft | 30/50 Amp | S/W
- 48A 40 Ft | 50 Amp | S/W
- 48B Mobile Home
49. Mobile Home
50. 40 Ft | 30/50 Amp | S/W
51. 40 Ft | 30/50 Amp | S/W
52. 40 Ft | 30/50 Amp | S/W
53. Mobile Home
54. Mobile Home
55. Mobile Home
56. 40 Ft | 30/50 Amp | S/W
57. 40 Ft | 30/50 Amp | S/W
58. 40 Ft | 30/50 Amp | S/W
59. Mobile Home
60. 40 Ft | 30/50 Amp | S/W
61. 40 Ft | 30/50 Amp | S/W
62. 40 Ft | 30/50 Amp | S/W
63. 40 Ft | 30/50 Amp | S/W

 8 Rentable Tent Sites

A: Covered Gathering
B: Office/Check In
C: Bathrooms & Showers
D: Laundry

63 SPACES | 5.65 ACRES | 11.15 SPACES/AC

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LOOKOUT PASS

22 MINUTES // 18 MILES



3RD ST

EXIT 57



COEUR D'ALENE RIVER

KELLOGG

10 MINUTES // 7.6 MILES



W MULLAN AVE

CONVENIENTLY LOCATED ADJACENT TO I-90 & THE RIVER

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3 MILE RADIUS



POPULATION
2,653



HOUSEHOLDS
1,194



AVG. HOUSEHOLD INC.
\$74,356

5 MILE RADIUS



POPULATION
4,449



HOUSEHOLDS
1,967



AVG. HOUSEHOLD INC.
\$73,133

10 MILE RADIUS



POPULATION
8,942



HOUSEHOLDS
3,932



AVG. HOUSEHOLD INC.
\$70,238

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APRIL 2026 RENT ROLL

SPACE #	OCCUPANCY TYPE	RENT RATE
01	RV	\$650.00
02	RV	Vacant
03	RV	\$650.00
04	RV	\$650.00
05	RV	\$138.00
06	RV	\$700.00
07	RV	\$650.00
08	RV	Vacant
09	RV	\$650.00
10	RV	Vacant
14	RV	Vacant
15	RV	Vacant
16	RV	Vacant
17	RV	Vacant
18	RV	\$650.00
19	RV	Vacant
20	RV	\$700.00
22A	RV	\$650.00
22B	RV	Vacant
23	RV	\$650.00
24	RV	\$650.00
25	RV	\$650.00
26	RV	\$650.00
27A	RV	\$650.00
27B	RV	\$650.00
28	RV	\$700.00
29	RV	\$575.00
30	RV	\$650.00
31	RV	\$650.00
32	RV	\$700.00
33	RV	\$650.00
34	RV	Vacant

SPACE #	OCCUPANCY TYPE	RENT RATE
35	RV	Vacant
36	RV	\$650.00
37	RV	\$650.00
38	RV	Vacant
39	RV	\$650.00
40	RV	Vacant
41	RV	\$275.00
42	RV	\$700.00
43	RV	Vacant
44	RV	Vacant
45	RV	\$700.00
47	RV	Vacant
48A	RV	Vacant
50	RV	\$550.00
51	RV	\$550.00
52	RV	\$550.00
56	RV	\$550.00
57	RV	Vacant
58	RV	\$700.00
60	RV	Vacant
61	RV	\$650.00
62	RV	\$650.00
63	RV	\$300.00
48B	Mobile Home	\$400.00
49	Mobile Home	\$400.00
53	Mobile Home	\$400.00
54	Mobile Home	\$400.00
55	Mobile Home	\$300.00
59	Mobile Home	\$410.00
	Studio Apartment	\$400.00
TOTAL		\$24,748.00

2025 PROFIT AND LOSS

Property name	Blue Anchor RV Park	Purchase Price+Upgrades	\$1,550,000.00
Location	Osburn, ID	SELLER FINANCING ASSUMPTIONS	
Property Type	Mobile Home/RV Park	Down Payment	\$775,000.00
Analysis Purpose	2025 Summary	Seller Financing	\$775,000.00

LOAN INFO	BALANCE	MTHLY. PMT	INTEREST	PMTS PER YEAR	TERM
1st	\$775,000.00	(\$3,229.17)	5.00%	12	5

FINANCIAL OVERVIEW			NOTES
2025 Gross Operating Income	\$260,973.00		
<u>Operating Expenses:</u>			
Real Estate Taxes	\$7,402.58		
Management	\$29,464.25		Includes compensation for both managers
Property Insurance	\$5,312.00		
Maintenance/Snow Removal/Equipment	\$9,753.88		
Domestic Water	\$7,500.00		Based on 2024 expense
Sewer	\$14,500.00		Based on 2024 expense
Electric and Gas	\$41,451.00		
Telephone	\$8,714.30		Managers Phone
Merchant Fees	\$1,820.30		
Dues and Subscriptions	\$191.60		
Supplies	\$5,000.00		
Contract Labor	\$358.00		
TOTAL OPERATING EXPENSES	\$131,467.91	50%	<i>Expense Ratio vs. GOI</i>
NET OPERATING INCOME	\$129,505.09		
Less: Annual Debt Service	-\$38,750.00		
CASH FLOW BEFORE TAXES	\$90,755.09		

CAPITALIZATION RATE	8.4%
RETURN ON EQUITY	11.7%



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