

Marcus & Millichap

Real Estate Investment Services

170 SPACES
MOUNTAIN VALLEY RV RESORT
 235 South Lyon Avenue
 Hemet, CA 92543



INVESTMENT HIGHLIGHTS

- ◆ 170 Space All Age RV Community
- ◆ All City Services - Water, Sewer, Trash and Cable TV are Included in the Rental Rates
- ◆ Electricity is Included for Daily and Weekly Rates
- ◆ Fully Amenity Package
- ◆ Located in the Hemet Re-Development Area
- ◆ One Mile West of the Cities Main Business District

OFFERING SUMMARY

Price	\$5,250,000
Down Payment	(38%) \$2,000,000
Loan Amount	\$3,250,000
Loan Type	Seller
Interest Rate	6.000%
Spaces	170
Price Per Space	\$30,882
Year Built	1971
Lot Size	376,794 / 8.65 Acres
Cap Rate - Current	6.11%
Cap Rate - Pro Forma	6.78%
GRM - Current	8.82
GRM - Pro Forma	8.33
Net Cash Flow After Debt Service - Current	6.30%
Net Cash Flow After Debt Service - Pro Forma	8.06%
Total Return - Current	6.30%
Total Return - Pro Forma	8.06%

Listed by:

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INVESTMENT OVERVIEW

Mountain Valley RV Resort is a 170 space, all age RV community located in Hemet, California. Situated on 8.65 acres, the property is located on the northwest corner of South Lyon Avenue and West Acacia Avenue, south of Florida Avenue / Highway 74/79. The park is located in the Hemet Re-development area and the C-M zoning may lend itself to a higher and better use in the future. Situated in the heart of prime downtown, the location is walking distance to restaurants, shopping, medical and transportation services. Land comps in the area indicate a range of value from \$8.53 to \$22.63 without the impact of resident location cost, if any.

The park amenities include a recreation center with assembly room, service kitchen, office, laundry room, restrooms and showers. A secondary recreation facility includes an assembly room, small service kitchen, billiards rooms and exercise room. Additional amenities include a heated swimming pool, indoor spa and a practice golf driving net.

The property is serviced by all City Utilities. Water and sewer are provided by the City of Hemet, gas is provided by The Gas Company for common areas and Southern California Edison supplies the Electricity. Water, sewer, trash and cable television are included in the rates.

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SPACE MIX

No. of Spaces	Space Type	Current Rents	Monthly Income	Pro Forma Rents	Monthly Income
77	RV Annual	\$419	\$32,263	\$440	\$33,880
25	RV Monthly	\$419-\$499	\$10,475	\$440-\$524	\$11,000
68	RV Daily/Seasonal	\$30-\$33	\$6,879	\$32-\$35	\$7,670
170	Total		\$49,617		\$52,550

OPERATING DATA

INCOME	Current	Pro Forma
Gross Potential Rent	\$595,404	\$630,600
Other Income	109,200	109,200
Gross Potential Income	\$704,604	\$739,800
Effective Gross Income	\$704,604	\$739,800
Less: Expenses	383,600	383,600
Net Operating Income	\$321,004	\$356,200
Debt Service	195,000	195,000
Net Cash Flow After Debt Service	6.3% \$126,004	8.1% \$161,200
Principal Reduction		
Total Return	6.3% \$126,004	8.1% \$161,200



EXPENSES

Real Estate Taxes	\$58,000	\$58,000
Insurance	9,000	9,000
On-Site Management	90,000	90,000
Utilities	165,000	165,000
Repairs & Maintenance	18,000	18,000
Marketing & Promotion	10,000	10,000
General & Administrative	9,000	9,000
Reserves & Replacements	17,000	17,000
Pool Maintenance	2,600	2,600
Entertainment	5,000	5,000
Total Expenses	\$383,600	\$383,600
Expenses per Space	\$2,256	\$2,256
% of EGI	54.4%	51.9%

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