



Confidential
Offering
Memorandum

RIVERVIEW RV PARK AND CAMPGROUND

2444 River Rim Road, Loveland, Colorado

Erin Brady, Associate Broker
William A (Bill) Lewis, CCIM, ALC, Associate Broker

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OVERVIEW

- Riverview RV Park and Campground
- 159 sites on 25 acres
- Big Thompson River frontage
- 7 miles west of Loveland
- US-Hwy 34 frontage
- Generational asset with scale,
- One of Colorado's fastest growing markets.



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RIVERVIEW RV
PARK AND
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PROPERTY OVERVIEW

- 171 spaces on a total of 25 acres of land +/-
- 159 Total Rentable Sites
- 45 pads with frontage on Big Thompson River
- 12 pads to be built
- 1 store / office / recreation hall
- 1 building being used as a
- 1 river walk / tranquility garden
- 1 playground & park / horseshoes
- 1 5 dumpsters / recycle bins
- 2 shower buildings
- 1 picnic shelter pavilion
- 2 community water taps
- 1 wash house
- 1 dump station
- 1 dog park
- 1 propane pump

UNIT MIX

- 41 extended stay sites
- 77 back-in sites
- 10 water & electric only sites
- 4 big rig pull-through sites
- 19 pull-through sites
- 1 tiny house
- 1 rustic cabin
- 5 tent sites



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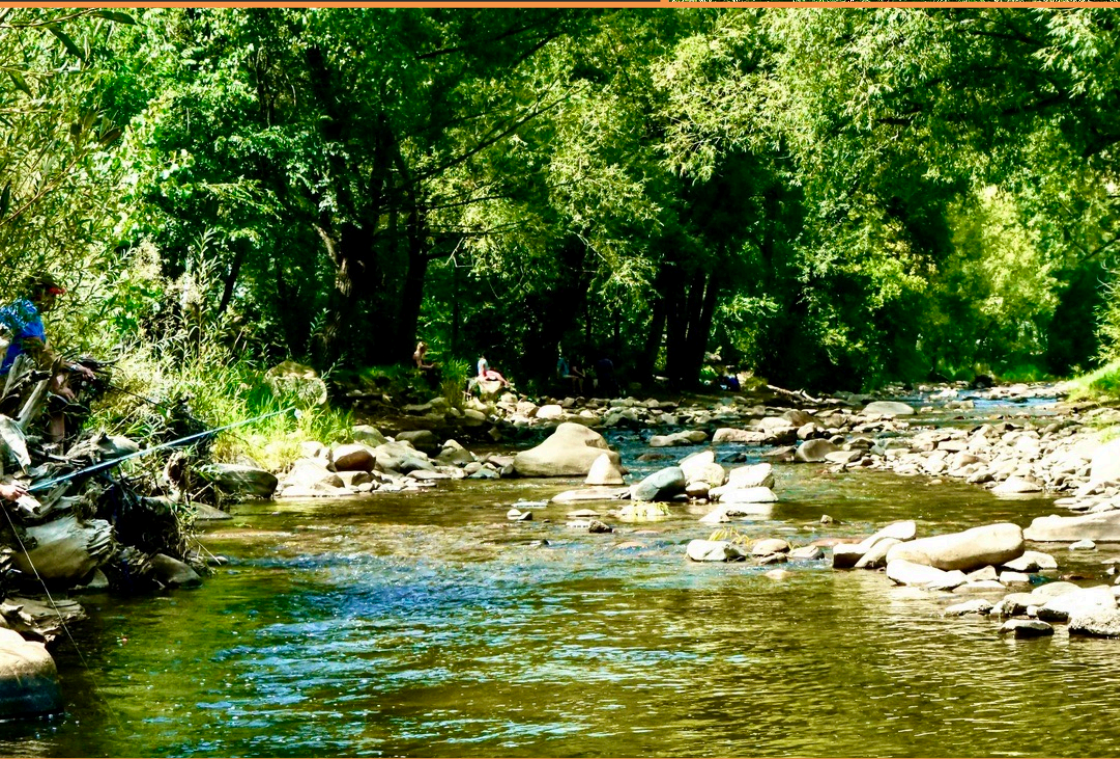
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LOCATION OVERVIEW

Riverview RV Park and Campground is set in the rolling foothills of the Rocky Mountains along Big Thompson River, 7 miles west of Loveland, and 23 miles SE of Estes Park, the Base Camp Rocky Mountain National Park.

Loveland, a home rule municipality, is the second most populous municipality in Larimer County, Colorado, United States. Loveland is situated 46 miles (74 km) north of the Colorado State Capitol in Denver and is the 14th most populous city in Colorado. As of the 2020 census the population of Loveland was 76,378. The median income for a household in the city was \$47,119, and the median income for a family was \$54,337.

The city forms part of the Fort Collins-Loveland Metropolitan Statistical Area and the Front Range Urban Corridor, in southeastern Larimer County. Located south of Fort Collins, its larger neighbor and the county seat of Larimer County, both cities have expanded steadily towards each other. They are considered a single metropolitan area by the U.S. government. The establishment of county-owned open space between the two communities in the 1990s was intended to create a permanent buffer.

The Fort Collins / Loveland Airport serves corporate and general aviation needs, but does not currently have commercial airline service. The closest commercial/commuter airport is Denver International Airport, 70 miles to the south, which is served by nearly twenty airlines.



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Historic Financials and Pro Forma

	2022	2023	2024 Annualized	2025	2026	2027	2028
Rental Income	\$1,115,526	\$1,120,554	\$1,169,110	\$1,470,497	\$1,521,965	\$1,575,234	\$1,630,367
Other Income	\$64,217	\$104,294	\$108,529	\$88,472	\$91,077	\$93,757	\$96,515
Gross Revenue	\$1,179,743	\$1,224,848	\$1,277,639	\$1,558,969	\$1,613,042	\$1,668,991	\$1,726,882
Insurance Expense	\$28,207	\$31,722	\$30,923	\$31,323	\$32,184	\$33,069	\$33,978
R+M	\$68,016	\$38,731	\$55,082	\$46,907	\$48,196	\$49,522	\$50,884
Taxes	\$69,935	\$70,549	\$72,490	\$232,000	\$238,380	\$244,935	\$251,671
G+A	\$91,426	\$89,825	\$93,526	\$91,675	\$94,196	\$96,787	\$99,448
Utilities	\$150,137	\$44,028	\$100,189	\$72,109	\$74,092	\$76,129	\$78,223
Payroll	\$256,040	\$316,538	\$295,450	\$305,994	\$314,409	\$323,055	\$331,939
Advertising and Marketing	\$1,126	\$14,077	\$7,845	\$10,961	\$11,262	\$11,572	\$11,890
Other	\$0	\$9,656	\$4,983	\$7,320	\$7,521	\$7,728	\$7,940
Total Expenses	\$664,887	\$615,126	\$660,487	\$798,287	\$820,240	\$842,797	\$865,974
NOI	\$514,856	\$609,722	\$617,152	\$760,682	\$792,801	\$826,194	\$860,908
Spaces Available	159	159	171	171	171	171	171
ADR	\$31	\$31	\$31	\$38	\$39	\$41	\$42
Occupancy	62%	63%	62%	62%	62%	62%	62%



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- Pro Forma assumes the completion of 12 additional pads, and an increase of ADR from \$29.42/unit to \$35.71/unit.
- Expenses were taken as the greater of an average of the previous 2 years, and 2023's expense with a growth rate of 3% applied
- Property taxes were estimated, but are in line with county increases after property sales in the area

Name	Distance	ADR
Carter Valley Campground	0.67	\$35.00
Horsetooth Inn	6.15	\$40.00
KOA - Estes Park	15.00	\$97.80
KOA - Fort Collins	14.50	\$110.00

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