



INDIANA RV CAMPGROUND

3 STARS

| 300 +/- SITES

| #09149996 | 12/11/23

 **UNPRICED**

Thank you for your consideration



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Director - Midwest

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NON-ENDORSEMENT & DISCLAIMER

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Property Overview

PROPERTY DETAILS

Property Type	RV Campground
Number of Sites	300 +/- Sites
Income Per Site	\$3,550 - \$4,200
Expenses Per Site	(\$1,550 - \$1,850)
Flood Zone	None
Acreage	80 +/- AC.

UTILITY INFORMATION

Utility Service	Provider	Meter	Paid By
Water	Well	None	Community
Sewer	Septic	None	Community
Trash	Dumpster	None	Community

PROPERTY AMENITIES



Swimming Pool



Camp Store



Playground



Snack Shack



Fishing



Trails



Mini Golf



Laundry Facilities



Dump Station



Basketball



Volleyball



Social Events



Property Photos

STREET VIEW



STREET VIEW



STREET VIEW



STREET VIEW



STREET VIEW



STREET VIEW



Property Photos

STREET VIEW



STREET VIEW



CAMP STORE/REC ROOM



SWIMMING POOL



MINI GOLF



PLAYGROUND/BASKETBALL/VOLLEYBALL



Pro Forma Assumptions

Start Date & Hold Period

- **Pro Forma Start Date:** 4/1/2024
- **Projected Hold Period:** 5+ Years

Rental Revenue Growth

	Year 1	Year 2	Year 3	Year 4	Year 5
Rent Increases (\$)	\$34	\$16	\$17	\$18	\$19
Rent Increases (%)	15%	6%	6%	6%	6%

Global Other Income Growth

- Global other income growth of 5% per year

Global Expense Growth

- Global expense growth of 3% per year

Real Estate Taxes

- **Tax Reassessment Value:** We estimate the taxable value could potentially quintuple after sale.
- **Tax Reassessment Liability:** We estimate taxes will increase by \$45K+ in year 2 of ownership.

PROPOSED FINANCING OVERVIEW

Interest Rate	Loan Amount	Amortization	Interest Only Period	Loan Term	Financing Type
8.25%	\$4,800,000	30 Years	None	10 Years	Local Bank



5 Year Pro Forma

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
INCOME					
Rental Income	810,166	930,526	987,166	1,047,346	1,111,066
Rent Increase Income	120,360	56,640	60,180	63,720	67,260
Other Income	230,206	241,716	253,802	266,492	279,816
Effective Gross Income	1,160,732	1,228,882	1,301,148	1,377,558	1,458,143
EXPENSES					
Advertising	15,000	15,450	15,914	16,391	16,883
Ancillary Operational Expenses	45,100	46,453	47,847	49,282	50,760
Electric	117,500	121,025	124,656	128,395	132,247
General & Administrative	8,600	8,858	9,124	9,397	9,679
General & Administrative - CC Fees	15,300	16,198	17,151	18,158	19,220
Insurance	29,500	30,385	31,297	32,235	33,203
Licenses & Permits	1,000	1,030	1,061	1,093	1,126
Meals, Travel, & Entertainment	1,000	1,030	1,061	1,093	1,126
Off-Site Management Fees @ 4.0%	46,429	49,155	52,046	55,102	58,326
Payroll Expense	102,300	105,369	108,530	111,786	115,140
Professional Fees	3,000	3,090	3,183	3,278	3,377
Propane	7,600	7,828	8,063	8,305	8,554
Real Estate Taxes	10,626	10,945	11,274	11,612	11,960
Real Estate Taxes Reassessment		45,367	46,728	48,130	49,574
Repairs & Maintenance	47,200	48,616	50,074	51,577	53,124
Replacement Reserves	29,500	30,385	31,297	32,235	33,203
Supplies	10,800	11,124	11,458	11,801	12,155
Taxes - Other	5,663	5,832	6,007	6,188	6,373
Trash	9,600	9,888	10,185	10,490	10,805
Total Expenses	505,718	568,029	586,953	606,549	626,833
Net Operating Income	655,014	660,853	714,195	771,009	831,309
Less: Annual Debt Service	(432,730)	(432,730)	(432,730)	(432,730)	(432,730)
Net Cash Flow	222,284	228,123	281,466	338,279	398,580





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TOTAL
COMMUNITIES

107,500+
TOTAL
SITES



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- 5 to 10 Year Terms
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- Up to 80% LTC
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- 2 to 4 Year Terms
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- Sourcing Single Investor Funds for Proven MHC and RV Operators/Developers
- Development, Portfolio Expansion, Recapitalizations
- Flexible Deal Structure; Common, Preferred and Joint Venture Equity

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Regarding Property: Offering #09149996 300 +/- Site Indiana RV Resort

Our policy requires that we obtain this Non-Disclosure Agreement (the "Agreement") before disclosing certain information about certain real estate that may be available for sale or investment. This information must be kept confidential. In consideration of Yale Realty Advisors ("Yale") and James McCaughan (or any party designated by James McCaughan) (the "Broker") providing the information on such real estate which may be available for purchase or for sale (the "Potential Transaction"), I understand and agree:

1. (a) That any confidential or proprietary information (the "Confidential Information") of the potential selling party (the "Seller") provided is sensitive and confidential, and that its disclosure to others may be damaging to the Seller. I agree that upon the earlier of: (i) one (1) year from the date of this Agreement and (ii) the request of Broker, Yale or Seller, any Confidential Information furnished to me shall be either returned or destroyed, and I shall certify to such destruction.

(b) Not to disclose, for a period of one (1) years from the date I sign this Agreement, any Confidential Information regarding the Potential Transaction to any other person who has not also signed this Agreement or a joinder thereto, except to the extent necessary to secure the advice and recommendations of my employees, officers, directors, members, managers, advisors, attorneys, accounts or financing sources (collectively, the "Representatives") regarding the Potential Transaction. "Confidential Information," as used in this Agreement, shall include the fact that the Potential Transaction is for sale or open to offers, and any other data provided. My Representatives shall abide by the terms of this Agreement, and I agree to be liable for any breach of the provisions of this Agreement by any of my Representatives.

(c) Not to contact the Seller or its Representatives, suppliers or customers except through the Broker. I shall present all correspondence, inquiries, offers to purchase and negotiations relating to the Potential Transaction directly to the Broker, and all such negotiations shall be conducted exclusively through the Broker. At such a time as a LOI or PSA is reached regarding the Potential Transaction, I agree to copy the Broker on all communication and negotiations related to the Potential Transaction.

2. That all information regarding the Potential Transaction is provided by the Seller or other sources and is not verified by the Broker or Yale. The Broker and Yale have done their best to ensure the accuracy of said information, but the Broker and Yale make no, representation or warranty, express or implied, as to the accuracy of such information. I agree that the Broker and Yale are not responsible for the accuracy of any other information I receive, and I agree to indemnify and hold the Broker, Yale, and each of their Representatives harmless from any claims or damages which may occur by reason of the inaccuracy or incompleteness of any information provided to me with respect to any Potential Transaction.

I acknowledge that I have received an exact copy of this Agreement and that I have read this Agreement carefully and fully understand it.

Signature

Date

Printed Name

Email

Company

Phone

Sign, date, and send back to Broker: JAMES MCCAUGHAN | FAX 941-827-7977 | JMcCaughan@yaleadvisors.com | TEL. 305-588-5302

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