

Property Details

CONTROL: Exclusive VALUE: \$2,500,000
LOAN: \$2,212,000
EQUITY: \$288,000

TITLE: Limon High Plains RV Resort
TYPE: Resort Property
HAVE: A RV resort with 60 spaces, a 3/2 house Air BnB, Two Tiny Homes, Four rustic cabins, Recreation room. commercial kitchen, apartment, large shop, store, two car garage, Airstream.

WEBSITE URL: 575 Colorado Ave
ADDRESS: 575 Colorado Ave, Limon, Colorado
BENEFITS TO NEW OWNER: This RV park has been rebranded and is in good condition.

GROSS SCHEDULED INCOME: \$494,770 Projected
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$280,487
NOI: \$214,283
DEBT SERVICE: \$0
CASH FLOW: \$214,283
CAP RATE: 8.57%

BENEFITS SOUGHT: Cash out, move up, move out, JV, Move closer to the mountains.

MOTIVATION: 8

CAN ADD: Tiny Home Village

REMARKS: This client is an experienced exchangor, bring all offers.

OWNER: Owning LLC

COUNSELOR: Dave Sanchez Phone: 720-338-5123
15100 Almstead St. Cell: 720-338-5123
Hudson, Colorado, 80642 Email: roiventures@mail.com