

# Property Details

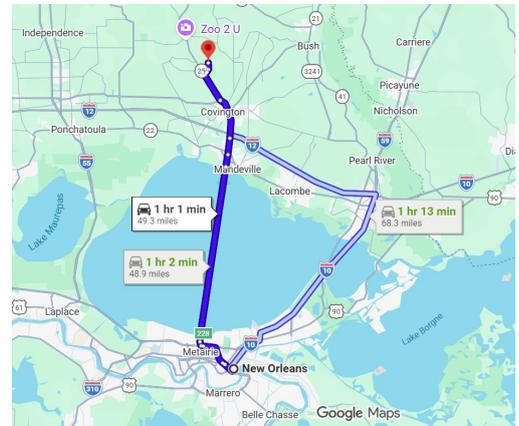
CONTROL: Exclusive VALUE: \$5,500,000  
LOAN: \$0  
EQUITY: \$5,500,000

TITLE: New Orleans 270 Pad RV Park, Class B Capital JV Partner  
TYPE: Mobile Home/RV  
270 Pad value-add RV park with 100+ seasonal memberships, grocery store, activity center, concert series and more just 1-hour north of New Orleans, Louisiana. Value-add through adding back in \$400,000 of off-book cash flow and modernizing and systemizing.

HAVE:

WEBSITE URL: <https://www.camplop.net/Home.html>  
ADDRESS: 17145 Million Dollar Road, Covington, Louisiana  
BENEFITS TO NEW OWNER: Wholesale Price Cash Flow Value-add exit

GROSS SCHEDULED INCOME: \$1,250,000 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$690,000  
NOI: \$560,000  
DEBT SERVICE: \$0  
CASH FLOW: \$560,000  
CAP RATE: 10.18%



BENEFITS SOUGHT: Acquisition fee Build experience & resume Cash Flow

MOTIVATION: 8

CAN ADD: Equity for our stake in the deal Operator Real Estate Attorney & Civil Engineer

REMARKS: Have the property under contract via a wholesaling team. Would like to acquire and learn the business working with an experienced team. We are fine taking a back seat to an experienced operator/capital team for us to learn.

OWNER:

COUNSELOR: Cara Kennedy Phone: 734-358-8193  
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