

Exclusive Offering:

BARSTOW CALICO KOA YERMO, CA



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PLEASE CONTACT **Joseph Cendejas** AT **909 945 8810**
FOR FURTHER DETAILS.

BARSTOW CALICO KOA

Table of Contents



INVESTMENT ATTRIBUTES **1**

RENT COMPARABLES **2**

INCOME & EXPENSE ANALYSIS **3**

BARSTOW CALICO KOA



INVESTMENT
ATTRIBUTES

BARSTOW CALICO KOA

PROPERTY DESCRIPTION



[BARSTOW CALICO KOA](#) is located right off highway 15 and 3 miles from highway 40 in the city of YERMO, California and sits on approximately 37.17 acres of land. Barstow Calico KOA is a great stopping point going to or from Las Vegas. The property is also 3 miles from The Calico Ghost Town which is a great draw for business.

The property is comprised of approximately 60 RV Sites, 17 tent sites, 2 cabins and 3 mobile home sites. The community amenities include a swimming pool, picnic tables, free cable hookup, grills, Wi-Fi, restrooms, game room, showers, clubhouse, and a playground.

[BARSTOW CALICO KOA](#) offers an investor a stable and consistent income stream. The quality and it's management should also be taken into account when considering this rare opportunity. [BARSTOW CALICO KOA](#) is a gem in the great rental market of San Bernardino County.

INVESTMENT HIGHLIGHTS

11.95 Cap Rate

All-Age Community

60 RV Sites

17 Tent Sites

2 Cabins

3 Mobile Home Sites

Great Rental Market

San Bernardino Location

Pride of Ownership



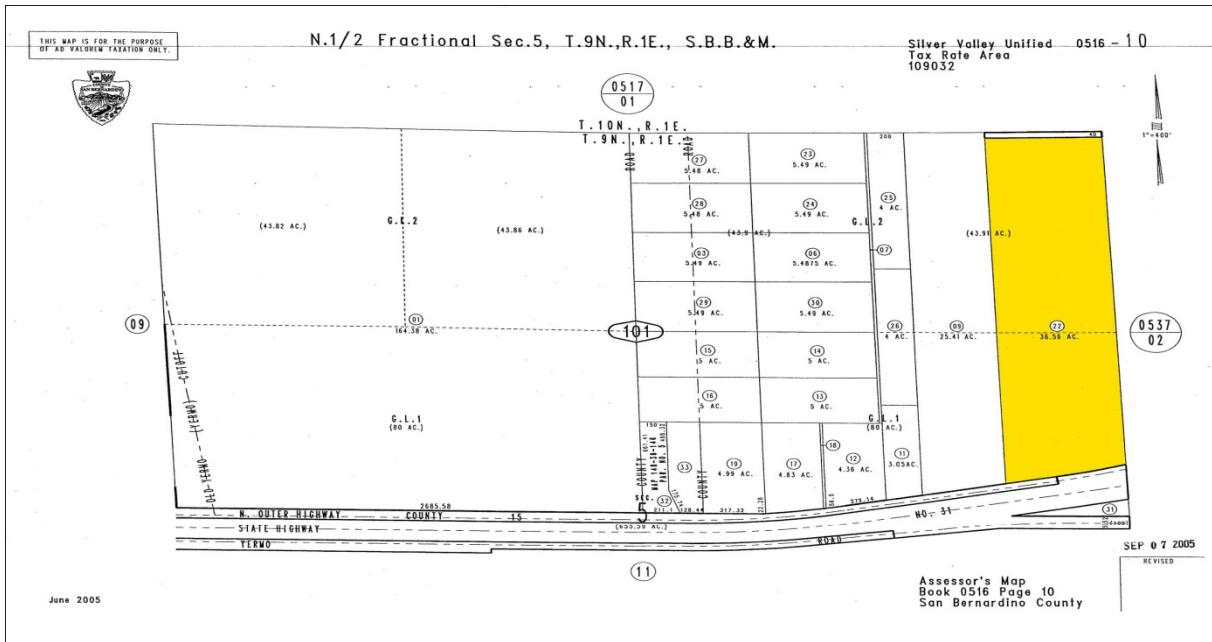
BARSTOW CALICO KOA

PROPERTY PHOTOS



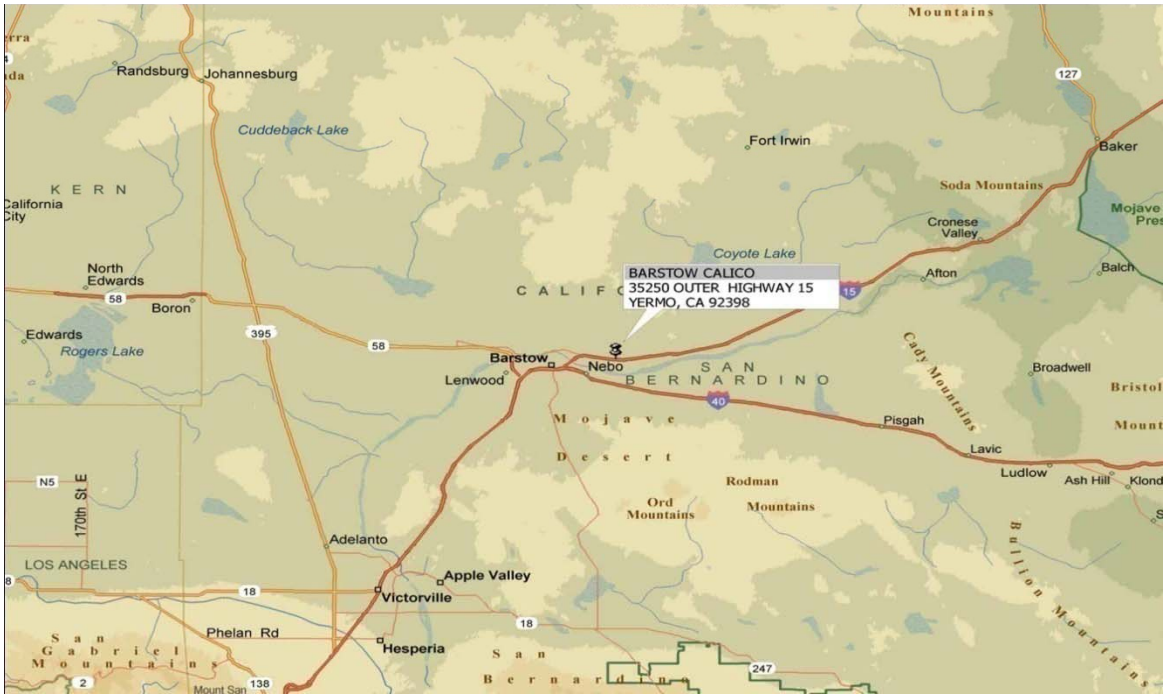
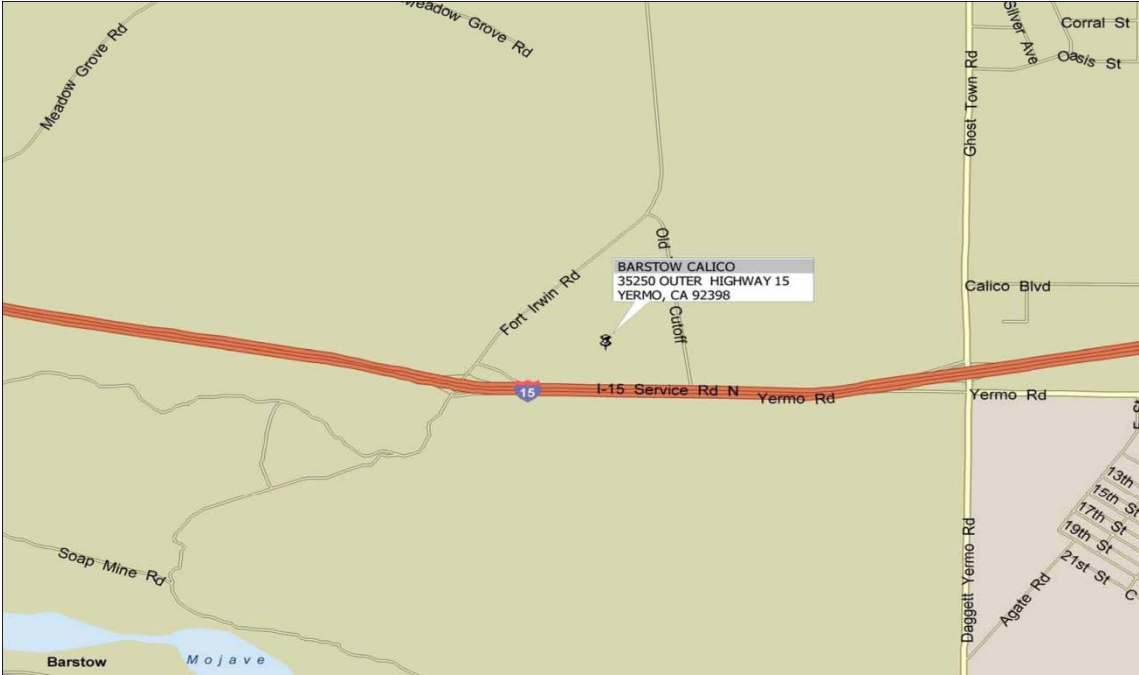
BARSTOW CALICO KOA

PARCEL MAP & AERIAL VIEW



BARSTOW CALICO KOA

LOCAL & REGIONAL MAP



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BARSTOW CALICO KOA



RENT
COMPARABLES

BARSTOW CALICO KOA

RENT COMPARABLES

SUBJECT

**35250 OUTER HIGHWAY 15 N
YERMO, CA 92398**

SUMMARY

Date Surveyed On Market
Total Spaces 82
Vacant Spaces 0
Year Built N/A
Sewer / Septic Septic
Type of Park All-Age
Sub-Metered No
Units Owned 0

AMENITIES

Laundry Room
Clubhouse
Swimming Pool
Showers
Restrooms
Grills

	# of Spaces	Average Rent	Monthly Income
RV Sites	60	\$477	\$28,620
Tent	17	\$477	\$7,155
Cabin	2	\$477	\$954
DW	3	\$477	\$1,431

Total/Average	82	\$477	\$39,114
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#1

**Shady Lane RV Camp
36445 Soapmine Road
Barstow, CA 92311**

SUMMARY

Date Surveyed 10/10
Total Spaces 36
Vacant Spaces 0
Year Built 1954
Sewer / Septic Septic
Type of Park All-Age
Sub-Metered Yes
Units Owned 0

AMENITIES

Laundry Room
Clubhouse
Restrooms

	# of Spaces	Average Rent	Monthly Income
Single Wide	36	\$350	\$12,600
Double Wide			
Triple Wide			
Other			

Total/Average	36	\$350	\$12,600
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#2

**Terra Bella Mobile Home Park
30204 Old Highway 58
Barstow, CA 92311**

SUMMARY

Date Surveyed 10/10
Total Spaces 40
Vacant Spaces 0
Year Built 1956
Sewer / Septic Septic
Type of Park All-Age
Sub-Metered Yes
Units Owned 0

AMENITIES

Laundry Room
Clubhouse
Swimming Pool

	# of Spaces	Average Rent	Monthly Income
Single Wide	40	\$310	\$12,400
Double Wide			
Triple Wide			
Other			

Total/Average	40	\$310	\$12,400
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BARSTOW CALICO KOA

RENT COMPARABLES

#3

Desert Villa Mobile Home Park
1980 East Main Street
Barstow, CA 92311

SUMMARY

Date Surveyed 10/10
 Total Spaces 62
 Vacant Spaces 0
 Year Built 1960
 Sewer / Septic Septic
 Type of Park All-Age
 Sub-Metered Yes
 Units Owned 0

AMENITIES

Laundry Room
 Clubhouse
 Swimming Pool

	<u># of Spaces</u>	<u>Average Rent</u>	<u>Monthly Income</u>
Single Wide	62	\$	\$
Double Wide			
Triple Wide			
Other			

Total/Average	62	\$	\$
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#4

Desert Springs RV Park
34805 Daggett-Yermo Road
Daggett, CA

SUMMARY

Date Surveyed 10/10
 Total Spaces 71
 Vacant Spaces 0
 Year Built 1968
 Sewer / Septic Septic
 Type of Park All-Age
 Sub-Metered Yes
 Units Owned 0

AMENITIES

Laundry Room
 Swimming Pool
 Convenient Store
 Bar and Grill
 Restrooms

	<u># of Spaces</u>	<u>Average Rent</u>	<u>Monthly Income</u>
Single Wide	71	\$375	\$26,625
Double Wide			
Triple Wide			
Other			

Total/Average	71	\$375	\$26,625
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#5

Oasis Palms
37130 Calico Boulevard
Yermo, CA 92398

SUMMARY

Date Surveyed 10/10
 Total Spaces 84
 Vacant Spaces 0
 Year Built 1967
 Sewer / Septic Septic
 Type of Park All-Age
 Sub-Metered Yes
 Units Owned 0

AMENITIES

Laundry Room
 Clubhouse
 Swimming Pool

	<u># of Spaces</u>	<u>Average Rent</u>	<u>Monthly Income</u>
Single Wide	84	\$215	\$18,060
Double Wide			
Triple Wide			
Other			

Total/Average	84	\$215	\$18,060
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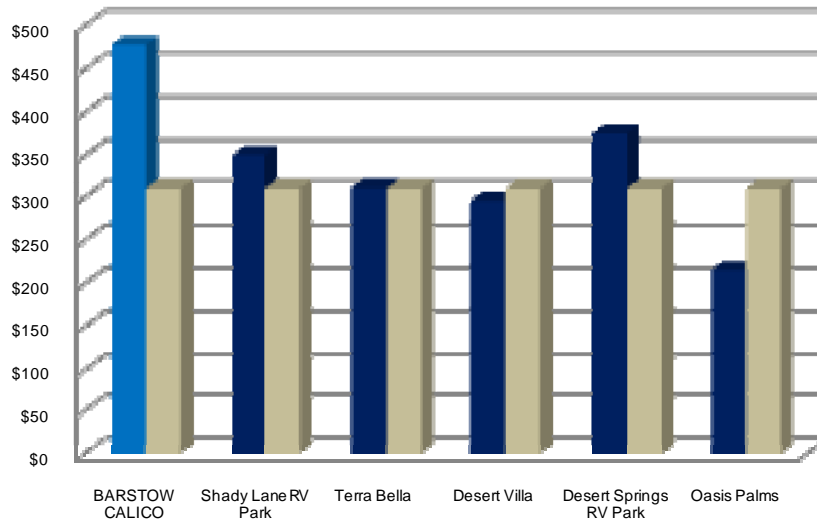


BARSTOW CALICO KOA

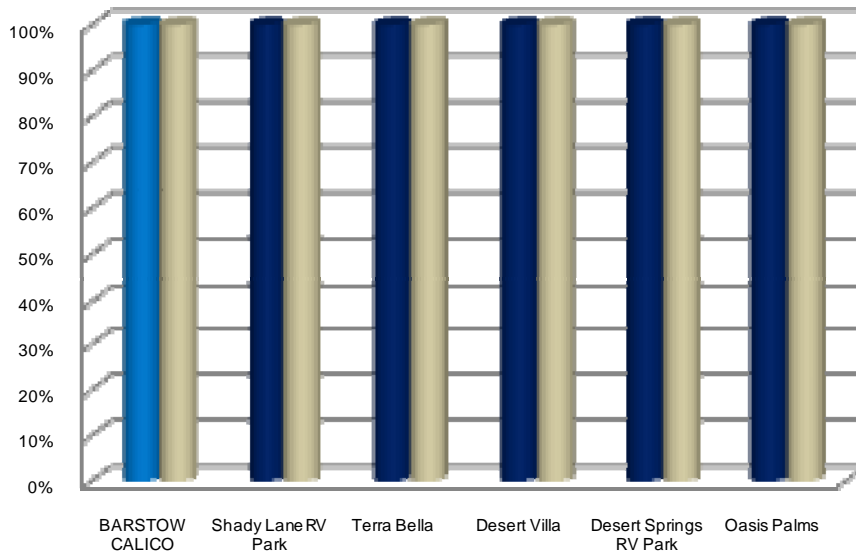
SUMMARY OF RENT COMPARABLES

PROPERTY NAME	ADDRESS	TYPE OF PARK	DATE SURVEYED	TOTAL SPACES	YEAR BUILT	AVERAGE RENT	OCCUPANCY RATES
S BARSTOW CALICO	35250 OUTER HIGHWAY 15 NORTH, YERMO, CA 92398	Family	Jul-10	82	N/A	\$ 477	100%
1 Shady Lane RV Park	36445 Soapmine Road, Bar stow, CA 92311	Family	Jul-10	36	1954	\$ 350	100%
2 Terra Bella	30204 Old Highway 58, Bar stow, CA 92311	Family	Jul-10	40	1956	\$ 310	100%
3 Desert Villa	1980 East Main Str eet, Bar stow, CA 92311	Family	Jul-10	62	1960	\$ 295	100%
4 Deser t Springs RV Par k	34805 Daggett-Yer mo Road, Daggett, CA	Family	Jul-10	71	1968	\$ 375	100%
5 Oasi s Pal ms	37130 Calico Boulevar d, Yer mo, CA 92398	Family	Jul-10	84	1967	\$ 215	100%
				58.6	1961	\$ 309	100%

AVERAGE RENT

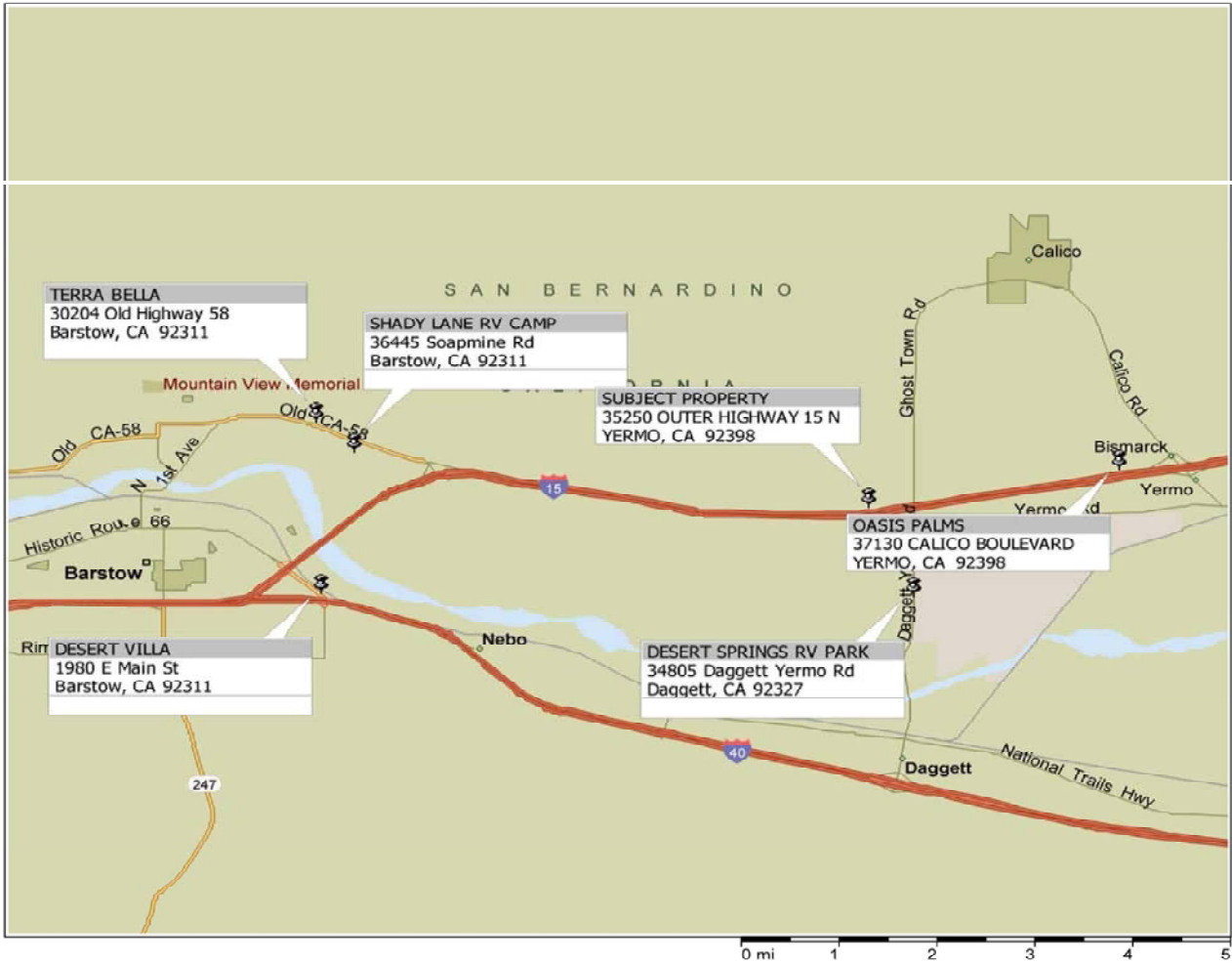


OCCUPANCY RATES



BARSTOW CALICO KOA

LOCATION OF RENT COMPARABLES



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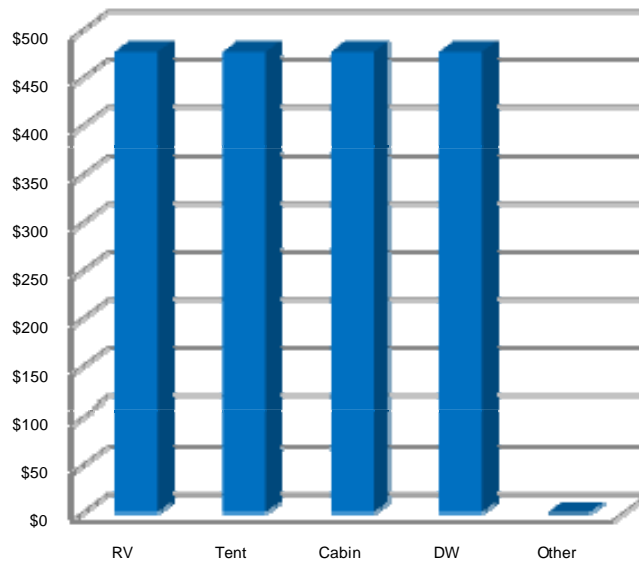
BARSTOW CALICO KOA



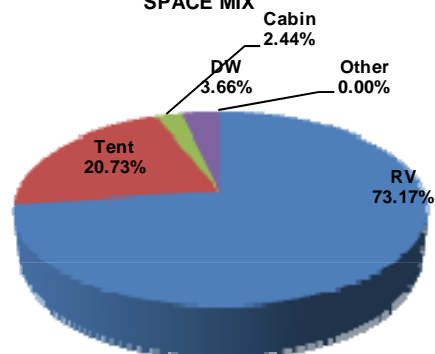
INCOME & EXPENSE ANALYSIS

NUMBER OF SPACES	SPACE TYPE	CURRENT RENTS	MONTHLY INCOME	YEARLY INCOME
60	RV-Daily	\$ 477	\$ 28,620	\$ 343,440
17	Tent-Daily	\$ 477	\$ 8,109	\$ 97,308
2	Cabin-Daily	\$ 477	\$ 954	\$ 11,448
3	DW	\$ 477	\$ 1,431	\$ 17,172
0	Other	\$ 0	\$ 0	\$ 0
82		\$ 477	\$ 39,114	\$ 469,368

SPACE RENT



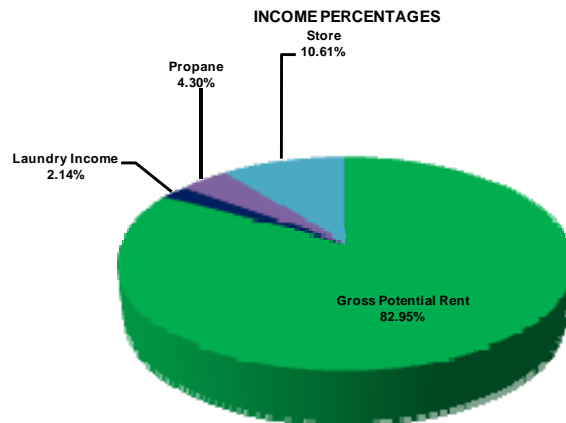
SPACE MIX



BARSTOW CALICO KOA

CURRENT INCOME SUMMARY

Gross Potential Rent		\$469,368
Less Vacancy Reserve	0%	\$0
Utility Income		\$0
Electricity	\$0	
Gas	\$0	
Water	\$0	
Trash	\$0	
Sewer	\$0	
Other	\$0	
Laundry Income		\$12,089
Propane		\$24,331
Store		\$60,053
Misc		\$27,877
Other		\$0
EFFECTIVE GROSS INCOME		\$593,718

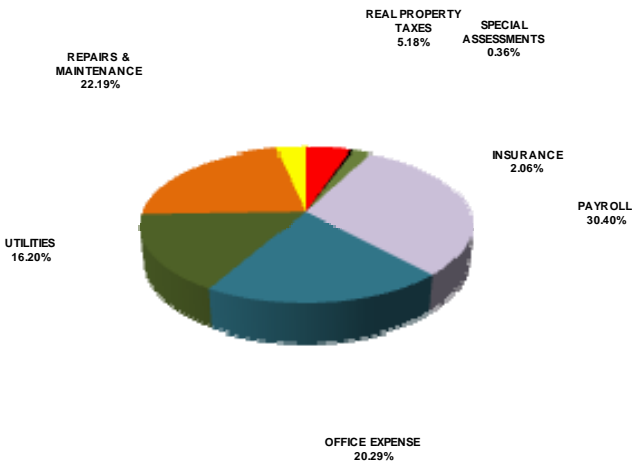


BARSTOW CALICO KOA

CURRENT EXPENSE SUMMARY

		TOTAL	%OF EGI	PER SPACE
REAL PROPERTY TAXES	1.0903200%	\$19,626	3.58%	\$239
SPECIAL ASSESSMENTS		\$1,346	0.25%	\$16
INSURANCE		\$7,800	1.42%	\$95
PAYROLL		\$115,117	20.99%	\$1,404
	On-Site Management	\$107,675		
	On-Site Management Rent	\$0		
	On-Site Assistant	\$0		
	On-Site Maintenance Personnel	\$0		
	Payroll Tax	\$0		
	Workers Comp Insurance	\$7,442		
	Medical Insurance	\$0		
	Off-Site Management	\$0		
OFFICE EXPENSE		\$76,845	14.01%	\$937
	General	\$19,500		
	Telephone	\$6,803		
	License & Permits	\$2,938		
	Internet Service	\$3,600		
	Advertisement	\$10,801		
	KOA Royalties	\$33,203		
UTILITIES		\$61,354	11.19%	\$748
	Electricity	\$46,450		
	Gas	\$0		
	Water	\$0		
	Trash	\$3,600		
	Sewer	\$0		
	Cable	\$2,646		
	Propane	\$8,658		
REPAIRS & MAINTENANCE		\$84,020	15.32%	\$1,025
	General	\$75,000		
	Supplies	\$0		
	Landscaping	\$9,020		
	Pool Service	\$0		
	Billing Service	\$0		
	Contract Labor	\$0		
	Meter Reading	\$0		
PROFESSIONAL FEES		\$12,553	2.29%	\$153
	Legal	\$0		
	Tax Preparation	\$0		
	Bookkeeper	\$463		
	Bank Charges	\$12,090		
	Security	\$0		
	Billing Service	\$0		
	Franchise Tax Fee	\$0		
	Dues & Subscriptions	\$0		
TOTAL EXPENSES		\$378,661	69.04%	\$3,593

EXPENSE PERCENTAGES



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BARSTOW CALICO KOA

INVESTMENT ATTRIBUTES & FINANCIAL SUMMARY

ATTRIBUTES

Property Address	35250 OUTER HIGHWAY 15 NORTH YERMO, CA 92398	
Price	\$1,800,000	
Down Payment	\$1,800,000	100.00%
Loan Amount	\$0	
Number of Spaces	82	
Price Per Space	\$21,951	
Current Cap Rate	11.95%	
Proforma Cap Rate	11.95%	
Current GRM	3.00	
Proforma GRM	3.00	

ANNUALIZED OPERATING INCOME

	Current	Proforma
Gross Potential Rent	\$469,368	\$469,368
Other Income	\$124,350	\$124,350
Gross Potential Income	\$593,718	\$593,718
Less Vacancy Reserve	0%	0%
Effective Gross Income	\$593,718	\$593,718
Less Expenses	\$378,661	\$378,661
NET OPERATING INCOME	\$215,057	\$215,057
Debt Service	\$0	\$0
Pre-Tax Cash Flow	11.95% \$215,057	11.95% \$215,057

PRELIMINARY LOAN QUOTE

Loan To Value	N/A
Amortization Period	N/A
Loan Term	N/A
Interest Rate	0.00%
Minimum DCR	N/A
Timing	N/A

ANNUALIZED OPERATING EXPENSES

	Current	Proforma
Real Property Taxes @ 1.09032000%	\$19,626	\$19,626
Special Assessments	\$1,346	\$1,346
Insurance	\$7,800	\$7,800
Payroll	\$115,117	\$115,117
Office Expense	\$76,845	\$76,845
Utilities	\$61,354	\$61,354
Repairs & Maintenance	\$84,020	\$84,020
Professional Fees	\$12,553	\$12,553
TOTAL EXPENSES	\$378,661	\$378,661
%of Effective Gross Income	66.40%	66.40%
Expense Per Space	\$4,618	\$4,618

PROPERTY CHARACTERISTICS

Type of Park	All-Age (family)
Rental Agreements	Month-to-Month/Daily
Rent Control	No
Last Rent Increase	N/A
Assessor's Parcel Number	0516-101-22-0000
Zoning	RL-10
Vacant Spaces	0
# of Rental Homes	0
# of Home Mortgages	0
Year Built	N/A
Lot Acreage	37.17
Spaces Per Acre	2.21

UTILITIES

	Paid By	Direct Billed / Sub-Metered
Electricity	Park	Meter
Gas	Park	Meter
Water	Park	Meter
Trash	Park	Meter
Sewer	Park	Meter
Cable	Park	

SCHEDULED MONTHLY INCOME

# of Spaces	Space Type	Average Rent	Monthly Rent	Proforma Rent	Monthly Rent
60	RV Sites-Daily	\$477	\$28,620	\$477	\$28,620
17	Tents-Daily	\$477	\$8,109	\$477	\$8,109
2	Cabin-Daily	\$477	\$954	\$477	\$954
3	DW	\$477	\$1,431	\$477	\$1,431
0	Other	\$0	\$0	\$0	\$0
82		\$477	\$39,114	\$477	\$39,114

