



Billings Village RV Park

325 S Billings Blvd | Billings, Montana 59101

Property Highlights

- RV PARK FOR SALE
- 83 Total Sites (81 RV Park Sites + 2 Mobile Home Sites)
- 1,560 SF single family residence
- 2,584 SF single family residence with garage
- Shower room & multiple guest restrooms
- Full city services
- Separately metered gas and electricity to each pad site
- Sewer & water hook-ups at each pad site
- Water is the only utility that is not separately metered
- All numbers to be verified by buyer

OFFERING SUMMARY

Sale Price:	\$5,500,000
Number of Units:	83
Lot Size:	4.93 Acres
Building Size:	2,584 SF
2022 NOI Estimate:	\$320,412
CAP Rate:	5.83%

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	4,443	15,199	26,248
Total Population	9,599	31,424	54,666
Average HH Income	\$52,235	\$57,175	\$64,785

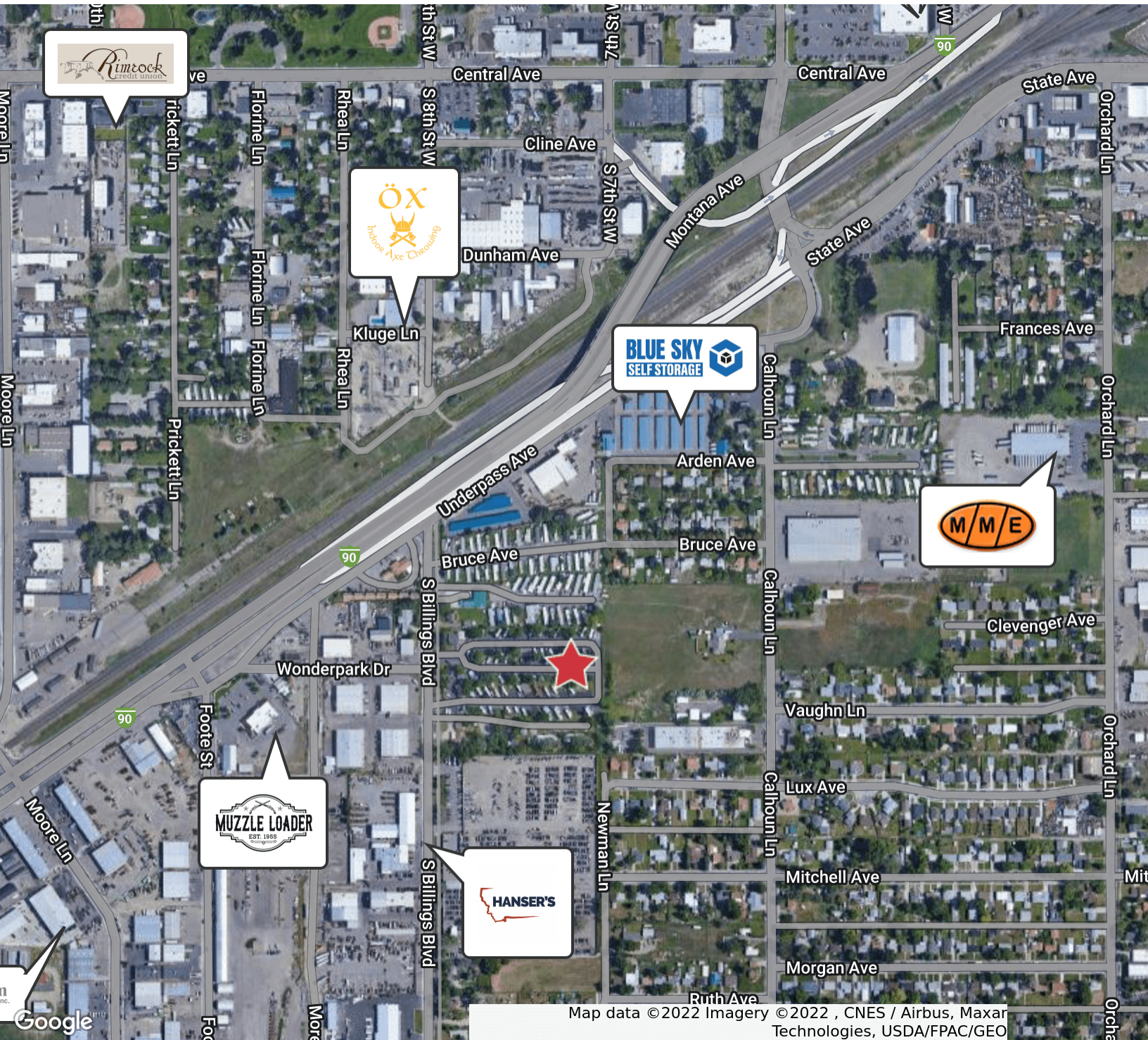




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		2021	2022	2023 Est.	Notes
	Income	\$ 1,884,412.50	\$ 1,970,219.17	\$ 2,058,879.04	Estimates
	(-Vacancy) RV Sites	\$ 1,365,400.40	\$ 1,427,573.87	\$ 1,491,814.69	Estimates
	(-Vacancy) Pads/SFRs	\$ 1,098.00	\$ 1,148.00	\$ 1,199.66	Estimates
	Net	\$ 517,914.11	\$ 541,497.31	\$ 565,864.69	21 Tax Return, 22 1099, '23 Est
	Expenses				
	Taxes	\$ 38,560.00	\$ 39,331.20	\$ 40,117.82	21 Actual, '22/'23 Estimate
	Insurance	\$ 4,463.00	\$ 4,463.00	\$ 4,463.00	21 Actual, '22/'23 Estimate
	Maintenance	\$ 638.00	\$ 638.00	\$ 638.00	21 Actual, '22/'23 Estimate
	Advertising	\$ 16,478.00	\$ 16,478.00	\$ 16,478.00	21 Actual, '22/'23 Estimate
	Supplies	\$ 12,059.00	\$ 12,059.00	\$ 12,059.00	21 Actual, '22/'23 Estimate
	Depreciation	\$ -	\$ -	\$ -	21 Actual, '22/'23 Estimate
	Alarm Security	\$ 1,167.00	\$ 1,167.00	\$ 1,167.00	21 Actual, '22/'23 Estimate
	Bank Charges	\$ 23,270.00	\$ 23,270.00	\$ 23,270.00	21 Actual, '22/'23 Estimate
	Lawn	\$ 5,135.00	\$ 5,135.00	\$ 5,135.00	21 Actual, '22/'23 Estimate
	Brochures	\$ 1,590.00	\$ 1,590.00	\$ 1,590.00	21 Actual, '22/'23 Estimate
	Biz Licenses/Permits	\$ 260.00	\$ 260.00	\$ 260.00	21 Actual, '22/'23 Estimate
	Ditch Rights	\$ 50.00	\$ 50.00	\$ 50.00	21 Actual, '22/'23 Estimate
	Internet	\$ 1,898.00	\$ 1,898.00	\$ 1,898.00	21 Actual, '22/'23 Estimate
	Dues & Memberships	\$ 350.00	\$ 350.00	\$ 350.00	21 Actual, '22/'23 Estimate
	Utilities Cable	\$ 4,305.00	\$ 4,305.00	\$ 4,305.00	21 Actual, '22/'23 Estimate
	Utilities Electric	\$ 49,014.00	\$ 49,014.00	\$ 49,014.00	21 Actual, '22/'23 Estimate
	Utilities Gas	\$ 4,834.00	\$ 4,834.00	\$ 4,834.00	21 Actual, '22/'23 Estimate
	Utilities Water	\$ 9,314.00	\$ 9,314.00	\$ 9,314.00	21 Actual, '22/'23 Estimate
	Utilities Telephone	\$ 7,439.00	\$ 7,439.00	\$ 7,439.00	21 Actual, '22/'23 Estimate
	Rent	\$ -	\$ -	\$ -	21 Actual, '22/'23 Estimate
	Misc Supplies	\$ 427.00	\$ 427.00	\$ 427.00	21 Actual, '22/'23 Estimate
	Mobile Home Tax	\$ 75.00	\$ 75.00	\$ 75.00	21 Actual, '22/'23 Estimate
	Campspot Online Res.	\$ 1,908.00	\$ 1,908.00	\$ 1,908.00	21 Actual, '22/'23 Estimate
	MGMT	\$ 36,000.00	\$ 37,080.00	\$ 38,192.40	Manual Deduction
	Subtotal	\$ 219,234.00	\$ 221,085.20	\$ 222,984.22	
	NOI	\$ 298,680.11	\$ 320,412.11	\$ 342,880.46	

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SCHEDULE E
(Form 1040)

Supplemental Income and Loss

(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)

OMB No. 1545-0074

2021

Attachment
Sequence No. **13**

Department of the Treasury
Internal Revenue Service (99)

▶ Attach to Form 1040, 1040-SR, 1040-NR, or 1041.

▶ Go to www.irs.gov/ScheduleE for instructions and the latest information.

Name(s) shown on return

Your social security number

GARY L ROLL

Part I **Income or Loss From Rental Real Estate and Royalties** Note: If you are in the business of renting personal property, use Schedule C. See instructions. If you are an individual, report farm rental income or loss from Form 4835 on page 2, line 40.

A Did you make any payments in 2021 that would require you to file Form(s) 1099? See instructions. ☐ Yes ☒ No

B If "Yes," did you or will you file required Form(s) 1099? ☐ Yes ☐ No

1a Physical address of each property (street, city, state, ZIP code)

A 325 S. BILLINGS BLVD. BILLINGS, MT 59101

B 325 S. BILLINGS BLVD. BILLINGS, MT 59101

C

1b Type of Property
(from list below)

2 For each rental real estate property listed above, report the number of fair rental and personal use days. Check the QJV box only if you meet the requirements to file as a qualified joint venture. See instructions.

**Fair Rental
Days**

**Personal Use
Days**

QJV

A 2

A

B 4

B

C

C

Type of Property:

- 1 Single Family Residence 3 Vacation/Short-Term Rental 5 Land 7 Self-Rental
2 Multi-Family Residence 4 Commercial 6 Royalties 8 Other (describe)

Income:		Properties:	A	B	C
3	Rents received	3	517,914	90,000	
4	Royalties received	4			
Expenses:					
5	Advertising	5	16,478		
6	Auto and travel (see instructions)	6			
7	Cleaning and maintenance	7			
8	Commissions	8			
9	Insurance	9	4,463		
10	Legal and other professional fees	10	1,100	100	
11	Management fees	11			
12	Mortgage interest paid to banks, etc. (see instructions)	12			
13	Other interest	13			
14	Repairs	14	638		
15	Supplies	15	12,059		
16	Taxes	16	38,560	28,756	
17	Utilities	17			
18	Depreciation expense or depletion	18	13,273	6,236	
19	Other (list) ▶ See attached statement	19	201,573		
20	Total expenses. Add lines 5 through 19	20	288,144	35,092	
21	Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198	21	229,770	54,908	
22	Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions)	22	()	()	()
23a	Total of all amounts reported on line 3 for all rental properties	23a		607,914	
b	Total of all amounts reported on line 4 for all royalty properties	23b		0	
c	Total of all amounts reported on line 12 for all properties	23c		0	
d	Total of all amounts reported on line 18 for all properties	23d		19,509	
e	Total of all amounts reported on line 20 for all properties	23e		323,236	
24	Income. Add positive amounts shown on line 21. Do not include any losses	24			284,678
25	Losses. Add royalty losses from line 21 and rental real estate losses from line 22. Enter total losses here	25			()
26	Total rental real estate and royalty income or (loss). Combine lines 24 and 25. Enter the result here. If Parts II, III, IV, and line 40 on page 2 do not apply to you, also enter this amount on Schedule 1 (Form 1040), line 5. Otherwise, include this amount in the total on line 41 on page 2	26			284,678

For Paperwork Reduction Act Notice, see the separate instructions.

Schedule E (Form 1040) 2021

Line 19 (Sch E (1040) Page 1) - Other Expense for 01

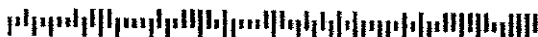
		Total	201,573
	Description	Full Amount	Allowed
1	ALARM SECURITY	1,167	1,167
2	BANK CHARGES	23,270	23,270
3	LAWNCARE	5,135	5,135
4	BROCHURES	1,590	1,590
5	BUSINESS LICENSES/PERMITS	260	260
6	DITCH RIGHTS	50	50
7	INTERNET	1,898	1,898
8	DUES & MEMBERSHIPS	350	350
9			0
10	CABLE	4,306	4,306
11	ELECTRIC	49,015	49,015
12	GAS	4,834	4,834
13	WATER	9,314	9,314
14	PHONE	7,439	7,439
15	VEHICLE REGISTRATION	535	535
16	RENT	90,000	90,000
17	CASH PD OUTS MISC SUPPLIES	427	427
18	MOBILE HOME TAXES	75	75
19	CAMPSPOT ONLINE RESERVATIONS	1,908	1,908

FIRST DATA REPORTING SERVICES LLC
PO BOX 6604
HAGERSTOWN MD 21741-6604

BILLINGS VILLAGE RV PARK LLC
BILLINGS VILLAGE RV PARK
325 S BILLINGS BLVD
BILLINGS MT 59101-4756

350296
MSP 249

If you have questions contact:
CUSTOMER SERVICE
Phone number: 800-762-6663



Instructions for Payee

You have received this form because you have either (a) accepted payment cards for payments, or (b) received payments through a third party network in the calendar year reported on this form. Merchant acquirers and third party settlement organizations, as payment settlement entities (PSEs), must report the proceeds of payment card and third party network transactions made to you on Form 1099-K under Internal Revenue Code section 6059W. The PSE may have contracted with an electronic payment facilitator (EPF) or other third party payer to make payments to you. If you have questions about the amounts reported on this form, contact the FILER whose information is shown in the upper left corner of the form, on the front of this form. If you do not recognize the FILER shown in the upper left corner of the form, contact the PSE whose name and phone number are shown in the lower left corner of the form above your account number. If the Form 1099-K is related to your business, see Pub. 334 for more information. If the Form 1099-K is related to your work as part of the gig economy, see www.irs.gov/GigEconomy. See the separate instructions for your income tax return for using the information reported on this form.

Payee's taxpayer identification number (TIN). For your protection, this form may show only the last four digits of your TIN (social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN)). However, the issuer has reported your complete TIN to the IRS.

Account number. May show an account number or other unique number the PSE assigned to distinguish your account.

Box 1a. Shows the aggregate gross amount of payment card/third party network transactions made to you through the PSE during the calendar year.

Box 1b. Shows the aggregate gross amount of all reportable payment transactions made to you through the PSE during the calendar year where the card was not present at the time of the transaction or the card number was keyed into the terminal. Typically, this relates to online sales, phone sales, or catalogue sales. If the box for third party network is checked, or if these are third party network transactions, Card Not Present transactions will not be reported.

Box 2. Shows the merchant category code used for payment card/third party network transactions (if available) reported on this form.

Box 3. Shows the number of payment transactions (not including refund transactions) processed through the payment card/third party network.

Box 4. Shows backup withholding. Generally, a payer must backup withhold if you did not furnish your TIN or you did not furnish the correct TIN to the payer. See Form W-9, Request for Taxpayer Identification Number and Certification, and Pub. 505. Include this amount on your income tax return as tax withheld.

Boxes 5a-5l. Show the gross amount of payment card/third party network transactions made to you for each month of the calendar year.

Boxes 6-8. Show state and local income tax withheld from the payments.

Future developments. For the latest information about developments related to Form 1099-K and its instructions, such as legislation enacted after they were published, go to www.irs.gov/Form1099K.

Free File Program. Go to www.irs.gov/FreeFile to see if you qualify for no-cost online federal tax preparation, e-filing, and direct deposit or payment options.

01A05638 - 09/20/2022

☐ CORRECTED (if checked)

FILER'S name, street address, city or town, state or province, country, ZIP or foreign postal code, and telephone no. FIRST DATA REPORTING SERVICES LLC PO BOX 6604 HAGERSTOWN, MD 21741-6604 800-762-6663		FILER'S TIN XX-XXX	OMB No. 1545-2205 Form 1099-K	Payment Card and Third Party Network Transactions	
1a Gross amount of payment card/third party network transactions \$ 541,497.31		For calendar year 2022			
Check to indicate if FILER is a (an): Payment settlement entity (PSE) <input type="checkbox"/> Electronic Payment Facilitator (EPF)/Other third party <input checked="" type="checkbox"/>		Check to indicate transactions reported are: Payment card <input checked="" type="checkbox"/> Third party network <input type="checkbox"/>	1b Card Not Present transactions \$ 540,847.06	2 Merchant category code 5811	Copy B For Payee This is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if taxable income results from this transaction and the IRS determines that it has not been reported.
PAYEE'S name Street address (including apt. no.) City or town, state or province, country, and ZIP or foreign postal code BILLINGS VILLAGE RV PARK LLC BILLINGS VILLAGE RV PARK 325 S BILLINGS BLVD BILLINGS, MT 59101-4756		4 Federal income tax withheld \$			
PSE'S name and telephone number FIRST DATA REPORTING SERVICES LLC 800-762-6663		5a January \$ 26,303.91	5b February \$ 24,326.91		
Account number (see instructions) N0000049643127788800		5c March \$ 38,088.98	5d April \$ 45,120.40		
		5e May \$ 58,805.80	5f June \$ 73,716.54		
		5g July \$ 79,433.93	5h August \$ 75,829.39		
		5i September \$ 45,389.56	5j October \$ 28,442.18		
		5k November \$ 23,452.65	5l December \$ 22,587.06		
		6 State	7 State identification no.	8 State income tax withheld \$	

Form 1099-K

(Keep for your records)

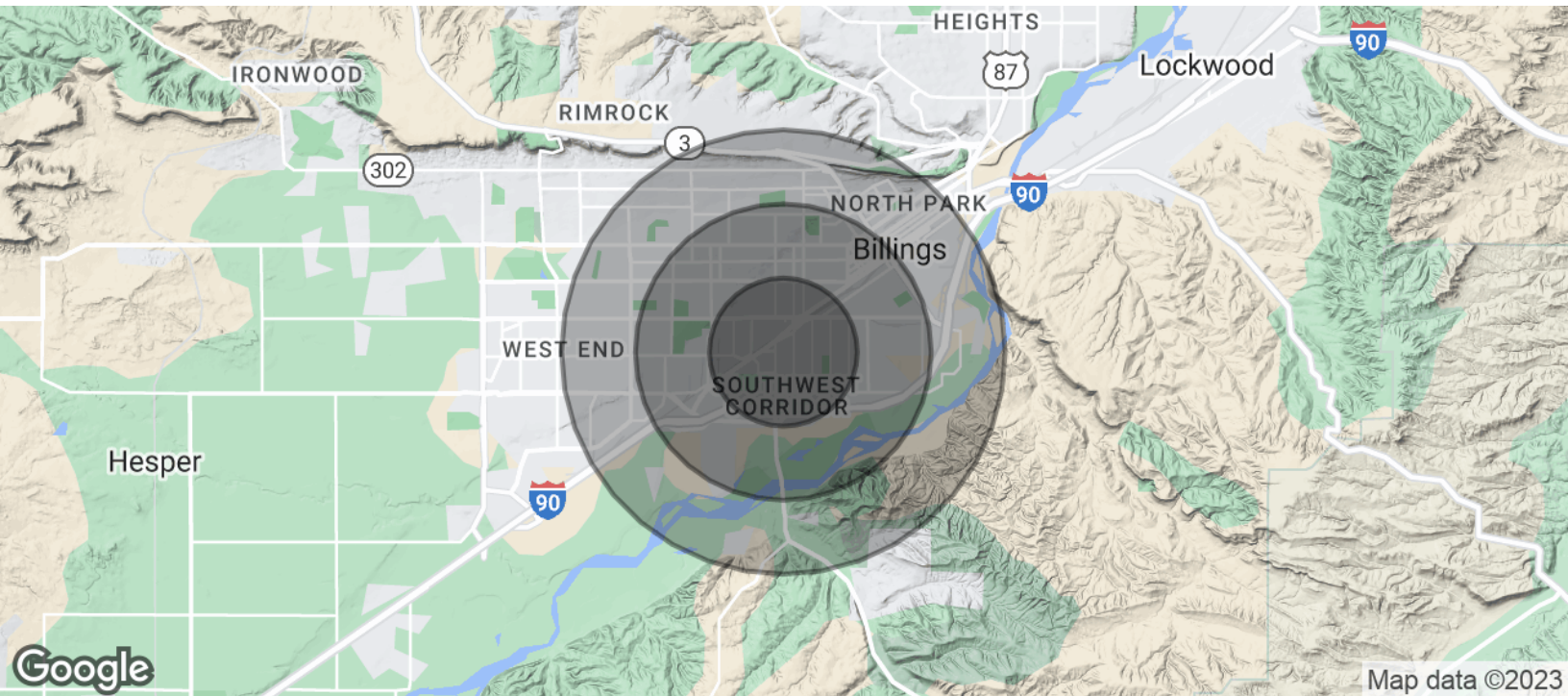
www.irs.gov/Form1099K

Department of the Treasury - Internal Revenue Service

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	9,599	31,424	54,666
Average Age	35.0	36.5	37.4
Average Age (Male)	33.4	34.6	35.0
Average Age (Female)	37.9	39.0	39.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,443	15,199	26,248
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$52,235	\$57,175	\$64,785
Average House Value	\$241,082	\$219,302	\$227,919

* Demographic data derived from 2020 ACS - US Census

