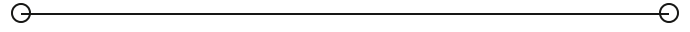


**SALE**

# North Little Rock RV Park

**7918 US 70**

North Little Rock, AR 72117



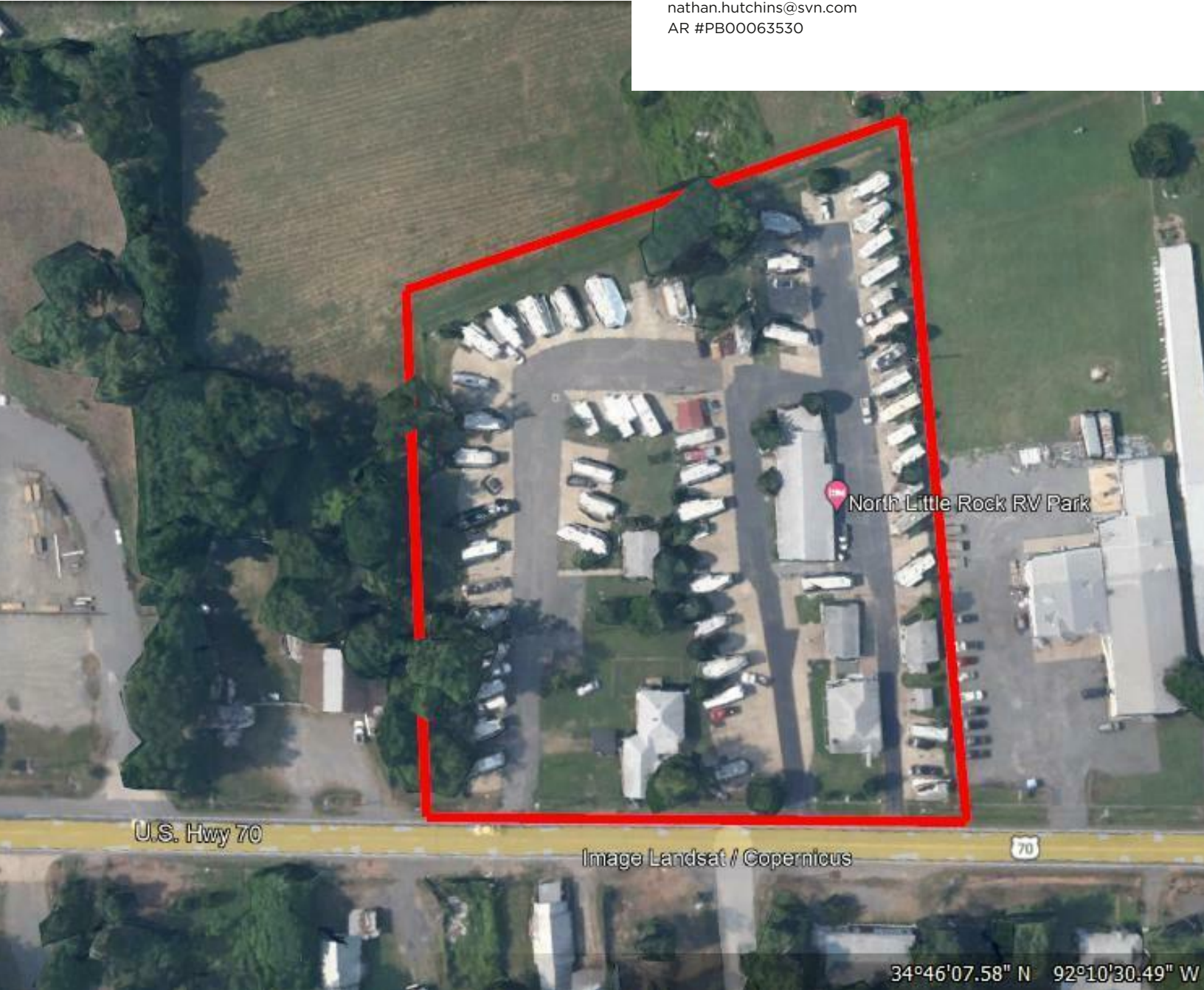
**PRESENTED BY:**

**NATHAN HUTCHINS**

O: 501.912.3660

nathan.hutchins@svn.com

AR #PB00063530



34°46'07.58" N 92°10'30.49" W



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,795,000
LOT SIZE:	3.22 Acres
CAP RATE:	8.81%
NOI:	\$158,162

NATHAN HUTCHINS

O: 501.912.3660  
nathan.hutchins@svn.com  
AR #PB00063530

PROPERTY OVERVIEW

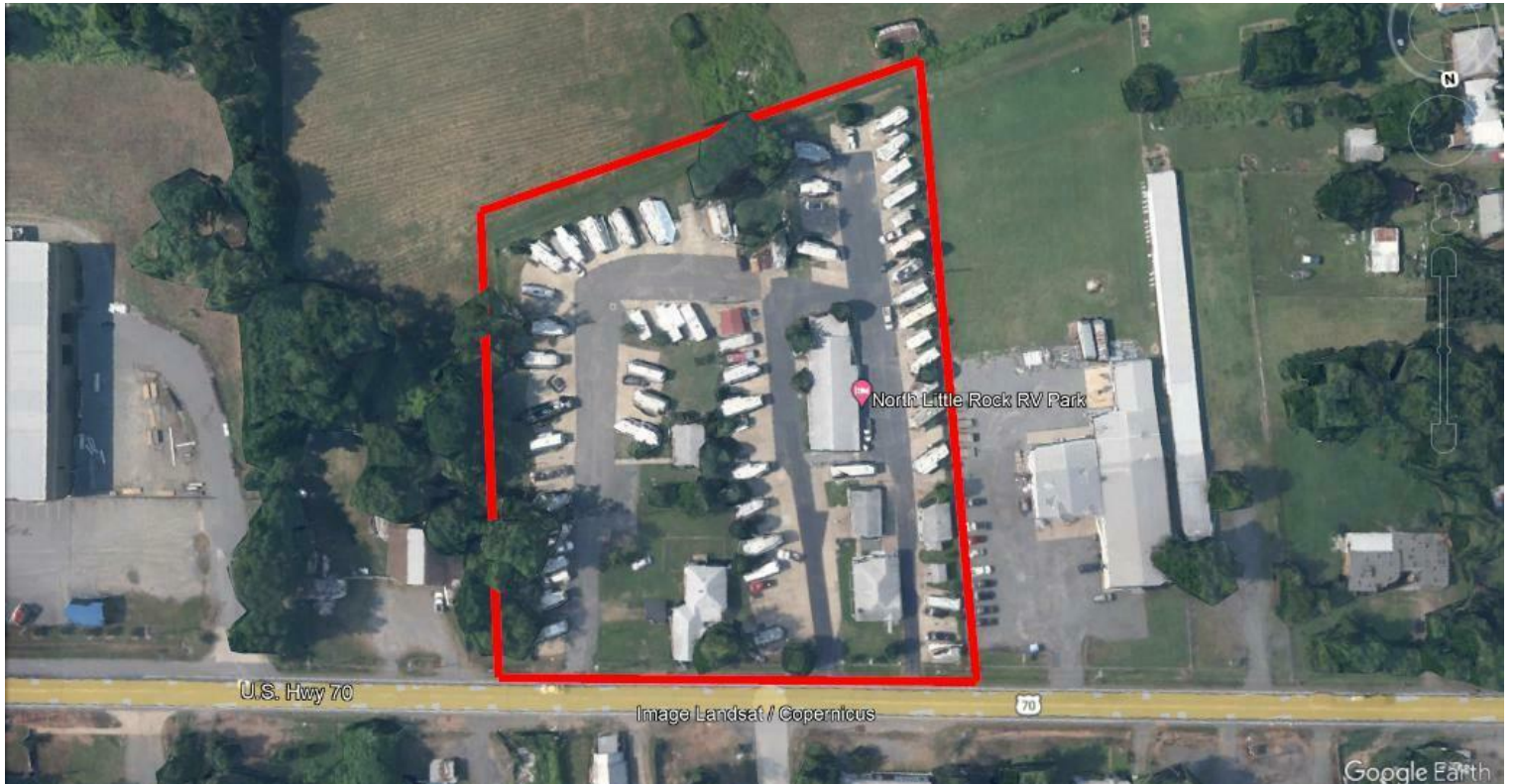
High volume TURNKEY RV Park. Rare opportunity to own a thriving business. Manager onsite with living quarters,

PROPERTY HIGHLIGHTS

- 60 RV rental pads.
- Full utilities to all pads.
- Park has had complete remodel.
- Onsite management with housing already in place.
- Rental home has been updated and has new 1 year lease.
- 10% growth pattern indicated for 2023.
- On average the park stays 90% full monthly.
- Park is centrally located in North Little Rock with easy access to the major interstate artery.
- Full bathrooms with showers onsite.
- Property manager can remain employed and onsite if needed.
- Expansion onsite for additional drive through sites available.



## ADDITIONAL PHOTOS



**NATHAN HUTCHINS**

O: 501.912.3660

nathan.hutchins@svn.com

AR #PB00063530



## ADDITIONAL PHOTOS



**NATHAN HUTCHINS**

O: 501.912.3660

nathan.hutchins@svn.com

AR #PB00063530

## INCOME & EXPENSES

### INCOME SUMMARY

TOTAL RENTAL (2022)	\$281,055
HOUSE RENTAL (\$1600 PER MTH)	\$19,200
<b>GROSS INCOME</b>	<b>\$300,255</b>

### EXPENSES SUMMARY

FULL TIME MANAGMENT	\$49,300
ELECTRICAL	\$46,741
WATER	\$1,528
WASTE SERVICES	\$4,670
CELL PHONE	\$1,527
ADVERTISING	\$4,010
BANK FEES	\$937
REAL ESTATE TAXES	\$7,159
INSURANCE ANNUAL	\$12,720
RESERVES (IMPROVEMENTS)	\$13,500
<b>OPERATING EXPENSES</b>	<b>\$142,092</b>

<b>NET OPERATING INCOME</b>	<b>\$158,163</b>
-----------------------------	------------------

#### NATHAN HUTCHINS

O: 501.912.3660

nathan.hutchins@svn.com

AR #PB00063530

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE PER SF	\$413
NET OPERATING INCOME	\$158,163
PRICE	\$1,795,000
PRICE PER UNIT	\$29,917
CAP RATE	8.81%
CASH-ON-CASH RETURN (YR 1)	8.81%
TOTAL RETURN (YR 1)	\$158,163

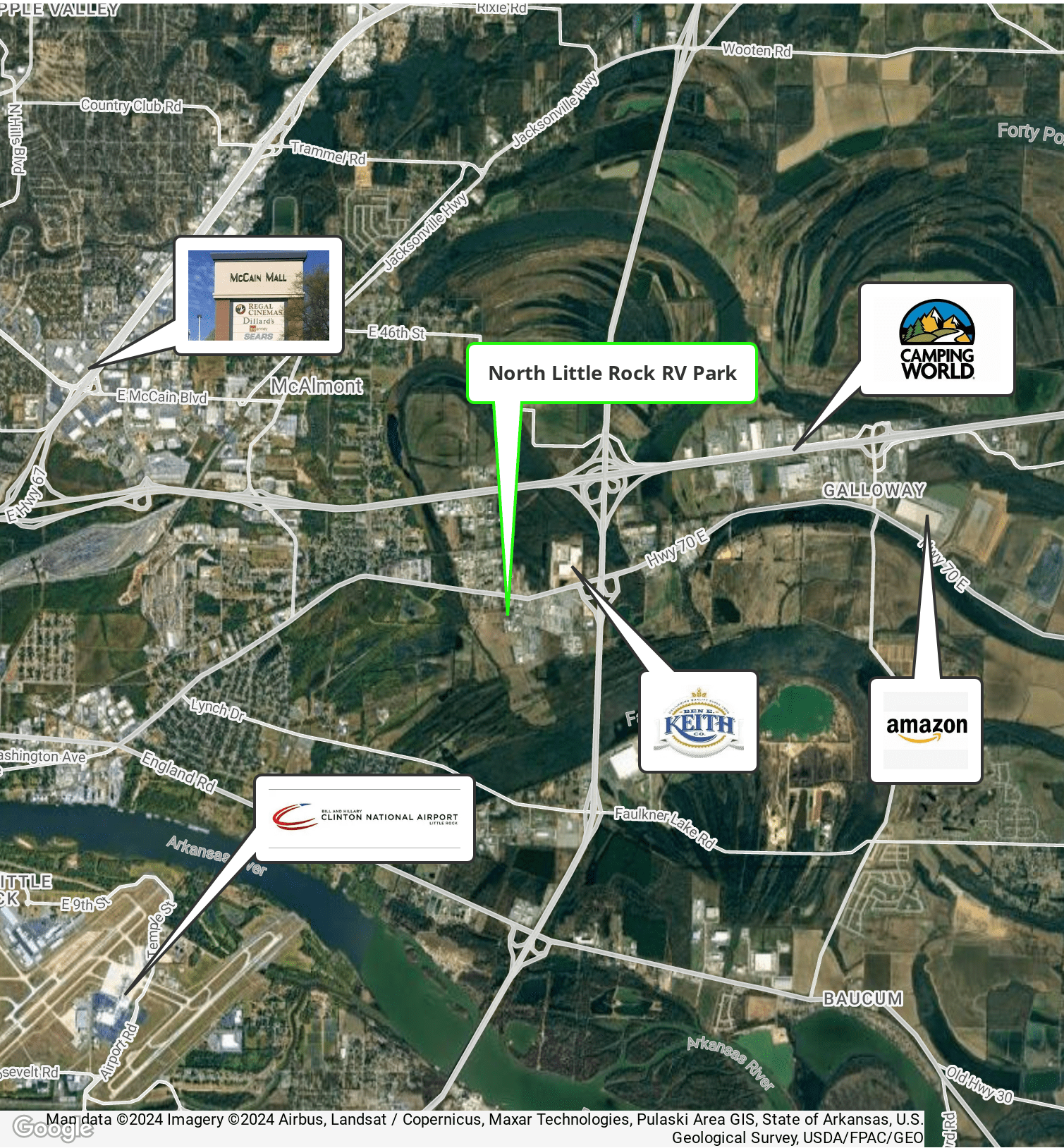
OPERATING DATA

TOTAL SCHEDULED INCOME	\$300,255
GROSS INCOME	\$300,255
OPERATING EXPENSES	\$142,092
PRE-TAX CASH FLOW	\$158,163

NATHAN HUTCHINS  
O: 501.912.3660  
nathan.hutchins@svn.com  
AR #PB00063530



RETAILER MAP



**NATHAN HUTCHINS**  
O: 501.912.3660  
nathan.hutchins@svn.com  
AR #PB00063530