

Waldport/Newport KOA - Investment Teaser

 1330 NW PACIFIC COAST HIGHWAY WALDPOR OR 97394

Expected Closing 10/15/2024

\$5.0MM PURCHASE PRICE **\$1,013,748** GROSS REVENUE **10.17%** PURCHASE CAP RATE



-  6.7 ACRES
-  69 RV SITES
-  21 CABINS
-  BEACH ACCESS

PARK HIGHLIGHTS

- BEACH ACCESS
- CAMP STORE
- DIRECTLY ON SCENIC HIGHWAY 101
- BOAT PARKING
- OVERLOOKING ALSEA BAY
- RV PATIO SITES

 [KOA.COM/CAMPGROUNDS/WALDPOR/](https://koa.com/campgrounds/waldport/)  [FACEBOOK.COM/WALDPORNEWPORTKOA/](https://facebook.com/waldportnewportkoa/)



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Waldport/Newport KOA - Investment Summary

Investment Highlights

RARE opportunity to own a turn-key campground on the Oregon Coast! This profitable RV Park, on 6.7 acres, is situated just off the Pacific Coast Highway, with incredible views of the bay and is the ideal location to capitalize on the vast number of campers traveling through or stopping to explore all the area has to offer. Guests flock to this destination for activities including 3 lighthouses to tour, sea lion caves, Oregon Coast Aquarium and the beauty of natural sites like Seal Rock or Cape Perpetua.

30+ Year Operating History

- Stabilized asset with no major improvements required
- **For Sale for \$5.8mm In 2022 at a 7% Cap Rate**
 - In 2022 we had an agreement for \$5.5mm on gross revenue of \$1,006,000 (2021 Rev)
 - Now we have it under contract at \$5mm on gross revenues of \$1,013,000 (2023 Rev)

KOA Branded RV Resort

- 5 years remaining on the franchise agreement
- Presidential Award Winner

Below Market Seller Financing

- 63% LTC, 10-year term, 6.50% Interest, 25-year Amortization, 12 Months Interest Only



Investment Structure And Returns

Property Management Fees (5%)

- Property Management Fees **will be deferred for the first two years** and paid at the sale allowing for higher COC the first two years

Five Year Cash On Cash (10.80%)

- Year 1 - 12.02%, Year 2 – 10.68%, Year 3 – 9.51%, Year 4 – 10.24%, Year 5 – 11.55%

Five Year Return Summary

- **Investor IRR – 22.29%**
- **Investor Equity Multiple – 2.43X**
- **Investor 5 Year COC Average – 10.80%**

Additional Upside

- Refinance cash out at higher leverage, decrease in interest rates, redoing retail space, access to our after hours call center