

# Marcus & Millichap

Real Estate Investment Services

**293 SPACES**  
**ANAHEIM RV VILLAGE**  
**333 West Ball Road**  
**Anaheim, CA 92805**

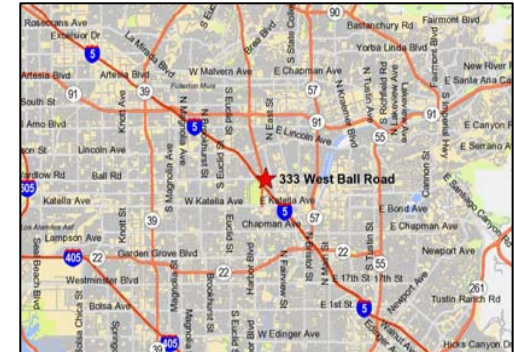


## INVESTMENT HIGHLIGHTS

- ◆ Prime Orange County Location. Signal Controlled Northeast Corner of Harbor Blvd and Ball Rd.
- ◆ 3-Star Fully Amenitized 293 Site RV Resort - 274 Full Hook-Ups and 19 Tent Sites on 9.27 Acres
- ◆ 9.27 and 1.66 Acre Parcel Totaling 10.93 Net Acres Zoned Anaheim Resort Specific Plan: Restaurant, Hotel, Motel and Service & Retail Businesses
- ◆ The Cost Per Site is 25% Less Than Historic Average MH/RV & Land Comparable Sales Since 2000
- ◆ Value Add Opportunity to Reconfigure the RV Resort to Increase Rates, Occupancy and Market Value

## OFFERING SUMMARY

Price	\$10,000,000
Down Payment	(100%) \$10,000,000
Spaces	293
Price Per Space	\$34,130
Year Built	1972 / 2007
Lot Size	9.27 + 1.66 Acres
Cap Rate - TRAILING 12 MONTHS	3.1%
Cap Rate - 70% OCC. PRO FORMA	21.9%
GRM - TRAILING 12 MONTHS	8.95
GRM - 70% OCC. PRO FORMA	3.36
Total Return - TRAILING 12 MONTHS	3.11%
Total Return - 70% OCC. PRO FORMA	21.9%



Listed by:

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**INVESTMENT OVERVIEW**

Anaheim RV Village is a 3 star, 293 site RV resort consisting of 274 full hookup sites and 19 tent sites on 9.27 acres is located in Anaheim, CA. The sales price included the 1.66 acres at the NE commercial corner of Ball Road and Harbor Boulevard. Anaheim RV Village generated numerous offers and sold to a local MHC operator.

The Anaheim RV Village is one of the newest RV Resorts in Anaheim. The owner recently renovated the amenity package and some of the infrastructure. The park is conveniently situated near Disneyland, Knotts Berry Farm, Honda Center, Angels Stadium and the Anaheim Convention Center. The 10.93 net or 11.86 gross acre parcel is situated on the North East Corner of W. Ball Road and S. Harbor Blvd, minutes from Interstate 5 and close to the convergence of the Garden Grove freeway (22), the 57 and the 91 freeway. The RV Resort is walking distance to the entrance of Disneyland.

The RV Resort has realistic value add upside and redevelopment potential. Site rentals for monthly residents now range between \$750 - \$1,175 per month with sub-metered electricity. There is also a full suite of offices with kitchen facilities which can be used by an owner or leased for additional income.

**SPACE MIX**

No. of Spaces	Space Type	Current Rents	Average Rents	Monthly Income	% of Total
274	RV (Monthly)	\$750 - \$1,175	\$963	\$29,750	31%
	RV (Weekly)	\$210 - \$450	\$330	\$21,350	22%
	RV (Daily)	\$35 - \$75	\$55	\$41,417	43%
19	TentSites	\$35	\$35		
293	<b>RV RESORT TOTAL</b>			<b>\$92,517</b>	<b>96%</b>
2	Commercial Stores	\$1,500	\$1,500	\$3,000	4%
295	<b>TOTAL</b>			<b>\$95,517</b>	<b>100%</b>

**OPERATING DATA**

	TRAILING 12 MONTHS	70% OCC. PRO FORMA
<b>INCOME</b>		
Gross Potential Rent	\$1,116,900	\$2,974,380
Other Income	30,000	92,721
Gross Potential Income	\$1,146,900	\$3,067,101
Effective Gross Income	\$1,146,900	\$3,067,101
Less: Expenses	835,533	877,113
Net Operating Income	\$311,367	\$2,189,988
Total Return	3.1% \$311,367	21.9% \$2,189,988



**EXPENSES**

Real Estate Taxes	\$126,130	\$137,500
Insurance	29,724	36,050
Payroll	164,200	76,380
Housekeeping / Front Desk	31,085	98,880
Utilities	149,646	197,385
Repairs & Maintenance	62,662	70,086
Marketing & Promotion	51,531	49,738
General & Administrative	96,070	162,908
Landscaping	51,856	44,076
Management Fee	72,000	0
Security	829	4,110
<b>Total Expenses</b>	<b>\$835,533</b>	<b>\$877,113</b>
Expenses per Space	\$2,852	\$3,149
% of EGI	72.9%	28.6%

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