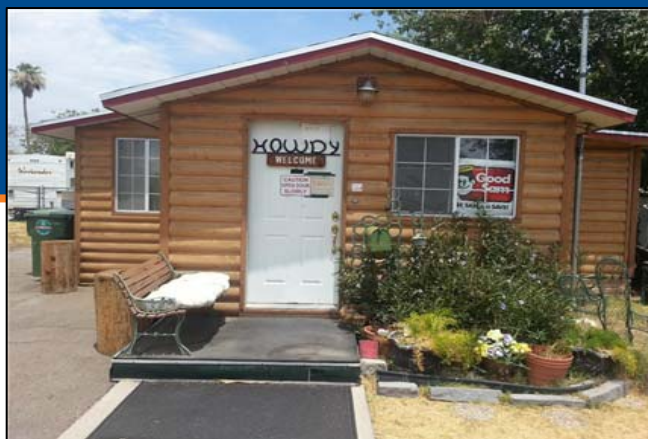


# Marcus & Millichap

Real Estate Investment Services

**47 SPACES**  
**COVERED WAGON RV PARK**  
**6540 North Black Canyon**  
**Highway**  
**Phoenix, AZ 85017**

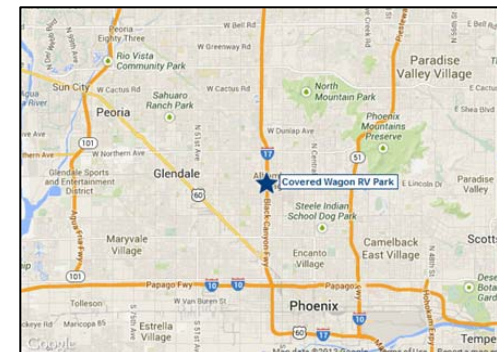


## INVESTMENT HIGHLIGHTS

- ◆ 44 Full-Service RV Pads
- ◆ Full Hook-Ups with 30 or 50 Amp Pedestals
- ◆ Two Single-Wide Mobile Home Rentals
- ◆ Swimming Pool with Bathrooms and Showers
- ◆ Laundry Room
- ◆ Vending Machines
- ◆ Wireless Internet Service Throughout the Park
- ◆ Daily, Weekly and Monthly Rates Available

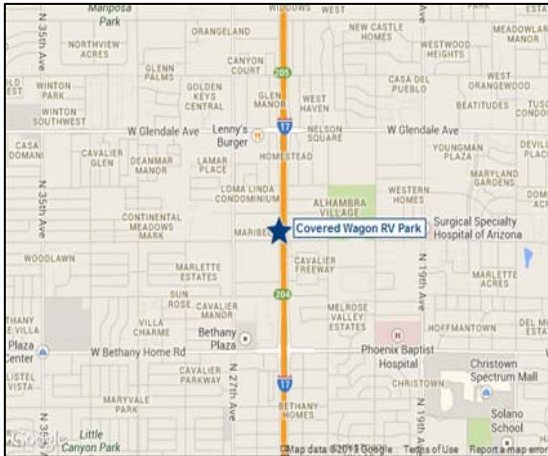
## OFFERING SUMMARY

Price	\$1,280,000
Down Payment	(35%) \$450,000
Loan Amount	\$830,000
Loan Type	Seller
Interest Rate	0.000%
Spaces	47
Price Per Space	\$27,234
Year Built	1958
Lot Size	3.27 Acres
Cap Rate - Current	9.47%
GRM - Current	6.35
Net Cash Flow After Debt Service - Current	17.72%
Total Return - Current	17.72%



Listed by:

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## INVESTMENT OVERVIEW

Covered Wagon is a well maintained, appealing RV park situated west of the Interstate-17 Highway in the city of Phoenix, Arizona. There are 44 RV pads with full hook-up (electric, water and sewer) and each pad has either 30 amp or 50 amp submetered electric pedestal. There are two single-wide mobile homes (park-owned) and a one-bedroom/one-bath 800-square foot home occupied by the owner. The park provides cable television, wireless internet service at cost. Water, sewer and trash are included in the rent. There is a laundry room with three washers and three dryers. The park also provides clean restrooms, showers, vending machines and a fenced swimming pool.

## 6540 NORTH BLACK CANYON HIGHWAY • PHOENIX, AZ 85017

### SPACE MIX

No. of Spaces	Space Type	Current Rents	Monthly Income
44	RV	\$350	\$15,400
2	Park-Owned Home Singl	\$450	\$900
1	Park-Owned Home	\$500	\$500
<b>47</b>	<b>Total</b>		<b>\$16,800</b>

### OPERATING DATA

Income	Current
Gross Potential Rent	\$201,600
Other Income	\$44,250
Gross Potential Income	\$245,850
Less: Vacancy/Deductions	12.3% / \$24,864
Effective Gross Income	\$220,986
Less: Expenses	\$99,730
Net Operating Income	\$121,256
Reserves	\$41,500
Net Cash Flow Before Debt Service	\$79,756
Net Cash Flow After Debt Service	17.7% / \$79,756
Total Return	17.7% / \$79,756



### EXPENSES

Real Estate Taxes	\$8,000
Insurance	2,710
Repairs & Maintenance	9,500
Marketing & Promotion	2,000
Gas	2,000
Electric	32,000
Water	6,200
Trash	3,300
Telephone	2,500
Total Utilities	46,000
Miscellaneous	300
Reserves & Replacements	3,000
Landscaping	3,000
Bookkeeping	1,800
AZ Priviledge Tax	2,500
Total Other Expenses	20,920
<b>Total Expenses</b>	<b>\$99,730</b>
Expenses per Space	\$2,122
% of EGI	45.1%

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