

Reflection Lake RV Park San Jacinto, CA 92582

27.49 Acre Operating RV Park and Fishing Campground for SALE



PROPERTY FACT SHEET



Bird's Eye View Looking East of RV Park and Fishing Campground

INVESTMENT HIGHLIGHTS

- ±27.49 Acres - Zoned Commercial
- Future Commercial Development Site with Income in Place:
 - Operating RV park and fishing campground
 - 56 full hook-up sites
 - 48 sites with water and electric hook-ups
 - 3 mobile home sites
 - 3 park-owned double-wide models
 - Country store
 - ±17 acre stocked lake
 - RV storage
 - Swimming pool
 - Full basketball court
 - Large playground
- Asking Price: \$2,500,000



PROPERTY DESCRIPTION

"Reflection Lake RV Park" is a ±27.49 acre operating RV park and fishing campground with positive net income in place. The property is zoned commercial for future development. The RV park is a 110 site RV park and campground comprised of 56 permanent full hook-up sites, 48 sites with electric and water hookups, 3 mobile home sites, 3 park-owned double-wide models with California rooms, a convenience store, and a ±17 acre stocked lake.

Existing lender has indicated he would allow an assumption. Terms are \$1,335,000 balance at 6% interest only, \$6,675 monthly payment, due September, 2015 but an extension might be possible with a principal paydown.

See offering Memorandum for full details.

Visit www.reflectionlakerv.com for more information about the amenities of the RV park and campground.

2010 DEMOGRAPHIC PROFILE

	3 MILE	5 MILE	7 MILE
Population	21,924	84,498	148,950
Households	8,715	32,910	55,319
Average Household Income	\$50,352	\$47,638	\$51,684
Daytime Employees	4,337	24,636	34,569

CONTACT

Anthony Villasenor
858.724.0424
avillasenor@sierraus.com
CA License #01235967

Ryan Gonzales
858.724.0470
rgonzales@sierraus.com
CA License #01109934

www.SierraUS.com
322 8th Street • Suite 105
Del Mar, CA 92014
858.724.0292(fax) • 866.606.8555(toll-free)

Reflection Lake RV Park San Jacinto, CA 92582

27.49 Acre Operating RV Park and Fishing Campground for SALE



Reflection Lake RV Park

3440 Cottonwood Avenue - San Jacinto, CA 92582

- 100% occupancy in permanent section
- ±17 acre man-made lake
- Low density of hook up sites - 10.5 sites per acre (excluding lake acreage)
- Hard corner location (Cottonwood Avenue & Warren Road)
- Future development potential
- New proposed freeway to be built just east of the property - an off ramp is proposed at Cottonwood Avenue
- Affordable community in a high growth area with a strong rental market



PROPERTY SUMMARY

Reflection Lake RV Park is a 2-star, 110 site RV park and fishing campground comprised of 56 permanent full hook up sites, 48 campsites with electric and water hook ups, 3 mobile home sites, 3 park-owned double-wide models with California rooms, a convenience store, and a ±17 acre lake. The property is situated on a ±27.49 acre parcel, surrounded by new development projects.

The park offers many amenities such as open picnic areas on the lake front, bathrooms and showers, fishing, boat ramp, pool, and a convenience store that includes a beer and wine license.

The park is sub-metered with at least 30 amp electric service at each site. The water is supplied by a municipal water district. The park is on a septic system. Septic tanks and leach lines have been added and modified without city and county permits. A sewer main may be constructed for the development of the subdivision across the intersection. The streets in the park are paved and in fair condition.

The property has a well that is used to fill the lake during the summer months; however, the owner has recently signed a contract with the development across the street to receive runoff water after it has passed through a filter to remove the silt. This will reduce the amount of pumped water that is needed to maintain a satisfactory water level in the lake. The lake is stocked with fish every other week - trout in the winter and catfish in the summer.

Reflection Lake RV Park is an opportunity for the investor looking to take advantage of the growing land values, the rising need for affordable housing, and the increasing demand for campgrounds as the valley becomes more of a metropolitan area. The Riverside County Transportation Commission is proposing to extend the Route 79 freeway (4 lanes) from the Ramona Expressway down to the town of Winchester. One of the main off ramps is mapped to be at Cottonwood Avenue, just east of the property. The master plan also includes residential housing in the surrounding area.

The park is licensed for 121 sites but is operated with a total of 126 sites including 9 spaces of overflow dry camping. The 2004 performance was effected by both drought and flooding. 2005's current operation appears to support the EGI and NOI used in the package, which was based on the 2003 P8L combined with current rents.

AREA SUMMARY

The city of San Jacinto is located in Riverside County, 85 miles east of Los Angeles, 85 miles north of San Diego, and 25 miles north of Temecula. The current population of San Jacinto is 26,000 and the city has grown by 62% since 1990. This growth is expected to continue, as the population is expected to increase by 73% by 2010 to an estimated 45,000 residents.

San Jacinto has a diverse business and job base that includes the manufacturing sector as well as the non-manufacturing sector of agriculture, retail, and other support services. Principal manufacturing products include electronic components, mobile homes, casting, and parts assembly. Retail, service, and medical providers are also valued industries. The area's labor force includes professional, skilled, and semi-skilled workers.

Reflection Lake RV Park

San Jacinto, CA 92582
27.49 Acre Operating RV Park and Fishing Campground for SALE



SITE PLAN



LEGEND

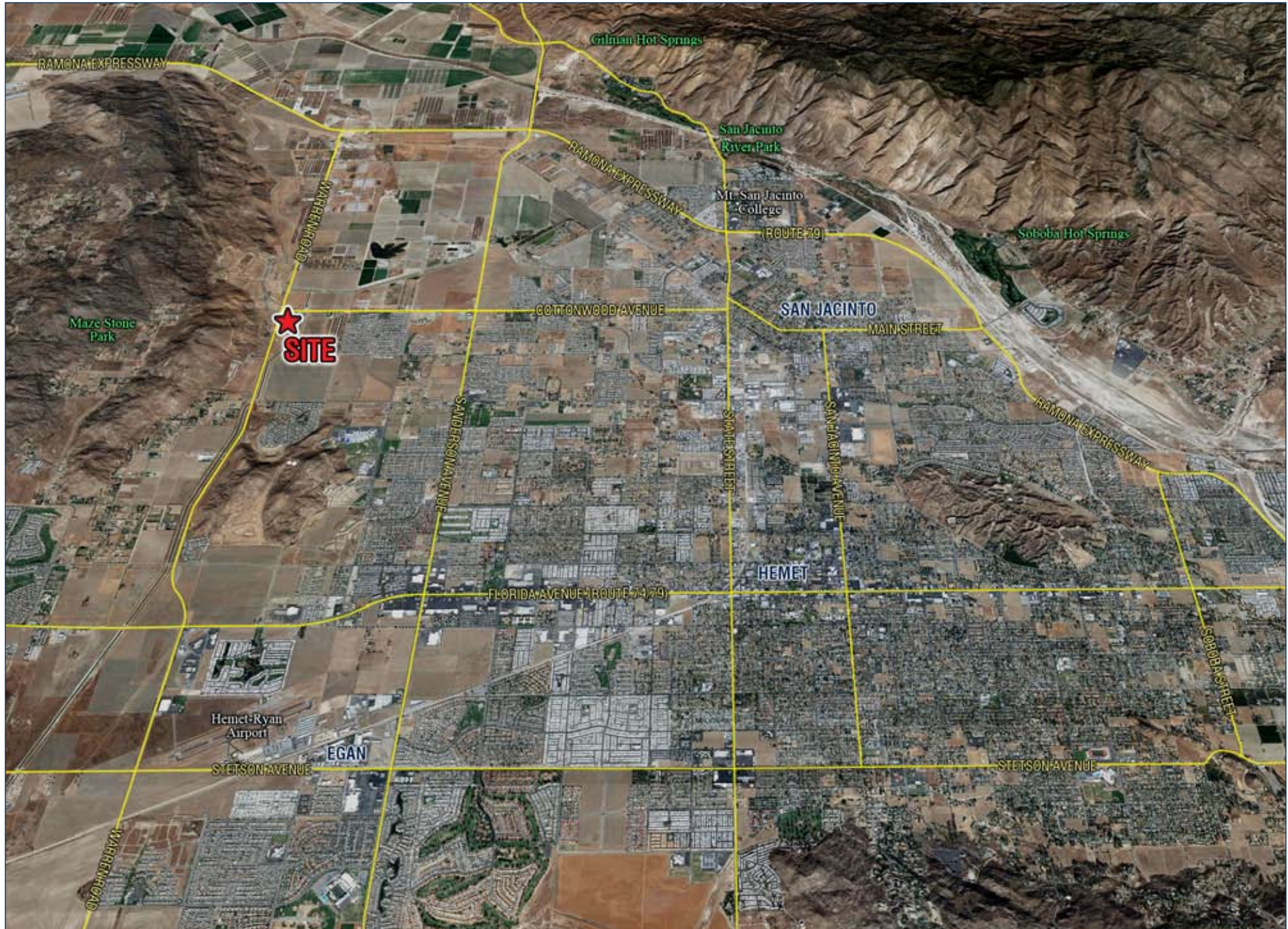
- Full Hook up
- Water and 30 Amp Electric
- Water and 50 Amp Electric
- Showers
- Laundry
- Pool
- Office & Store
- Dump Station
- Handicap Access
- Playground
- Basket Ball Court
- Picnic Area
- Cabins
- Private
- Wall ball court & Movies
- Fire Extinguisher
- No Swimming
- Restrooms
- Fish Cleaning Station

Reflection Lake RV Park

San Jacinto, CA 92582
27.49 Acre Operating RV Park and Fishing Campground for SALE



TRADE AREA AERIAL



FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 33.78531/-117.032

3440 Cottonwood Ave.		3 Miles	5 Miles	7 Miles
San Jacinto, CA				
POPULATION	2010 Estimated Population	21,924	84,498	148,950
	2015 Projected Population	23,823	95,518	166,764
	2000 Census Population	11,867	64,860	114,347
	1990 Census Population	9,010	55,553	94,782
	Historical Annual Growth 1990 to 2010	7.2%	2.6%	2.9%
	Projected Annual Growth 2010 to 2015	1.7%	2.6%	2.4%
HOUSEHOLDS	2010 Est. Households	8,715	32,910	55,319
	2015 Proj. Households	9,422	37,189	61,771
	2000 Census Households	5,167	26,657	44,505
	1990 Census Households	4,330	24,629	39,850
	Historical Annual Growth 1990 to 2010	5.1%	1.7%	1.9%
	Projected Annual Growth 2010 to 2015	1.6%	2.6%	2.3%
AGE	2010 Est. Population 0 to 9 Years	12.2%	13.5%	14.0%
	2010 Est. Population 10 to 19 Years	11.5%	11.7%	12.8%
	2010 Est. Population 20 to 29 Years	11.4%	13.1%	13.3%
	2010 Est. Population 30 to 44 Years	16.7%	16.9%	18.0%
	2010 Est. Population 45 to 59 Years	15.4%	15.1%	15.8%
	2010 Est. Population 60 to 74 Years	14.8%	13.4%	12.5%
	2010 Est. Population 75 Years Plus	18.1%	16.3%	13.6%
	2010 Est. Median Age	43.8	40.8	38.4
MARITAL STATUS & SEX	2010 Est. Male Population	46.9%	47.1%	47.5%
	2010 Est. Female Population	53.1%	52.9%	52.5%
	2010 Est. Never Married	16.6%	19.0%	19.8%
	2010 Est. Now Married	56.5%	51.1%	52.8%
	2010 Est. Separated or Divorced	13.6%	17.0%	16.3%
	2010 Est. Widowed	13.3%	12.9%	11.1%
INCOME	2010 Est. HH Income \$200,000 or More	1.2%	1.1%	1.2%
	2010 Est. HH Income \$150,000 to \$199,999	2.0%	1.7%	2.0%
	2010 Est. HH Income \$100,000 to \$149,999	3.3%	4.3%	6.2%
	2010 Est. HH Income \$75,000 to \$99,999	10.3%	7.9%	9.1%
	2010 Est. HH Income \$50,000 to \$74,999	18.5%	15.3%	16.9%
	2010 Est. HH Income \$35,000 to \$49,999	19.3%	16.5%	16.5%
	2010 Est. HH Income \$25,000 to \$34,999	16.3%	15.5%	14.1%
	2010 Est. HH Income \$15,000 to \$24,999	16.1%	19.2%	17.3%
	2010 Est. HH Income \$0 to \$14,999	12.9%	18.5%	16.5%
	2010 Est. Average Household Income	\$50,352	\$47,638	\$51,684
	2010 Est. Median HH Income	\$39,625	\$34,598	\$38,524
	2010 Est. Per Capita Income	\$20,878	\$19,840	\$20,322
	2010 Est. Number of Businesses	401	2,403	3,486
	2010 Est. Total Number of Employees	4,337	24,636	34,569

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 33.78531/-117.032

3440 Cottonwood Ave.		3 Miles	5 Miles	7 Miles
San Jacinto, CA				
RACE	2010 Est. White Population	91.4%	89.6%	89.7%
	2010 Est. Black Population	2.8%	3.7%	3.6%
	2010 Est. Asian & Pacific Islander	2.7%	3.0%	3.1%
	2010 Est. American Indian & Alaska Native	1.5%	1.7%	1.7%
	2010 Est. Other Races Population	1.6%	2.0%	1.9%
HISPANIC	2010 Est. Hispanic Population	7,359	33,088	56,988
	2010 Est. Hispanic Population Percent	33.6%	39.2%	38.3%
	2015 Proj. Hispanic Population Percent	37.5%	42.8%	42.1%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	15,598	57,968	99,732
	2010 Est. Elementary (0 to 8)	9.0%	10.8%	9.7%
	2010 Est. Some High School (9 to 11)	12.1%	13.2%	12.6%
	2010 Est. High School Graduate (12)	32.9%	34.0%	34.1%
	2010 Est. Some College (13 to 16)	23.0%	22.2%	22.9%
	2010 Est. Associate Degree Only	6.6%	5.9%	6.4%
	2010 Est. Bachelor Degree Only	10.8%	9.3%	9.3%
	2010 Est. Graduate Degree	5.6%	4.5%	4.9%
HOUSING	2010 Est. Total Housing Units	10,851	39,070	63,752
	2010 Est. Owner Occupied Percent	59.5%	56.1%	58.6%
	2010 Est. Renter Occupied Percent	20.8%	28.1%	28.2%
	2010 Est. Vacant Housing Percent	19.7%	15.8%	13.2%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	2.0%	1.3%	1.6%
	2000 Homes Built 1995 to 1998	6.4%	4.1%	4.1%
	2000 Homes Built 1990 to 1994	16.9%	11.2%	12.0%
	2000 Homes Built 1980 to 1989	37.4%	30.4%	28.4%
	2000 Homes Built 1970 to 1979	26.8%	29.7%	29.8%
	2000 Homes Built 1960 to 1969	5.7%	13.5%	14.1%
	2000 Homes Built 1950 to 1959	2.3%	5.1%	5.7%
	2000 Homes Built Before 1949	2.5%	4.8%	4.3%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	0.1%	0.1%
	2000 Home Value \$500,000 to \$999,999	0.4%	0.4%	0.3%
	2000 Home Value \$400,000 to \$499,999	0.3%	0.1%	0.1%
	2000 Home Value \$300,000 to \$399,999	1.2%	0.6%	0.7%
	2000 Home Value \$200,000 to \$299,999	3.3%	2.7%	3.5%
	2000 Home Value \$150,000 to \$199,999	7.1%	7.7%	11.7%
	2000 Home Value \$100,000 to \$149,999	30.1%	28.4%	32.1%
	2000 Home Value \$50,000 to \$99,999	53.2%	52.7%	46.5%
	2000 Home Value \$25,000 to \$49,999	4.3%	7.2%	4.7%
	2000 Home Value \$0 to \$24,999	-	0.1%	0.2%
	2000 Median Home Value	\$102,814	\$98,553	\$106,328
	2000 Median Rent	\$710	\$451	\$460

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 33.78531/-117.032

3440 Cottonwood Ave.		3 Miles	5 Miles	7 Miles
San Jacinto, CA				
LABOR FORCE	2010 Est. Labor: Population Age 16+	17,671	67,116	116,632
	2010 Est. Civilian Employed	43.5%	41.4%	44.7%
	2010 Est. Civilian Unemployed	6.6%	8.8%	8.8%
	2010 Est. in Armed Forces	0.1%	0.2%	0.2%
	2010 Est. not in Labor Force	49.8%	49.6%	46.3%
	2010 Labor Force: Males	46.1%	46.2%	46.7%
	2010 Labor Force: Females	53.9%	53.8%	53.3%
OCCUPATION	2000 Occupation: Population Age 16+	3,551	18,484	36,197
	2000 Mgmt, Business, & Financial Operations	10.0%	7.6%	8.2%
	2000 Professional & Related	16.5%	13.6%	14.5%
	2000 Service	16.5%	22.0%	20.7%
	2000 Sales and Office	27.8%	25.1%	25.1%
	2000 Farming, Fishing, and Forestry	3.0%	2.4%	1.8%
	2000 Construction, Extraction, & Maintenance	15.2%	13.3%	13.6%
	2000 Production, Transport, & Material Moving	10.9%	16.0%	16.0%
	2000 Percent White Collar Workers	54.4%	46.3%	47.8%
2000 Percent Blue Collar Workers	45.6%	53.7%	52.2%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	75.4%	71.4%	73.5%
	2000 Drive to Work in Carpool	13.9%	17.7%	16.7%
	2000 Travel to Work by Public Transportation	0.6%	0.8%	0.8%
	2000 Drive to Work on Motorcycle	0.3%	0.2%	0.3%
	2000 Walk or Bicycle to Work	4.0%	5.0%	3.8%
	2000 Other Means	0.6%	1.1%	1.3%
	2000 Work at Home	5.2%	3.7%	3.6%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	34.6%	36.1%	34.9%
	2000 Travel to Work in 15 to 29 Minutes	23.2%	22.7%	24.2%
	2000 Travel to Work in 30 to 59 Minutes	25.4%	26.4%	26.4%
	2000 Travel to Work in 60 Minutes or More	16.7%	14.8%	14.5%
	2000 Average Travel Time to Work	27.1	27.7	27.7
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$383 M	\$1.39 B	\$2.47 B
	2010 Est. Apparel	\$18.2 M	\$66.4 M	\$118 M
	2010 Est. Contributions & Gifts	\$23.0 M	\$82.6 M	\$147 M
	2010 Est. Education & Reading	\$9.33 M	\$34.5 M	\$62.0 M
	2010 Est. Entertainment	\$21.1 M	\$76.5 M	\$136 M
	2010 Est. Food, Beverages & Tobacco	\$62.9 M	\$230 M	\$406 M
	2010 Est. Furnishings & Equipment	\$16.1 M	\$57.8 M	\$104 M
	2010 Est. Health Care & Insurance	\$28.6 M	\$105 M	\$183 M
	2010 Est. Household Operations & Shelter & Utilities	\$114 M	\$417 M	\$739 M
	2010 Est. Miscellaneous Expenses	\$6.51 M	\$23.8 M	\$42.0 M
	2010 Est. Personal Care	\$5.58 M	\$20.4 M	\$36.0 M
	2010 Est. Transportation	\$77.0 M	\$278 M	\$495 M

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.