

# SHADYBROOK CAMPING & RV ADVENTURES

36026 Jewel Court | Earlham, IA

OFFERING MEMORANDUM



JEWELL CR

Dallas County



# Shadybrook Camping & RV Adventures

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- Exclusively Marketed by:*



**Jon Fisher**  
MR LANDMAN  
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[www.mrlandman.com](http://www.mrlandman.com)



01

Executive Summary

Investment Summary

## OFFERING SUMMARY

ADDRESS	36026 Jewel Court Earlham IA 50072
COUNTY	Dallas
MARKET	Des Moines Metropolitan Statistical Area
LAND SF	1,118,185 SF
LAND ACRES	25.67
NUMBER OF SITES	72
YEAR BUILT	2017
YEAR RENOVATED	ongoing
APN	1432200011
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$1,625,000
PRICE PER UNIT	\$22,569
OCCUPANCY	100.00%
NOI (CURRENT)	\$131,496
NOI (Pro Forma)	\$148,543
CAP RATE (CURRENT)	8.09%
CAP RATE (Pro Forma)	9.14%
GRM (CURRENT)	7.76
GRM (Pro Forma)	7.06

## DEMOGRAPHICS

	60 MILE	120 MILE	180 MILE
2024 Population	1,009,263	2,802,007	6,754,856
2024 Median HH Income	\$81,408	\$77,358	\$74,453
2024 Average HH Income	\$109,943	\$104,420	\$99,614



## Shadybrook Camping & RV Adventures (General)

- Shadybrook Camping and RV Adventures, named the 2024 Hipcamp Best in Iowa Runner-Up, is a picturesque RV park conveniently located directly off I-80 in Earlham, Iowa, offering prime exposure to an estimated 30,000 vehicles per day. Constructed in 2017 and zoned commercial, the park spans a scenic landscape partially situated in a flood zone and features a blend of modern amenities and natural beauty.

The park includes 60 RV sites, of which:

- 22 are full-service pull-through sites.
- 11 sites are equipped with 50-amp electrical pedestals.
- 27 sites offer 100-amp electrical pedestals.
- 35 sites provide water access, and 22 sites include sewer connections.
- Additionally, 12 primitive tent sites are available, each with fire rings, picnic tables, auto access, and nearby restroom facilities.

Shadybrook also features unique lodging options:

- A 6-person cabin with full amenities, outdoor furniture, a firepit, grill, and picnic table.
- A 2-3 person cabin with a new deck, grill, and linens included.
- An ascending floating bed, a first in the U.S., with electric and water hookups.
- A 33-foot, 3-slide KZ travel trailer that sleeps six, offering modern camping comforts.

The park's 16x16 bathhouse provides showers and restrooms, while the onsite store caters to campers' needs with essentials like ice, firewood, and basic grocery items. A 1,578 sq. ft. lodge serves as the owner's quarters and RV office, featuring two bedrooms, one bathroom, a kitchen, living areas, laundry facilities, a two-car garage, and a 1,000 sq. ft. deck.

## Shadybrook Camping & RV Adventures (Recent Improvements)

- Over the past 3-5 years, the park has invested in numerous upgrades, including:
  - Adding 22 full-hookup pull-through sites.
  - Installing a new Delta septic system and Coco filter septic system.
  - Completing plumbing groundwork for a second restroom/shower/laundry facility.
  - Updating cabins, the shower house, and playground equipment with new stains and sealers.
  - Enhancing the landscaping and grounds with fresh updates.

## Shadybrook Camping & RV Adventures (Unique Features)

- - Named the 2024 Hipcamp Best in Iowa Runner-Up for its exceptional amenities and scenic beauty.
  - Bear Creek flows year-round through the property.
  - Ample open spaces, old-growth oak trees, and abundant wildlife create a serene and scenic atmosphere ideal for gatherings and events such as weddings and family reunions.
  - Close proximity to Des Moines (15 minutes), lakes for fishing and swimming, Madison County's famous covered bridges, shopping, wineries, cideries, hiking trails, and the John Wayne Birthplace & Museum.
  - Community firepit, two playgrounds, a shelter house, and pet-friendly policies (excluding buildings).

## Shadybrook Camping & RV Adventures (Operational Highlights)

- - 60% of guests are overnight or weekend visitors, 20% are monthly, and 20% are seasonal.
  - The park has staff onsite, including a manager and a maintenance technician.
  - Roads are gravel and in good condition, with city water and PVC plumbing for both water and sewer lines.
  - Electric meters are installed at 22 sites for guest billing.

## Shadybrook Camping & RV Adventures (Growth Potential)

- Shadybrook Camping and RV Adventures offers room for expansion and is well-positioned to attract both short-term and long-term campers. Recently recognized as the 2024 Hipcamp Best in Iowa Runner-Up, this property presents an exciting opportunity for buyers seeking to operate or grow a thriving RV park.

## Shadybrook Camping & RV Adventures (Seller Financing)

- The seller would consider seller finance offers with \$1,100,000 down. The remaining balance he would carry at 4%.

## Brokerage Information

- MR. LANDMAN, LLC is a licensed real estate firm in the State of Iowa under License#F06199000. Jonathan Fisher is a licensed broker in the State of Iowa under License#B68919000.





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Location

Location Summary

## Earlham, IA

- Earlham is a city in Madison County, Iowa. The population was 1,410 at the time of the 2020 census. It is part of the Des Moines–West Des Moines Metropolitan Statistical Area.
- Earlham violent crime is 12.9. (The US average is 22.7)  
Earlham property crime is 15.1. (The US average is 35.4)
- The annual BestPlaces Comfort Index for Earlham is 7.0 (10=best), which means it is more comfortable than most places in Iowa.
- Earlham, IA has a typical midwestern climate with warm summers and cold winters. The average high in July is around 83 degrees Fahrenheit while the average low in January is 16 degrees. Precipitation is relatively common throughout the year, with an average of 30 inches per year. Snowfall can also occur during the winter months, though it usually does not accumulate for too long before it melts away. Overall, Earlham has pleasant weather year-round, making it a great place to live or visit!  
Earlham, Iowa gets 35 inches of rain, on average, per year. The US average is 38 inches of rain per year.

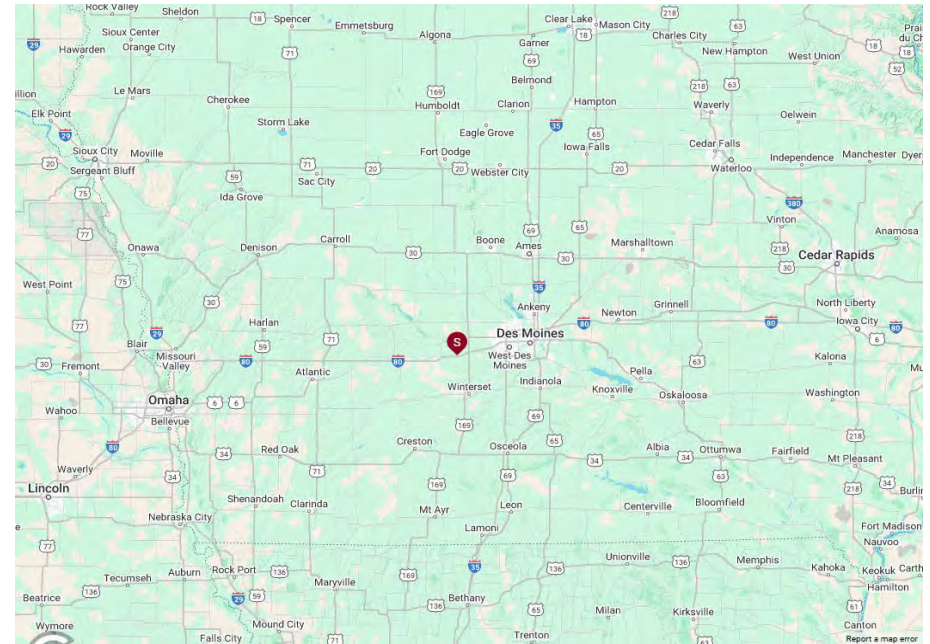
Earlham averages 27 inches of snow per year. The US average is 28 inches of snow per year.

On average, there are 201 sunny days per year in Earlham. The US average is 205 sunny days.

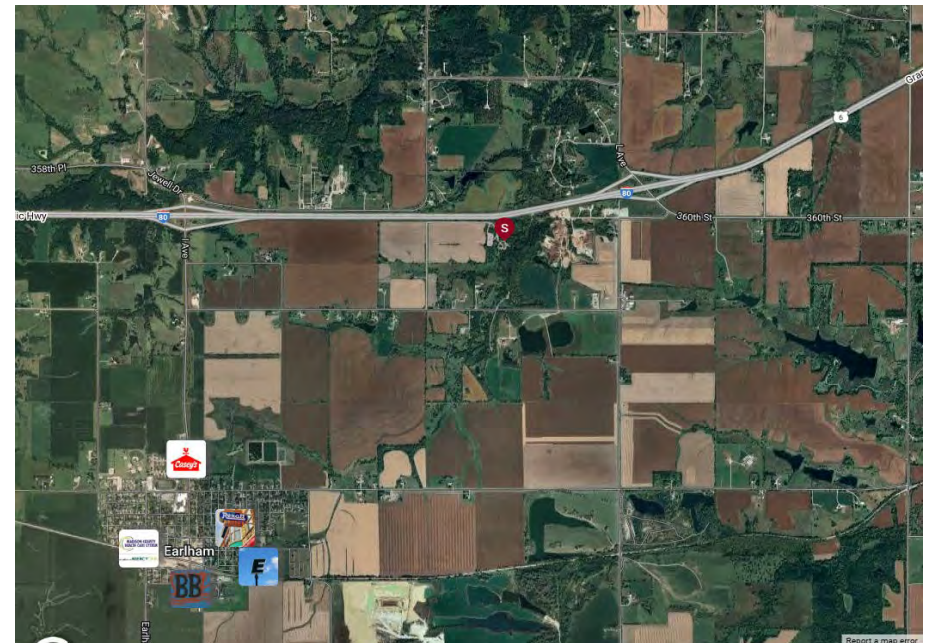
Earlham gets some kind of precipitation, on average, 96 days per year. Precipitation is rain, snow, sleet, or hail that falls to the ground. In order for precipitation to be counted you have to get at least .01 inches on the ground to measure.

- Earlham has an unemployment rate of 5.0%. The US average is 6.0%.

Regional Map



Locator Map





- Here are approximate drive times and distances to nearby metropolitan areas:

Within 4–5 Hours:

- Des Moines, IA – ~30 minutes (25 miles)
- Omaha, NE – ~2 hours (120 miles)
- Kansas City, MO – ~2.5 hours (160 miles)
- Lincoln, NE – ~3 hours (180 miles)
- Minneapolis, MN – ~4 hours 30 minutes (260 miles)
- Sioux Falls, SD – ~4 hours 30 minutes (240 miles)
- St. Louis, MO – ~5 hours (320 miles)
- Chicago, IL – ~5 hours (330 miles)

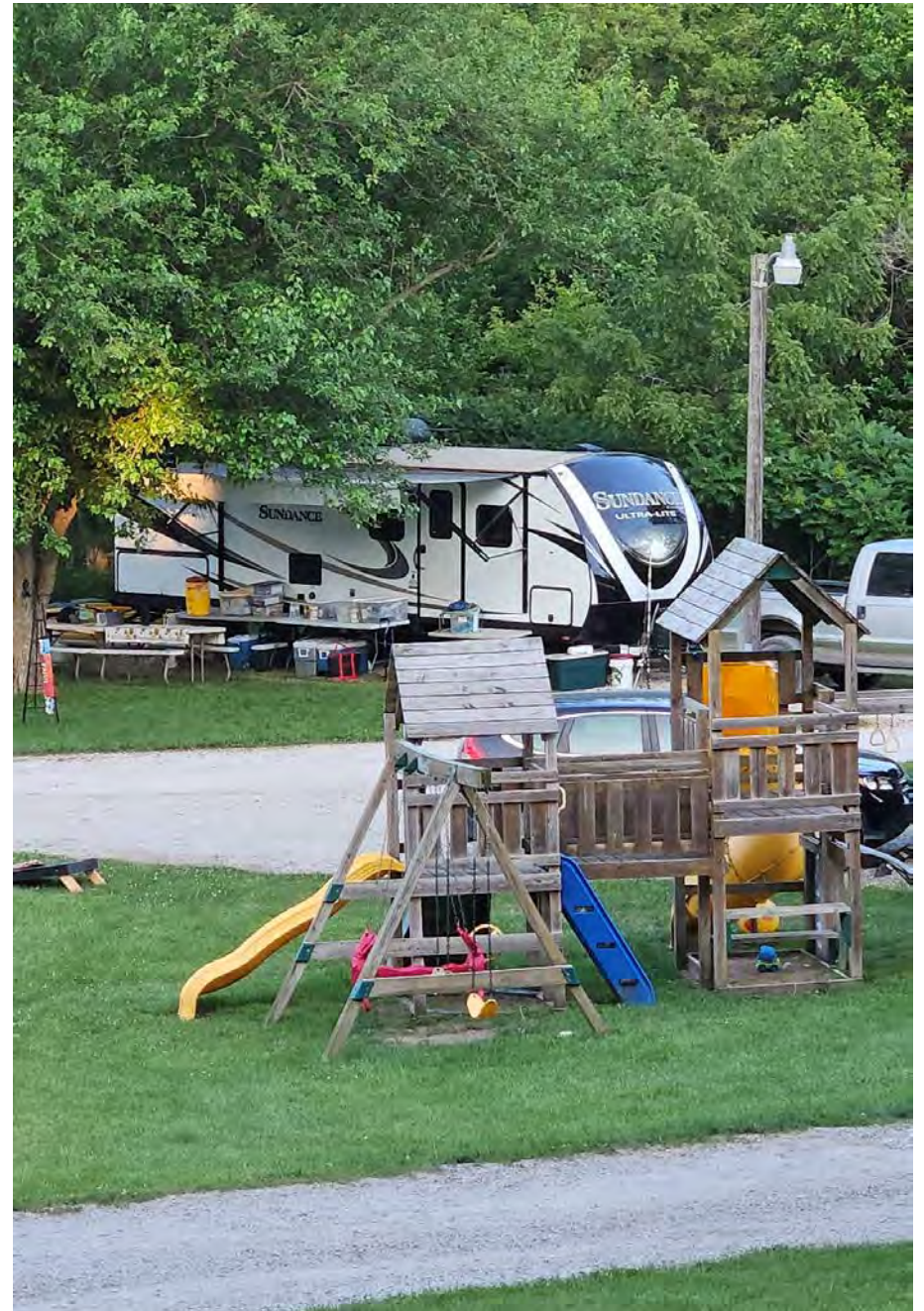
This central location makes Earlham well-connected to a variety of midwestern metro areas within a half-day's drive.

## Madison County, IA

- Madison County is a county located in the U.S. state of Iowa. As of the 2020 census, the population was 16,548. The county seat is Winterset. Madison County is included in the Des Moines–West Des Moines, IA Metropolitan Statistical Area. Madison County is famous for being the county where John Wayne was born, and for a number of covered bridges. These bridges were featured in Robert James Waller's 1992 novella *The Bridges of Madison County*, as well as the 1995 film and 2014 musical based on it.

## Des Moines Metropolitan Statistical Area

- The Des Moines metropolitan area, officially known as the Des Moines–West Des Moines, IA Metropolitan Statistical Area (MSA) is located at the confluence of the Des Moines River and the Raccoon River. Des Moines serves as the capital of the U.S. state of Iowa. The metro area consists of six counties in central Iowa: Polk, Dallas, Warren, Madison, Guthrie, and Jasper. The Des Moines–Ames–West Des Moines Combined Statistical Area (CSA) encompasses the separate metropolitan area of Ames (Story County), and the separate micropolitan areas of Pella (Marion County), Boone (Boone County) and Oskaloosa (Mahaska). The Des Moines area is a fast-growing metro area.





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### Property Description

Property Features

Aerial Map

Property Images

## PROPERTY FEATURES

NUMBER OF SITES	72
LAND SF	1,118,185
LAND ACRES	25.67
YEAR BUILT	2017
YEAR RENOVATED	ongoing
# OF PARCELS	1
ZONING TYPE	Commercial
BUILDING CLASS	A
TOPOGRAPHY	Flat
LOCATION CLASS	A
LOT DIMENSION	980 X 1100
NUMBER OF PARKING SPACES	144
PARKING RATIO	2:1

## UTILITIES

WATER	Public (paid by park)
TRASH	Private (paid by park)
ELECTRIC	Public (paid by park)
SEWER	Septic (paid by park)





[Report a map error](#)



Ascending tent



Bath house



## Cottage



## Cabin





## Playground



## Pavilion



## RV Rental



Lodge (top level = living quarters, lower level = office)



04

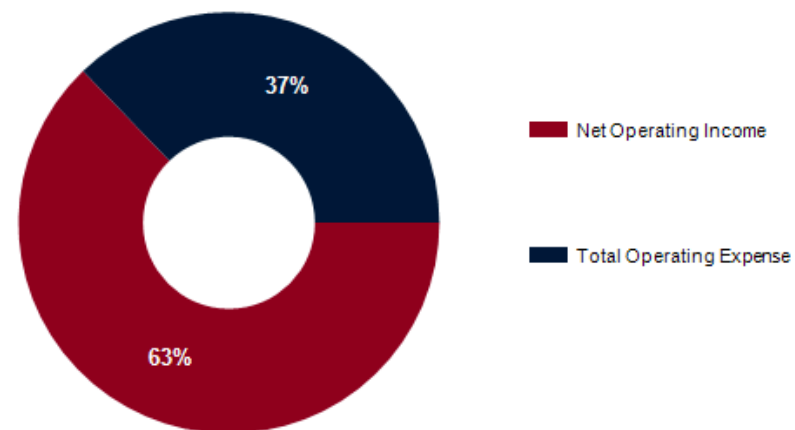
Financial Analysis

Income & Expense Analysis

## REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Sales	\$184,353	88.1%	\$202,788	88.1%
Cash Sales (store, firewood, etc)	\$25,000	11.9%	\$27,500	11.9%
<b>Effective Gross Income</b>	<b>\$209,353</b>		<b>\$230,288</b>	
Less Expenses	\$77,857	37.18%	\$81,745	35.49%
<b>Net Operating Income</b>	<b>\$131,496</b>		<b>\$148,543</b>	

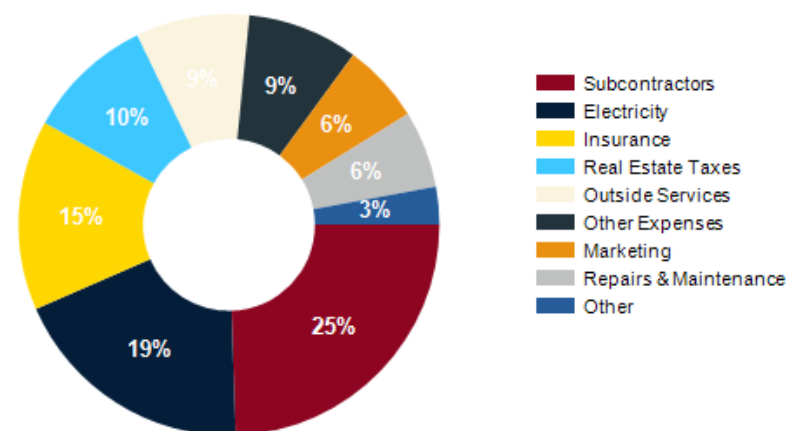
**Income Notes:** Current figures represent 2023 performance. Pro Forma reflects a 10% increase in guests/income.



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$7,624	\$106	\$8,005	\$111
Insurance	\$11,357	\$158	\$11,924	\$166
Professional Fees	\$599	\$8	\$628	\$9
Marketing	\$4,765	\$66	\$5,003	\$69
Repairs & Maintenance	\$4,606	\$64	\$4,836	\$67
Water / Sewer	\$1,568	\$22	\$1,646	\$23
Subcontractors	\$19,076	\$265	\$20,029	\$278
Outside Services	\$6,785	\$94	\$7,124	\$99
Electricity	\$14,760	\$205	\$15,498	\$215
Other Expenses	\$6,621	\$92	\$6,952	\$97
Office Expense	\$96	\$1	\$100	\$1
<b>Total Operating Expense</b>	<b>\$77,857</b>	<b>\$1,081</b>	<b>\$81,745</b>	<b>\$1,135</b>
% of EGI	37.18%		35.49%	

**Expense Notes:** Pro Forma reflects a 5% increase across the board.

## DISTRIBUTION OF EXPENSES CURRENT





05

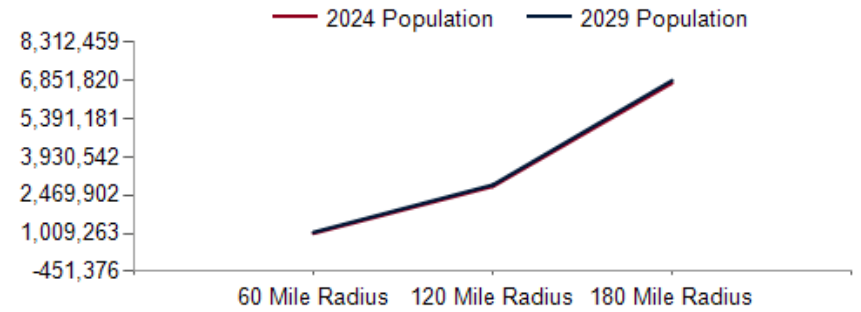
Demographics

Demographics

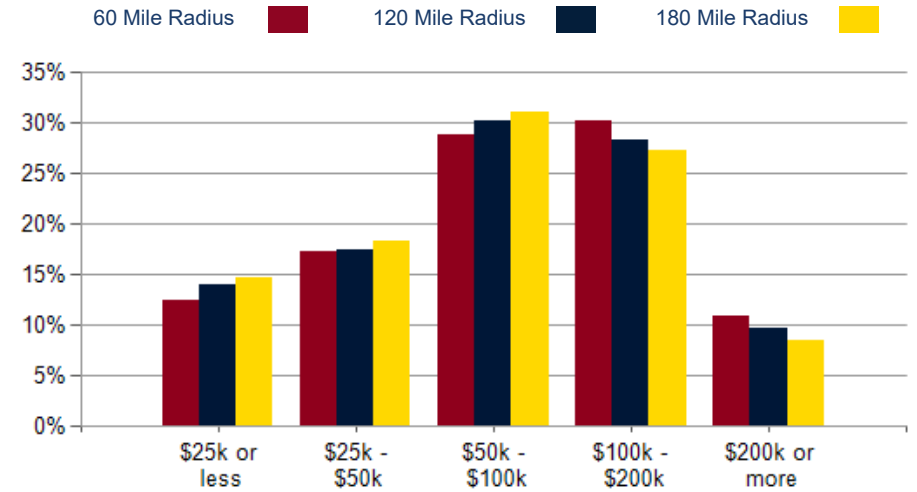
POPULATION	60 MILE	120 MILE	180 MILE
2000 Population	763,972	2,373,555	5,967,477
2010 Population	856,709	2,548,814	6,279,442
2024 Population	1,009,263	2,802,007	6,754,856
2029 Population	1,050,340	2,860,723	6,851,820
2024-2029: Population: Growth Rate	4.00%	2.10%	1.45%

2024 HOUSEHOLD INCOME	60 MILE	120 MILE	180 MILE
less than \$15,000	25,986	80,703	217,529
\$15,000-\$24,999	24,599	76,080	181,420
\$25,000-\$34,999	23,456	71,767	190,276
\$35,000-\$49,999	46,791	124,130	308,415
\$50,000-\$74,999	65,421	188,431	467,587
\$75,000-\$99,999	51,551	150,809	377,491
\$100,000-\$149,999	77,263	209,705	499,363
\$150,000-\$199,999	45,325	107,948	240,260
\$200,000 or greater	44,375	109,649	233,566
Median HH Income	\$81,408	\$77,358	\$74,453
Average HH Income	\$109,943	\$104,420	\$99,614

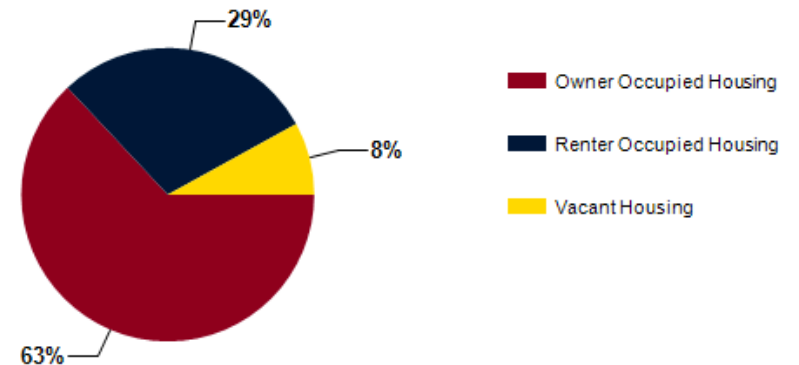
HOUSEHOLDS	60 MILE	120 MILE	180 MILE
2000 Total Housing	318,167	996,287	2,522,733
2010 Total Households	339,493	1,008,053	2,497,293
2024 Total Households	404,767	1,119,240	2,716,022
2029 Total Households	424,754	1,150,741	2,777,669
2024 Average Household Size	2.42	2.44	2.42
2024-2029: Households: Growth Rate	4.85%	2.80%	2.25%



2024 Household Income



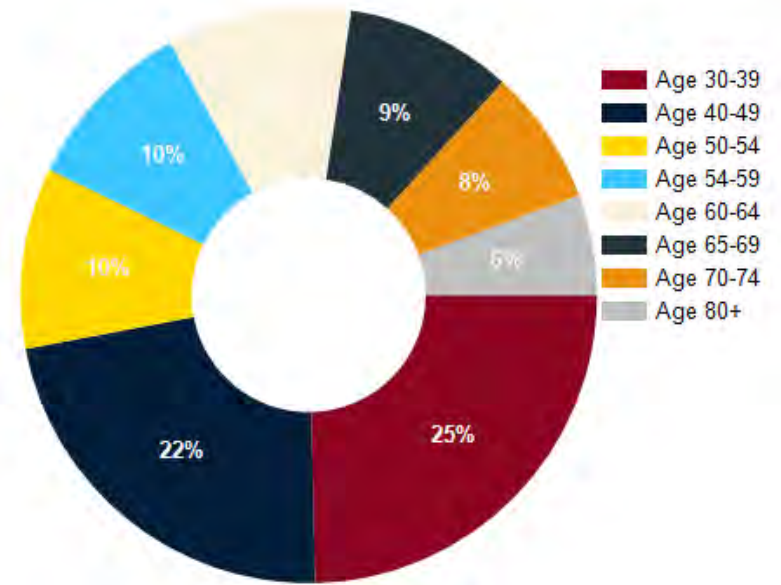
2024 Own vs. Rent - 60 Mile Radius



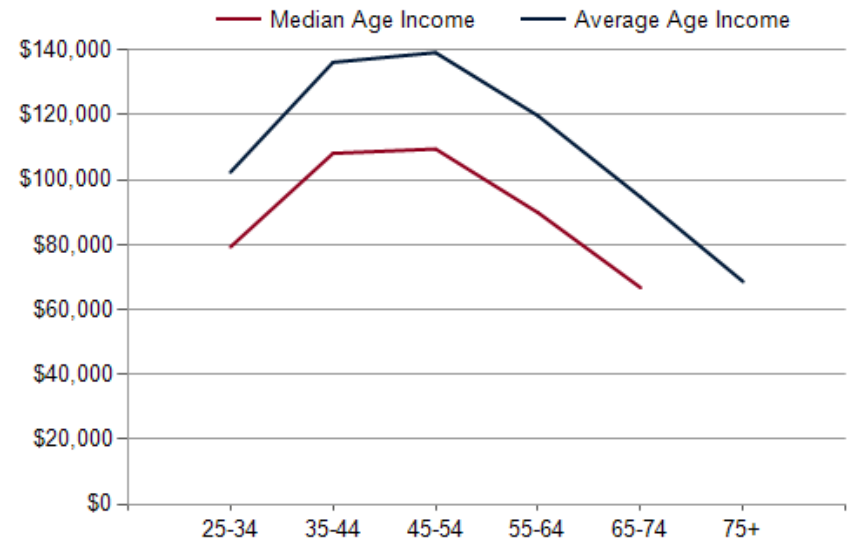
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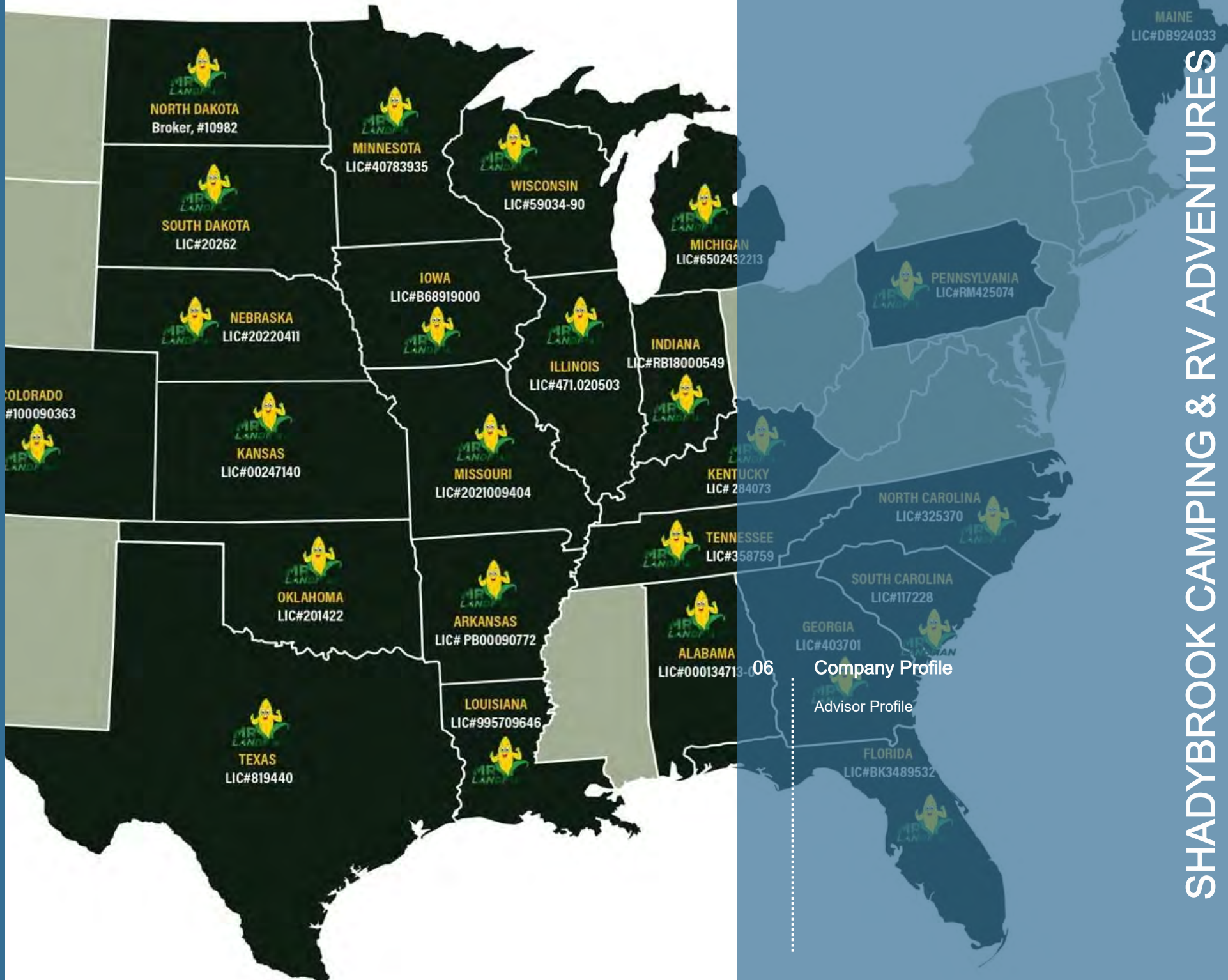


2024 POPULATION BY AGE	60 MILE	120 MILE	180 MILE
2024 Population Age 30-34	70,819	189,035	459,105
2024 Population Age 35-39	67,787	184,852	443,414
2024 Population Age 40-44	67,502	183,206	437,560
2024 Population Age 45-49	58,188	157,594	379,535
2024 Population Age 50-54	57,223	157,592	382,045
2024 Population Age 55-59	55,360	155,632	380,040
2024 Population Age 60-64	58,105	169,732	417,627
2024 Population Age 65-69	52,717	157,154	385,389
2024 Population Age 70-74	42,917	126,395	308,595
2024 Population Age 75-79	31,618	94,068	232,066
2024 Population Age 80-84	19,589	59,016	145,362
2024 Population Age 85+	20,159	61,258	149,470
2024 Population Age 18+	777,296	2,150,714	5,218,629
2024 Median Age	37	38	38
2029 Median Age	38	39	39



2024 INCOME BY AGE	60 MILE	120 MILE	180 MILE
Median Household Income 25-34	\$79,350	\$76,615	\$74,373
Average Household Income 25-34	\$102,378	\$98,648	\$94,869
Median Household Income 35-44	\$108,169	\$102,839	\$97,293
Average Household Income 35-44	\$136,248	\$129,499	\$122,783
Median Household Income 45-54	\$109,519	\$103,145	\$97,930
Average Household Income 45-54	\$139,235	\$130,890	\$123,661
Median Household Income 55-64	\$89,872	\$83,737	\$80,279
Average Household Income 55-64	\$119,740	\$112,438	\$106,954
Median Household Income 65-74	\$66,756	\$64,121	\$61,714
Average Household Income 65-74	\$94,715	\$90,596	\$87,063
Average Household Income 75+	\$68,645	\$66,546	\$65,233





**NORTH DAKOTA**  
Broker, #10982

**MINNESOTA**  
LIC#40783935

**WISCONSIN**  
LIC#59034-90

**MICHIGAN**  
LIC#6502432213

**PENNSYLVANIA**  
LIC#RM425074

**SOUTH DAKOTA**  
LIC#20262

**IOWA**  
LIC#B68919000

**NEBRASKA**  
LIC#20220411

**ILLINOIS**  
LIC#471.020503

**INDIANA**  
LIC#RB18000549

**COLORADO**  
#100090363

**KANSAS**  
LIC#00247140

**MISSOURI**  
LIC#2021009404

**KENTUCKY**  
LIC# 284073

**NORTH CAROLINA**  
LIC#325370

**OKLAHOMA**  
LIC#201422

**ARKANSAS**  
LIC# PB00090772

**ALABAMA**  
LIC#000134713-06

**TENNESSEE**  
LIC#358759

**SOUTH CAROLINA**  
LIC#117228

**GEORGIA**  
LIC#403701

**FLORIDA**  
LIC#BK3489532

**TEXAS**  
LIC#819440

**LOUISIANA**  
LIC#995709646

**MAINE**  
LIC#DB924033

**Company Profile**

**Advisor Profile**



**Jon Fisher**  
Designated Managing Broker

I was raised on the original family farm that was settled back in the mid-1860's. I graduated from Unity High School in 1991 where I served as the class president. I attended the University of Illinois where I graduated with a degree in agricultural economics in 1995. After graduating college, I started my own agri-business and grew it into an international enterprise that had customers in all 50 states and 15 foreign countries. I was honored to have been named the 2015 Illinois Friend of Agriculture Award Winner by the Illinois Department of Agriculture.

I am a blessed single dad to two amazing children. My oldest son, Jonathon, is 24 and works for State Farm Corporate. My daughter, Reagan, is 14 and is in Jr. High. My hobbies include watching sports & going to church.

Licensed Illinois Designated Managing Broker, MR LANDMAN LLC, License #471.020503  
Licensed Indiana Managing Broker, MR LANDMAN, LLC, License #RB18000549  
Licensed Iowa Broker Officer, MR. LANDMAN, LLC, License #B68919000  
Licensed Alabama Qualifying Broker, MR LANDMAN, LLC, License #000134713-0  
Licensed Maine Designated Broker, MR. LANDMAN, LLC, License #DB924033  
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Licensed Kentucky Principal Broker, MR. LANDMAN, LLC, License #284073  
Licensed Texas Broker, Mr. LANDMAN, LLC, License #819440



07

Additional Information

Earlham, IA camping market analysis



**RVParkIQ**

# Detail Report

Produced on Nov 21 2024

## Report for:

50 miles around 36026  
Jewell Circle, Earlham,  
Iowa 50072, United  
States



## Contact Us:

1-800-377-3098

[info@rvparkiq.com](mailto:info@rvparkiq.com)

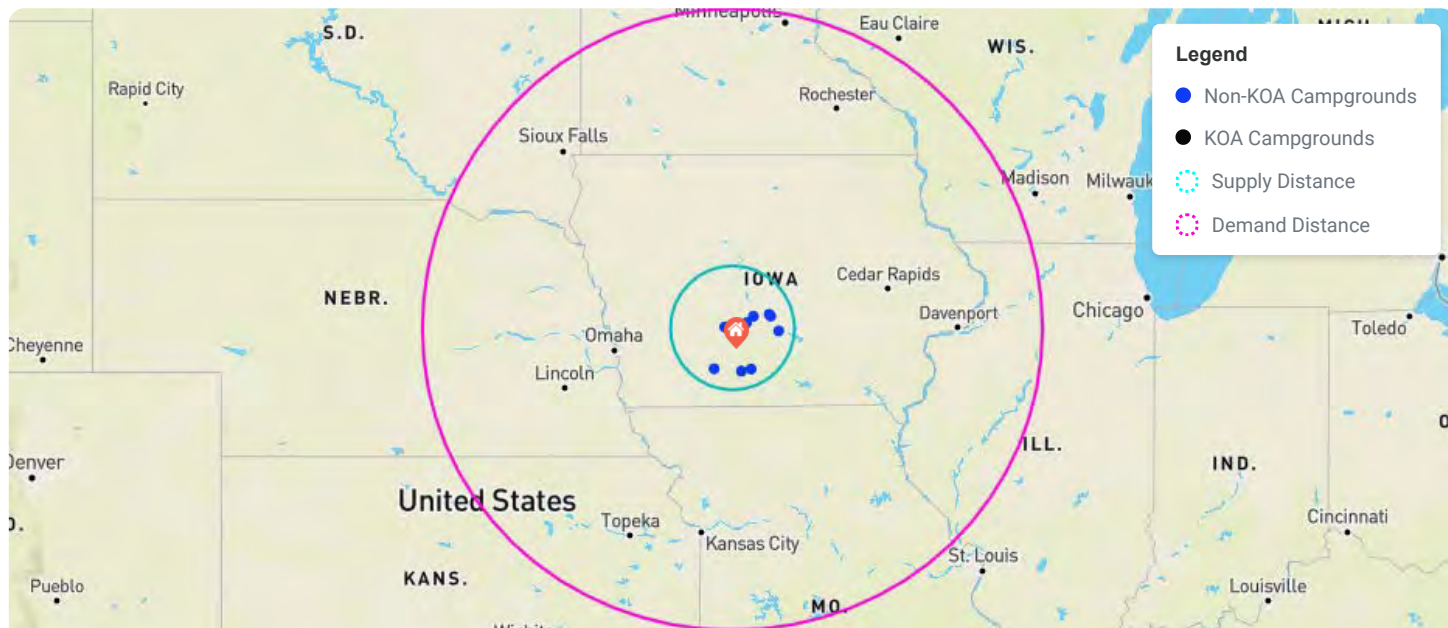
[rvparkiq.com](http://rvparkiq.com)

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### Map

250 mile demand and 50 mile supply radius around 36026 Jewell Circle, Earlham, Iowa 50072, United States



## Market Summary

	THIS MARKET	MARKET AT 150 MILE	MARKET AT 250 MILE	NATIONAL
RV Parks in market	11	84	378	11,298
Total Camping spots	1,359	7,755	35,591	1,157,914
Average price per night	\$44.14	\$41.36	\$45.48	\$52.15
Average Size Of Park	44.85 Acres	24.26 Acres	29.39 Acres	21.77 Acres
% Of Households that camp	15.06%	14.98%	15.06%	14.82%
Population	14,138,803	4,227,985	14,138,803	329,122,976
Income per capita	\$25,724	\$25,022	\$25,724	\$23,919
Average Age	40	39	40	40
Population age from 5-24	4,668,874	1,438,065	4,668,874	104,456,834
Population age from 25-44	3,657,201	1,076,576	3,657,201	87,370,939
Population age from 45-54	1,694,898	496,050	1,694,898	41,890,844
Population age from 55-74	3,142,447	923,607	3,142,447	73,323,518
Population age of 75 And Above	975,383	293,687	975,383	22,080,841
Households	5,627,712	1,686,034	5,627,712	123,271,661
Demand Supply Ratio For Market	1,567.52	81.74	59.85	42.53
RV Park Demand Score For Market	777,658	407,218	777,658	1,444,569
RV Park Demand Score For National	1,444,569	951,272	1,444,569	1,444,569
Potential Campers	2,130,261	633,865	2,130,261	48,823,907



## RVParks List

PROFILE NAME	PROXIMITY (MILES)	FACILITY TYPE	NO. OF SPOTS	SEASONALITY	GOOGLE RATING	ONLINE BOOKING	ACTIONS
Shady Brook Camping & RV Adventures 36026 Jewel Crt, Earlham, IA	-	Campground	14	Seasonal	4.6	Yes	<a href="#">Go to website</a>
Des Moines West KOA Holiday 34308 L Ave, Adel, IA	1.69	Campground	67	Seasonal	4.4	Yes	<a href="#">Go to website</a>
Beaver Lake Campground 35335 Del Rio Rd, Dexter, IA	6.27	Campground	30	Year Around	3.9	No	
Timberline Campground 31635 Ashworth Rd, Waukee, IA	12.07	Campground	175	Year Around	4.2	Yes	<a href="#">Go to website</a>
Cutty's Campground Resort 2500 SE 37th St Unit A, Grimes, IA	19.37	RV Resort	500	Year Around	4.4	No	<a href="#">Go to website</a>
Griff's Valley View RV Park & Campground 6561 NE 46th St, Altoona, IA	31.61	RV Park	142	Year Around	4.5	No	<a href="#">Go to website</a>
Adventureland Campground 3200 Adventureland Dr, Altoona, IA	32.34	Campground	310	Year Around	4.1	Yes	<a href="#">Go to website</a>
Prairie Ridge Camping 2004 130th Ave, Murray, IA	35.56	Campground	12	Year Around	4.8	No	<a href="#">Go to website</a>
Country Court Mobile HM & RV Park 1118 Patt St, Creston, IA	36.07	RV Park	12	Year Around	4.3	No	
Lakeside Casino RV Park 777 Casino Dr, Osceola, IA	36.55	RV Park	47	Year Around	3.3	Yes	<a href="#">Go to website</a>
Webb's RV Park 22905 Buchanan Trl, Hartford, IA	37.14	RV Park	50	Year Around	4.5	No	<a href="#">Go to website</a>

## Amenity Analysis

✔ Has the Amenity/Feature 
 ✘ Does not have the Amenity/Feature

PROFILE NAME (TOTAL AMENITIES)	ADDITIONAL LODGING	ATTRACTIONS DESCRIPTIONS	BEACH ACCESS	CABINS	CAFE	CELLPHONE CONNECTIVITY	DUMP STATION	ELECTRIC HOOKUP	FIRE RING	FISHING	GAMEROOM ARCADE	GOLFCART RENTALS	HOOKUPS	INTERNET CONNECTIVITY
Market coverage	9 %	-	-	27 %	-	63 %	63 %	100 %	18 %	63 %	45 %	-	100 %	63 %
Griff's Valley View RV Park & Campground(7/28)	✘	✘	✘	✘	✘	✔	✔	✔	✘	✔	✔	✘	✔	✔
Adventureland Campground(5/28)	✘	✘	✘	✘	✘	✔	✘	✔	✘	✘	✔	✘	✔	✔
Cutty's Campground Resort(6/28)	✘	✘	✘	✘	✘	✔	✔	✔	✘	✔	✘	✘	✔	✔
Webb's RV Park(3/28)	✘	✘	✘	✘	✘	✘	✔	✔	✘	✘	✘	✘	✔	✘
Timberline Campground(8/28)	✘	✘	✘	✔	✘	✔	✔	✔	✘	✔	✔	✘	✔	✔

## Amenity Analysis

✔ Has the Amenity/Feature ✘ Does not have the Amenity/Feature

PROFILE NAME (TOTAL AMENITIES)	ADDITIONAL LODGING	ATTRACTIONS DESCRIPTIONS	BEACH ACCESS	CABINS	CAFE	CELLPHONE CONNECTIVITY	DUMP STATION	ELECTRIC HOOKUP	FIRE RING	FISHING	GAMEROOM ARCADE	GOLFCART RENTALS	HOOKUPS	INTERNET CONNECTIVITY
Market coverage	9 %	-	-	27 %	-	63 %	63 %	100 %	18 %	63 %	45 %	-	100 %	63 %
Des Moines West KOA Holiday(9/28)	✔	✘	✘	✔	✘	✔	✔	✔	✘	✔	✔	✘	✔	✔
Shady Brook Camping & RV Adventures(9/28)	✘	✘	✘	✔	✘	✔	✔	✔	✔	✔	✔	✘	✔	✔
Beaver Lake Campground(2/28)	✘	✘	✘	✘	✘	✘	✘	✔	✘	✘	✘	✘	✔	✘
Lakeside Casino RV Park(5/28)	✘	✘	✘	✘	✘	✔	✘	✔	✘	✔	✘	✘	✔	✔
Prairie Ridge Camping(5/28)	✘	✘	✘	✘	✘	✘	✔	✔	✔	✔	✘	✘	✔	✘
Country Court Mobile HM & RV Park(2/28)	✘	✘	✘	✘	✘	✘	✘	✔	✘	✘	✘	✘	✔	✘

PROFILE NAME (TOTAL AMENITIES *)	INTERNET CONNECTIVITY PAYMENT	LAKE-SIDE	ONSITE PROPANE	PET ALLOWED	PICNIC TABLE	REC HALL	SEWER HOOKUP	SHOWER AND BATHROOMS	SITE LOCKERS	SPORTS COURTS	SWIMMING POOL	TENT CAMPING	VEHICULAR ACCESS	WATER HOOKUP
Market coverage	36 %	54 %	18 %	81 %	72 %	81 %	81 %	72 %	-	36 %	63 %	36 %	-	90 %
Griff's Valley View RV Park & Campground(6/28)	✘	✘	✔	✔	✘	✔	✔	✔	✘	✘	✘	✘	✘	✔
Adventureland Campground(9/28)	✔	✘	✘	✔	✔	✔	✔	✔	✘	✘	✔	✔	✘	✔
Cutty's Campground Resort(10/28)	✔	✔	✘	✔	✔	✔	✔	✔	✘	✔	✔	✘	✘	✔
Webb's RV Park(4/28)	✘	✘	✘	✔	✘	✔	✔	✘	✘	✘	✘	✘	✘	✔
Timberline Campground(10/28)	✔	✘	✘	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔

## Amenity Analysis

✔ Has the Amenity/Feature ✘ Does not have the Amenity/Feature

PROFILE NAME (TOTAL AMENITIES *)	INTERNET CONNECTIVITY PAYMENT	LAKE-SIDE	ONSITE PROPANE	PET ALLOWED	PICNIC TABLE	REC HALL	SEWER HOOKUP	SHOWER AND BATHROOMS	SITE LOCKERS	SPORTS COURTS	SWIMMING POOL	TENT CAMPING	VEHICULAR ACCESS	WATER HOOKUP
Market coverage	36 %	54 %	18 %	81 %	72 %	81 %	81 %	72 %	-	36 %	63 %	36 %	-	90 %
Des Moines West KOA Holiday(11/28)	✘	✔	✔	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔
Shady Brook Camping & RV Adventures(9/28)	✘	✔	✘	✔	✔	✔	✘	✔	✘	✔	✔	✔	✘	✔
Beaver Lake Campground(0/28)	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘
Lakeside Casino RV Park(9/28)	✔	✔	✘	✔	✔	✔	✔	✔	✘	✘	✔	✘	✘	✔
Prairie Ridge Camping(7/28)	✘	✔	✘	✘	✔	✔	✔	✔	✘	✘	✔	✘	✘	✔
Country Court Mobile HM & RV Park(5/28)	✘	✔	✘	✔	✔	✘	✔	✘	✘	✘	✘	✘	✘	✔

## Camping Spot Classification

AAA is A + AA + Additional Features | AA is A + Full Hook up | A is partial hook up + Additional features like a picnic table | B is Partial Electric and Partial Water | C is No Hookups | D is Tent camping (No Vehicular access)

CAMPGROUNDS	CLASS AAA	CLASS AA	CLASS A	CLASS B	CLASS C	CLASS D
Griff's Valley View RV Park & Campground	No	Yes	No	No	No	No
Adventureland Campground	Yes	No	No	No	No	No
Cutty's Campground Resort	Yes	No	No	No	No	No
Webb's RV Park	No	Yes	No	No	No	No
Timberline Campground	Yes	No	No	No	No	No
Des Moines West KOA Holiday	Yes	No	No	No	No	No
Shady Brook Camping & RV Adventures	No	No	No	Yes	No	No
Beaver Lake Campground	No	No	No	Yes	No	No
Lakeside Casino RV Park	Yes	No	No	No	No	No
Prairie Ridge Camping	Yes	No	No	No	No	No
Country Court Mobile HM & RV Park	Yes	No	No	No	No	No

## Pricing Analysis

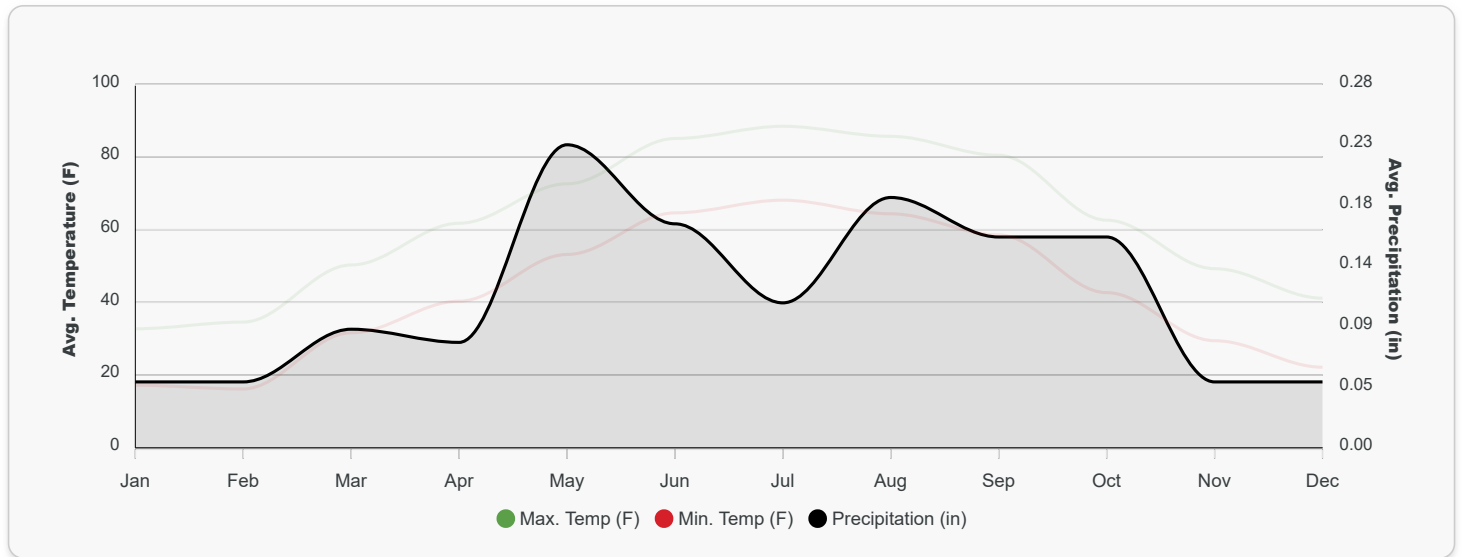
CAMPGROUNDS		RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$44.14	\$30.75	\$123.41
	Weekly	\$237.50	-	-
	Monthly	\$655	-	-
Griff's Valley View RV Park & Campground	Daily	\$30	-	-
	Weekly	\$155	-	-
	Monthly	\$465	-	-
Adventureland Campground	Daily	\$60 - \$99	\$25	-
	Weekly	-	-	-
	Monthly	-	-	-
Cutty's Campground Resort	Daily	\$15	-	-
	Weekly	-	-	-
	Monthly	-	-	-
Webb's RV Park	Daily	-	-	-
	Weekly	-	-	-
	Monthly	-	-	-
Timberline Campground	Daily	\$54 - \$59	\$35 - \$54	\$159 - \$179
	Weekly	\$330 - \$350	-	-
	Monthly	\$795 - \$895	-	-
Des Moines West KOA Holiday	Daily	\$62 - \$116	\$52 - \$120	\$109 - \$134
	Weekly	-	-	-
	Monthly	-	-	-
Shady Brook Camping & RV Adventures	Daily	\$44 - \$65	\$26	\$157.5
	Weekly	-	-	-
	Monthly	-	-	-

## Pricing Analysis

CAMPGROUNDS		RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$44.14	\$30.75	\$123.41
	Weekly	\$237.50	-	-
	Monthly	\$655	-	-
Beaver Lake Campground	Daily	\$32	-	-
	Weekly	-	-	-
	Monthly	-	-	-
Lakeside Casino RV Park	Daily	\$35	-	-
	Weekly	-	-	-
	Monthly	-	-	-
Prairie Ridge Camping	Daily	\$35	-	-
	Weekly	-	-	-
	Monthly	\$650	-	-
Country Court Mobile HM & RV Park	Daily	\$16	-	-
	Weekly	-	-	-
	Monthly	-	-	-

## Seasonality Analysis

Showing the average weather data of 5 years by month



## Seasonality Analysis

CAMPGROUNDS		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Griff's Valley View RV Park & Campground	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	23.02	24.48	39.59	47.58	60.32	72.68	77.18	72	67.73	50.2	38.13	28.49
	Avg. Precipitation (in)	0.05	0.03	0.09	0.08	0.23	0.12	0.09	0.08	0.14	0.14	0.05	0.02
Adventureland Campground	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	23.02	24.48	39.59	47.58	60.32	72.68	77.18	72	67.73	50.2	38.13	28.49
	Avg. Precipitation (in)	0.05	0.03	0.09	0.08	0.23	0.12	0.09	0.08	0.14	0.14	0.05	0.02
Cutty's Campground Resort	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	23.8	24.23	39.53	50.08	61.84	73.74	76.41	73.19	67.91	51.22	38.31	30.38
	Avg. Precipitation (in)	0.05	0.04	0.09	0.08	0.17	0.17	0.1	0.12	0.16	0.14	0.05	0.04
Webb's RV Park	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	23.43	23.97	39.35	49.75	60.86	72.28	74.9	72.06	67.27	50.75	37.76	30.01
	Avg. Precipitation (in)	0.05	0.04	0.09	0.07	0.16	0.16	0.07	0.11	0.13	0.16	0.05	0.04
Timberline Campground	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	24.68	25.24	40.72	51.03	62.88	74.84	77.76	74.45	68.92	52.06	38.78	30.93
	Avg. Precipitation (in)	0.05	0.04	0.09	0.08	0.18	0.17	0.1	0.11	0.14	0.16	0.05	0.05
Des Moines West KOA Holiday	Status	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	21.95	21.37	37.78	47.41	60.54	72.88	75.73	71.72	67.08	50.33	36.74	29.59

## Seasonality Analysis

CAMPGROUNDS		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Des Moines West KOA Holiday	Avg. Precipitation (in)	0.04	0.05	0.09	0.06	0.18	0.16	0.1	0.1	0.11	0.16	0.04	0.04
	Status	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Open	Closed	Closed
Shady Brook Camping & RV Adventures	Avg. Temp (F)	21.95	21.37	37.78	47.41	60.54	72.88	75.73	71.72	67.08	50.33	36.74	29.59
	Avg. Precipitation (in)	0.04	0.05	0.09	0.06	0.18	0.16	0.1	0.1	0.11	0.16	0.04	0.04
	Status	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Open	Closed	Closed
Beaver Lake Campground	Avg. Temp (F)	22.05	21.44	38.02	47.77	60.32	72.67	74.98	71.36	66.2	49.98	36.67	29.44
	Avg. Precipitation (in)	0.04	0.04	0.09	0.05	0.2	0.11	0.09	0.19	0.11	0.15	0.04	0.03
	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
Lakeside Casino RV Park	Avg. Temp (F)	23.54	23.65	39.7	48.44	61.17	73.15	77.06	73.41	67.81	51.33	37.55	30.55
	Avg. Precipitation (in)	0.05	0.03	0.09	0.08	0.18	0.15	0.11	0.09	0.16	0.16	0.05	0.04
	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
Prairie Ridge Camping	Avg. Temp (F)	23.54	23.65	39.7	48.44	61.17	73.15	77.06	73.41	67.81	51.33	37.55	30.55
	Avg. Precipitation (in)	0.05	0.03	0.09	0.08	0.18	0.15	0.11	0.09	0.16	0.16	0.05	0.04
	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
Country Court Mobile HM & RV Park	Avg. Temp (F)	21.88	22.4	38.08	47.91	60.2	72.04	74.85	71.67	66.47	50.11	37	29.15
	Avg. Precipitation (in)	0.04	0.03	0.09	0.06	0.17	0.14	0.09	0.13	0.16	0.16	0.04	0.04
	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open

# Shadybrook Camping & RV Adventures

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