

Wine Region RV Resort

1206 Main Street
Marsing, ID 83639
208-872-2509
www.WineRegionRVResort.com
info@wineregionrvresort.com



For Sale by Owner: \$3,500,000

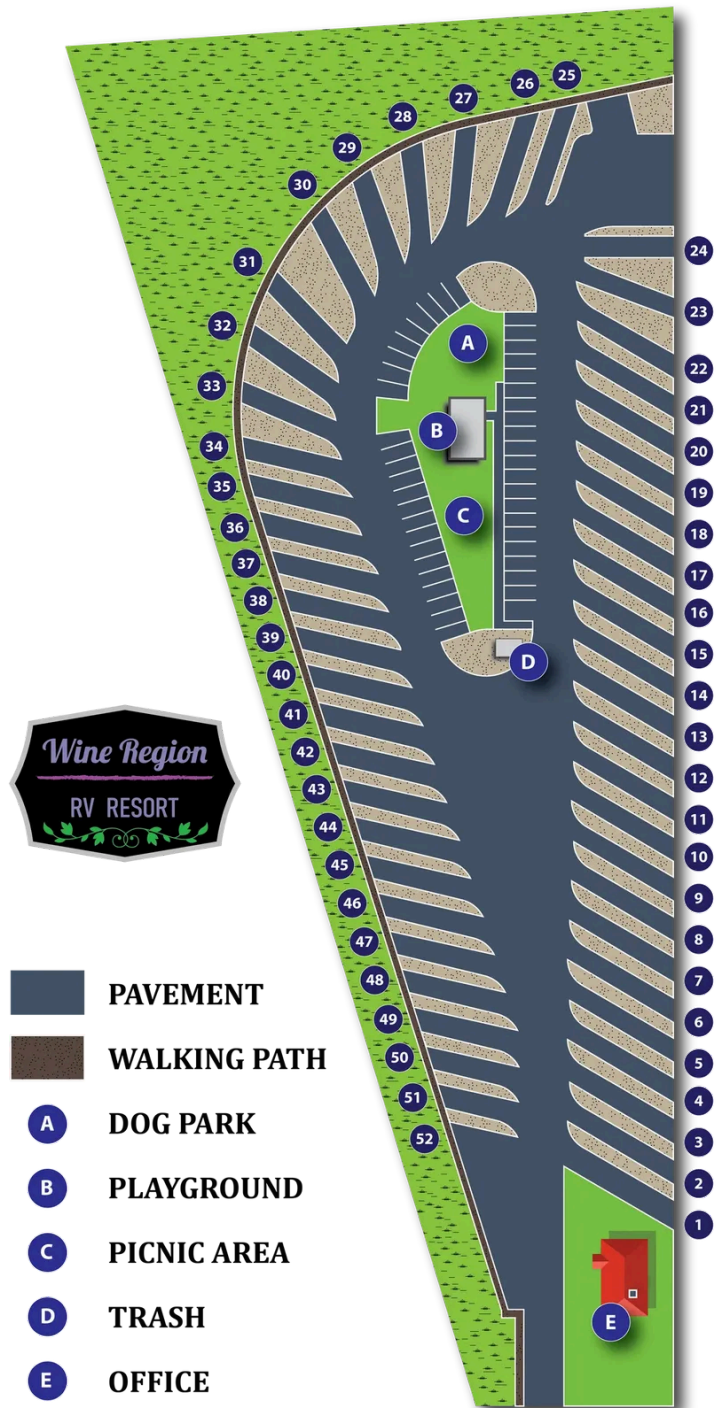
Wine Region RV Resort is a year-round RV Park located in Marsing, Idaho on Highway 55.

RV Park Details:

- New construction that opened in November 2023.
- 5.07 acres with Highway 55 frontage.
- Approximately .5 acres in NW corner for future use.
- 52 paved back-in sites with city water/sewer and 20/30/50 amp metered electrical.
- Sites 21 and 22 are A.D.A. compliant.
- Dog park, playground, and 54 additional car parking spaces.
- Approved plans for 960 sqft clubhouse with laundry (depreciation opportunity for buyer).
- Consistent monthly waitlists from March to September.
- Priced at \$67,307 per RV site with a 6.64% cap rate.
- Includes 8'x10' maintenance shed and 2019 CanAm Defender HD5.
- Complete with website, online reservation software, and office furnishings.



Layout Map



Financial Analysis

Income

INCOME	2025	Pro Forma
RV Site Income Nightly (\$40) & Weekly (\$235)	\$7,050	\$7,690
RV Site Income Monthly (\$600)	\$285,452	\$333,027
Monthly Electrical Recaptured (Metered)	\$35,885	\$37,679
INCOME TOTAL	\$328,387	\$378,396

Expenses

EXPENSES	2025	Pro Forma
Advertising & Marketing	\$897	\$942
Insurance	\$5,249	\$5,511
Accounting	\$1,813	\$1,904
Property Taxes	\$19,029	\$19,980
Sales Tax (6%), T/C Tax (2%), Business License	\$569	\$620
Water, Sewer, Trash (City of Marsing)	\$10,344	\$10,861
Electrical (Idaho Power)	\$53,005	\$55,655
Lift Station Pump Monitoring	\$3,600	\$1,200
Landscaping	\$1,480	\$1,554
EXPENSES TOTAL	\$95,986	\$98,227

Net Operating Income

NET OPERATING INCOME	2025	Pro Forma
Wine Region RV Resort	\$232,401	\$280,169
Cap Rate Percentage	6.64%	8%

Local Market Analysis & Comps

RV PARK	MONTHLY	NIGHTLY	LISTING PRICE
Wine Region RV Resort	\$600	\$40	\$3,850,000
Boise Riverside RV Park	\$800 - \$1,000	\$60	
Boise Travel RV Park	\$900 - \$1,250	\$64	
Mason Creek RV Park	\$950	\$49	\$5,990,000
Center Point RV Park	\$700 - \$900	\$65	\$12,500,000
Sun Creek Point RV Park	\$950 - \$1,450	\$79	
Idahome RV Park	\$875 - 1,150	\$68	
Lake Point RV Park	\$800 - \$975	\$43	
Ambassador RV Resort	\$795	\$70	
Shady Lane RV Park	\$750	\$60	
Snake River RV Resort	\$695	\$55	

Income Improvement:

- Nightly & Monthly rates have room for increase based on surrounding parks.
- Late fees, cancellation fees, and deposits are not currently utilized.
- Completed Clubhouse will bring additional revenue from washers/dryers/vending.
- Possible bundle options with local wineries and wine tour shuttles.
- Additional vehicles, pets, and occupants charges are not currently added.
- Manager's Quarters (800 sqft) could be used for Airbnb/Vrbo.



Pamphlets



1. Dunning Estates
2. Hells Canyon & Zhou Zhou
3. Kindred Vineyards
4. Sawtooth Estate Winery
5. Ste. Chapelle Winery
6. Williamson Vineyards
7. Free Dog Wines
8. SCORIA Vineyards
9. Hat Ranch Winery
10. Famic Wine Company
11. Huston Vineyards
12. Cuesta Sol Vineyards
13. Koenig Vineyards
14. Bitner Vineyards



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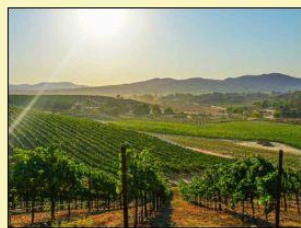


Serving RV travelers interested in
Idaho's Sunnyslope Wine Trail

208-872-2509

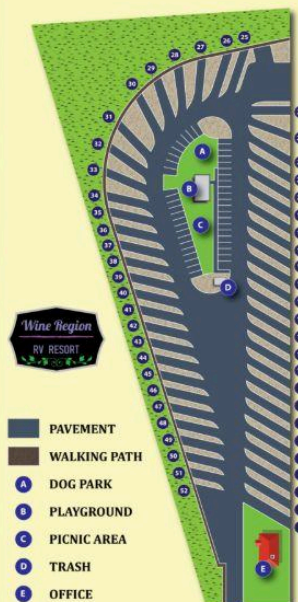
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Local Attractions



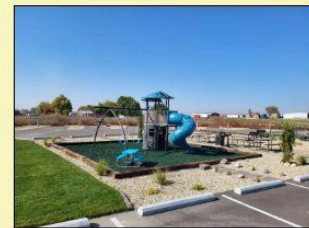
- 15+ Wineries & Vineyards
- Snake River
- Lizard Butte
- Jump Creek Waterfall
- Givens Hotsprings
- Lake Lowell
- Warhawk Air Museum
- Celebration Park
- Roaring Springs
- 35 Miles from Boise

Resort Layout



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Amenities

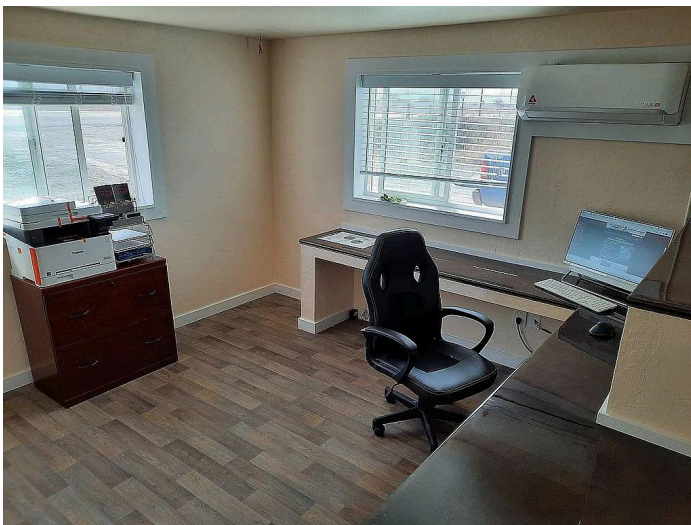
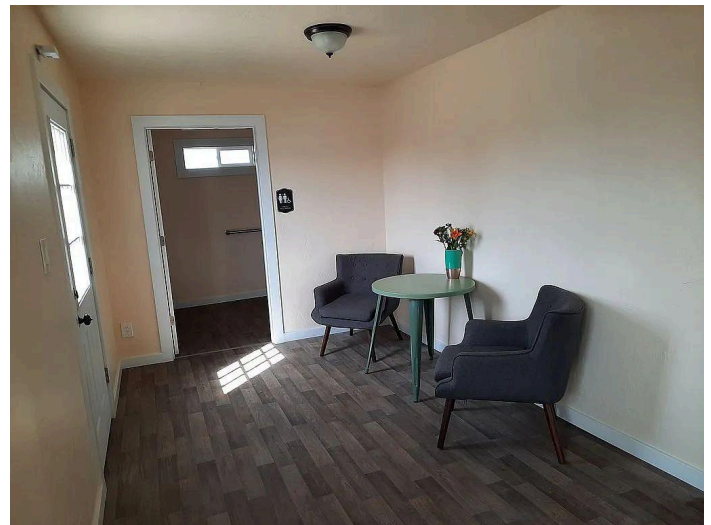
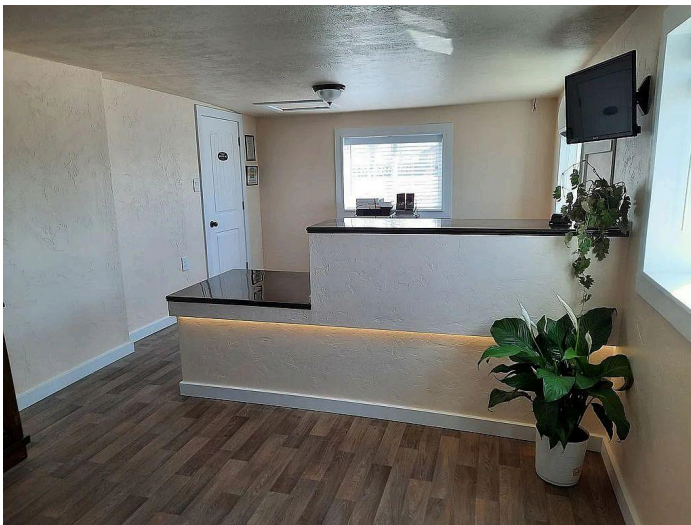


- Full Hook-Up Sites with City Utilities.
- Nightly, Weekly, & Monthly Stays.
- Paved 55 ft Sites.
- Dog Park & Walking Path.
- Playground & Picnic Area.
- Office & General Store.
- Additional Parking.
- Local Winery Shuttles.

Office

Office Details:

- New plumbing/electrical/HVAC.
- New roof and siding.
- A.D.A. entrance and bathroom.
- 1,200 sqft total.
- 400 sqft Office frontage.
- 800 sqft Manager's Quarters.
- Private fenced backyard.

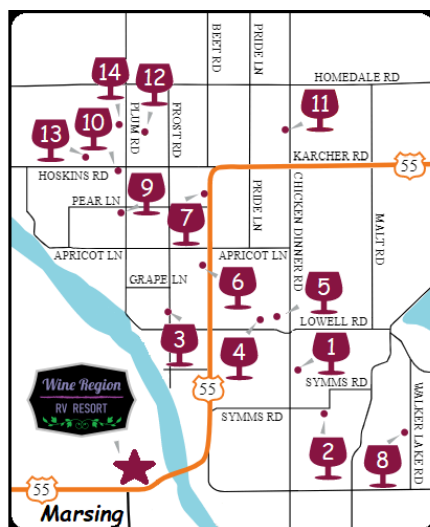


Location



Location Details:

- Located in Idaho's Treasure Valley, one of the fastest growing areas in the country.
- Marsing has a population of 1,300.
- Caldwell is 14 miles with a population of 66,000.
- Nampa is 16 miles with a population of 125,000.
- Meridian is 26 miles with a population of 149,000.
- Boise is 35 miles with a population of 235,000.
- 10 minutes away from Lake Lowell.
- 5 minutes away from over 15 different wineries/vineyards of the Sunnyslope Wine Trail.



Wineries & Vineyards

1. Dunning Estates
2. Hells Canyon & Zhoo Zhoo
3. Kindred Vineyards
4. Sawtooth Estate Winery
5. Ste. Chapelle Winery
6. Williamson Vineyards
7. Free Dog Wines
8. SCORIA Vineyards
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