

Pine Grove, California

OFFERED AT

\$4,900,000

Gold Country Campground Resort

130-unit RV Resort • Value-Add Upside with improving in-place financials

130 Total Units	7.58% In-Place Cap	7.76% Pro Forma Cap	\$37.6k Price / Unit	9.7% YoY Improvement
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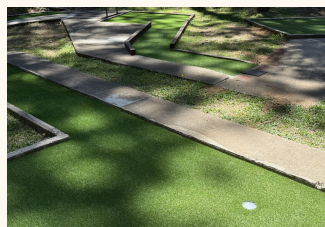
Updated Financials - Then & Now

2025	
Gross Revenue	\$963,997
Operating Expenses	\$592,099
Net Operating Income	\$371,897
Expense Ratio	61%



Current T-12 (2026 thru June)	
Gross Revenue (Actual)	\$1,067,081
Operating Expenses (Pro Forma)	\$686,432
Net Operating Income (Pro Forma)	\$380,649
Expense Ratio (Pro Forma)	64%

Capital Improvements



Investment Highlights

- T-12 Revenue through June 2026 is exceeding Pro Forma revenue projection by \$35,605 (3.45%)
- 2026 year-to-date revenue has increased 9.7% YOY
- Peak months showing strong fundamentals - up 19% in May, 29% in June
- July 2026 bookings forecast an increase from 2025
- No immediate cap ex requirements. Owners have remodeled all bathrooms, cabins, lodge rooms, clubhouses, mini golf course, slurry coat of parking lot, etc., in the last couple of years