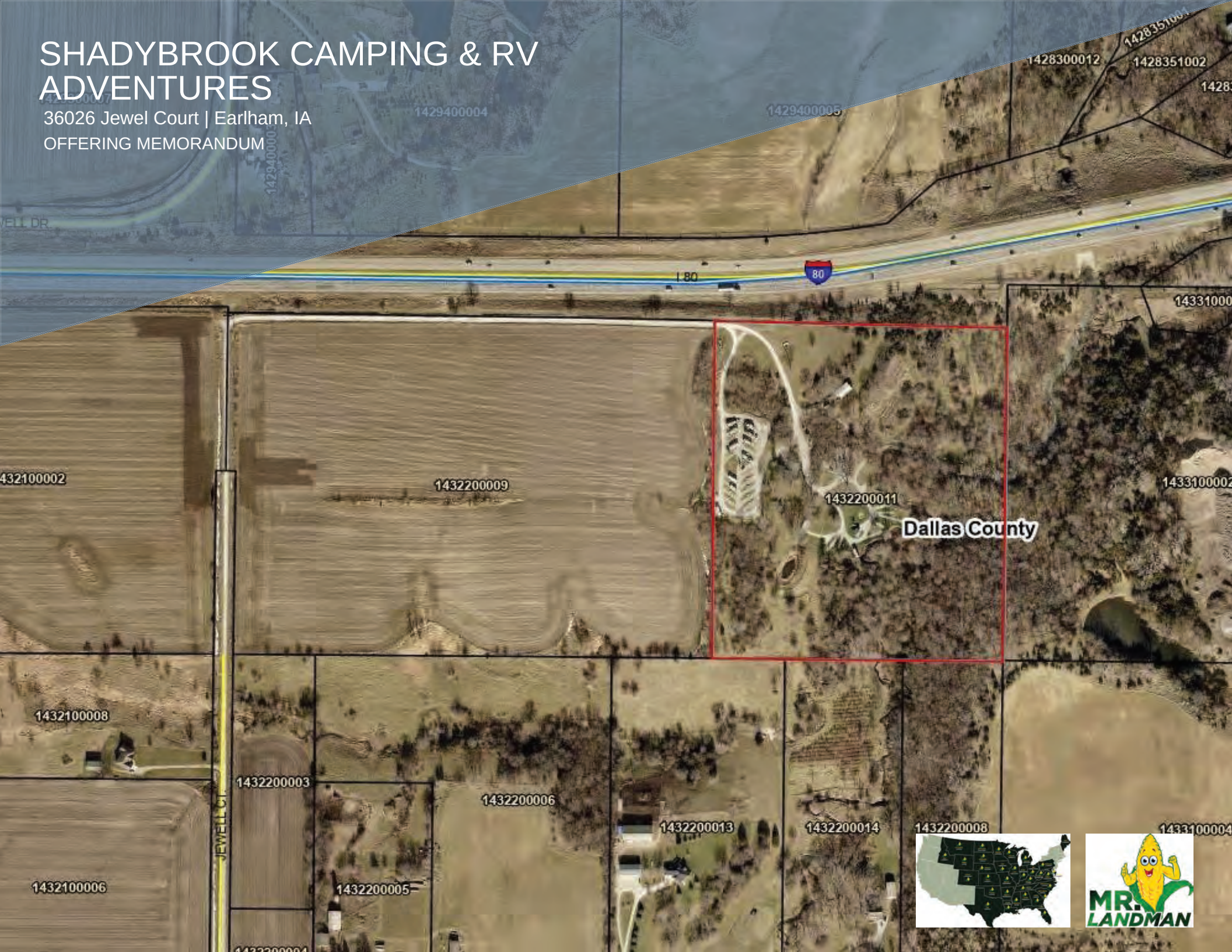


SHADYBROOK CAMPING & RV ADVENTURES

36026 Jewel Court | Earlham, IA
OFFERING MEMORANDUM



Dallas County



Shadybrook Camping & RV Adventures

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Earlham, IA camping market analysis

Exclusively Marketed by:



Jon Fisher

MR LANDMAN

Designated Managing Broker

(217) 202-0924

jonfisher1991@gmail.com

Illinois #471.020503



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	\$850,000
PRICE PER UNIT	\$11,806
OCCUPANCY	100.00%
NOI (CURRENT)	\$131,496
NOI (Pro Forma)	\$148,543
CAP RATE (CURRENT)	15.47%
CAP RATE (Pro Forma)	17.48%
GRM (CURRENT)	4.06
GRM (Pro Forma)	3.69

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.

The main lodge spans 3,078 square feet, with the top-level living quarters comprising 1,578 square feet. This area includes a 2.5-car garage and a 1,000 sq. ft. deck. The bottom level features the RV park office, storage space, a recreation room, laundry facilities, and additional showers and restrooms.



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 \$700,000 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.

02

Location

- Location Summary
- Locator Map
- Regional Map
- Aerial Map
- Major Employers Map
- Traffic Counts
- Drive Times
- Drive Times (Heat Map)



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%.

- 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.

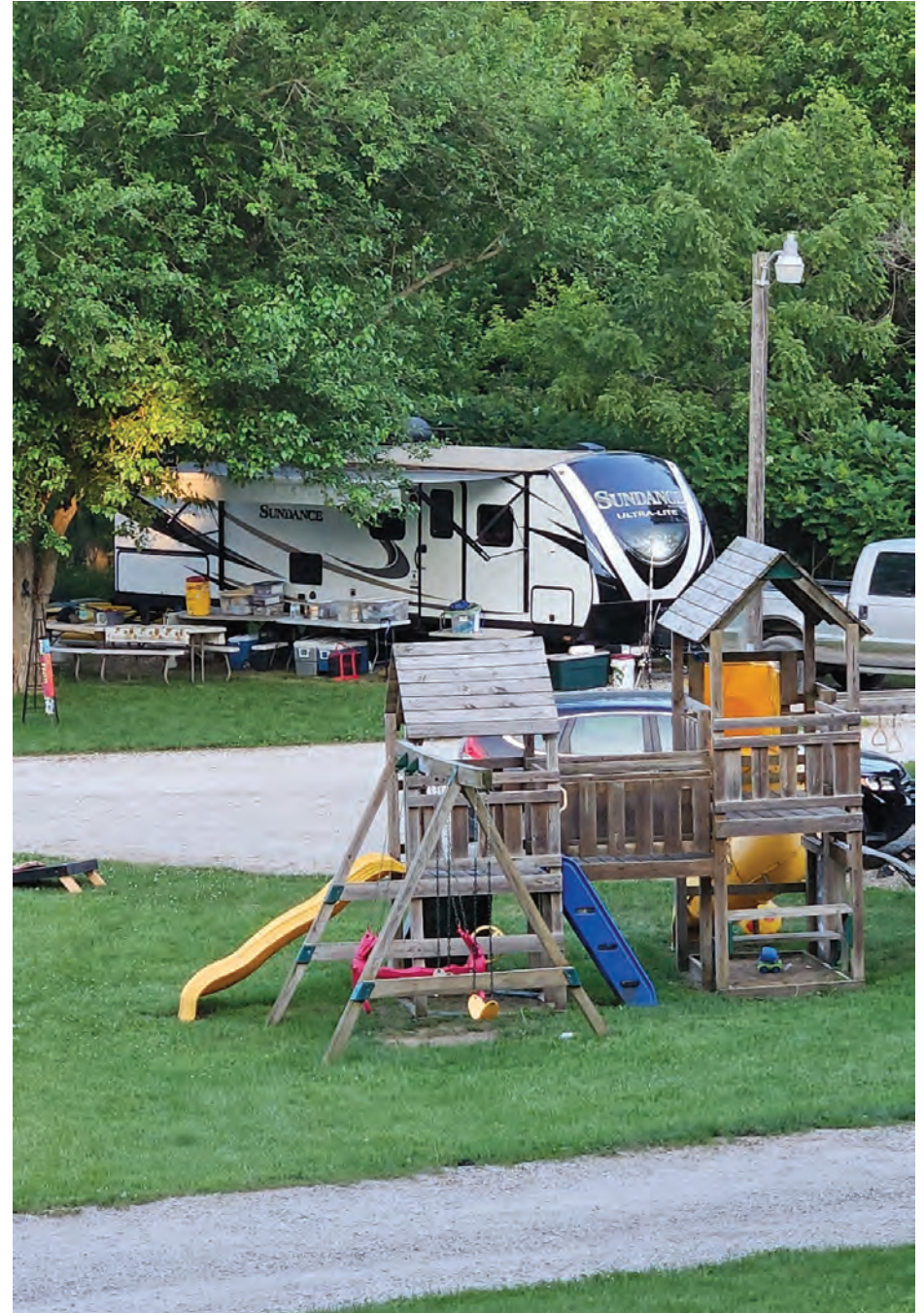
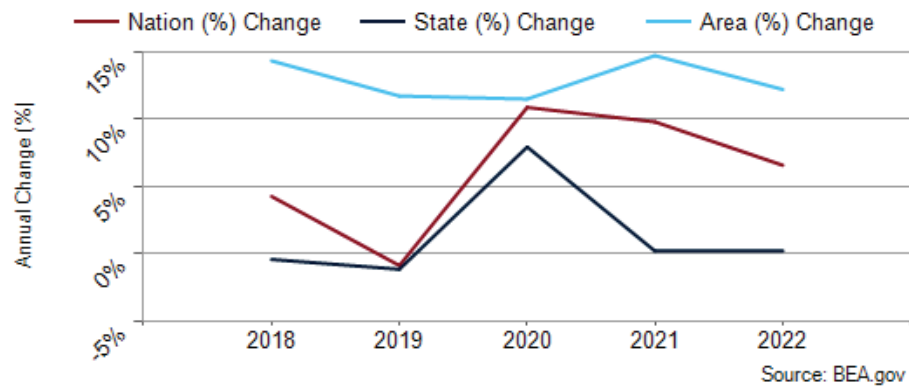
Des Moines Metropolitan Statistical Area

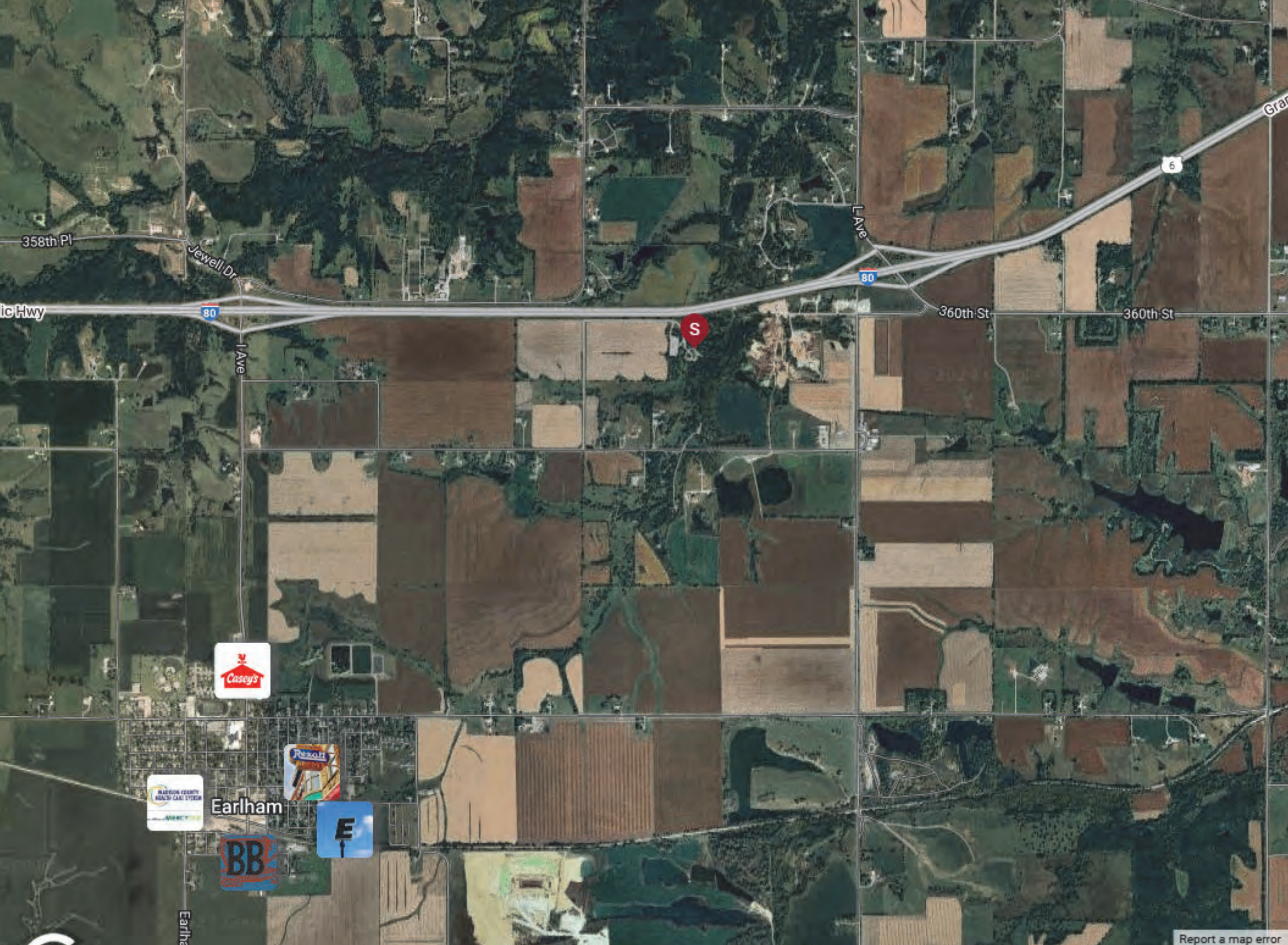
- The Des Moines metropolitan area, officially known as the Des Moines–West Des Moines, IA Metropolitan Statistical Area (MSA) is located at the confluence of the Des Moines River and the Raccoon River. Des Moines serves as the capital of the U.S. state of Iowa. The metro area consists of six counties 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.

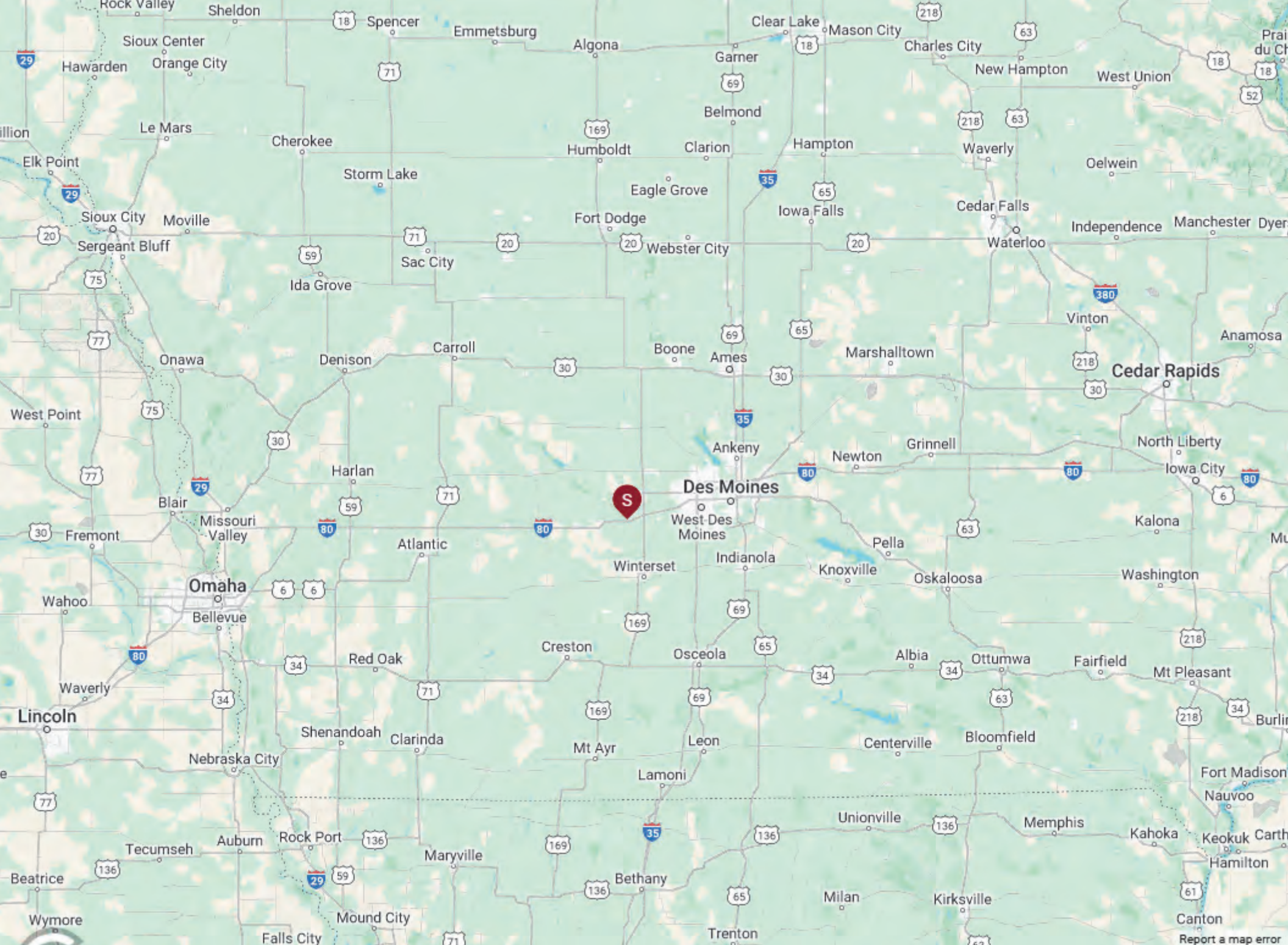
Largest Employers

Hy-Vee	10,000
Casey's General Store	10,000
Smithfield Foods	10,000
Martin Marietta Aggregates	10,000
Libbey	500,110,000
Milliken & Company	500,110,000
POET	10,015,000
Iowa Select Farms	5,011,000

Dallas County GDP Trend









[Report a map error](#)

Procter & Gamble

Approx. 10,000+ Employees
Approx. 25 miles

Iowa State University

Approx. 5,001 to 10,000 Employees
Approx. 25 miles

Meredith Operations Corporation

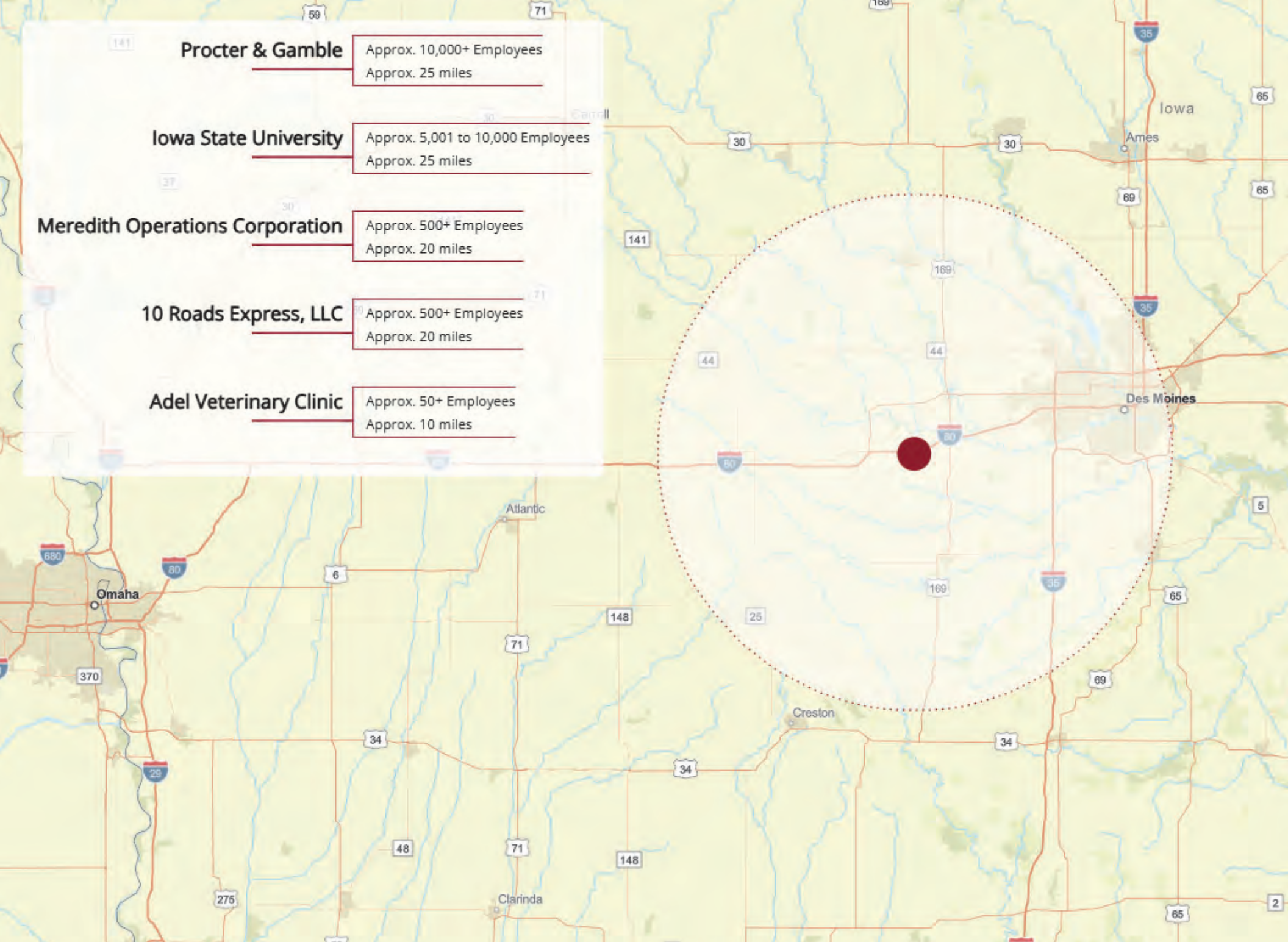
Approx. 500+ Employees
Approx. 20 miles

10 Roads Express, LLC

Approx. 500+ Employees
Approx. 20 miles

Adel Veterinary Clinic

Approx. 50+ Employees
Approx. 10 miles



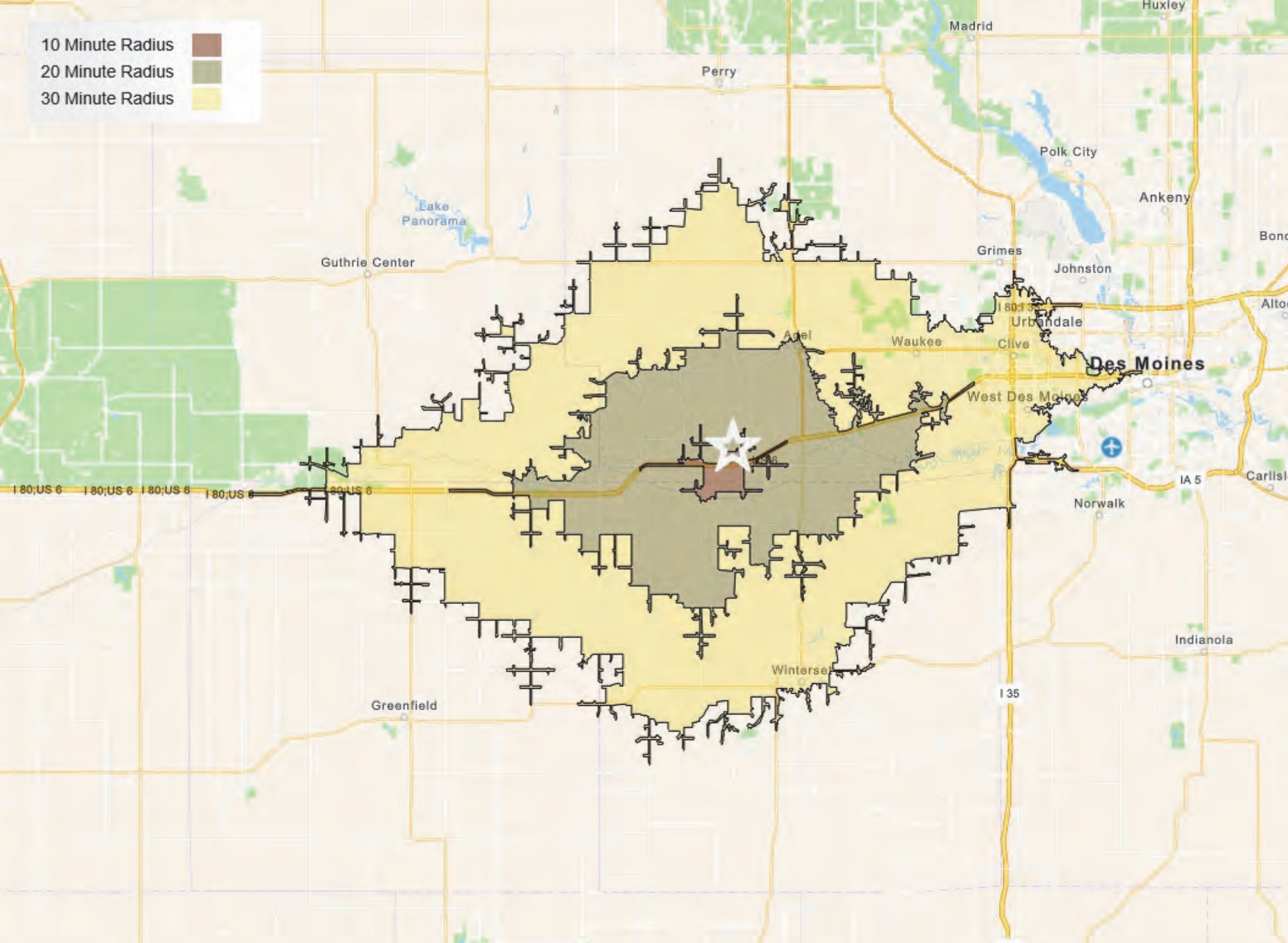




10 Minute Radius

20 Minute Radius

30 Minute Radius





03

Property Description

Property Features

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)





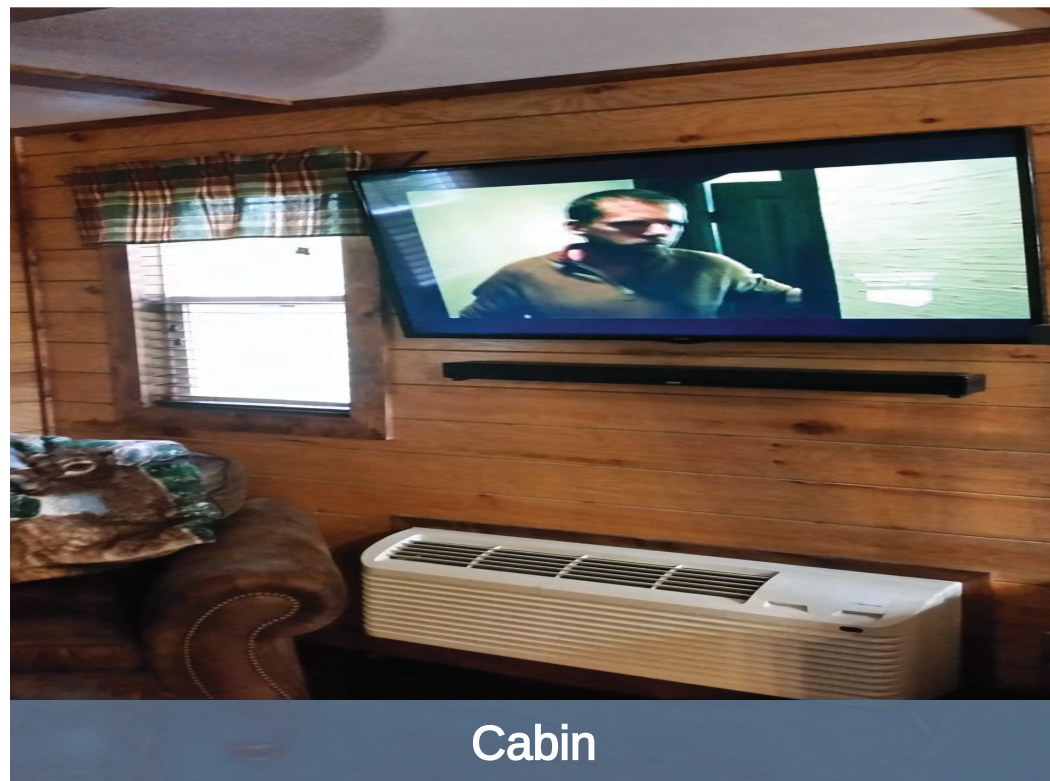
Ascending tent



Bath house



Cottage



Cabin



Playground



Pavilion



RV Rental



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



04

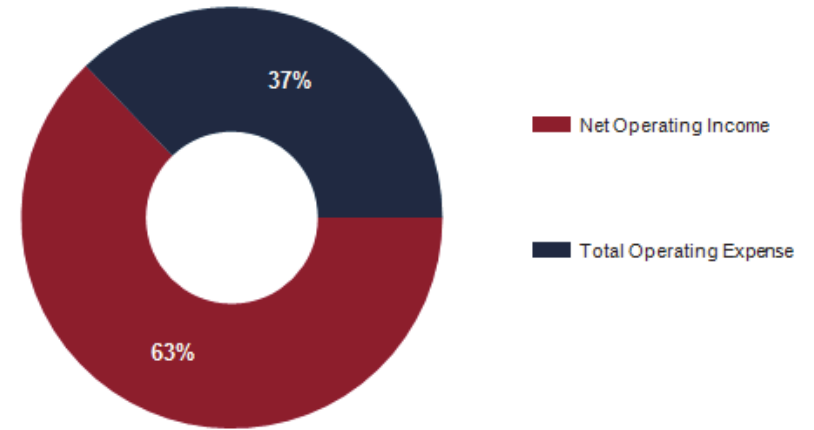
Financial Analysis

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%
Effective Gross Income	\$209,353		\$230,288	
Less Expenses	\$77,857	37.18%	\$81,745	35.49%
Net Operating Income	\$131,496		\$148,543	

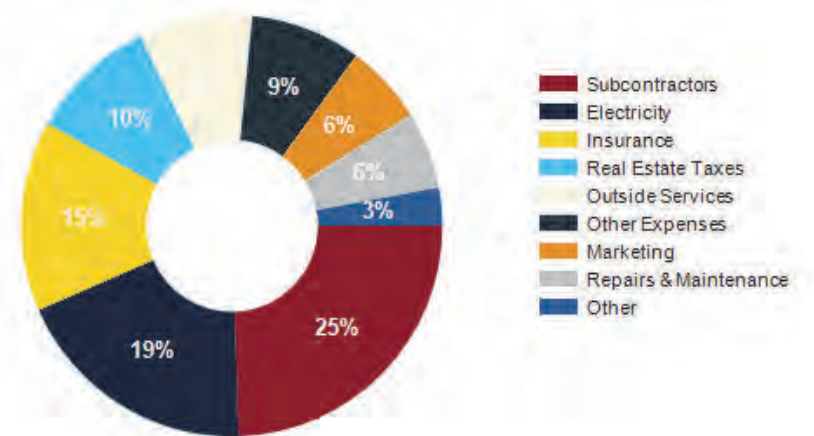
Income Notes: Current figures represent 2023 performance. Pro Forma reflects a 10% increase in guests/income.



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
Total Operating Expense	\$77,857	\$1,081	\$81,745	\$1,135
% of EGI	37.18%		35.49%	

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

DISTRIBUTION OF EXPENSES CURRENT





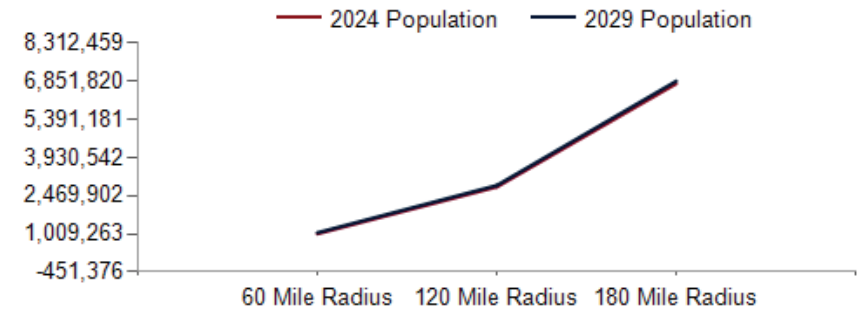
05

Demographics

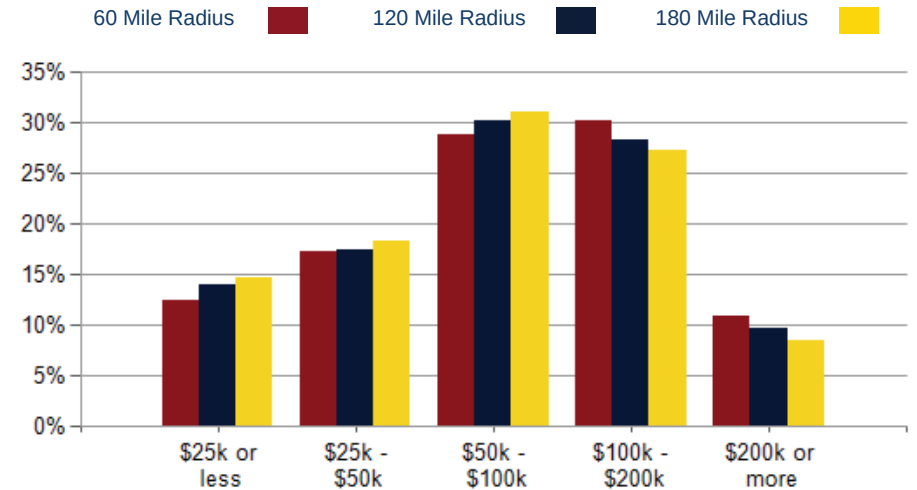
General Demographics

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 African American	49,407	150,951	456,152
2024 American Indian	3,878	17,374	49,353
2024 Asian	39,906	89,655	179,813
2024 Hispanic	78,759	262,176	660,061
2024 Other Race	31,380	112,096	283,923
2024 White	817,182	2,232,573	5,269,801
2024 Multiracial	66,712	194,238	501,272
2024-2029: Population: Growth Rate	4.00%	2.10%	1.45%

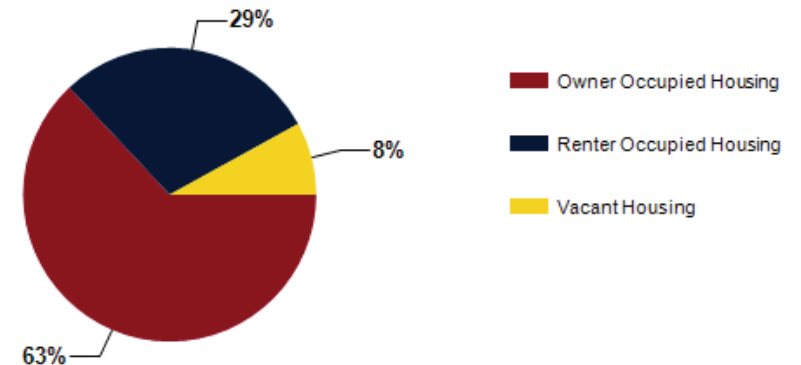
2024 HOUSEHOLD INCOME	60 MILE	120 MILE	180 MILE
less than \$15,000	25,986	80,703	217,529
\$15,000-\$24,999	24,599	76,080	181,420
\$25,000-\$34,999	23,456	71,767	190,276
\$35,000-\$49,999	46,791	124,130	308,415
\$50,000-\$74,999	65,421	188,431	467,587
\$75,000-\$99,999	51,551	150,809	377,491
\$100,000-\$149,999	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



2024 Household Income



2024 Own vs. Rent - 60 Mile Radius

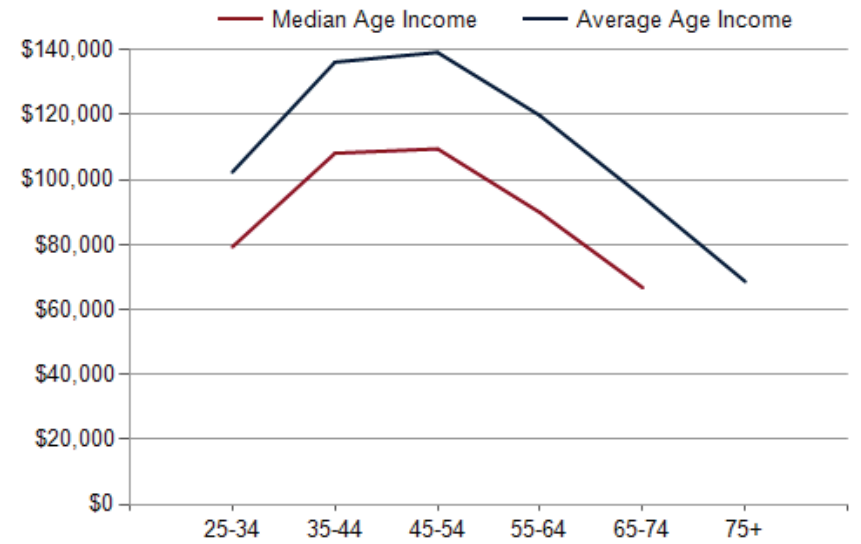
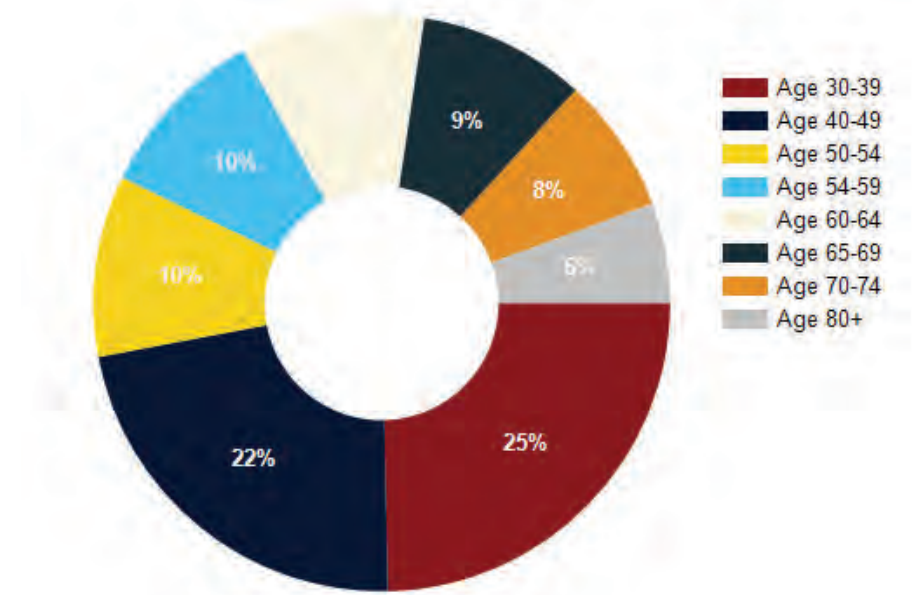


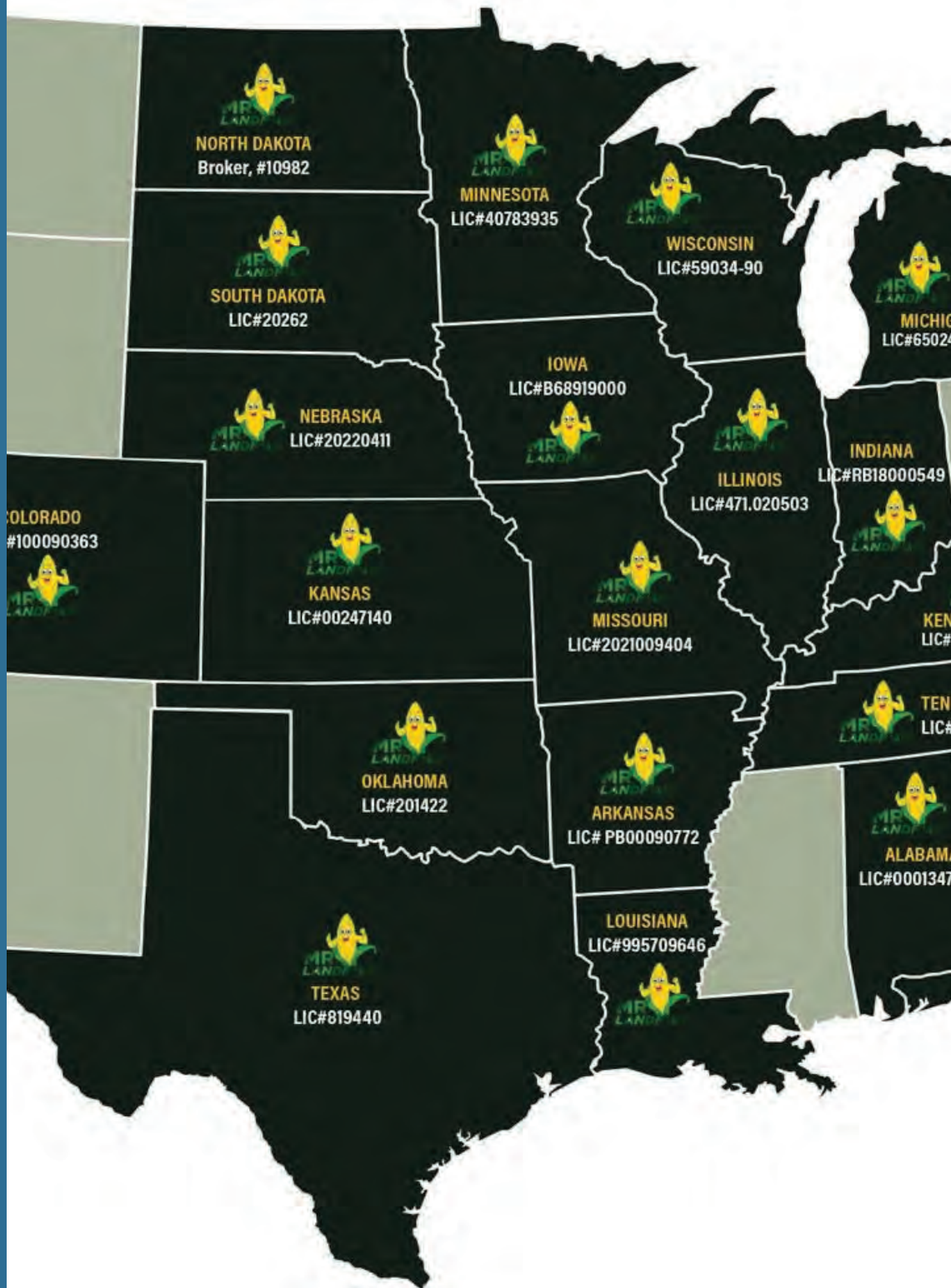
Source: esri

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

Population By Age





06

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 26 and works for State Farm Corporate. My daughter, Reagan, is 16 and is a sophomore. My hobbies include watching sports, sports announcing, & 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 South Carolina Broker in Charge, MR. LANDMAN, LLC, License #117228
Licensed Georgia Broker, MR. LANDMAN, LLC, License #403701
Licensed Maine Designated Broker, MR. LANDMAN, LLC, License #DB924033
Licensed North Carolina Broker In Charge, MR. LANDMAN, LLC, License #325370
Licensed Tennessee Broker, MR. LANDMAN, LLC, License #358759
Licensed Colorado Responsible Broker, MR. LANDMAN, License #100090363
Licensed Florida Broker, MR. LANDMAN, LLC, License #BK3489532
Licensed Wisconsin Broker, MR. LANDMAN, LLC, License #59034-90
Licensed Missouri Broker, MR. LANDMAN, LLC, License #2021009405
Licensed Oklahoma Managing Broker, MR. LANDMAN, LLC, License #201422
Licensed Arkansas Primary Broker, Mr. LANDMAN, LLC, License #PB00090772
Licensed Kansas Supervising Broker, MR. LANDMAN, LLC, License #00247140
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Licensed South Dakota Broker, MR. LANDMAN, LLC, License #20262
Licensed Nebraska Designated Broker, MR. LANDMAN, LLC, License #20220411
Licensed Pennsylvania Broker, MR. LANDMAN, LLC, License #RM425074
Licensed Michigan Associate Principal Broker, MR. LANDMAN, LLC, License #6502432213
Licensed Kentucky Principal Broker, MR. LANDMAN, LLC, License #284073
Licensed Texas Broker, MR. LANDMAN, LLC, License #819440
Licensed Ohio Principal Broker, MR. LANDMAN, LLC, License #BRKP.2025001469
Licensed Mississippi Broker, MR. LANDMAN, LLC, License #B-24926
Licensed Montana Broker, MR. LANDMAN, LLC, License #135738
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Licensed Maryland Broker, MR. LANDMAN, LLC, License #5023589
Licensed Wyoming Responsible Broker, MR. LANDMAN, LLC, License #17551
Licensed Idaho Managing Broker, MR. LANDMAN, LLC, License #7081213
Licensed Virginia Principal Broker, MR. LANDMAN, LLC, License #0225279436
Licensed Utah Principal Broker, MR. LANDMAN, LLC, License #14284561-PB00

Licensed Illinois Auctioneer, License #441.000156



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

rvparkiq.com

Table of Contents

Interactive Map

Market Summary

RVParks List

Amenity Analysis

Camping Spot Classification

Pricing Analysis

Seasonality Analysis

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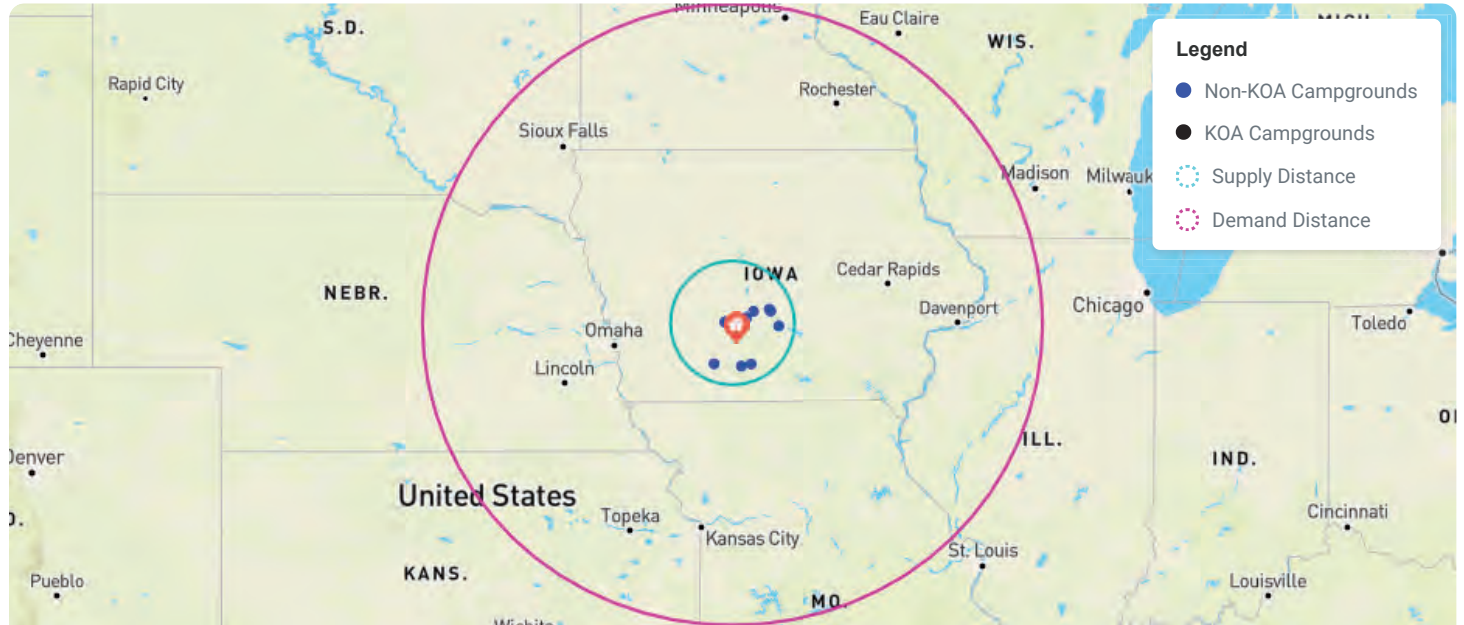
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7

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	Go to website
Des Moines West KOA Holiday 34308 L Ave, Adel, IA	1.69	Campground	67	Seasonal	4.4	Yes	Go to website
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	Go to website
Cutty's Campground Resort 2500 SE 37th St Unit A, Grimes, IA	19.37	RV Resort	500	Year Around	4.4	No	Go to website
Griff's Valley View RV Park & Campground 6561 NE 46th St, Altoona, IA	31.61	RV Park	142	Year Around	4.5	No	Go to website
Adventureland Campground 3200 Adventureland Dr, Altoona, IA	32.34	Campground	310	Year Around	4.1	Yes	Go to website
Prairie Ridge Camping 2004 130th Ave, Murray, IA	35.56	Campground	12	Year Around	4.8	No	Go to website
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	Go to website
Webb's RV Park 22905 Buchanan Trl, Hartford, IA	37.14	RV Park	50	Year Around	4.5	No	Go to website

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

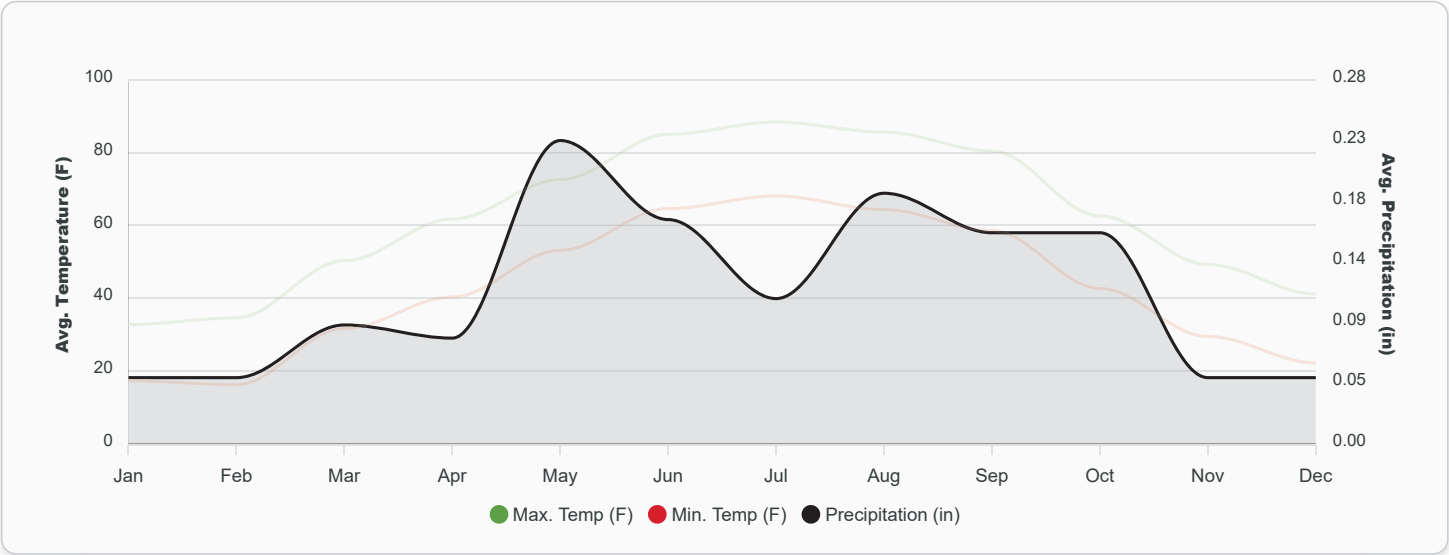
CAMPGROUNDS		RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$44.14	\$30.75	\$123.41
	Weekly	\$237.50	-	-
	Monthly	\$655	-	-
Griff's Valley View RV Park & Campground	Daily	\$30	-	-
	Weekly	\$155	-	-
	Monthly	\$465	-	-
Adventureland Campground	Daily	\$60 - \$99	\$25	-
	Weekly	-	-	-
	Monthly	-	-	-
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
Shady Brook Camping & RV Adventures	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
	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
Beaver Lake Campground	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	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
Lakeside Casino RV Park	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	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
Prairie Ridge Camping	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	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
Country Court Mobile HM & RV Park	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	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

Shadybrook Camping & RV Adventures

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