

DIAMOND M RANCH RESORT

48500 Diamond M Ranch Road | Kenai, AK
OFFERING MEMORANDUM



Diamond M Ranch Resort

CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

Local Business Map

Major Employers Map

Aerial View Map

Drive Times

Drive Times (Heat Map)

03 Property Description

Property Features

Site Plan

Property Images

04 Financial Analysis

Income & Expense Analysis

05 Demographics

General Demographics

Race Demographics

06 Additional Information

Diamond M Ranch market report

Exclusively Marketed by:



Jon Fisher

MR LANDMAN
Designated Managing Broker
(217) 202-0924
jonfisher1991@gmail.com
Illinois #471.020503



Brian Brockman

Bang Realty-Pacific Inc
2939 Vernon place
Cincinnati OH 45219
BROKER
(513) 898-1551
bor@bangrealty.com AK
License# 164417



www.mrlandman.com



01

Executive Summary

Investment Summary

DIAMOND M RANCH RESORT

OFFERING SUMMARY

ADDRESS	48500 Diamond M Ranch Road Kenai AK 99611
COUNTY	Kenai Peninsula Borough
MARKET	Kenai Metropolitan Area
APPROXIMATE LAND SF	871,200 SF
APPROXIMATE LAND ACRES	20.00
NUMBER OF UNITS	93
YEAR BUILT	1997
YEAR RENOVATED	ongoing
APN	055-040-76
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$8,400,000
PRICE PER UNIT	\$90,323
OCCUPANCY	100.00%
NOI (CURRENT)	\$504,279
NOI (Pro Forma)	\$538,578
CAP RATE (CURRENT)	6.00%
CAP RATE (Pro Forma)	6.41%
GRM (CURRENT)	8.77
GRM (Pro Forma)	8.35

DEMOGRAPHICS

	60 MILE	120 MILE	180 MILE
2025 Population	59,602	462,968	470,673
2025 Median HH Income	\$82,055	\$95,310	\$95,056
2025 Average HH Income	\$114,217	\$129,064	\$128,556



Diamond M Ranch Resort (Property Overview)

- Diamond M Ranch Resort, located in picturesque Kenai, Alaska, is widely regarded as one of the top three RV parks in the entire state and stands as a premier investment opportunity on the Kenai Peninsula. Spanning approximately 20 acres, this exceptional resort has been meticulously planned, developed, and maintained by the original owners since 1997, resulting in an immaculate, turnkey asset with no anticipated Day-1 capital expenditures. The park benefits from Kenai's extraordinary recreational appeal—including world-class Kenai River salmon fishing, Cook Inlet halibut charters, hiking trails, bike paths, beaches, and proximity to both Kenai and Soldotna amenities. Its natural setting, bordering a scenic farm and offering iconic Alaska views, draws retirees traveling from out of state, in-state family vacationers, and long-term seasonal guests.

Diamond M Ranch Resort (RV Sites & Infrastructure)

- The resort features 69 full-service RV pads, each equipped with water and sewer service. Sixty-five (65) pads offer 20/30/50-amp electrical pedestals, while three pads offer 20/30-amp service. Thirty-one (31) pull-through sites accommodate larger rigs, and 52 of the 69 pads include electrical meters to bill back longer-term guests for usage. In addition to the RV sites, the resort provides eight primitive tent sites with picnic tables and access to a community fire ring. Underground utilities have been expertly designed using 2" HDPE water lines and 4"/6" ABS sewer lines. The resort operates on well and septic systems, and every pad is fully functional and in excellent working order. All interior roads are gravel and in top condition, with more than \$60,000 invested recently in road and pad improvements. The property lies in an area unstudied by FEMA for flood zones, but the owners report zero flooding issues over 28 years and are unaware of any flooding in recorded history.

Diamond M Ranch Resort (Lodging Units & Guest Amenities)

- Beyond the RV sites, Diamond M Ranch Resort distinguishes itself with 16 high-demand lodging units that generate premium rental revenue. These include five one-bedroom historic suites, a duplex, a standalone cabin, a two-bedroom apartment, a one-bedroom apartment, two studio apartments, and four hotel-style rooms—each offering a unique guest experience. The property also features a four-bedroom, two-bathroom residence currently occupied by the owners, with direct access to a scenic guest viewing deck overlooking the resort. Two well-designed bathhouses are located onsite: one with three residential-style bathrooms and another with four. The resort includes a general store selling merchandise and guest necessities, as well as a newly completed clubhouse building for office operations.

Diamond M Ranch Resort (Operations & Guest Profile)

- The resort is self-managed by the owners and attracts a balanced mix of guests: approximately 50% overnight or weekend stays, 10% monthly renters, and around 15% seasonal visitors. Rates have been increased annually and stand at the higher end of the market—consistent with the owners' philosophy of offering a premium experience, reflected in their statement: "High—you get what you pay for." Over the past 3–5 years, ownership has invested in key improvements including road upgrades, various roofing projects, and completion of the new office clubhouse. While the resort is in excellent condition with no immediate capital needs, ownership anticipates that future operators may eventually consider updating the layout of the Blair Tall Timbers section, repairing the deck on Foreman's Cabin, or evaluating long-term improvements to the Mainstreet roof.

Diamond M Ranch Resort (Growth Potential)

- Diamond M Ranch Resort offers significant opportunities for expansion, enhancement, and revenue diversification. Ownership notes that waterfront expansion may be possible, the property's scenic open spaces lend themselves to wedding or event venue development, and there is ample room for additional growth throughout the resort. The property boasts hiking and biking trails, picturesque viewing decks, and adjacency to a farm—further adding to its appeal as a destination RV resort. Local attractions such as Soldotna Creek Park's Wednesday Market, Kenai River salmon fishing, Cook Inlet halibut fishing, the nearby beaches, and walking access to the Kenai River create strong tourism demand and underscore the resort's strategic location.

Diamond M Ranch Resort (Seller Notes & Terms)

- The owners—who built and have meticulously cared for this property for nearly three decades—are preparing to retire and spend more time with their six grandchildren. They take great pride in the resort's condition and reputation, stating: "We feel that we are the best, or at least in the top three RV parks in the State of Alaska." They will entertain seller-financing proposals with a minimum down payment of 25% and a preferred balloon term of no more than five years. Diamond M Ranch Resort presents a rare opportunity to acquire one of Alaska's finest RV parks—an impeccably maintained, highly profitable, and deeply loved hospitality asset in an irreplaceable location.

Diamond M Ranch Resort (BROKERAGE)

- The broker for this transaction is Brian Brockman with Bang Realty-Pacific Inc, Alaska License #164417. The cooperating out of state licensee is Jonathan Fisher who is the Designated Managing Broker for MR. LANDMAN, LLC, Illinois License #471.020503.





02

Location

- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map
- Drive Times
- Drive Times (Heat Map)

Kenai, AK

- Kenai is a city in the Kenai Peninsula Borough in Alaska. By road, it is 158 miles southwest of Anchorage. The population was 7,424 as of the 2020 census, up from 7,100 in 2010, the seventh-most populated city in the state.
- Kenai, Alaska is a beautiful place to live. The scenery is breathtaking with its towering mountains, expansive glaciers and meandering rivers. Summers are mild with temperatures rarely going above 80 degrees Fahrenheit, and the sun shines almost 24 hours a day during this time of year. Winters are cold but still comfortable due to the surrounding snow-covered mountains that act as temperature regulators. Wildlife viewing, hunting, fishing and other outdoor recreation opportunities are plentiful in the area, making it an ideal spot for nature enthusiasts to explore and enjoy. Additionally, Kenai hosts many festivals throughout the year and has a vibrant downtown district filled with shops and restaurants.

Soldotna, AK

- Soldotna is a city in the Kenai Peninsula Borough in Alaska. At the 2020 census, the population was 4,342, up from 4,163 in 2010. It is the seat of the Kenai Peninsula Borough.

Kenai River

- The Kenai River is the longest river in the Kenai Peninsula of southcentral Alaska. It runs 82 miles westward from Kenai Lake in the Kenai Mountains, through the Kenai National Wildlife Refuge and Skilak Lake to its outlet into the Cook Inlet of the Pacific Ocean near Kenai and Soldotna.
- In 1985, a world record largest sport-caught Chinook (or "king") salmon was taken from the Kenai River, weighing in at 97 lbs 4oz. Eight of the ten largest king salmon caught in the world have come from the same river, making the city a popular fishing tourist location.

- The lower reaches of the Kenai River, including its mouth where it empties into Cook Inlet, are within city limits. This area is the site of a designated personal use dipnet fishery during the month of July, one of a number of such fisheries throughout various parts of Alaska, that is open annually to residents of the state. The dipnetting season and fishing limitations are set by the Alaska Department of Fish and Game, and require fishermen to carry personal use fishing permits and only fish within designated regions and limits.

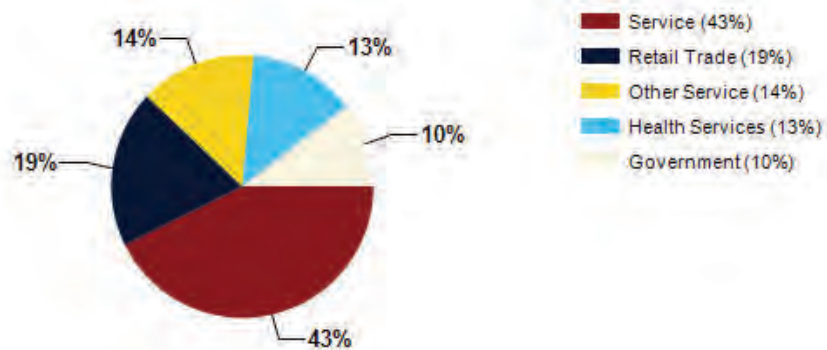
Kenai National Wildlife Refuge

- The Kenai National Wildlife Refuge is a 1.92-million-acre wildlife habitat preserve located on the Kenai Peninsula of Alaska. It is adjacent to Kenai Fjords National Park. This refuge was created in 1941 as the Kenai National Moose Range, but in 1980 it was changed to its present status by the Alaska National Interest Lands Conservation Act. The refuge is administered from offices in Soldotna. The Kenai Wilderness protects 1,354,247 acres of the refuge as wilderness area.

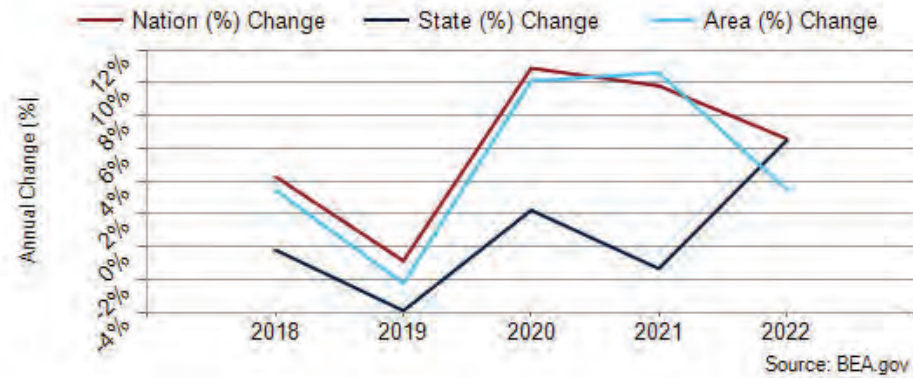
Cook Inlet

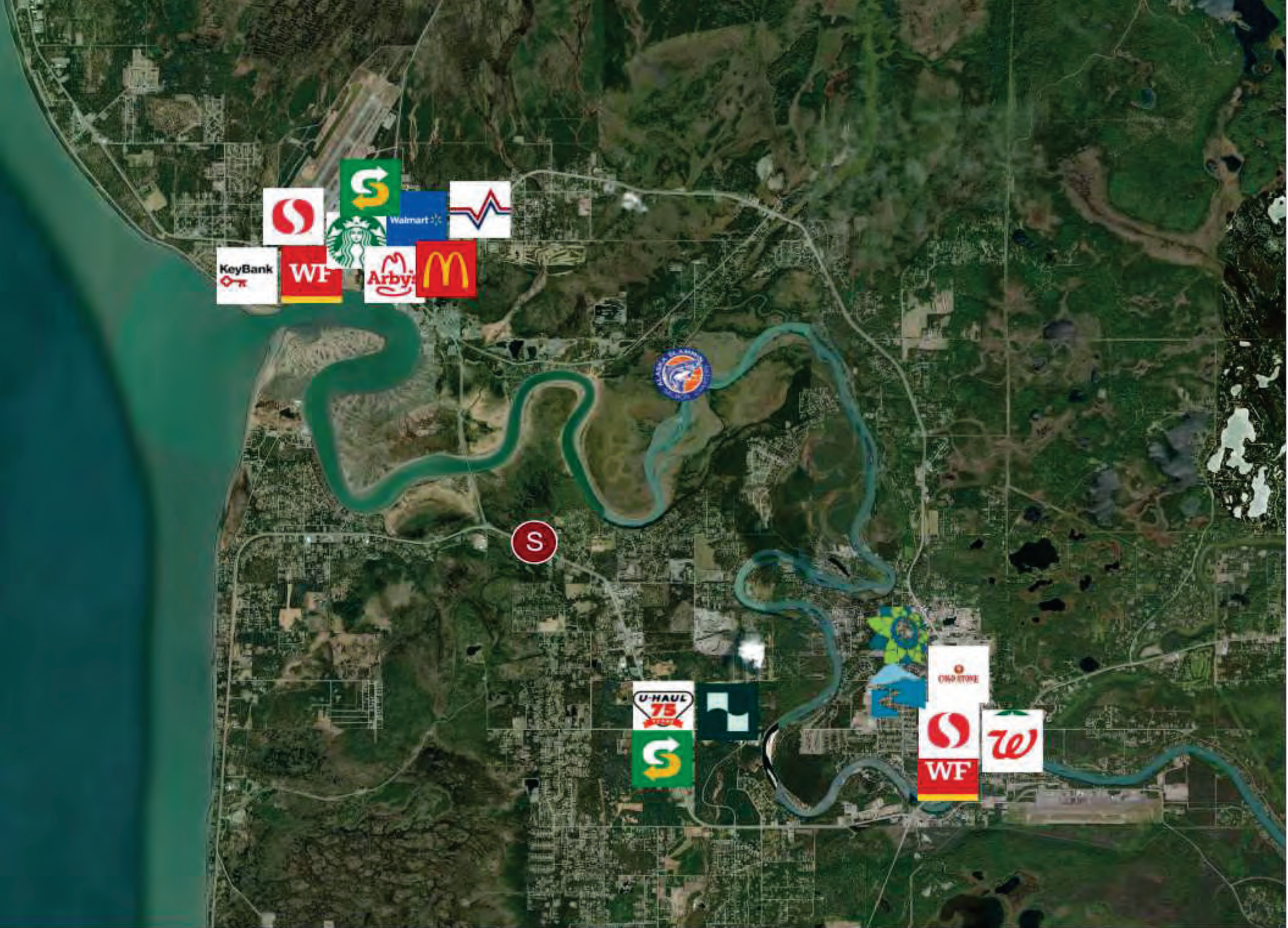
- Cook Inlet is a large tidal estuary in Alaska that runs between the Kenai Peninsula and the Alaskan mainland. The city of Kenai is located on the west side of the Kenai Peninsula, where the Kenai River empties into the inlet, and is known for its world-class fishing, oil and gas industry, and tourism. It's approximately 150 miles from Anchorage, accessible by a 3-hour drive or a 30-minute flight.

Major Industries by Employee Count



Kenai Peninsula Borough GDP Trend





Central Peninsula General Hospital Approx. 1,500 Employees
Approx. 5 miles

Kenai Peninsula Borough School District Approx. 1,500 Employees
Approx. 5 miles

Safeway Approx. 1,000 Employees
Approx. 5 miles

Diamond M Ranch Resort Approx. 10 Employees
Approx. 0 miles

Martin Media Approx. 5 Employees
Approx. 0 miles





1

Walmart
4.64 miles | 9.0 minutes

2

Kenai
3.83 miles | 5.7 minutes

3

Anchorage
154.6 miles | 169.7 minutes

4

Wasilla
196.54 miles | 212.3 minutes

5

Palmer
195.33 miles | 211.2 minutes

6

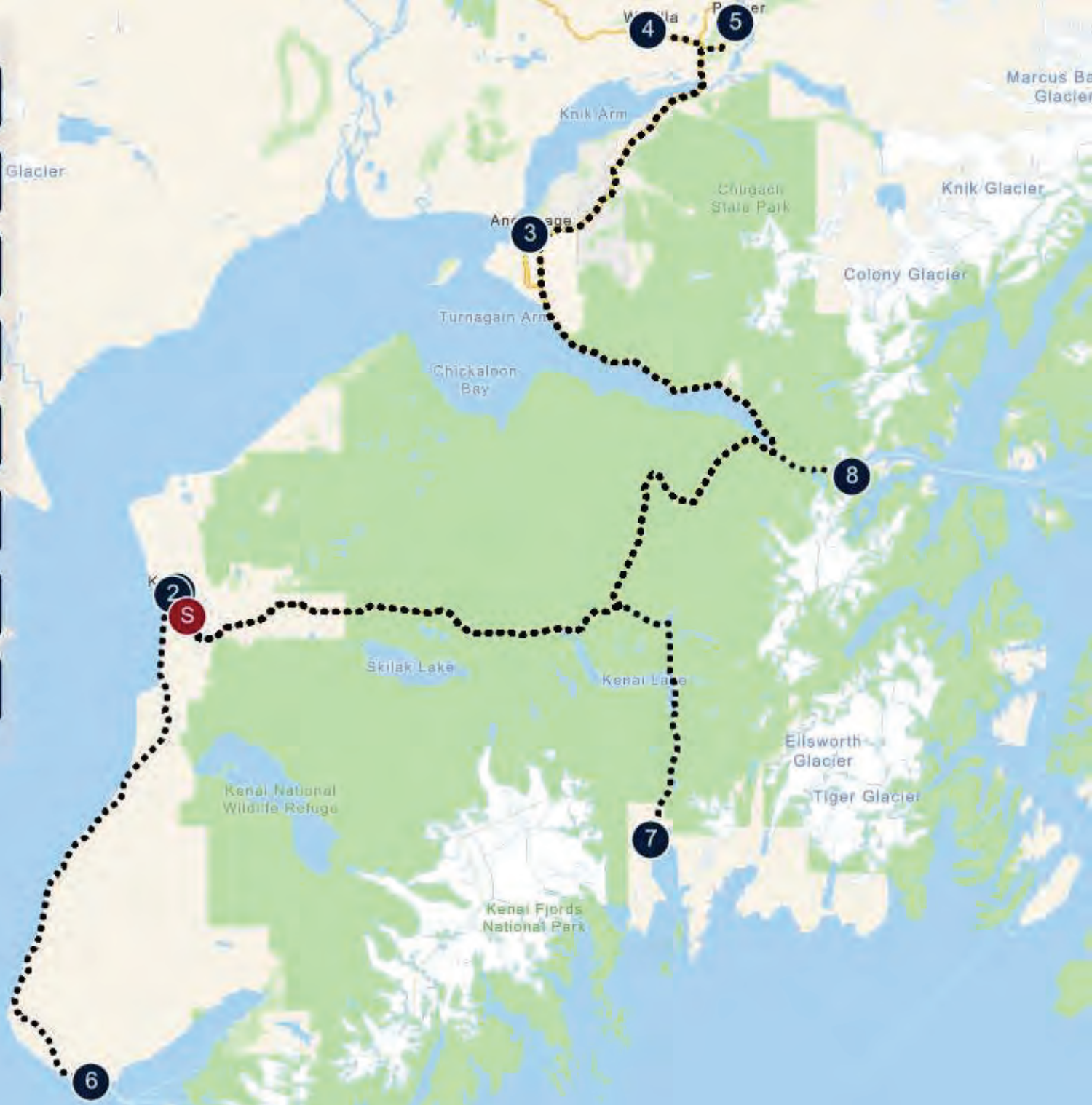
Homer
77.96 miles | 88.9 minutes

7

Seward
100.36 miles | 120.8 minutes

8

Whittier
116.66 miles | 138.5 minutes



5 Minute Radius
10 Minute Radius
15 Minute Radius





03

Property Description

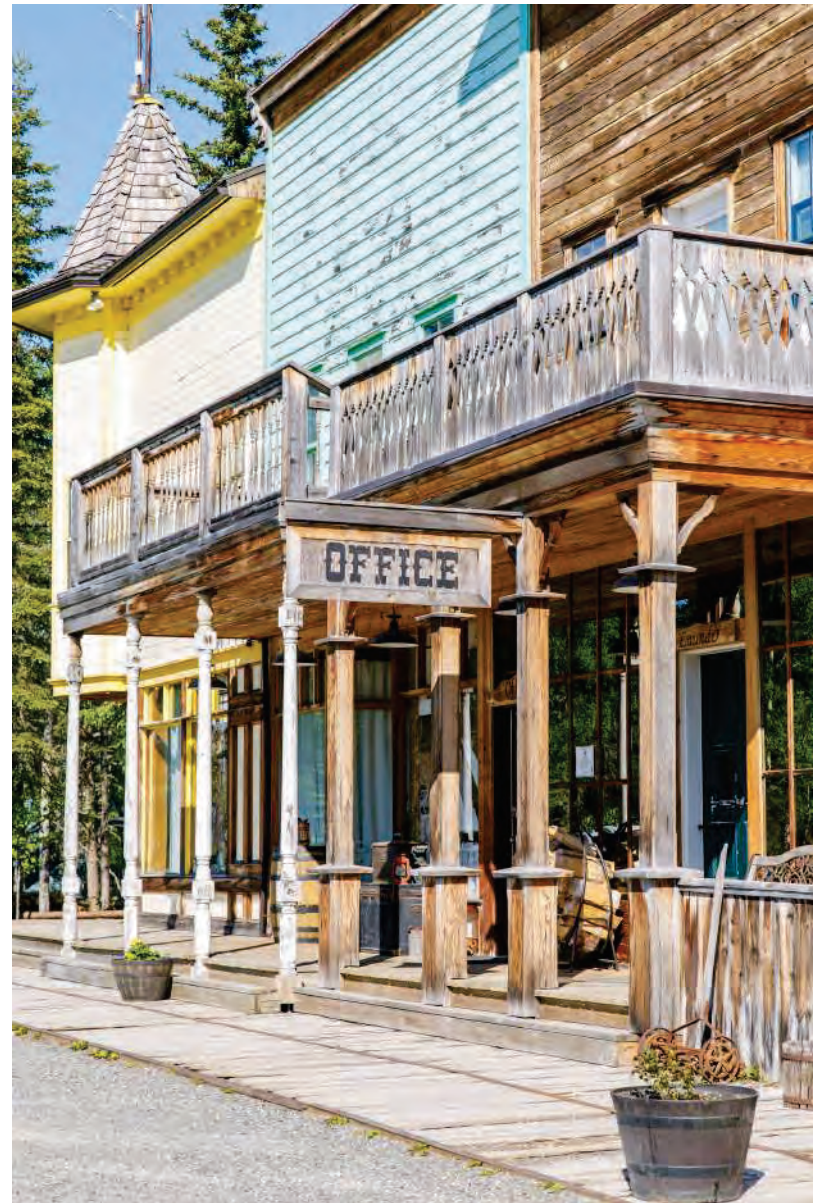
- Property Features
- Site Plan
- Property Images

PROPERTY FEATURES




NUMBER OF UNITS	93
APPROXIMATE LAND SF	871,200
APPROXIMATE LAND ACRES	20.00
YEAR BUILT	1997
YEAR RENOVATED	ongoing
# OF PARCELS	1
ZONING TYPE	RV Park
BUILDING CLASS	A
TOPOGRAPHY	Flat
LOCATION CLASS	A
LOT DIMENSION	673 x 632 x 30 x 629 x 730 x 660 x 60 x 325
NUMBER OF PARKING SPACES	200
WASHER/DRYER	Laundry on-site

UTILITIES


WATER	Well (Paid by park)
TRASH	Public (Paid by park)
GAS	Public (Paid by park)
ELECTRIC	Public (Paid by park)
RUBS	N/A



LEGEND

-  Cabin
-  Shower
-  Restroom
-  Phone
-  Business Center
-  Tent Hill
-  Frisbee Golf
-  Basketball Court
-  Fish Cleaning Station
-  Dumpster
-  Dump Station
-  Laundry
-  Fire Pit
-  Picnic Area

Continue on K-Beach for scenic route to Ninilchik and Homer OR turn right at light to go to Kenai (4 miles).

DIAMOND M RANCH RESORT

Centrally located on the Peninsula

48500 Diamond M Ranch Road /
Mile 16.5 K-Beach Road
Kenai, Alaska 99611

TO RIVER



OWNERS: BLAIR & RONNA MARTIN

CHECK OUT

QUIET HOURS

SPEED LIMIT



The pasture offers overflow RV parking in July during the Kenai Red Salmon Run.



Miniature cattle!



Llamas!



Goats!



Milk a Cow!



Wedding Venue





Tuesday = Campfire Social



Wednesday = Markets & Music



Monday = Guided hike to the river



Friday = Pickleball



Thursday = Gold Rush



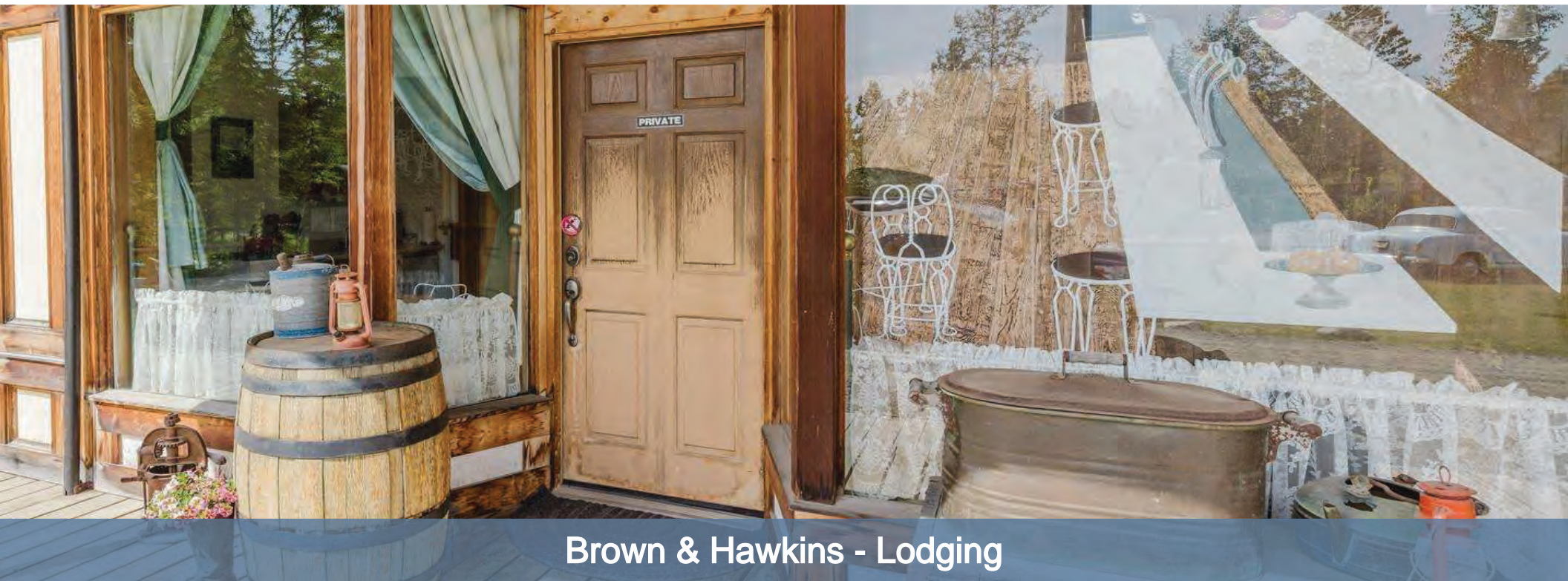
Saturday = Farm Tours



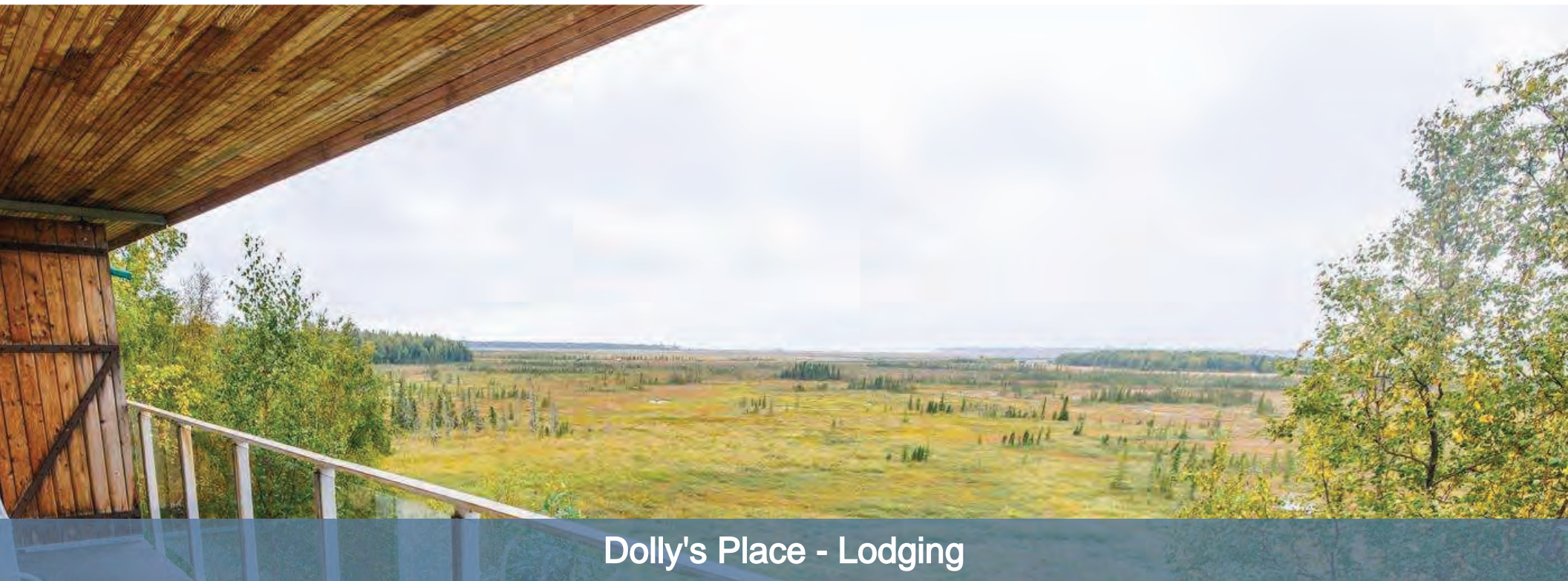
Nearby Halibut Fishing



Chicken Coop - Lodging



Brown & Hawkins - Lodging



Dolly's Place - Lodging



Bunkhouse - Lodging



Greentree - Lodging



Foreman's Cabin - Lodging



Igloo - Lodging



Wendler Suite - Lodging



Tent Sites - Lodging



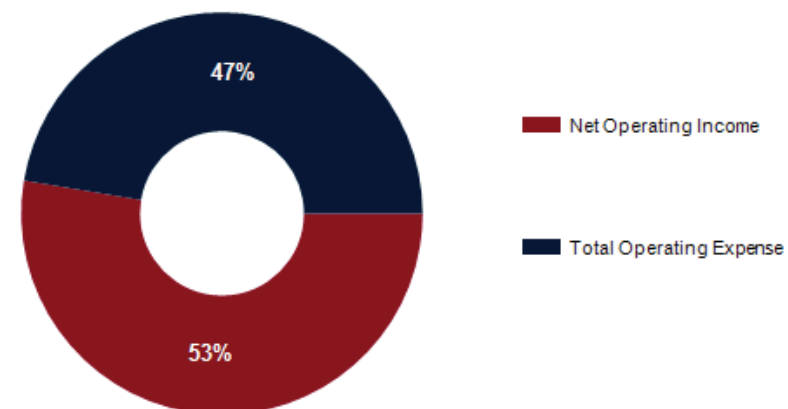
04

Financial Analysis

Income & Expense Analysis

REVENUE ALLOCATION
CURRENT

INCOME	CURRENT		PRO FORMA	
RV Revenue	\$488,374	51.0%	\$512,792	51.0%
Lodging Revenue	\$304,913	31.8%	\$320,158	31.8%
Point of Sale Revenue	\$30,494	3.2%	\$32,018	3.2%
Reservation Surcharge	\$6,539	0.7%	\$6,865	0.7%
Storage Revenue	\$5,168	0.5%	\$5,426	0.5%
Lock Site Revenue	\$7,346	0.8%	\$7,713	0.8%
Cancellation Revenue	\$15,028	1.6%	\$15,779	1.6%
Charter Revenue	\$1,545	0.2%	\$1,622	0.2%
Airbnb Revenue	\$7,875	0.8%	\$8,268	0.8%
Rent Revenue	\$3,900	0.4%	\$4,095	0.4%
Tax Exempt Cabin Over Threshold	\$64,665	6.7%	\$67,898	6.7%
Tax Exempt RV Over Threshold	\$4,626	0.5%	\$4,857	0.5%
Tent Site Revenue	\$7,986	0.8%	\$8,385	0.8%
Tower Rental Income	\$1,200	0.1%	\$1,260	0.1%
Utility Over Threshold tax exempt	\$1,816	0.2%	\$1,906	0.2%
Pet Fees	\$6,709	0.7%	\$7,044	0.7%
Insurance Refunds	\$123	0.0%	\$129	0.0%
Effective Gross Income	\$958,307		\$1,006,215	
Less Expenses	\$454,028	47.37%	\$467,637	46.47%
Net Operating Income	\$504,279		\$538,578	



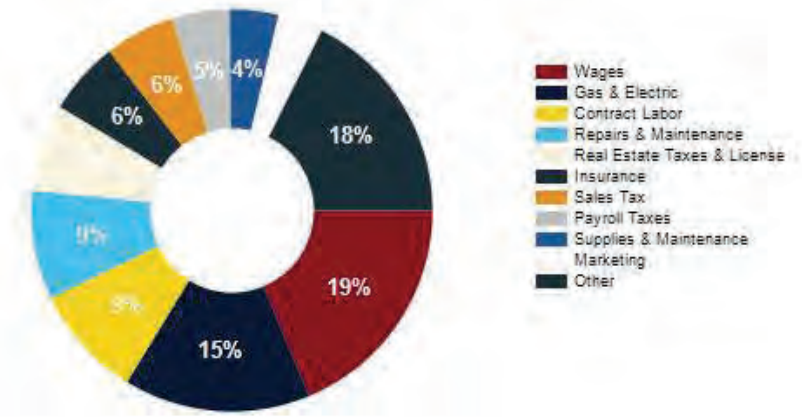
Income Notes: This is actual 2025 YTD income from January 1 - November 30 (T11). These numbers have not been annualized. Pro Forma reflects a 5% increase in all categories.

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes & License	\$32,008	\$344	\$32,968	\$354
Insurance	\$26,914	\$289	\$27,721	\$298
Marketing	\$16,539	\$178	\$17,035	\$183
Repairs & Maintenance	\$39,592	\$426	\$40,779	\$438
Water / Septic	\$8,643	\$93	\$8,902	\$96
Supplies & Maintenance	\$17,787	\$191	\$18,320	\$197
Garbage	\$5,384	\$58	\$5,545	\$60
Gas & Electric	\$68,295	\$734	\$70,343	\$756
Wages	\$85,011	\$914	\$87,561	\$942
Payroll Taxes	\$21,181	\$228	\$21,816	\$235
Office & Software	\$10,218	\$110	\$10,524	\$113
Contract Labor	\$41,252	\$444	\$42,489	\$457
Automobile Expense	\$11,469	\$123	\$11,813	\$127
Professional Fees	\$3,075	\$33	\$3,167	\$34
EE Benefits	\$4,154	\$45	\$4,278	\$46
Dues & Subscriptions	\$2,127	\$23	\$2,190	\$24
Propane	\$3,676	\$40	\$3,786	\$41
Dish Network	\$1,810	\$19	\$1,864	\$20
Telephone	\$8,598	\$92	\$8,855	\$95
Wifi	\$2,283	\$25	\$2,351	\$25
Refunds to customers	\$7,310	\$79	\$7,529	\$81
Vouchers	\$10,437	\$112	\$10,750	\$116
Sales Tax	\$25,462	\$274	\$26,225	\$282
Tools & Equipment	\$493	\$5	\$507	\$5
Postage	\$310	\$3	\$319	\$3
Total Operating Expense	\$454,028	\$4,882	\$467,637	\$5,028
% of EGI	47.37%		46.47%	

DISTRIBUTION OF EXPENSES

CURRENT



Expense Notes: The expenses are 2025 YTD (Jan-November) T11 and have not been annualized.

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



05

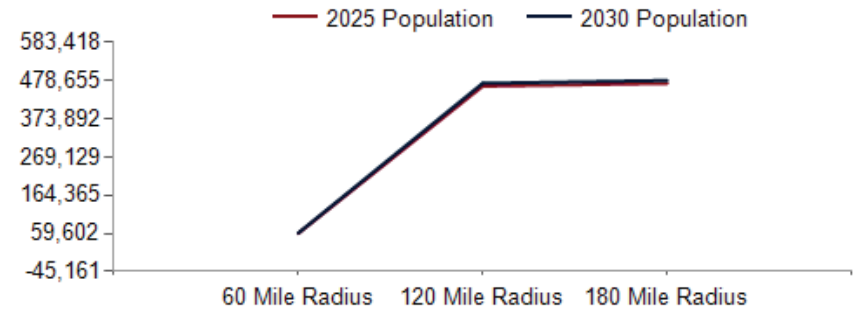
Demographics

General Demographics

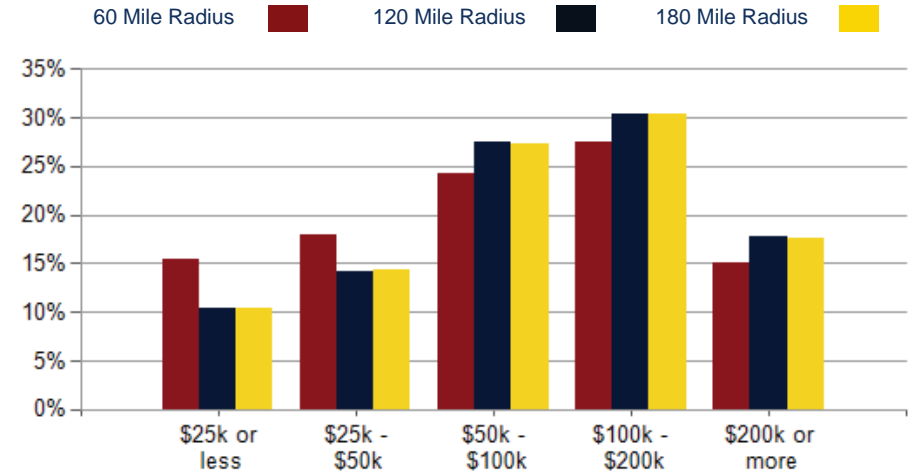
Race Demographics

POPULATION	60 MILE	120 MILE	180 MILE
2000 Population	46,441	367,582	374,762
2010 Population	53,805	434,231	441,497
2025 Population	59,602	462,968	470,673
2030 Population	60,839	470,884	478,655
2025 African American	508	15,826	15,899
2025 American Indian	3,625	36,005	36,808
2025 Asian	1,792	31,711	31,872
2025 Hispanic	2,859	36,956	37,347
2025 Other Race	1,011	13,718	13,848
2025 White	45,588	290,926	296,609
2025 Multiracial	6,805	63,385	64,195
2025-2030: Population: Growth Rate	2.05%	1.70%	1.70%

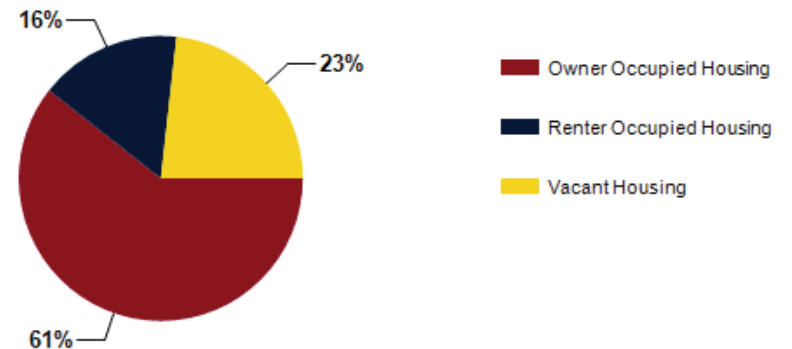
2025 HOUSEHOLD INCOME	60 MILE	120 MILE	180 MILE
less than \$15,000	2,016	9,325	9,521
\$15,000-\$24,999	1,735	8,846	9,021
\$25,000-\$34,999	1,523	7,847	8,112
\$35,000-\$49,999	2,814	16,857	17,268
\$50,000-\$74,999	3,110	24,980	25,457
\$75,000-\$99,999	2,781	22,767	23,086
\$100,000-\$149,999	4,076	32,701	33,407
\$150,000-\$199,999	2,584	20,181	20,501
\$200,000 or greater	3,642	30,877	31,201
Median HH Income	\$82,055	\$95,310	\$95,056
Average HH Income	\$114,217	\$129,064	\$128,556



2025 Household Income



2025 Own vs. Rent - 60 Mile Radius

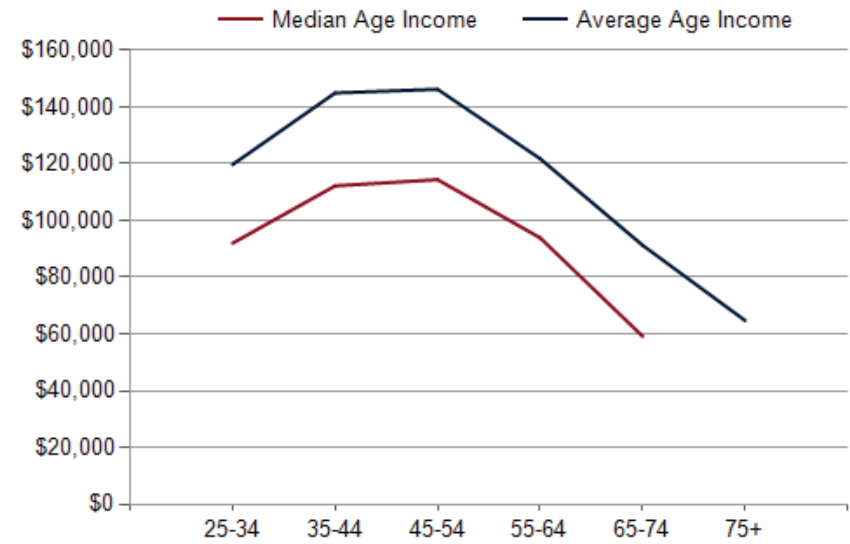
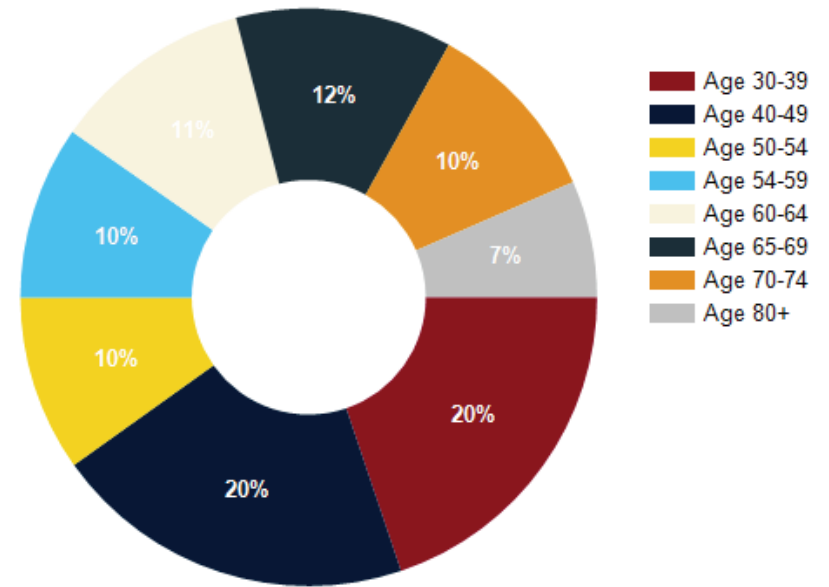


Source: esri

2025 POPULATION BY AGE	60 MILE	120 MILE	180 MILE
2025 Population Age 30-34	3,497	34,340	34,787
2025 Population Age 35-39	3,859	34,671	35,224
2025 Population Age 40-44	4,079	33,431	33,967
2025 Population Age 45-49	3,468	26,919	27,399
2025 Population Age 50-54	3,659	26,131	26,615
2025 Population Age 55-59	3,605	25,441	25,958
2025 Population Age 60-64	4,172	27,484	28,057
2025 Population Age 65-69	4,510	26,563	27,182
2025 Population Age 70-74	3,855	21,265	21,779
2025 Population Age 75-79	2,426	13,909	14,201
2025 Population Age 80-84	1,426	7,730	7,853
2025 Population Age 85+	757	5,037	5,107
2025 Population Age 18+	46,558	355,869	361,981
2025 Median Age	43	38	38
2030 Median Age	44	39	39

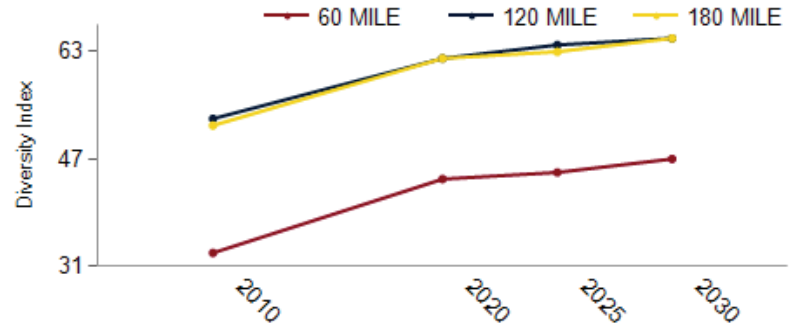
2025 INCOME BY AGE	60 MILE	120 MILE	180 MILE
Median Household Income 25-34	\$91,950	\$98,549	\$98,390
Average Household Income 25-34	\$119,687	\$126,074	\$125,785
Median Household Income 35-44	\$112,160	\$117,172	\$116,815
Average Household Income 35-44	\$144,920	\$152,781	\$152,231
Median Household Income 45-54	\$114,377	\$122,260	\$121,609
Average Household Income 45-54	\$146,208	\$159,804	\$158,992
Median Household Income 55-64	\$93,898	\$105,514	\$105,516
Average Household Income 55-64	\$121,788	\$141,642	\$141,055
Median Household Income 65-74	\$59,199	\$73,625	\$73,305
Average Household Income 65-74	\$91,259	\$104,740	\$104,312
Average Household Income 75+	\$64,716	\$76,613	\$76,391

Population By Age

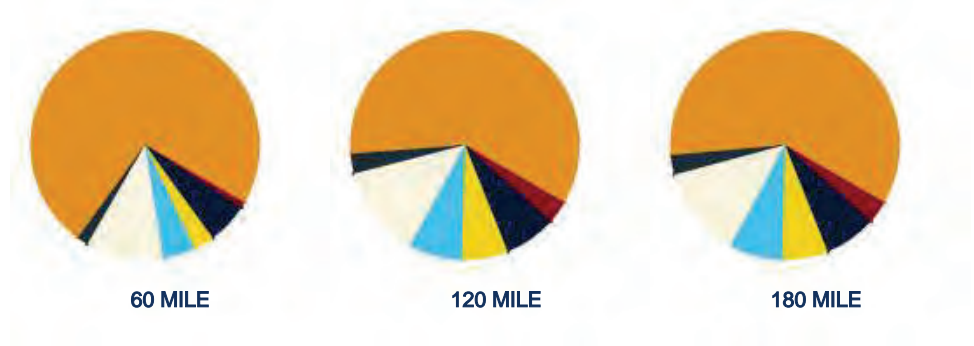


DIVERSITY INDEX	60 MILE	120 MILE	180 MILE
Diversity Index (+5 years)	47	65	65
Diversity Index (current year)	45	64	63
Diversity Index (2020)	44	62	62
Diversity Index (2010)	33	53	53

POPULATION DIVERSITY



POPULATION BY RACE

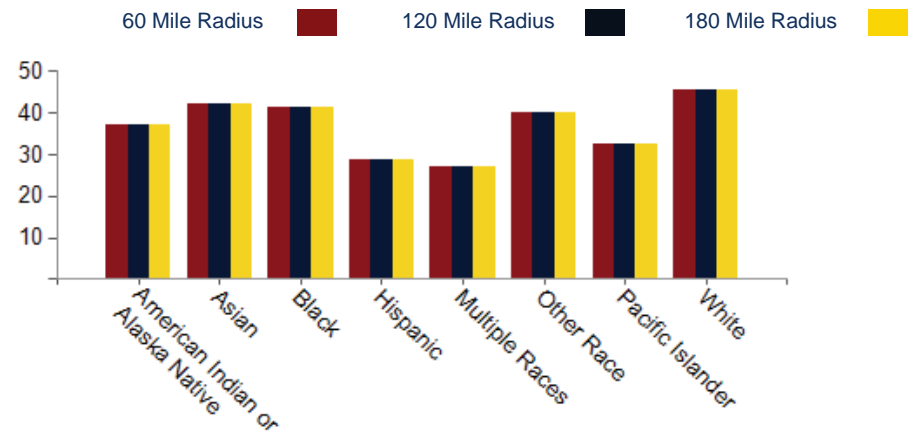


2025 MEDIAN AGE BY RACE

	60 MILE	120 MILE	180 MILE
Median American Indian/Alaska Native Age	37	35	35
Median Asian Age	42	37	37
Median Black Age	41	36	36
Median Hispanic Age	29	27	27
Median Multiple Races Age	27	25	25
Median Other Race Age	40	34	34
Median Pacific Islander Age	33	26	26
Median White Age	45	41	41

2025 POPULATION BY RACE	60 MILE	120 MILE	180 MILE
African American	1%	3%	3%
American Indian	6%	7%	7%
Asian	3%	6%	6%
Hispanic	5%	8%	8%
Multiracial	11%	13%	13%
Other Race	2%	3%	3%
White	73%	60%	60%

2025 MEDIAN AGE BY RACE





06

Additional Information

Diamond M Ranch market report

DETAILED REPORT

Produced on Nov 13 2025



Report for:

75 miles around 48500
Diamond M Ranch Road,
Kenai, Alaska 99611, United
States

<https://rvparkiq.com>

Table of Contents

Interactive Map	1
Market Summary	2
Development	3
Transaction	5
RVParks List	6
Amenity Analysis	9
Camping Spot Classification	15
Pricing Analysis	19
Seasonality Analysis	26
Activities/Attractions	32

Map

75 miles radius around 48500 Diamond M Ranch Road, Kenai, Alaska 99611, United States



Market Summary

	THIS MARKET	MARKET AT 50 MILES	MARKET AT 100 MILES	NATIONAL
RV Parks in market	53	26	65	16,530
Total Camping spots	2,131	808	2,469	1,310,973
Average price per night	\$60	\$62.4	\$58.25	\$56.24
Average Size Of Park	13.54 Acres	16.6 Acres	12.36 Acres	31.05 Acres
Population	314,027	43,632	429,431	334,369,975
Income per capita	\$44,250	\$41,239	\$44,399	\$27,789
Average Age	36	40	36	43
Population age from 5-24	83,898	10,837	115,573	70,740,501
Population age from 25-44	93,531	10,606	126,661	71,828,736
Population age from 45-54	37,160	5,230	50,863	67,167,424
Population age from 55-74	64,912	11,686	89,691	66,553,231
Population age of 75 And Above	14,267	2,674	18,579	18,873,399
Households	116,604	17,057	158,873	126,956,011

Development

Development Property Info

Stage	Planning
Project Type	Addition/Expansion
Facility Name	Port of Kenai
Address	810 Childs Ave, Kenai, AK 99611
County	Kenai Peninsula
Facility Type	Campground
Zoning	Heavy Industrial
Development Project Summary	The Owner of B & L Properties, LLC plans to develop an CanAmerican 85 RV Park on a 4.95-acre site, zoned CH – Commercial Highway. The facility will feature 15 sites.
Acres	19.45
Property Building Permit	PZ2023-07
Property Building Parcel	4901401:04901402:04901403
Estimated Value	-
Permit History Log	On Agenda: 06/20/2023
Sales Pricing	-
Expected Open Date	04-Mar-2028
Project Verification Status	Verified
Source URL	Source URL (https://www.kenai.city/...:ing_minutes.pdf)
Last Checked Date	04-Mar-2025

Development

Ownership Info

Owner Name	Riverfront Investors LLC
Owner Address	1304 Lawton Dr, Kenai, AK 99611
Owner Phone	907-398-7537
Owner Contact Name	Mathew Moffis
Owner Email	matl@portofkenai.com

Contractor Info

No Data Found

Operator/Management Info

No Data Found

Transaction

Scenic View RV Park, 74360 Sterling Hwy, Clam Gulch, AK 99568

	Transaction 1	Transaction 2	Transaction 3
Date Sold	09-Sep-2024	19-Feb-2021	01-Jul-2019
Sale Type Name	Direct	Direct	Direct
Deed Information			
Date of Deed	09-Sep-2024	19-Feb-2021	01-Jul-2019
Deed Type	Statutory Warranty Deed	Statutory Warranty Deed	Trustee's Deed
Deed Number	2024-004184-0	2021-000618-0	2019-001894-0
Grantor	Gregory Nichols & Linda Nichols	Brennan Properties LLC	Kachemak Bay Title Agency Inc
Grantee	Scott Dunton & Alex Dunton	Gregory Nichols & Linda Nichols	Brennan Properties LLC
Transaction Year	2024	2021	2019

Reel 'Em Inn, 65910 Oil Well Rd, Ninilchik, AK 99639

	Transaction 1	Transaction 2
Date Sold	06-Dec-2022	05-Nov-2021
Sale Type Name	Direct	Direct
Deed Information		
Date of Deed	06-Dec-2022	05-Nov-2021
Deed Type	Statutory Warranty Deed	Statutory Warranty Deed
Deed Number	2022-004008-0	2021-004108-0
Grantor	Arthur Charles Aho III	Quantum Leap LLC
Grantee	Marvin Allen Henderson Jr.	Arthur Charles Aho III
Transaction Year	2022	2021

Happy Valley RV Camp, 68600 Tim Ave, Ninilchik, AK 99639

	Transaction 1
Date Sold	25-Aug-2022
Sale Type Name	Direct
Deed Information	
Date of Deed	25-Aug-2022
Deed Type	Statutory Warranty Deed
Deed Number	2022-002815-0
Grantor	Nathan Coker & Melissa Coker, William F. Coker & Judith A. Coker
Grantee	Mitchell C. Sanders & Debra Lynn Sanders
Transaction Year	2022

RVparks List

PROFILE NAME	PROXIMITY (MILES)	FACILITY TYPE	NO. OF SPOTS	SEASONALITY	GOOGLE RATING	ONLINE BOOKING	ACTIONS
Diamond M Ranch Resort 48500 Diamond M Ranch Rd, Kenai, AK	-	RV Resort	71	Year-Round	4.5	Yes	Go to website
Kenai RV 39864 Kaitlornsky Beach Rd, Kenai, AK	0.74	RV Park	23	Year-Round	4.3	No	
Port of Kenai 810 Childs Ave, Kenai, AK	2.20	RV Park and Long Term	112	-	3.7	Yes	Go to website
Albatross RV park 37588 Kaitlornsky Beach Rd, Kenai, AK	2.92	RV Park	10	-	-	Yes	Go to website
Kenai Riverfront Resort 36193 Douglas Rd, Soldotna, AK	2.93	RV Resort	-	-	4.2	Not Available	Go to website
K-Beach Campground & Storage 35688 Kaitlornsky Beach Rd, Kenai, AK	3.96	RV Park and Long Term	-	-	3.5	Yes	Go to website
King Salmon RV Park 35546A Kenai Spur Hwy , Soldotna, AK	4.40	RV Park	39	Seasonal	4	No	Go to website
River Terrace RV Park 44761 Sterling Hwy, Soldotna, AK	4.73	RV Park and Long Term	75	Year-Round	3.8	No	
Edgewater Lodge and RV Resort 48798 Funny River Rd, Soldotna, AK	4.77	RV Resort	70	Seasonal	4.3	Yes	Go to website
Klondike RV Park & Cottages 48665 Funny River Rd, Soldotna, AK	4.94	RV Park	35	Seasonal	4.6	Yes	Go to website
Kasilof Dock RV Park 52323 Kasilof Beach Rd, Kasilof, AK	9.73	RV Park	-	-	4.3	Yes	Go to website
Cohoe Beach Campground 27207 Cohoe Beach Rd, Kasilof, AK	10.99	RV Park and Long Term	-	-	4.7	Not Available	Go to website
Decanter Inn 107 Sterling Hwy, Kasilof, AK	12.39	RV Park	55	Year-Round	-	No	Go to website
Alaska Canoe & Campground 35292 Sterling Hwy, Sterling, AK	13.23	RV Park and Long Term	25	Seasonal	4.1	No	Go to website
Crooked Creek RV Park 23437 Trepass St, Kasilof, AK	14	RV Park	39	Year-Round	4.1	No	Go to website
Moose Crossing RV Park & Campground 33190 Sterling Hwy, Sterling, AK	15.29	RV Park	-	-	4.7	Yes	Go to website
Moose River Resort PO Box 48, Sterling, AK	15.44	RV Resort	48	Year-Round	-	No	Go to website

RVparks List

PROFILE NAME	PROXIMITY (MILES)	FACILITY TYPE	NO. OF SPOTS	SEASONALITY	GOOGLE RATING	ONLINE BOOKING	ACTIONS
Driftwood Inn and RV Park 135 W Bunnell Ave., Homer, AK	61.90	RV Park	20	Year-Round	4.4	Yes	Go to website
Moose Pass Campground 34984 Seward Hwy, Moose Pass, AK	61.97	RV Park and Long Term	-	-	4.5	Yes	Go to website
Heritage RV Park 3550 Homer Spit Rd, Homer, AK	63.26	RV Park	107	Seasonal	4.6	No	Go to website
Homer Spit Campground 4535 Homer Spit Rd, Homer, AK	63.85	RV Park and Long Term	119	Seasonal	4.3	Yes	Go to website
Seward KOA Holiday 31702 Herman Leifer Rd, Seward, AK	64.57	RV Park and Long Term	63	Seasonal	4.3	Yes	Go to website
Creekwood Inn & RV Park 2150 Seward Hwy, Anchorage, AK	65.13	RV Park	45	Seasonal	3.6	No	Go to website
Creek View Campground 12520 Seward Hwy, Seward, AK	65.30	RV Park and Long Term	12	-	4.4	Yes	Go to website
Seward Military Resort 2305 Dimond Blvd, Seward, AK	65.43	RV Resort	40	Seasonal	4.3	No	Go to website
Howling Wolf Resort 11385 Seward Hwy, Seward, AK	65.61	RV Park and Long Term	-	-	3.1	Yes	Go to website
Shearwater Cove 1406 4th Ave, Seward, AK	65.63	RV Park and Long Term	-	Year-Round	5	Yes	Go to website
Stoney Creek RV Park 13760 Leslie Pl., Seward, AK	65.96	RV Park	81	Year-Round	4.5	Yes	Go to website
Bear Creek RV Park 33508 Lincoln Ave, Seward, AK	65.99	RV Park	80	Year-Round	3.6	No	Go to website
Anchorage Ship Creek RV Park 150 N Ingra St, Anchorage, AK	66.24	RV Park	153	Seasonal	3.7	No	Go to website
Miller s Landing 13750 Lowell Point Rd, Seward, AK	66.86	RV Park and Long Term	-	-	3.9	Yes	Go to website
Bird Creek Motel & RV Park 29433 Seward Hwy, Bird Creek, AK	67.02	RV Park	8	Year-Round	4.1	Yes	Go to website
JJK Campsites 1.5 Mile Nash Rd (turn rt. Southbound), Seward, AK	67.09	RV Park	25	-	4	No	Go to website
Golden Nugget RV Park 4100 Debarr Rd, Anchorage, AK	67.18	RV Park	215	Year-Round	3.4	Yes	Go to website

RVparks List

PROFILE NAME	PROXIMITY (MILES)	FACILITY TYPE	NO. OF SPOTS	SEASONALITY	GOOGLE RATING	ONLINE BOOKING	ACTIONS
Miller's Landing Campgrounds 13880 Beach Dr, Seward, AK	67.21	RV Park	50	Year-Round	4	Yes	Go to website
Centennial Campground 8400 Starview Dr, Anchorage, AK	70.01	RV Park and Long Term	84	Seasonal	3.5	Yes	Go to website

Amenity Analysis

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

PROFILE NAME (TOTAL AMENITIES)	ADDITIONAL LODGING DESCRIPTIONS	BACK IN	BEACH ACCESS	CABINS	CAFE	CELLPHONE CONNECTIVITY	DOG PARKS	DUMP STATION	ELECTRIC HOOKUP			EV CHARGING	FIRE RING	FISHING	GAMERO M/ARCADE	GLAMMING	GOLF/CART RENTALS	HOOKUPS			
									20 AMP	30 AMP	50 AMP										
Market coverage		11 %	-	37 %	28 %	35 %	1 %	35 %	5 %	64 %	39 %	69 %	37 %	-	45 %	75 %	1 %	5 %	-	92 %	
Bird Creek Motel & RV Park(2/37)		✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✔
Seaview RV Park & Campground(4/37)		✘	✘	✘	✘	✔	✘	✘	✘	✘	✔	✘	✘	✘	✘	✘	✘	✘	✘	✘	✔
Golden Nugget RV Park(8/37)		✘	✔	✘	✘	✔	✘	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔
Bear Creek RV Park(4/37)		✘	✘	✘	✘	✘	✘	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔
Stoney Creek RV Park(9/37)		✘	✔	✘	✘	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔
Creekwood Inn & RV Park(7/37)		✘	✔	✘	✘	✘	✘	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔
Anchorage Ship Creek RV Park(6/37)		✘	✔	✘	✘	✔	✘	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔
Seward KOA Holiday(11/37)		✔	✘	✔	✘	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔
Miller's Landing Campgrounds(7/37)		✘	✘	✔	✘	✔	✘	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔
Moose River Resort(5/37)		✘	✘	✘	✘	✘	✘	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔
Alaska Canoe & Campground(7/37)		✘	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔
Decatur Inn(3/37)		✘	✘	✘	✘	✘	✘	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔
Edgewater Lodge and RV Resort(5/37)		✘	✔	✘	✘	✔	✘	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔
King Salmon RV Park(7/37)		✘	✔	✘	✘	✔	✘	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔

Amenity Analysis

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

PROFILE NAME (TOTAL AMENITIES)	ADDITIONAL ATTRACTIONS (LODGING DESCRIPTIONS)	BACK IN	BEACH ACCESS	CABINS	CAFE	CELLPHONE CONNECTIVITY	DOG PARKS	DUMP STATION	ELECTRIC HOOKUP			EV CHARGING	FIBER OPTIC	FISHING	GAMEBOARDS	GLAMMING	GOLF CART RENTALS	HOOKUPS	
									20 AMP	30 AMP	50 AMP								
Market coverage	11 %	-	37 %	28 %	35 %	1 %	35 %	5 %	64 %	39 %	69 %	37 %	-	45 %	75 %	1 %	5 %	-	92 %
Klonkie RV Park & Cottages(9/37)	✔	✘	✔	✘	✔	✘	✔	✘	✔	✔	✔	✔	✘	✘	✔	✘	✘	✘	✔
River Terrace RV Park(5/37)	✘	✘	✘	✘	✘	✘	✘	✔	✔	✔	✔	✔	✘	✘	✘	✘	✘	✘	✔
Real Alaskan Cabins and RV Park(4/37)	✘	✘	✘	✔	✘	✘	✘	✘	✘	✔	✔	✔	✘	✘	✘	✘	✘	✘	✔
Diamond M Ranch Resort(10/37)	✔	✘	✔	✔	✘	✘	✘	✔	✔	✔	✔	✔	✘	✔	✘	✘	✘	✘	✔
Kenai RV(2/37)	✘	✘	✘	✘	✘	✘	✘	✔	✔	✔	✔	✔	✘	✔	✘	✘	✘	✘	✘
Crooked Creek RV Park(9/37)	✘	✘	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✘	✔	✘	✘	✘	✘	✔
Kasloof RV park(4/37)	✘	✘	✘	✘	✘	✘	✘	✔	✔	✔	✔	✔	✘	✔	✘	✘	✘	✘	✔
Scenic View RV Park(7/37)	✘	✘	✔	✘	✘	✔	✔	✔	✔	✔	✔	✔	✘	✔	✘	✘	✘	✘	✔
Reel Em Inn(7/37)	✔	✘	✔	✔	✔	✘	✘	✘	✘	✔	✔	✔	✘	✔	✘	✘	✘	✘	✔
Alaskan Anglers RV Park(9/37)	✘	✘	✔	✔	✘	✘	✘	✔	✔	✔	✔	✔	✘	✔	✘	✘	✘	✘	✔
Happy Valley RV Camp(6/37)	✘	✘	✔	✘	✘	✔	✔	✘	✔	✔	✔	✔	✘	✔	✘	✘	✘	✘	✔
Homer Spit Campground(8/37)	✘	✘	✔	✔	✘	✔	✔	✔	✔	✔	✔	✔	✘	✔	✘	✘	✘	✘	✔
Heritage RV Park(10/37)	✘	✘	✔	✘	✘	✔	✔	✔	✔	✔	✔	✔	✘	✔	✘	✘	✘	✘	✔
Driftwood Inn and RV Park(10/37)	✔	✘	✔	✔	✘	✘	✔	✔	✔	✔	✔	✔	✘	✔	✘	✘	✘	✘	✔
Ocean Shores RV Park(13/37)	✘	✘	✔	✔	✘	✘	✔	✔	✔	✔	✔	✔	✘	✔	✘	✘	✘	✘	✔
Homer / Baycrest KOA Holiday(8/37)	✔	✘	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✘	✔	✘	✘	✘	✘	✔
Whiskey Point Cabins & RV Park(7/37)	✘	✘	✔	✔	✘	✘	✔	✔	✔	✔	✔	✔	✘	✔	✘	✘	✘	✘	✔
Whiskey Point Cabins & RV Park(6/37)	✘	✘	✘	✔	✔	✔	✔	✔	✔	✔	✔	✔	✘	✔	✘	✘	✘	✘	✔
Kyllonens RV Park(7/37)	✘	✘	✔	✘	✘	✔	✔	✔	✔	✔	✔	✔	✘	✔	✘	✘	✘	✘	✔

Amenity Analysis

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

PROFILE NAME (TOTAL AMENITIES)	ADDITIONAL ATTRIBUTES (LODGING DESCRIPTIONS)	BACK IN	BEACH ACCESS	CABINS	CAFE	CELLPHONE CONNECTIVITY	DOG PARKS	DUMP STATION	ELECTRIC HOOKUP			EV CHARGING	FIRE RING	FISHING	GAMEBOO MARCADE	GLAMMING	GOLF CART RENTALS	HOOKUPS																			
									20 AMP	30 AMP	50 AMP																										
Market coverage																			11 %	-	37 %	28 %	35 %	1 %	35 %	5 %	64 %	39 %	69 %	37 %	-	45 %	75 %	1 %	5 %	-	92 %
All Seasons Campground & Cabins(6/37)		✘	✘	✔	✘	✔	✘	✔	✔	✔	✔	✘	✔	✔	✘	✘	✘	✘	✔																		
Seward Military Resort(4/37)		✘	✘	✔	✘	✘	✘	✔	✘	✘	✘	✘	✔	✘	✘	✘	✘	✘	✔																		
Centennial Campground(7/37)		✘	✘	✘	✘	✔	✘	✔	✔	✔	✔	✔	✔	✘	✘	✘	✘	✘	✔																		
Sheepwater Cove(1/37)		✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✔																		
RV Sites In Homer(6/37)		✘	✘	✘	✘	✘	✘	✔	✔	✔	✔	✔	✔	✘	✘	✘	✘	✘	✔																		
Colquhoun Lodge & Market(4/37)		✘	✘	✔	✘	✘	✘	✘	✘	✘	✘	✘	✔	✔	✘	✘	✘	✘	✔																		
Coho Beach Campground(3/37)		✘	✘	✔	✘	✘	✘	✔	✘	✘	✘	✘	✔	✘	✘	✘	✘	✘	✔																		
Kasloki Dock RV Park(6/37)		✘	✘	✔	✘	✘	✘	✘	✘	✘	✔	✔	✔	✔	✘	✘	✘	✘	✔																		
Albatross RV park(9/37)		✘	✘	✔	✘	✘	✔	✔	✔	✔	✔	✔	✔	✘	✘	✘	✘	✘	✔																		
K-Beach Campground & Storage(4/37)		✘	✘	✔	✘	✘	✘	✔	✘	✘	✘	✘	✔	✔	✘	✘	✘	✘	✔																		
Port of Kenai(5/37)		✘	✘	✘	✘	✘	✘	✘	✔	✔	✔	✔	✔	✔	✘	✘	✘	✘	✔																		
Moose Pass Campground(4/37)		✘	✔	✘	✘	✘	✘	✘	✔	✔	✔	✔	✔	✔	✘	✘	✘	✘	✔																		
Beachcomber Motel & RV Park(1/37)		✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✔	✔	✘	✘	✘	✘	✔																		
Creek View Campground(6/37)		✘	✘	✘	✘	✘	✘	✔	✔	✔	✔	✔	✔	✔	✘	✘	✘	✘	✔																		
Hounding Wolf Resort(3/37)		✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✔	✔	✘	✘	✘	✘	✔																		
Miller's Landing(9/37)		✘	✘	✔	✔	✔	✘	✘	✘	✘	✘	✘	✔	✔	✔	✔	✔	✔	✔																		
Kenai Riverfront Resort(3/37)		✘	✘	✘	✘	✘	✘	✘	✘	✔	✔	✔	✔	✔	✘	✘	✘	✘	✔																		
Moose Crossing RV Park & Campground(4/37)		✘	✘	✘	✘	✘	✘	✘	✘	✔	✔	✔	✔	✔	✘	✘	✘	✘	✔																		
Red-Bow Lodging and Campground(3/37)		✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✔	✔	✔	✔	✔	✔	✔																		

Amenity Analysis

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

PROFILE NAME (TOTAL AMENITIES)	ADDITIONAL LODGING ATTRIBUTES	BACK IN	BEACH ACCESS	CABINS	CAFE	CELLPHONE CONNECTIVITY	DOG PARKS	DUMP STATION	ELECTRIC HOOKUP	EV CHARGING	FIRE RING	FISHING	GAMERO MARCADE	GAMING	GOLF CART RENTALS	WATER HOOKUPS				
Market coverage	11 %	-	37 %	28 %	35 %	1 %	35 %	5 %	64 %	39 %	69 %	37 %	-	45 %	75 %	1 %	5 %	-	92 %	
JJK Campsites(9/37)	✘	✘	✘	✘	✔	✘	✔	✘	✘	✔	✘	✘	✘	✘	✔	✘	✘	✘	✔	
20 AMP 30 AMP 50 AMP																				
PROFILE NAME (TOTAL AMENITIES)	INTERNET CONNECTIVITY	INTERNET CONNECTIVE PAYMENT	LAKE/SIDE ACCESS	LAUNDRY ACCESS	ONSITE PROPANE	PET ALLOWED	PICNIC TABLE	PULL IN FULL THROUGH	REG HALL	SELF SERVICE CARRWASH	SEWER HOOKUP	SHOWER AND BATHS	SITE LOCKERS	SPORTS COURTS	SWIMMING POOL	TENT CAMPING	VEHICULAR ACCESS	WATER HOOKUP		
Market coverage	73 %	24 %	33 %	59 %	11 %	100 %	64 %	35 %	20 %	9 %	67 %	84 %	-	9 %	-	52 %	-	-	77 %	
Bird Creek Motel & RV Park(4/37)	✔	✘	✘	✔	✘	✔	✘	✘	✘	✘	✘	✔	✘	✘	✘	✘	✘	✘	✘	
Seaview RV Park & Campground(9/37)	✔	✘	✔	✔	✘	✔	✘	✘	✔	✘	✔	✔	✘	✘	✘	✔	✘	✘	✔	
Golden Nugget RV Park(1/57)	✔	✘	✔	✔	✘	✔	✔	✔	✔	✘	✔	✔	✘	✔	✘	✘	✘	✘	✔	
Beet Creek RV Park(8/37)	✔	✘	✘	✔	✔	✔	✘	✘	✘	✘	✔	✔	✘	✘	✘	✔	✘	✘	✔	
Stoney Creek RV Park(9/37)	✔	✘	✘	✔	✘	✔	✔	✔	✘	✘	✔	✔	✘	✘	✘	✔	✘	✘	✔	
Creekwood Inn & RV Park(9/37)	✔	✔	✘	✔	✘	✔	✔	✔	✘	✘	✔	✔	✘	✘	✘	✘	✘	✘	✔	
Anchorage Ship Creek RV Park(11/37)	✔	✘	✔	✔	✘	✔	✔	✔	✘	✔	✔	✔	✘	✘	✘	✔	✘	✘	✔	
Seward KOA Holiday(13/37)	✔	✔	✘	✔	✔	✔	✔	✔	✔	✘	✔	✔	✘	✔	✘	✔	✘	✘	✔	
Miller's Landing Campgrounds(8/37)	✔	✘	✔	✔	✔	✔	✔	✘	✘	✘	✘	✔	✘	✘	✘	✘	✘	✘	✔	
Moose River Resort(7/37)	✔	✘	✔	✘	✘	✔	✔	✘	✘	✘	✔	✔	✘	✘	✘	✘	✘	✘	✔	
Alaska Canoe & Campground(9/37)	✔	✔	✘	✔	✘	✔	✔	✘	✘	✘	✔	✔	✘	✘	✘	✔	✘	✘	✔	
Decanter Inn(6/37)	✘	✘	✔	✔	✘	✔	✔	✘	✘	✘	✘	✔	✘	✘	✘	✘	✘	✘	✔	
Edgewater Lodge and RV Resort(9/37)	✔	✘	✔	✔	✘	✔	✔	✘	✘	✘	✔	✔	✘	✘	✘	✔	✘	✘	✔	
King Salmon RV Park(11/37)	✔	✔	✔	✔	✘	✔	✔	✔	✘	✘	✔	✔	✘	✘	✘	✔	✘	✘	✔	

Amenity Analysis

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

PROFILE NAME (TOTAL AMENITIES)	INTERNET CONNECTIVITY	INTERNET CONNECTIVITY PAYMENT	LAKE/SIDE ACCESS	LAUNDRY ACCESS	ONSITE PROPANE	PET ALLOWED	PICNIC TABLE	PULL IN PULL THROUGH	REG HALL	SELF SERVICE CARWASH	SEWER HOOKUP	SHOWER AND BATHROOM	SITE LOCKERS	SPORTS COURTS	SWIMMING POOL	TENT CAMPING	VEHICULAR ACCESS	WATER HOOKUP
Market coverage	73 %	24 %	33 %	59 %	11 %	100 %	64 %	35 %	20 %	9 %	67 %	84 %	-	9 %	-	52 %	-	77 %
Klondike RV Park & Cottage(9/37)	✔	✘	✔	✔	✘	✔	✔	✔	✘	✘	✔	✔	✘	✘	✘	✘	✘	✔
River Terrace RV Park(5/37)	✔	✘	✘	✔	✘	✔	✘	✘	✘	✘	✔	✘	✘	✘	✘	✘	✘	✔
Real Alaskan Cabins and RV Park(8/37)	✔	✘	✘	✘	✘	✔	✔	✘	✘	✘	✔	✔	✘	✘	✘	✘	✘	✔
Diamond M Ranch(13/37)	✔	✘	✔	✔	✘	✔	✔	✔	✔	✔	✔	✔	✘	✔	✘	✔	✘	✔
Kenai RV(5/37)	✔	✘	✔	✘	✘	✔	✔	✘	✘	✘	✘	✘	✘	✘	✘	✔	✘	✘
Crooked Creek RV Park(7/37)	✔	✘	✔	✘	✘	✔	✔	✘	✘	✘	✔	✔	✘	✘	✘	✘	✘	✔
Kaslovi RV park(8/37)	✔	✔	✔	✔	✘	✔	✘	✔	✘	✘	✘	✔	✘	✘	✘	✘	✘	✔
Scenic View RV Park(7/37)	✔	✘	✘	✘	✘	✔	✔	✘	✘	✘	✔	✔	✘	✘	✘	✔	✘	✔
Reel Em Inn(9/37)	✔	✘	✔	✔	✘	✔	✔	✘	✘	✔	✔	✔	✘	✘	✘	✘	✘	✔
Alaskan Anglers RV Park(13/37)	✔	✔	✘	✔	✘	✔	✔	✘	✔	✔	✔	✔	✘	✘	✘	✔	✘	✔
Happy Valley RV Camp(5/37)	✘	✘	✘	✔	✘	✔	✘	✘	✔	✘	✔	✘	✘	✘	✘	✘	✘	✔
Homer Spit Campground(10/37)	✔	✔	✔	✔	✘	✔	✔	✔	✘	✘	✘	✔	✘	✘	✘	✔	✘	✔
Heritage RV Park(11/37)	✔	✔	✘	✔	✘	✔	✔	✔	✔	✔	✔	✔	✘	✘	✘	✘	✘	✔
Driftwood Inn and RV Park(11/37)	✔	✔	✘	✔	✘	✔	✔	✔	✔	✘	✔	✔	✘	✔	✘	✘	✘	✔
Ocean Shores RV Park(9/37)	✔	✘	✘	✔	✘	✔	✔	✔	✘	✘	✔	✔	✘	✘	✘	✔	✘	✔
Homer / Baycrest KOA Holiday(10/37)	✔	✘	✘	✔	✔	✔	✔	✘	✘	✘	✔	✔	✘	✔	✘	✔	✘	✔
Whiskey Point Cabins & RV Park(11/37)	✔	✔	✔	✔	✘	✔	✔	✘	✔	✘	✔	✔	✘	✘	✘	✔	✘	✔
Whiskey Point Cabins & RV Park(11/37)	✔	✔	✘	✔	✘	✔	✔	✔	✔	✘	✔	✔	✘	✘	✘	✔	✘	✔
Kyllions RV Park(8/37)	✔	✔	✘	✔	✘	✔	✔	✘	✘	✘	✔	✔	✘	✘	✘	✘	✘	✔

Amenity Analysis

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

PROFILE NAME (TOTAL AMENITIES)	INTERNET CONNECTIVITY	INTERNET PAYMENT	LAKE-SIDE ACCESS	LAUNDRY ACCESS	ON-SITE PROpane	PET ALLOWED	PICNIC TABLE	PULL IN PULL THROUGH	REG. HALL	SELF SERVICE CARWASH	SEWER HOOKUP	SHOWER AND BATHROOM	SITE LOCKERS	SPORTS COURTS	SWIMMING POOL	TENT CAMPING	VEHICULAR ACCESS	WATER HOOKUP
Market coverage	73 %	24 %	33 %	59 %	11 %	100 %	64 %	35 %	20 %	9 %	67 %	84 %	-	9 %	-	52 %	-	77 %
JK Campsites(3/37)	✘	✘	✘	✘	✘	✔	✘	✘	✘	✘	✘	✔	✘	✘	✘	✔	✘	✘

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)

CAMP-GROUNDS	CLASSIFICATION	ADDRESS	PROXIMITY (MILES)	URL
Diamond M Ranch Resort	AAA	48500 Diamond M Ranch Rd, Kenai, AK, 99611	-	diamondmranchrresort.com
Kenai RV	A	39864 Kalifornsky Beach Rd, Kenai, AK, 99611	0.74	-
Port of Kenai	B	810 Childs Ave, Kenai, AK, 99611	2.2	https://www.portofkenai.com/
Albatross RV park	AA	37588 Kalifornsky Beach Rd, Kenai, AK, 99611	2.92	https://www.albatrossishcamp.com/
Kenai Riverfront Resort	B	36193 Douglas Rd, Soldotna, AK, 99669	2.93	http://www.thealaskadream.com/
K-Beach Campground & Storage	C	35688 Kalifornsky Beach Rd, Kenai, AK, 99611	3.96	https://www.kbeachcamp.com/
King Salmon RV Park	AAA	35546A Kenai Spur Hwy , Soldotna, AK, 99669	4.4	https://kingsalmonrvpark.com/page/kinio48248704
River Terrace RV Park	AA	44761 Sterling Hwy, Soldotna, AK, 99669	4.73	-
Edgewater Lodge and RV Resort	AAA	48798 Funny River Rd, PO Box 976, Soldotna, AK, 99669	4.77	https://www.sunriseresorts.com/!esort-locations/edgewater-rv-resort/
Klondike RV Park & Cottages	AAA	48865 Funny River Rd, PO Box 2568, Soldotna, AK, 99669	4.94	https://klondikenrvpark.com/

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)

CAMP GROUNDS	CLASSIFICATION	ADDRESS	PROXIMITY (MILES)	URL
Kasilof Dock RV Park	B	52323 Kasilof Beach Rd, Kasilof, AK, 99610	9.73	https://www.kasilofdock.com/
Cohoe Beach Campground	C	27207 Cohoe Beach Rd, Kasilof, AK, 99610	10.99	https://www.cohobebeachcampground.com/
Decanter Inn	A	107 Sterling Hwy, Kasilof, AK, 99608	12.39	decanterinn.com
Alaska Canoe & Campground	AAA	35292 Sterling Hwy, Sterling, AK, 99672	13.23	www.alaskacanoetrips.com
Crooked Creek RV Park	AAA	23437 Trepass St, Kasilof, AK, 99610	14	www.crookedcreekguides.com
Moose Crossing RV Park & Campground	AAA	33190 Sterling Hwy, Sterling, AK, 99672	15.29	https://moosecrossingpark.com/
Moose River Resort	AAA	PO Box 48, Sterling, AK, 99672	15.44	https://mooserveresort.com/
Kasilof RV park	A	21377 Crooked Creek Rd, PO Box 944, Kasilof, AK, 99610	15.99	kasilofrvpark.com
Real Alaskan Cabins and RV Park	AAA	PO Box 69, Sterling, AK, 99672	16.33	https://www.realalaskan.com/lvpaark.html
Red-Bow Lodging and Campground	AAA	30147 Sterling Hwy, Sterling, AK, 99672	18.2	https://redbow.holidayfuture.com/
Scenic View RV Park	AAA	74360 Sterling Hwy, Clam Gulch, AK, 99568	29.26	https://www.scenicviewrvpark.com/
Beachcomber Motel & RV Park	AA	15264 Airport Ln, Ninilchik, AK, 99639	36.18	https://www.beachcomberak.com/
Alaskan Anglers RV Park	AAA	15640 Kingsley Rd, Ninilchik, AK, 99639	36.51	alaskabestrvpark.com
Reel 'Em Inn	AAA	65910 Oil Well Rd, PO Box 39761, Ninilchik, AK, 99639	36.55	https://cookinletharters.com/find-ex.html
All Seasons Campground & Cabins	AAA	63960 Oil Well Road, Ninilchik, AK, 99639	36.78	-

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)

CAMP/GROUNDS	CLASSIFICATION	ADDRESS	PROXIMITY (MILES)	URL
Happy Valley RV Camp	AAA	68600 Tim Ave, Ninilchik, AK, 99639	43.13	www.rv-alaska.com
Whiskey Point Cabins & RV Park	AAA	30475 Sterling Hwy (MM 1525), Anchor Point, AK, 99556	52.04	www.whiskeypointalaska.com
Whiskey Point Cabins & RV Park	AAA	30475 Sterling Hwy, Anchor Point, AK, 99556	52.45	https://www.whiskeypointalaska.com/
Kyllonens RV Park	AAA	74160 Anchor Point Rd, Anchor Point, AK, 99556	56.43	www.kyllonensrvpark.com
RV Sites In Homer	B	56610 East End Rd, Homer, AK, 99603	56.81	https://www.rvsitesinhomer.com/
Seaview RV Park & Campground	B	64959 Main St, Hope, AK, 99605	59.48	https://hopecalseaviewbar.com/
Coldwater Lodge & Market	AA	19742 Hope Hwy, Hope, AK, 99605	60.17	https://www.creekbendco.com/
Homer / Baycrest KOA Holiday	AAA	3425 Sterling Hwy, Homer, AK, 99603	61.41	https://koa.com/campgrounds/show/
Ocean Shores RV Park	AAA	455 Sterling Hwy, Homer, AK, 99603	61.82	homer.alaskarvpark.com
Driftwood Inn and RV Park	AAA	135 W Bunnell Ave, Homer, AK, 99603	61.9	https://thedriftwoodinn.com/
Moose Pass Campground	B	34984 Seward Hwy, Moose Pass, AK, 99631	61.97	https://moosepasscampground.com/
Heritage RV Park	AAA	3550 Homer Spit Rd, Homer, AK, 99603	63.26	alaskanheritagervpark.com
Homer Spit Campground	A	4535 Homer Spit Rd, Homer, AK, 99603	63.85	www.homerspiticampground.com
Seward KOA Holiday	AA	31702 Herman Leifer Rd, Seward, AK, 99664	64.57	https://koa.com/campgrounds/seward/
Creekwood Inn & RV Park	AAA	2150 Seward Hwy, Anchorage, AK, 99503	65.13	https://creekwoodhotel.com/rv-air/

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)

CAMP/GROUNDS	CLASSIFICATION	ADDRESS	PROXIMITY (MILES)	URL
Creek View Campground	A	12520 Seward Hwy, Seward, AK, 99664	65.3	https://www.creekviewrv.com/
Seward Military Resort	AAA	2305 Dimond Blvd, PO Box 329, Seward, AK, 99664	65.43	https://www.sewardmilitaryresort.com/
Howling Wolf Resort	B	11385 Seward Hwy, Seward, AK, 99664	65.61	https://sewardhospitalitygroup.com/howling-wolf-resort/
Shearwater Cove	C	1406 4th Ave, Seward, AK, 99664	65.63	https://www.shearwatercove.com/
Stoney Creek RV Park	AAA	13760 Leslie Pl., Seward, AK, 99664	65.96	https://stoneycreekrvpark.com/
Bear Creek RV Park	AA	33508 Lincoln Ave, Seward, AK, 99664	65.99	www.bearcreekrv.com
Anchorage Ship Creek RV Park	AAA	150 N Ingra St, Anchorage, AK, 99501	66.24	https://www.alaskatraveladventure.com/rv-park/anchorage-ship-creek-rv-park/
Miller s Landing	B	13750 Lowell Point Rd, Seward, AK, 99664	66.86	https://www.millerslandingak.com/
Bird Creek Motel & RV Park	B	29433 Seward Hwy, Bird Creek, AK, 99540	67.02	https://birdcreekmotel.com/reservations/
JJK Campsites	B	1.5 Mile Nash Rd (turn rt. Southbound), Seward, AK, 99664	67.09	https://jkkampsites.com/
Golden Nugget RV Park	AAA	4100 Debarr Rd, Anchorage, AK, 99508	67.18	www.goldennuggetcampervpark.com
Miller's Landing Campgrounds	A	13880 Beach Dr, Seward, AK, 99664	67.21	www.millerslandingak.com
Centennial Campground	AAA	8400 Starview Dr, Anchorage, AK, 99504	70.01	www.muni.org/departments/park-s/pages/camping.aspx

Pricing Analysis

CAMP GROUNDS	RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$60	\$49.02
	Weekly	\$335	\$230
	Monthly	\$1,140.41	-
Alaska Canoe & Campground	Daily	\$45	\$30
	Weekly	\$270	\$180
	Monthly	\$600	-
Alaskan Anglers RV Park	Daily	-	-
	Weekly	-	-
	Monthly	-	-
Albatross RV park	Daily	-	\$20
	Weekly	-	-
	Monthly	-	-
All Seasons Campground & Cabins	Daily	\$42	-
	Weekly	-	-
	Monthly	-	-

CAMP GROUNDS	RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$60	\$49.02
	Weekly	\$335	\$230
	Monthly	\$1,140.41	-
Anchorage Ship Creek RV Park	Daily	\$75 - \$85	\$55
	Weekly	-	-
	Monthly	-	-
Beachcomber Motel & RV Park	Daily	\$50 - \$60	-
	Weekly	-	-
	Monthly	-	-
Bear Creek RV Park	Daily	\$40 - \$45	\$30
	Weekly	\$270	-
	Monthly	-	-
Bird Creek Motel & RV Park	Daily	\$20	-
	Weekly	-	-
	Monthly	-	-

Pricing Analysis

CAMP GROUNDS	RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$60	\$49.02
	Weekly	\$335	\$230
	Monthly	\$1,140.41	-
Centennial Campground	Daily	\$25 - \$35	-
	Weekly	-	-
	Monthly	-	-
Cohoe Beach Campground	Daily	-	-
	Weekly	-	-
	Monthly	-	-
Coldwater Lodge & Market	Daily	-	\$141
	Weekly	-	-
	Monthly	-	-
Creek View Campground	Daily	\$55	-
	Weekly	\$350	-
	Monthly	-	-

CAMP GROUNDS	RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$60	\$49.02
	Weekly	\$335	\$230
	Monthly	\$1,140.41	-
Creekwood Inn & RV Park	Daily	-	-
	Weekly	-	-
	Monthly	-	-
Crooked Creek RV Park	Daily	\$60 - \$70	\$150 - \$200
	Weekly	-	-
	Monthly	-	-
Decanter Inn	Daily	-	Call for Reservation
	Weekly	-	Call for Reservation
	Monthly	-	Call for Reservation
Diamond M Ranch Resort	Daily	\$58 - \$70	\$58
	Weekly	-	\$155 - \$180
	Monthly	-	-

Pricing Analysis

CAMP GROUNDS	RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$60	\$49.02
	Weekly	\$335	\$230
	Monthly	\$1,140.41	-
Driftwood Inn and RV Park	Daily	\$119	-
	Weekly	-	-
	Monthly	-	-
Edgewater Lodge and RV Resort	Daily	\$59.62	-
	Weekly	-	-
	Monthly	-	-
Golden Nugget RV Park	Daily	-	-
	Weekly	-	-
	Monthly	-	-
Happy Valley RV Camp	Daily	\$40 - \$55	\$40 - \$55
	Weekly	-	-
	Monthly	\$800 - \$1200	-

CAMP GROUNDS	RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$60	\$49.02
	Weekly	\$335	\$230
	Monthly	\$1,140.41	-
Heritage RV Park	Daily	\$72	-
	Weekly	-	-
	Monthly	-	-
Homer / Baycrest KOA Holiday	Daily	\$50 - \$98	\$50 - \$75
	Weekly	-	-
	Monthly	-	-
Homer Spit Campground	Daily	-	-
	Weekly	-	-
	Monthly	-	-
Howling Wolf Resort	Daily	\$33 - \$88	\$210 - \$258
	Weekly	-	-
	Monthly	-	-

Pricing Analysis

CAMP GROUNDS	RV LOT	CAMPING/TENT LOT	CABIN	
Avg Market Price	Daily	\$60	\$49.02	\$159
	Weekly	\$335	\$230	-
	Monthly	\$1,140.41	-	-
JK Campsites	Daily	-	-	-
	Weekly	-	-	-
	Monthly	-	-	-
Kasilof Dock RV Park	Daily	\$50 - \$150	-	-
	Weekly	-	-	-
	Monthly	-	-	-
Kasilof RV park	Daily	-	-	-
	Weekly	\$325 - \$425	-	-
	Monthly	\$1225 - \$1650	-	-
K-Beach Campground & Storage	Daily	\$40 - \$75	-	-
	Weekly	-	-	-
	Monthly	-	-	-

CAMP GROUNDS	RV LOT	CAMPING/TENT LOT	CABIN	
Avg Market Price	Daily	\$60	\$49.02	\$159
	Weekly	\$335	\$230	-
	Monthly	\$1,140.41	-	-
Kenai Riverfront Resort	Daily	\$100 - \$250	-	-
	Weekly	-	-	-
	Monthly	-	-	-
Kenai RV	Daily	\$55 - \$75	\$20 - \$65	-
	Weekly	-	-	-
	Monthly	-	-	-
King Salmon RV Park	Daily	\$40	-	-
	Weekly	\$280	-	-
	Monthly	\$1050	-	-
Klondike RV Park & Cottages	Daily	\$50 - \$65	-	-
	Weekly	-	-	-
	Monthly	-	-	-

Pricing Analysis

CAMP GROUNDS	RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$60	\$49.02
	Weekly	\$335	\$230
	Monthly	\$1,140.41	-
Kyllonens RV Park	Daily	\$49	-
	Weekly	-	-
	Monthly	-	-
Miller's Landing	Daily	-	\$125
	Weekly	\$385	\$280
	Monthly	-	-
	Daily	\$55	\$40
Miller's Landing Campgrounds	Weekly	-	-
	Monthly	-	-
	Daily	-	-
Moose Crossing RV Park & Campground	Weekly	-	-
	Monthly	-	-
	Daily	-	-

CAMP GROUNDS	RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$60	\$49.02
	Weekly	\$335	\$230
	Monthly	\$1,140.41	-
Moose Pass Campground	Daily	\$20 - \$30	\$20
	Weekly	-	-
	Monthly	-	-
Moose River Resort	Daily	Call for Reservation	-
	Weekly	Call for Reservation	-
	Monthly	Call for Reservation	-
Ocean Shores RV Park	Daily	\$50	-
	Weekly	-	-
	Monthly	-	-
Port of Kenai	Daily	\$43 - \$53	\$33
	Weekly	-	-
	Monthly	-	-

Pricing Analysis

CAMPGROUNDS	RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$60	\$49.02
	Weekly	\$335	\$230
	Monthly	\$1,140.41	-
Real Alaskan Cabins and RV Park	Daily	-	\$125
	Weekly	-	-
	Monthly	-	-
Red-Bow Lodging and Campground	Daily	\$75	-
	Weekly	-	-
	Monthly	-	-
Reel Em Inn	Daily	\$42	\$125
	Weekly	-	-
	Monthly	\$650 - \$750	-
River Terrace RV Park	Daily	\$30 - \$50	-
	Weekly	-	-
	Monthly	-	-

CAMPGROUNDS	RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$60	\$49.02
	Weekly	\$335	\$230
	Monthly	\$1,140.41	-
RV Sites In Homer	Daily	\$65 - \$75	-
	Weekly	-	-
	Monthly	-	-
Scenic View RV Park	Daily	\$45	-
	Weekly	\$275	-
	Monthly	-	-
Seaview RV Park & Campground	Daily	\$40 - \$50	\$25
	Weekly	-	-
	Monthly	-	-
Seward KOA Holiday	Daily	\$70.89 - \$95.89	\$55.89
	Weekly	-	-
	Monthly	-	-

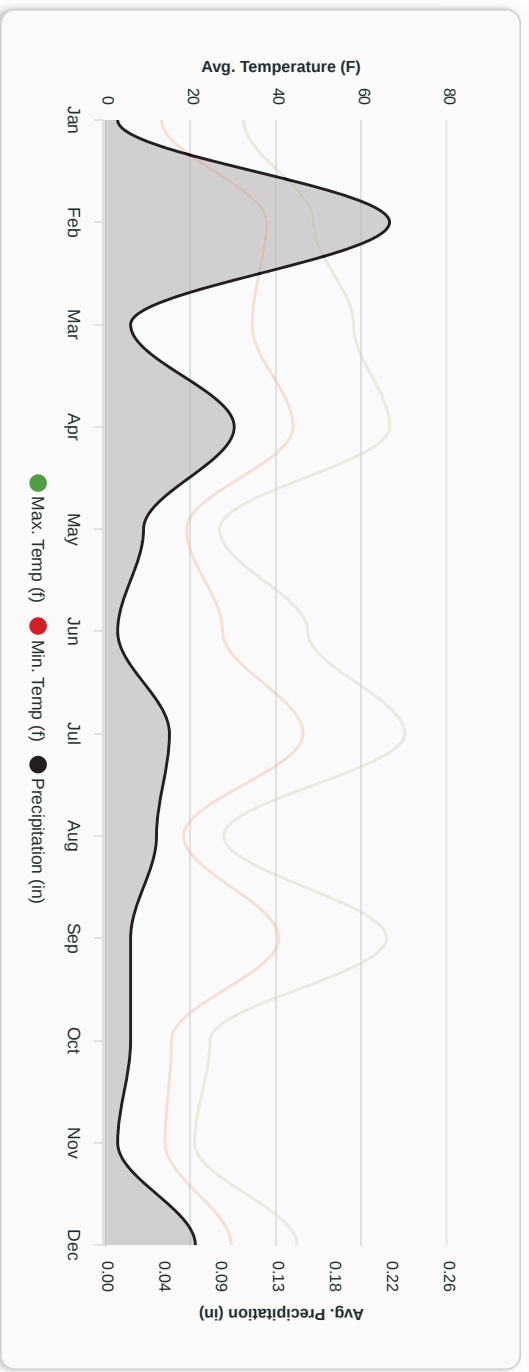
Pricing Analysis

CAMP GROUNDS	RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$60	\$49.02
	Weekly	\$335	\$230
	Monthly	\$1,140.41	-
Seward Military Resort	Daily	\$42 - \$46	\$18 - \$22
	Weekly	-	\$84 - \$250
	Monthly	-	-
Shearwater Cove	Daily	-	-
	Weekly	-	-
	Monthly	-	-
Stoney Creek RV Park	Daily	\$70	-
	Weekly	\$445 - \$505	-
	Monthly	\$1950 - \$2160	-
Whiskey Point Cabins & RV Park	Daily	\$50 - \$75	\$30
	Weekly	-	-
	Monthly	-	-

CAMP GROUNDS	RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$60	\$49.02
	Weekly	\$335	\$230
	Monthly	\$1,140.41	-
Whiskey Point Cabins & RV Park	Daily	\$50	\$30
	Weekly	-	-
	Monthly	-	-

Seasonality Analysis

Showing the average weather data of 5 years by month



CAMPGROUNDS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
Bird Creek Motel & RV Park	Avg. Temp (F)	17.45	18.19	20.27	31.99	39.76	41.57	53.67	50.09	43.07	32.13	22.24	22.05
	Avg. Precipitation (in)	0.11	0.14	0.1	0.09	0.06	0.04	0.08	0.21	0.22	0.24	0.16	0.15
	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
Seaview RV Park & Campground	Avg. Temp (F)	17.45	18.19	20.27	31.99	39.76	41.57	53.67	50.09	43.07	32.13	22.24	22.05
	Avg. Precipitation (in)	0.11	0.14	0.1	0.09	0.06	0.04	0.08	0.21	0.22	0.24	0.16	0.15
	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Open	Closed
Golden Nugget RV Park	Avg. Temp (F)	13.51	16.44	23.23	38.62	49.78	57.76	62.11	58.97	50.58	38.63	21.75	20.59
	Avg. Precipitation (in)	0.01	0.02	0.01	0.01	0.02	0.02	0.05	0.1	0.07	0.07	0.04	0.03
	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
Bear Creek RV Park	Avg. Temp (F)	19.07	21.57	25.66	37.23	43.67	51.84	56.16	54.03	46.91	37.11	26.2	25.82
	Avg. Precipitation (in)	0.19	0.11	0.11	0.1	0.15	0.07	0.06	0.13	0.21	0.38	0.2	0.35
	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open

Seasonality Analysis

CAMPGROUNDS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Bear Creek RV Park	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	19.07	21.57	25.66	37.23	43.67	51.84	56.16	54.03	46.91	37.11	26.2
	Avg. Precipitation (in)	0.19	0.11	0.11	0.1	0.15	0.07	0.06	0.13	0.21	0.38	0.2
Stoney Creek RV Park	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	13.51	16.44	23.23	38.62	49.78	57.76	62.11	58.97	50.58	38.63	21.75
	Avg. Precipitation (in)	0.01	0.02	0.01	0.01	0.02	0.02	0.05	0.1	0.07	0.07	0.04
Creekwood Inn & RV Park	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed
	Avg. Temp (F)	13.51	16.44	23.23	38.62	49.78	57.76	62.11	58.97	50.58	38.63	21.75
	Avg. Precipitation (in)	0.01	0.02	0.01	0.01	0.02	0.02	0.05	0.1	0.07	0.07	0.04
Anchorage Ship Creek RV Park	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	13.51	16.44	23.23	38.62	49.78	57.76	62.11	58.97	50.58	38.63	21.75
	Avg. Precipitation (in)	0.01	0.02	0.01	0.01	0.02	0.02	0.05	0.1	0.07	0.07	0.04
Seward KOA Holiday	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	16.63	21.4	25.85	37.31	44.25	52.23	56.33	54.62	47.83	38.52	25.55
	Avg. Precipitation (in)	0.26	0.15	0.14	0.12	0.16	0.08	0.08	0.15	0.29	0.49	0.28
Miller's Landing Campgrounds	Status	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	16.63	21.4	25.85	37.31	44.25	52.23	56.33	54.62	47.83	38.52	25.55
	Avg. Precipitation (in)	0.26	0.15	0.14	0.12	0.16	0.08	0.08	0.15	0.29	0.49	0.28
Moose River Resort	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	13.05	16.62	21.13	36.93	47.09	54.08	58.86	56.6	48.39	37.75	22.48
	Avg. Precipitation (in)	0.26	0.15	0.14	0.12	0.16	0.08	0.08	0.15	0.29	0.49	0.28

Seasonality Analysis

CAMPGROUNDS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Moose River Resort	Avg. Precipitation (in)	0.03	0.08	0.03	0.02	0.03	0.06	0.07	0.09	0.1	0.1	0.07
	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	13.05	16.62	21.13	36.93	47.09	54.08	58.86	56.6	48.39	37.75	22.48
Alaska Canoe & Campground	Avg. Precipitation (in)	0.03	0.08	0.03	0.02	0.03	0.06	0.07	0.09	0.1	0.1	0.07
	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	11.21	15.49	20.21	35.87	44.92	51.34	55.88	53.92	46.58	36.6	18.74
Decanter Inn	Avg. Precipitation (in)	0.03	0.07	0.03	0.03	0.04	0.04	0.07	0.09	0.11	0.12	0.07
	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	11.21	15.49	20.21	35.87	44.92	51.34	55.88	53.92	46.58	36.6	18.74
Edgewater Lodge and RV Resort	Avg. Precipitation (in)	0.03	0.07	0.03	0.03	0.04	0.04	0.07	0.09	0.11	0.12	0.07
	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Closed	Closed	Closed
	Avg. Temp (F)	13.05	16.62	21.13	36.93	47.09	54.08	58.86	56.6	48.39	37.75	22.48
King Salmon RV Park	Avg. Precipitation (in)	0.03	0.08	0.03	0.02	0.03	0.06	0.07	0.09	0.1	0.1	0.07
	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	11.21	15.49	20.21	35.87	44.92	51.34	55.88	53.92	46.58	36.6	18.74
Klondike RV Park & Cottages	Avg. Precipitation (in)	0.03	0.07	0.03	0.03	0.04	0.04	0.07	0.09	0.11	0.12	0.07
	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	11.21	15.49	20.21	35.87	44.92	51.34	55.88	53.92	46.58	36.6	18.74

Seasonality Analysis

CAMPGROUNDS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
River Terrace RV Park	Avg. Temp (F)	11.21	15.49	20.21	35.87	44.92	51.34	55.88	53.92	46.58	36.6	18.74	19.44
	Avg. Precipitation (in)	0.03	0.07	0.03	0.03	0.04	0.04	0.07	0.09	0.11	0.12	0.07	0.07
	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
Real Alaskan Cabins and RV Park	Avg. Temp (F)	13.05	16.62	21.13	36.93	47.09	54.08	58.86	56.6	48.39	37.75	22.48	20.82
	Avg. Precipitation (in)	0.03	0.08	0.03	0.02	0.03	0.06	0.07	0.09	0.1	0.1	0.1	0.07
	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
Diamond M Ranch Resort	Avg. Temp (F)	13.82	16.07	21.05	36.39	46.25	52.59	56.91	55.69	48.95	39.05	24.29	21.87
	Avg. Precipitation (in)	0.01	0.02	0.01	0.02	0.03	0.03	0.05	0.07	0.09	0.09	0.05	0.03
	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
Kenai RV	Avg. Temp (F)	13.82	16.07	21.05	36.39	46.25	52.59	56.91	55.69	48.95	39.05	24.29	21.87
	Avg. Precipitation (in)	0.01	0.02	0.01	0.02	0.03	0.03	0.05	0.07	0.09	0.09	0.05	0.03
	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
Crooked Creek RV Park	Avg. Temp (F)	11.21	15.49	20.21	35.87	44.92	51.34	55.88	53.92	46.58	36.6	18.74	19.44
	Avg. Precipitation (in)	0.03	0.07	0.03	0.03	0.04	0.04	0.07	0.09	0.11	0.12	0.07	0.07
	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
Kasilof RV park	Avg. Temp (F)	11.21	15.49	20.21	35.87	44.92	51.34	55.88	53.92	46.58	36.6	18.74	19.44
	Avg. Precipitation (in)	0.03	0.07	0.03	0.03	0.04	0.04	0.07	0.09	0.11	0.12	0.07	0.07
	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open

Seasonality Analysis

CAMPGROUNDS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
Kaslaf RV Park	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Closed	Closed	Closed	Closed	
	Avg. Temp (F)	19.99	22.8	22.2	35.79	43.09	49.96	55.14	52.05	44.85	35.52	24.01	24.52
	Avg. Precipitation (in)	0.09	0.09	0.06	0.04	0.04	0.06	0.1	0.14	0.21	0.17	0.15	0.18
Scenic View RV Park	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	
	Avg. Temp (F)	19.99	22.8	22.2	35.79	43.09	49.96	55.14	52.05	44.85	35.52	24.01	24.52
	Avg. Precipitation (in)	0.09	0.09	0.06	0.04	0.04	0.06	0.1	0.14	0.21	0.17	0.15	0.18
Reel'Em Inn	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Closed	Closed	Closed	
	Avg. Temp (F)	19.99	22.8	22.2	35.79	43.09	49.96	55.14	52.05	44.85	35.52	24.01	24.52
	Avg. Precipitation (in)	0.09	0.09	0.06	0.04	0.04	0.06	0.1	0.14	0.21	0.17	0.15	0.18
Alaskan Anglers RV Park	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Closed	Closed	Closed	
	Avg. Temp (F)	19.99	22.8	22.2	35.79	43.09	49.96	55.14	52.05	44.85	35.52	24.01	24.52
	Avg. Precipitation (in)	0.09	0.09	0.06	0.04	0.04	0.06	0.1	0.14	0.21	0.17	0.15	0.18
Happy Valley RV Camp	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Closed	Closed	
	Avg. Temp (F)	19.99	22.8	22.2	35.79	43.09	49.96	55.14	52.05	44.85	35.52	24.01	24.52
	Avg. Precipitation (in)	0.09	0.09	0.06	0.04	0.04	0.06	0.1	0.14	0.21	0.17	0.15	0.18
Homer Spit Campground	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Closed	Closed	
	Avg. Temp (F)	18.71	22.13	22.84	34.66	41.99	48.86	53.98	51.45	44.72	36.75	25.88	24.38
	Avg. Precipitation (in)	0.07	0.08	0.04	0.03	0.03	0.03	0.06	0.09	0.14	0.11	0.12	0.13
Heritage RV Park	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Closed	Closed	
	Avg. Temp (F)	18.71	22.13	22.84	34.66	41.99	48.86	53.98	51.45	44.72	36.75	25.88	24.38
	Avg. Precipitation (in)	0.07	0.08	0.04	0.03	0.03	0.03	0.06	0.09	0.14	0.11	0.12	0.13

Seasonality Analysis

CAMPGROUNDS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
Heritage RV Park	Avg. Precipitation (in)	0.07	0.08	0.04	0.03	0.03	0.06	0.09	0.14	0.11	0.12	0.13	
	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Closed	Closed	Closed	
	Avg. Temp (F)	18.71	22.13	22.84	34.66	41.99	48.86	53.98	51.45	44.72	36.75	25.88	24.38
Driftwood Inn and RV Park	Avg. Precipitation (in)	0.07	0.08	0.04	0.03	0.03	0.06	0.09	0.14	0.11	0.12	0.13	
	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	
	Avg. Temp (F)	18.71	22.13	22.84	34.66	41.99	48.86	53.98	51.45	44.72	36.75	25.88	24.38
Ocean Shores RV Park	Avg. Precipitation (in)	0.07	0.08	0.04	0.03	0.03	0.06	0.09	0.14	0.11	0.12	0.13	
	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Closed	Closed	
	Avg. Temp (F)	18.71	22.13	22.84	34.66	41.99	48.86	53.98	51.45	44.72	36.75	25.88	24.38
Homer / Baycrest KOA Holiday	Avg. Precipitation (in)	0.07	0.08	0.04	0.03	0.03	0.06	0.09	0.14	0.11	0.12	0.13	
	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Closed	Closed	Closed	
	Avg. Temp (F)	19.99	22.8	22.2	35.79	43.09	49.96	55.14	52.05	44.85	35.52	24.01	24.52
Whiskey Point Cabins & RV Park	Avg. Precipitation (in)	0.09	0.09	0.06	0.04	0.04	0.06	0.1	0.14	0.21	0.17	0.15	0.18
	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Closed	Closed	Closed
	Avg. Temp (F)	19.99	22.8	22.2	35.79	43.09	49.96	55.14	52.05	44.85	35.52	24.01	24.52
Kyllonrens RV Park	Avg. Precipitation (in)	0.09	0.09	0.06	0.04	0.04	0.06	0.1	0.14	0.21	0.17	0.15	0.18
	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Closed	Closed	Closed
	Avg. Temp (F)	19.99	22.8	22.2	35.79	43.09	49.96	55.14	52.05	44.85	35.52	24.01	24.52

Activities/Attractions

PROFILE NAME	HIKING	BOATING/BOAT RENTALS	KAYAKING	CANOEING	OTHERS
Bird Creek Motel & RV Park	Yes	-	-	-	-
Seaview RV Park & Campground	Yes	Yes	-	-	Mountain Biking, River Rattling, Zipline, Historic Sightsseeing, Wildlife Viewing
Golden Nugget RV Park	-	-	-	-	Mountain Biking
Bear Creek RV Park	Yes	-	-	-	ATV Riding, Horseback Riding, Mountain Biking, Historic Sightsseeing, Paddleboarding, Wildlife Viewing
Stoney Creek RV Park	Yes	Yes	Yes	Yes	ATV Riding, Mountain Biking
Creekwood Inn & RV Park	Yes	-	-	-	-
Anchorage Ship Creek RV Park	Yes	Yes	Yes	Yes	Cycling/Biking, Mountain Biking, Splash Pad
Seward KOA Holiday	Yes	-	Yes	-	Backpacking, Fire Wood, Bumper Boats
Miller's Landing Campgrounds	Yes	Yes	Yes	Yes	Cycling/Biking, Horseback Riding, Rock/Mountain Climbing, Paddleboarding
Alaska Canoe & Campground	Yes	Yes	Yes	Yes	ATV Riding, Mountain Biking
Decanter Inn	Yes	-	-	-	-
Edgewater Lodge and RV Resort	Yes	Yes	Yes	Yes	ATV Riding, Mountain Biking
King Salmon RV Park	-	Yes	Yes	Yes	ATV Riding
Klondike RV Park & Cottages	Yes	Yes	Yes	Yes	Archery Range, ATV Riding, Mountain Biking, Splash Pad
Real Alaskan Cabins and RV Park	Yes	-	-	Yes	Historic Sightsseeing
Diamond M Ranch Resort	Yes	Yes	Yes	Yes	ATV Riding, Cycling/Biking, Fire Wood, Horseback Riding, Mountain Biking
Crooked Creek RV Park	Yes	Yes	-	-	-
Kasilof RV park	Yes	-	-	-	River Rattling
Scenic View RV Park	-	Yes	Yes	Yes	-
Reel Em Inn	Yes	Yes	Yes	Yes	ATV Riding, Mountain Biking
Alaskan Anglers RV Park	Yes	Yes	-	-	ATV Riding, Fire Wood, Mountain Biking, Splash Pad
Happy Valley RV Camp	-	-	-	-	Fire Wood

Activities/Attractions

PROFILE NAME	HIKING	BOATING/BOAT RENTALS	KAYAKING	CANOEING	OTHERS
Homer Spit Campground	Yes	Yes	Yes	Yes	ATV Riding, Mountain Biking
Heritage RV Park	Yes	Yes	Yes	Yes	Fire Wood, Mountain Biking, Splash Pad
Driftwood Inn and RV Park	Yes	Yes	Yes	Yes	ATV Riding, Mountain Biking
Ocean Shores RV Park	Yes	Yes	Yes	Yes	Fire Wood, Splash Pad
Homer / Baycrest KOA Holiday	Yes	Yes	Yes	Yes	ATV Riding, House Boating, Mountain Biking
Whiskey Point Cabins & RV Park	Yes	Yes	Yes	Yes	ATV Riding, Fire Wood, Mountain Biking
Whiskey Point Cabins & RV Park	-	-	-	-	Picnicking
Kyllonens RV Park	Yes	Yes	Yes	Yes	ATV Riding, Mountain Biking
Shearwater Cove	Yes	Yes	Yes	-	Wildlife Viewing
Coldwater Lodge & Market	Yes	-	-	-	River Rafting, Skiing
Cohoe Beach Campground	Yes	Yes	-	-	ATV Riding, Cycling/Biking, Fire Wood, Wildlife Viewing
Kaslof Dock RV Park	-	Yes	-	-	Wildlife Viewing, Bird Watching
Albatross RV park	-	Yes	-	-	Cycling/Biking, Fire Wood
K-Beach Campground & Storage	-	-	-	-	Fire Wood
Port of Kenai	-	-	-	-	Fire Wood
Creek View Campground	-	-	-	-	Fire Wood
Howling Wolf Resort	-	-	-	-	Fire Wood, Wildlife Viewing
Miller s Landing	-	Yes	Yes	-	Rock/Mountain Climbing, Bird Watching
Kenai Riverfront Resort	-	-	-	-	Volleyball, Wildlife Viewing
Moose Crossing RV Park & Campground	Yes	-	Yes	-	Wildlife Viewing, Picnicking
Red-Bow Lodging and Campground	Yes	Yes	Yes	Yes	Hunting, Mountain Biking, River Rafting, Rock/Mountain Climbing, Wildlife Viewing, Bird Watching
JJK Campsites	Yes	Yes	-	-	Fire Wood

Diamond M Ranch Resort

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from MR LANDMAN and it should not be made available to any other person or entity without the written consent of MR LANDMAN.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to MR LANDMAN. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. MR LANDMAN has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, MR LANDMAN has not verified, and will not verify, any of the information contained herein, nor has MR LANDMAN conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



Jon Fisher
MR LANDMAN
Designated Managing Broker
(217) 202-0924
jonfisher1991@gmail.com
Illinois #471.020503



Brian Brockman
Bang Realty-Pacific Inc
2939 Vernon place
Cincinnati OH 45219
BROKER
(513) 898-1551
bor@bangrealty.com AK
License# 164417



www.mrlandman.com

powered by CREOP