

SILVER BEACH RESORT

3323 Waitts Lake Road | Valley, WA

OFFERING MEMORANDUM

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SILVER BEACH RESORT

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Exclusively Marketed by:



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01

Executive Summary

Investment Summary

SILVER BEACH RESORT

OFFERING SUMMARY

ADDRESS	3323 Waitts Lake Road Valley WA 99181
COUNTY	Stevens
MARKET	RV Park
SUBMARKET	Campground

FINANCIAL SUMMARY

OFFERING PRICE	\$2,800,000
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PRISTINE LAKEFRONT INVESTMENT

- This lakefront property sits on over 11+/- acres with a 1,000 feet of waterfront. Boasting deluxe cabins and full hook up rv sites this private membership park will be full all summer season. Current owners have upgraded cabins, added sites, and kept this park in pristine condition. Going completely private at the end of 2020 this park is already at 90% capacity for the 2021 season and will ensure your guests a relaxing and tranquil camping experience.

The office has a store, gift shop, cafe, three boat docks, a swimming dock, fishing dock and a full restaurant kitchen. Currently closed due to Covid the restaurant has all necessary equipment to begin making food with both an outside dining area and inside where they currently use it for sports, parties, etc.

If you are looking for a dream investment where you can enjoy the summer with happy guests look no further! Priced at \$2,800,000 with owner carry is possible.





02

Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Amenities

Pictures with Captions

PROPERTY FEATURES

SEASONAL	April 1st - October 1st
TOTAL # OF ACRES	11 +/-
# OF ACRES UNDEVELOPED	3
TOTAL # OF FHU SITES	55
# OF FHU SITES BEING ADDED	11
DELUXE CABINS	Yes - 8
BOAT DOCKS	Yes - 3
# OF BOAT SLIPS	50
SWIMMING DOCK	Yes - 1
FISHING DOCK	Yes - 1
PRIVATE MEMBER PARK	Yes
LAKEFRONT	Yes - 1,000 Ft of Water Front
OWNERS / MANAGERS RESIDENCE	Yes - 3,100 Sq Ft

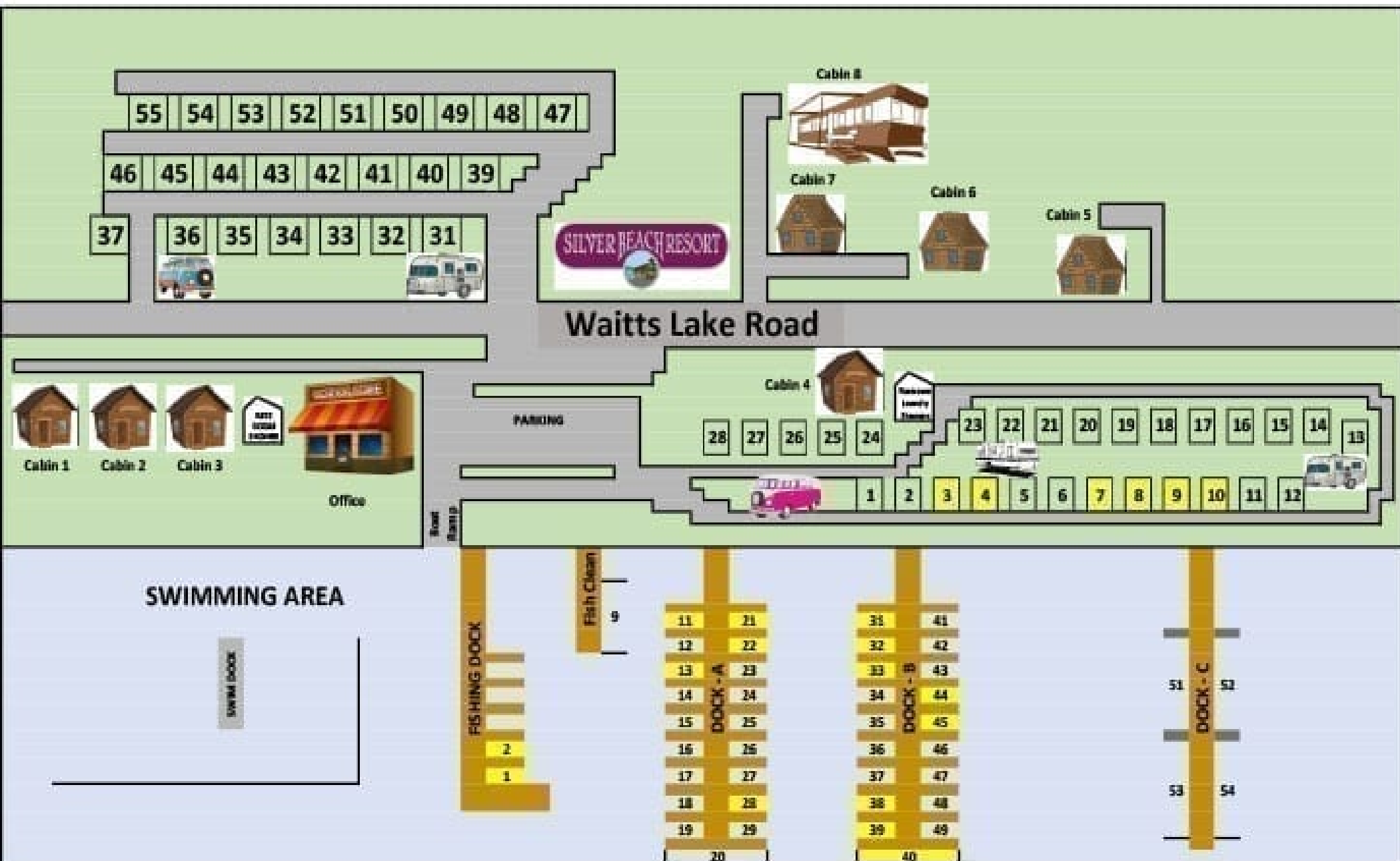
AMENITIES

STORE & GIFT SHOP	Yes
RESTAURANT	Yes -Currently Closed
PLAYGROUND	Yes
FIRE PIT	Yes
RESTROOMS & SHOWERS	Yes - 2
LAUNDRY	Yes - Both Guest & Facility
CAFE	Yes





Silver Beach Resort



3323 Waitts Lake Rd

(509)937-2811

Property Identification #:

Geo ID: 2538361
Situation Address: 3323 WAITTS LAKE RD VALLEY, WA 99181
Property Type: Real
State Code: 75

Property Information: 2021

Legal Description: TAX #140 SP 201-99-3
Abstract: Null
Neighborhood: WAITTS LAKE FRONTAGE
Appraised Value: N/A
Jurisdictions: Null

Owner Identification #: 160438

Name: SILVER PROPERTIES LLC
Exemptions:
DBA: Null



Stevens County Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Stevens County Assessor expressly disclaims any and all liability in connection herewith.

Property Identification #:

Geo ID: 2538362

Situs Address: Null

Property Type: Real

State Code: 75

Property Information: 2021

Legal Description: TAX #141 SP 201-99-4

Abstract: Null

Neighborhood: WAITTS LAKE SECONDARY

Appraised Value: N/A

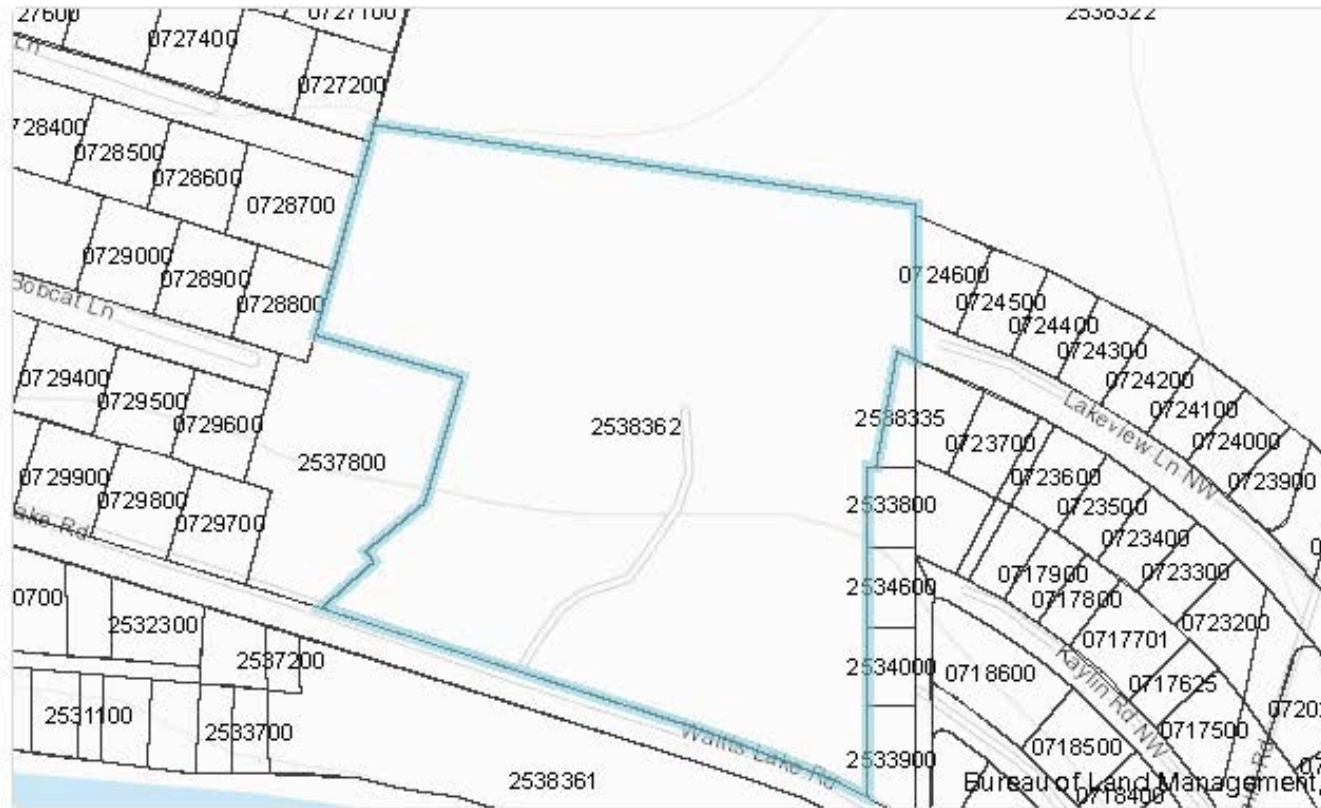
Jurisdictions: Null

Owner Identification #: 160438

Name: SILVER PROPERTIES LLC

Exemptions:

DBA: Null



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Property Identification #:

Geo ID: 2538360

Situs Address: Null

Property Type: Real

State Code: 91

Property Information: 2021

Legal Description: TAX #109 SP 201-99-2

Abstract: Null

Neighborhood: WAITTS LAKE FRONTAGE

Appraised Value: N/A

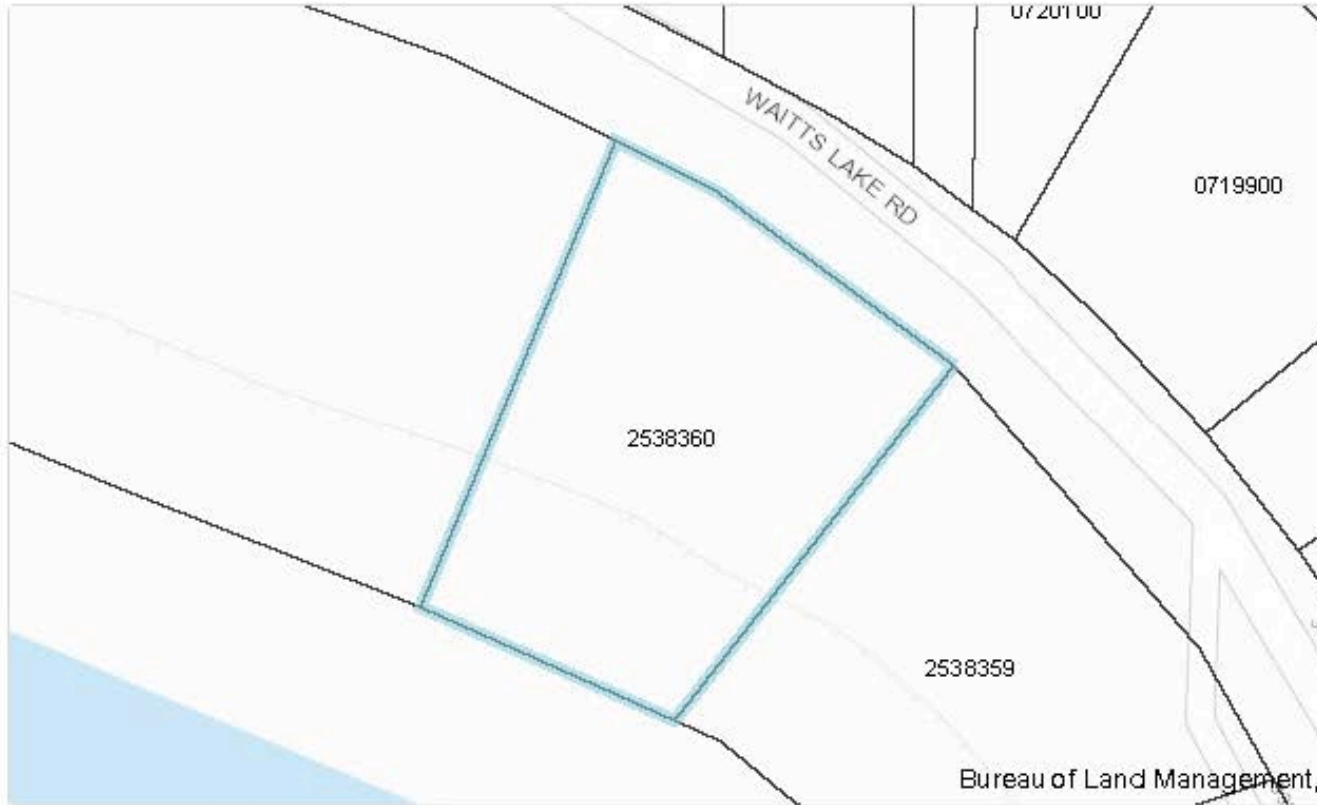
Jurisdictions: Null

Owner Identification #: 160438

Name: SILVER PROPERTIES LLC

Exemptions:

DBA: Null



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Common Amenities

- » Kitchen
- » Television

- » Full Bathroom
- » Outside deck to take in the view!





Inside Dining Area



View from Cabins 2 & 3



Front of Store & Gift Shop



Gift Shop



Cabin View



Restroom & Showers



Cabin



Cabin View



View from Upper Level Sites



Owner or Manager's Residence



Outside Dining Area



View from cabin deck on Upper Level



03

Financial Analysis

Profit and Loss w: Proforma

SILVER BEACH RESORT

	Adjusted	Adjusted	Proforma
	2019	2020	2021
INCOME			
Seasonal RV - No Tax	\$124,940	\$224,583	\$191,700
New Seasonal Sites - 11 Additional (as of 2021)	\$0	\$0	\$41,800
Boat Slip Moorage	\$0	\$2,237	\$27,000
Boat Launch Fees	\$0	\$800	\$800
Beer & Wine Sales	\$0	\$2,516	\$2,516
Cabin Rental	\$65,219	\$92,358	\$117,202
Cleaning Fees	\$0	\$626	\$626
Day Use Fees	\$4,169	\$6,626	\$6,626
Resort Equipment Rentals	\$0	\$20,074	\$20,074
Groceries	\$1,588	\$3,149	\$3,149
Seasonal Utility Reimbursement	\$0	\$3,542	\$3,542
Propane	\$574	\$1,621	\$1,621
Restaurant Sales	\$1,081	\$6,022	\$6,022
RV Space	\$23,241	\$23,188	\$20,995
Retail Sales	\$15,911	\$19,332	\$19,332
TOTAL INCOME	\$236,723	\$406,674	\$463,005
COST OF GOODS SOLD			
Cost of Goods Sold	\$19,761	\$19,290	\$19,290
Alcohol Sales	\$0	\$1,083	\$1,083
Food Costs	\$4,250	\$5,190	\$5,190
TOTAL COGS	\$24,011	\$25,563	\$25,563
GROSS PROFIT	\$212,712	\$381,111	\$437,442
EXPENSES			
Advertising & Marketing	\$4,350	\$4,663	\$4,663
Auto Expense	\$5,790	\$7,007	\$7,007
Bank Service Charges	\$6,831	\$9,815	\$9,815
Computer & Internet Expense	\$2,819	\$2,179	\$2,179
Dock Expense	\$220	\$0	\$0
Dues & Memberships	\$2,211	\$618	\$618
Equipment & Furniture Expense	\$2,498	\$712	\$712
Equipment Rental	\$156	\$126	\$126
Insurance Expense	\$13,510	\$16,298	\$16,298
Licensing	\$1,862	\$1,093	\$1,093
Maintenance & Repairs	\$4,659	\$1,168	\$1,168
Miscellaneous Supplies	\$32,426	\$26,431	\$26,431
Office Supplies	\$1,364	\$1,856	\$1,856
Payroll Expenses	\$34,172	\$48,680	\$48,680
Postage & Delivery	\$115	\$162	\$162
Professional Fees	\$5,195	\$3,009	\$3,009
RMS Expense	\$1,244	\$1,714	\$1,714
Security	\$468	\$422	\$422
Taxes - Federal	\$2,700	\$3,826	\$3,826
Taxes - L & I	\$935	\$2,010	\$2,010

Taxes - Property	\$9,780	\$10,390	\$10,390
Taxes - Sales & B&O	\$388	\$847	\$847
Taxes - SUTA	\$151	\$803	\$803
Training	\$1,440	\$50	\$50
Utilities - Electric	\$21,874	\$22,122	\$22,122
Utilities - Cable / Direct TV	\$2,527	\$2,190	\$2,190
Utilities - Garbage & Disposal	\$3,068	\$2,967	\$2,967
Utilities - Internet	\$3,460	\$2,333	\$2,333
Utilities - Telephone	\$2,803	\$3,664	\$3,664
TOTAL EXPENSES	\$169,016	\$177,155	\$177,155
NOI	\$43,696	\$203,956	\$260,287

SILVER BEACH RESORT

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The information contained herein is not a substitute for a thorough due diligence investigation. Campground Brokers 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.

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