

THE LAST RESORT

2005 Tucannon Road, Pomeroy WA 99347

OFFERING MEMORANDUM



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THE LAST RESORT

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Exclusively Marketed by:



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01

Executive Summary

Investment Summary

Location Summary

THE LAST RESORT

OFFERING SUMMARY

ADDRESS	2005 Tucannon Road Pomeroy WA 99347
COUNTY	Columbia
MARKET	RV Park
SUBMARKET	Campground

FINANCIAL SUMMARY

OFFERING PRICE	\$1,800,000
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EXPAND INTO NATURE

- Situated on just over 21 acres with room for development this park has and will continue to bring repeat and new guests. The Last Resort provides every amenity and activity a camper can need or want while enjoying your park. The expansion of this park is about just over 3 +/- acres giving you the ability to add more sites, cabins, yurts or glamping tents to increase revenue or provide more amenities. The fully stocked store allows guests to shop local keeping store sales up and providing excellent customer service.

If you are looking for beautiful scenery, nature and the ability to keep adding to an already growing and reputable park this is a must see. Please call Campground Brokers for more information. 800-648-1624

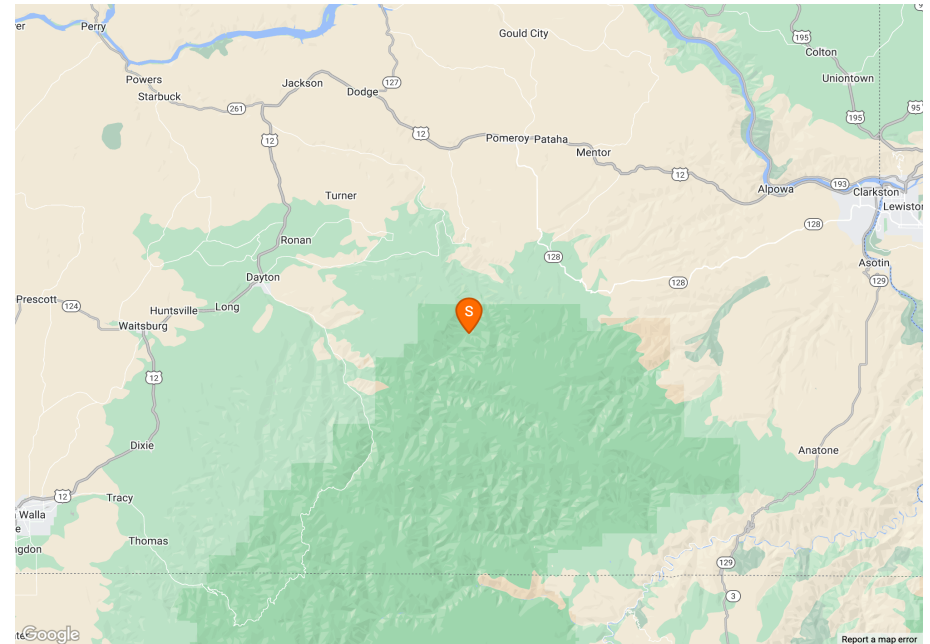


SOMETHING FOR EVERYONE

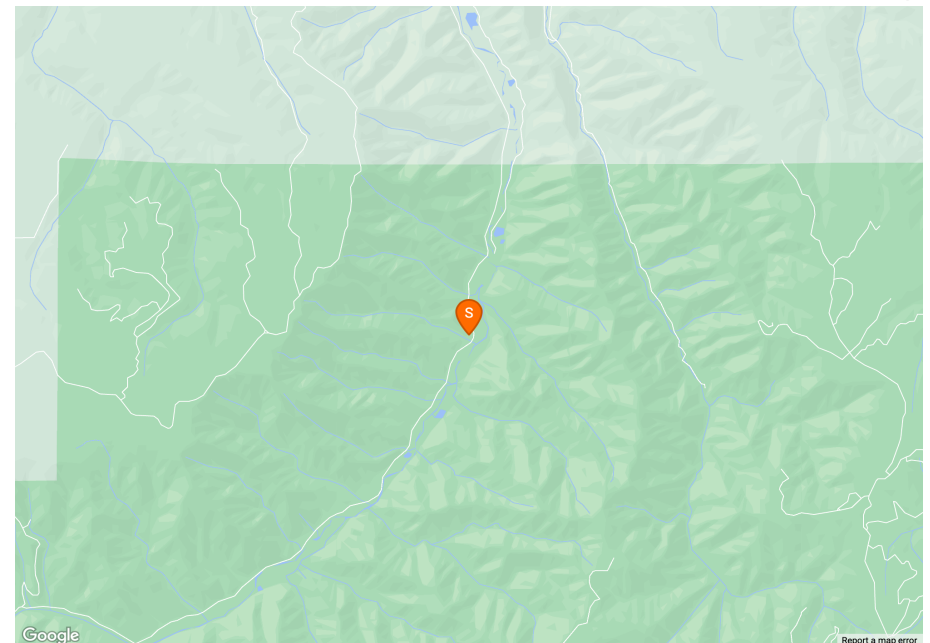
- Located in a picturesque valley, just a short distance to the majestic Blue Mountains, Umatilla National Forest and Wooten Wildlife area lies this destination park. This park is easily accessible but still away from the hustle and bustle of traffic and a favorite of many return campers. Guests can fish in the seven near trout stocked lakes, hunt for days, hike the area or just sit and relax next to the creek that runs through the campground.

Featuring 44 total shaded and level sites of which 21 are full hookups, 12 sites with water and power, 5 tent sites, 1 cabin and 5 deluxe cabins as well as an owner residence. Other amenities include propane, diesel and gas sales, well equipped camp store with a coffee bar, spotless restroom, shower and laundry facilities, meeting hall, playground and much more on 21 acres. There is even room to expand.

Regional Map



Locator Map





02

Property Description

Property Features

Aerial Map

Parcel Map

Site Map

Property Images

THE LAST RESORT

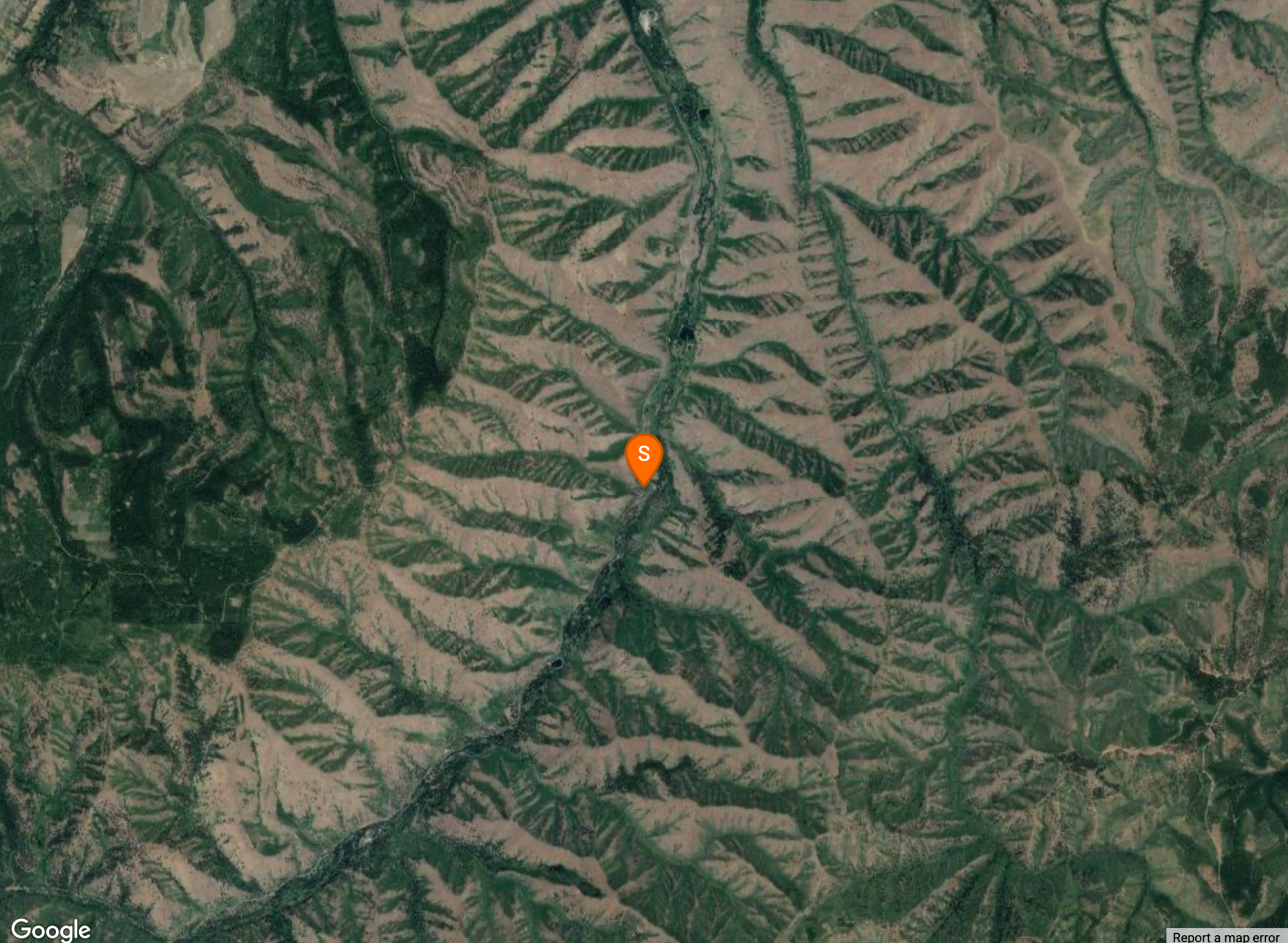
PROPERTY FEATURES

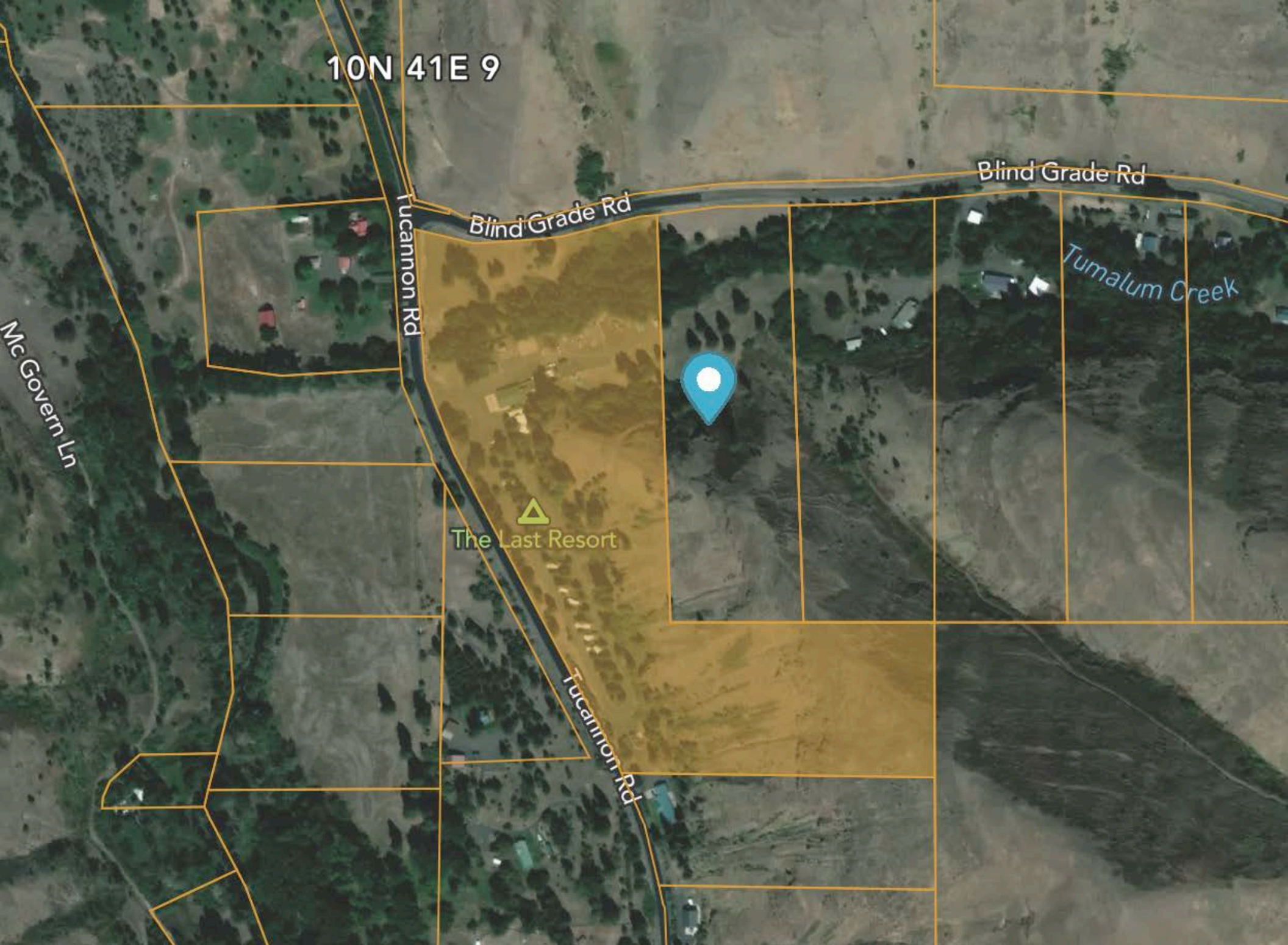
TOTAL ACREAGE	21 + / -
ACRES UNDEVELOPED	3 + / -
TOTAL # OF SITES	44
TOTAL # OF FHU SITES	21
TOTAL # OF E & W SITES	12
TOTAL # OF CAMPING CABINS	1
TOTAL # OF DELUXE CABINS	5
TOTAL # OF TENT SITES	5
OWNERS / MANAGERS RESIDENCE	1 Bed / 1 Bath w/Office

AMENITIES

STORE	Yes
PROPANE / GAS SALE	Yes
RESTROOMS / SHOWERS	Yes
LAUNDRY	Yes
MEETING HALL	Yes
PLAYGROUND / HORSESHOE PITS	Yes
WALK IN COOLER	Yes







- ① — ⑥ Cabins
- ④ — ③⑥ RV Sites
- ① — ⑤ Tent Sites
- Ⓐ Camp Store
Shower, Restroom, Laundry
- Ⓑ Meeting Hall
- Ⓒ RV Waste Dump/
Propane
- Ⓓ Covered Picnic
Shelter
- Ⓔ Playground (9am-Dusk)
- Ⓕ Pet Waste
- Ⓖ Garbage
- Ⓗ Horse Shoe Pit
- Ⓘ Pay Phone

Map not to scale.



The Last Resort

"Gateway to the Tucannon – Wenaha Wilderness Area"

509.843.1556

www.thelastresortrv.com

Owners Jason & Cheri Towery

2005 TUCANNON ROAD • POMEROY, WA 99347





03

Financial Analysis

Profit & Loss 2021

THE LAST RESORT

The Last Resort

INCOME	2021
RV Sites	\$109,946
Cabins	\$78,546
Tent Sites	\$5,295
Storage	\$353
Apparel	\$40,931
Auto / RV Accessories	\$3,386
Beer & Wine	\$29,273
Camping Accessories	\$26,890
Fish & Wildlife (Licenses)	\$2,688
Food / Drinks	\$113,800
Gas / Diesel	\$76,826
Gifts / Toys / Books	\$15,557
Hunting & Fishing	\$47,617
Miscellaneous (Pets, Pharmacy)	\$14,361
Propane	\$5,769
Tobacco	\$12,005
TOTAL INCOME	\$583,243
COGS	\$222,854
GROSS INCOME	\$360,389
EXPENSES	
Advertising	\$1,077
Bank/Merch Fees	\$15,722
Supplies	\$7,517
Freight	\$991
Business Licenses/Permits	\$1,765
State Taxes	\$37,686
Property Taxes	\$7,309
Utilities	\$28,625
Phone	\$2,984
Insurance	\$9,655
Payroll	\$57,600
Maintenance	\$11,150
Admin/Business Fees	\$8,481
Postal/Shipping	\$120
Refunds for cancels	\$1,516
Event expenses	\$481
Equipment	\$1,081
TOTAL EXPENSES	\$193,760
ADJUSTED NOI	\$166,629

THE LAST RESORT

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