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“Make the Market Work for YOU”™

Highly Successful RV/Mobile Home Park in Quartzsite

455 E Main Street
Quartzsite, AZ 85346

\$1,995,000

MLS# 6600400



HIGHLIGHTS

- Highly profitable Propane Business
- Food Area w/ 50 amp hook-up
- Approx. 1507 sqft Commercial Building
- Water Queue on a 5-year lease
- Vacant Retail building
- Laundromat & Snack Machine for additional income
- Main House is 2BR/1BA, approx. 1200 sqft
- 2 Studio Apartments
- 36 Trailer units in RV Park

DETAILS

Pattie’s RV and Propane is a multifaceted business and 2.05 acre property right on the main street of quirky Quartzsite Arizona. This RV/Mobile Home Park sits directly across from Dollar Store, and several national companies are in the process of building, including Starbucks, Black Bear Diner and Flag Motel. Over 1 million tourists visit every year. **Propane Business:** Pumping anywhere from 130,000 to 200,000 gallons of propane, Pattie's has 2 lanes, 2 pumps, 1 large tank and lots of propane bottles/inventory. **Food Area:** A newly vacant fully commercial commissary and restaurant and outside up front food court area vibes. **Commercial Building:** Divided into 3 areas The Water Queue, vacant retail and a laundromat. **The Water Queue:** Beautiful brand new water store on a 5 year commercial lease with increases yearly and 5 year renewal option. Currently paying \$1100 a month plus utilities. **Vacant Retail:** Currently vacant, formerly a smoothie and coffee store, was rented at \$750 a month plus utilities. **Laundromat:** All commercial new speedqueens 4 washers, 3 dryers (vending machines included). **Main House:** Private 2BR/1BA home, now being used as managers house/office (has major live/work and air b&b potential). **Apartment A&B:** 2 studio apartments, more like motel/hotel rooms, previously renting at \$500/ month each (major motel income potential plus air b&b). **RV park:** 36 trailer units with 50 amps sites, 32 are owned and rented at \$400-\$550 a month, 4 not owned rented at \$250 a month.



CAP RATE: 18.78%

Numbers:

RV Unit Rental Income	\$175,740
Apartment/House Rental Income	\$24,000
Water Store Rental Income	\$13,200
Restaurant Rental Income	\$12,000
Smoothie Shop Rental Income	\$6,000
General Vacancy (3%)	(\$6,388)
RUBS	\$26,812
Propane Income	\$624,845
Laundry Income	\$11,500
Snack Machine Income	\$1,200
Effective Gross Income	\$888,909
Operating Expenses	\$514,187
Net Operating Income	\$374,722



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