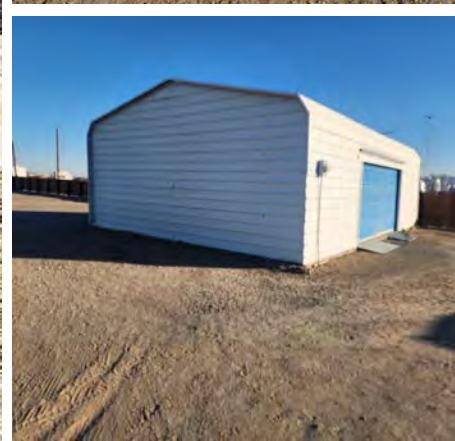
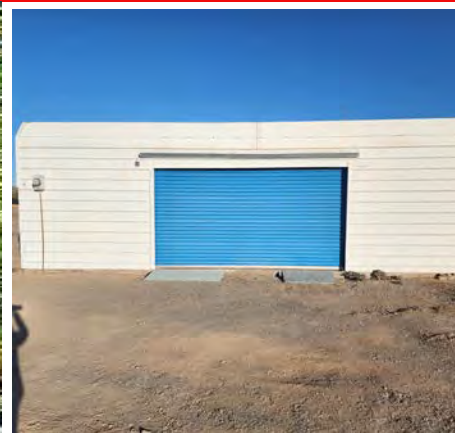


34 RV Spaces/2 Retail Spaces & 4 Acres to Develop



OFFERING MEMORANDUM | SELLER CARRY WITH 30% DOWN

1230 W Main St
Quartzite, AZ 85346



34 RV Spaces/2 Retail Spaces & 4 Acres to Develop

CONTENTS

01 Executive Summary
Investment Summary

02 Location
Location Summary

03 Property Description
Property Features
Aerial Map

04 Financial Analysis
Income & Expense Analysis
Multi-Year Cash Flow Assumptions
Cash Flow Analysis
Financial Metrics

05 Demographics
Demographics

06 Company Profile
Company Bio
Advisor Profile

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	1230 W Main St Quartzite AZ 85346
COUNTY	La Paz
MARKET	Arizona
SUBMARKET	Quartzsite
BUILDING SF	1,328 SF
LAND ACRES	4.17
LAND SF	181,645 SF
YEAR BUILT	1998
APN	306-29-039-C
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,500,000
PRICE PSF	\$1,129.52
OCCUPANCY	100%
NOI (CURRENT)	\$78,039
NOI (Pro Forma)	\$156,131
CAP RATE (CURRENT)	5.20%
CAP RATE (PRO FORMA)	10.41%
CASH ON CASH (CURRENT)	5.68%
CASH ON CASH (PRO FORMA)	23.03%
GRM (CURRENT)	14.30
GRM (PRO FORMA)	8.20

PROPOSED FINANCING

Seller Financing	
LOAN TYPE	Interest Only
DOWN PAYMENT	\$450,000
LOAN AMOUNT	\$1,050,000
INTEREST RATE	5.00%
LOAN TERMS	5 Years
ANNUAL DEBT SERVICE	\$52,500
LOAN TO VALUE	70%

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	785	2,274	2,562
2025 Median HH Income	\$25,317	\$18,225	\$18,713
2025 Average HH Income	\$65,822	\$47,746	\$45,951



Prime RV Park Investment Opportunity in Quartzsite, AZ

- Location: Quartzsite, Arizona
Property Type: RV Park with Commercial Retail Spaces
Lot Size: Approx. 4 Acres
Existing RV Spaces: 34 Spaces (Expandable to 60-80 Spaces)
Dry Camp area with approx. \$7,000 per year
Commercial Retail Spaces: 2 Spaces-Both are leased for a total of \$34,000 Absolute NNN.

We are proud to present a unique and high-potential investment opportunity located in the heart of Quartzsite, Arizona. This RV park offers not only immediate income but also substantial future growth potential. Situated on approximately 4 acres of prime land, the property includes 34 fully-hooked RV spaces with full amenities, including 20 AMP service, and is poised for future expansion, making this a rare opportunity for savvy investors.

Established Income Stream

The current RV spaces generate an impressive \$350 per month per space, totaling a consistent income . As well as Dry Camping fees. With a robust seasonal demand and Quartzsite's popularity among RV travelers, this property ensures a reliable cash flow year-round.

Expansion Potential

The property's additional acreage offers the possibility to expand the RV park by an additional 40-50 spaces, allowing for significant revenue growth. This potential for development provides long-term upside for any investor looking to capitalize on the rising demand for RV accommodations.

Commercial Retail Spaces

- Commercial Retail Spaces

In addition to the RV park, the property features two commercial retail spaces. One space is currently leased on a year-to-year NNN lease, generating \$24,000 annually. The other retail space is leased for \$10,000 per year, both of these spaces are leased on a NNN Basis. With Quartzsite's bustling economy and consistent tourism traffic, these commercial spaces offer significant potential for additional income.

Full Hookups for RVs

All 34 existing RV spaces are equipped with full hookups, including water, sewer, and 20 AMP electric service, ensuring a hassle-free experience for residents and guests. The strong demand for quality RV parks in Quartzsite, especially during peak seasons, guarantees high occupancy rates for the existing spaces.

Seller Financing Available

To make this opportunity even more attractive, the seller is offering financing with 30% down, making this a flexible and accessible investment. Terms are negotiable, and this option allows investors to structure the deal in a way that fits their financial strategy.

Buyer Responsibility for Due Diligence

As part of the transaction, the buyer is encouraged to conduct thorough due diligence to confirm all facts, figures, and zoning regulations. The property is being sold as-is, and potential buyers should review the land's development possibilities and existing infrastructure.



02

Location

Location Summary

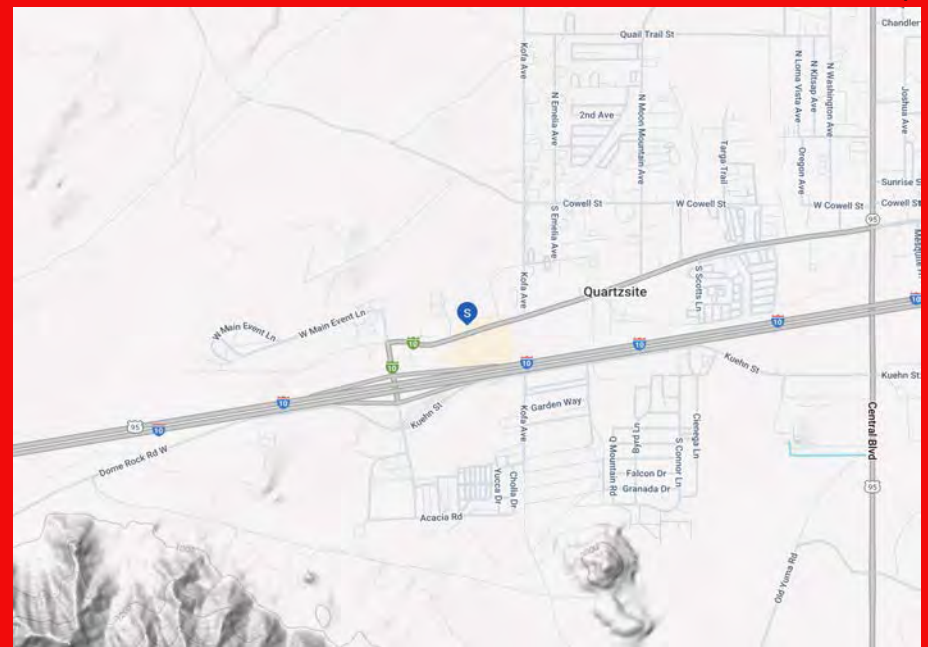
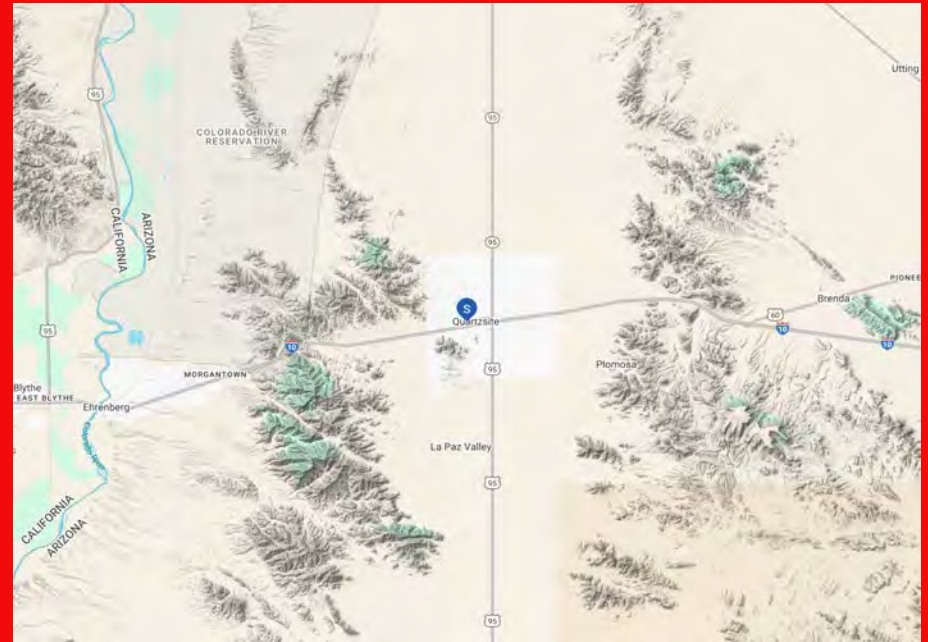
Why Quartzsite?

- This property represents a rare opportunity to acquire a profitable RV park with immediate income and substantial upside potential. Whether you're an experienced investor or looking to expand your portfolio, this Quartzsite RV park offers a unique chance to tap into a thriving market.

Nestled in the Sonoran Desert of western Arizona, Quartzsite is a unique gem of a town with a rich history, vibrant seasonal economy, and a distinctive charm that attracts visitors from around the globe. Known as the "Rock Capital of the World," Quartzsite is celebrated for its thriving gem and mineral markets, drawing enthusiasts, collectors, and traders to this desert community every year.

Geography and Climate:

Located at the crossroads of Interstate 10 and U.S. Route 95, Quartzsite sits approximately 20 miles east of the California border and 125 miles west of Phoenix. Its strategic location makes it a convenient destination for snowbirds and travelers. The area boasts an arid desert climate, characterized by warm winters and scorching summers, ideal for outdoor activities and gem hunting during the cooler months.



- History:

Quartzsite's origins date back to the mid-1800s when it served as a stagecoach stop and gold mining outpost. Its name derives from the quartz rock found abundantly in the area, a testament to its geological significance. Over the years, Quartzsite has evolved from a mining town into a bustling seasonal community renowned for its outdoor markets and RV-friendly lifestyle.

Gem and Mineral Market:

Quartzsite's gem and mineral markets are the crown jewels of its economy and culture. The town transforms into a bustling hub of activity during the winter months, hosting an array of rock, gem, and mineral shows that are among the largest in the world.

Quartzsite Gem & Mineral Show and Swap Meet:

Held annually in January and February, this event features thousands of vendors offering a dazzling array of gemstones, minerals, fossils, beads, and handcrafted jewelry. It's a paradise for collectors and hobbyists, providing rare finds and unique treasures.



- Tyson Wells Rock & Gem Show:

Another major event, this show attracts vendors and buyers from around the globe. Visitors can explore an eclectic mix of merchandise, from raw mineral specimens to polished gemstones and artisan crafts.

Prospecting Opportunities:

Beyond the markets, the surrounding desert offers ample opportunities for amateur prospectors to search for their own quartz crystals, agates, and other minerals.

Lifestyle and Amenities:

Quartzsite is well-known for its RV-friendly culture, with numerous RV parks and camping facilities catering to the influx of seasonal residents, affectionately called "snowbirds." These visitors flock to Quartzsite to escape colder climates and immerse themselves in the town's relaxed, community-oriented atmosphere.

Outdoor Activities:

The desert landscape surrounding Quartzsite provides endless opportunities for hiking, off-roading, and wildlife viewing. Popular destinations include the Kofa National Wildlife Refuge and the nearby Colorado River.

- Community Events:

In addition to gem shows, the town hosts swap meets, craft fairs, and the annual Quartzsite Sports, Vacation & RV Show, one of the largest RV events in the U.S.

Local Dining:

Visitors can enjoy a selection of local diners and cafes offering hearty meals and classic Southwestern flavors. Food trucks often set up during the gem shows, adding to the vibrant scene.

Real Estate and Economy:

Quartzsite's real estate market is diverse, with options ranging from affordable RV lots to small single-family homes. The town's economy thrives on tourism and seasonal markets, with additional contributions from small businesses and services catering to visitors.

Why Visit Quartzsite?

Quartzsite's unique blend of natural beauty, rich geological heritage, and community spirit makes it a must-visit destination. Whether you're a gem enthusiast, an RV traveler, or someone seeking a distinctive desert experience, Quartzsite offers something for everyone.

From its world-renowned gem and mineral shows to its welcoming community and scenic surroundings, Quartzsite truly shines as a hidden gem in the Arizona desert.



03

Property Description

Property Features

Aerial Map

GLOBAL

NUMBER OF UNITS	36
BUILDING SF	1,328
LAND SF	181,645
LAND ACRES	4.17
# OF PARCELS	one
YEAR BUILT	1998
ZONING TYPE	C-2
LOCATION CLASS	B
BUILDING CLASS	C
TOPOGRAPHY	Flat
NUMBER OF BUILDINGS	3
NUMBER OF STORIES	1
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3

RV PARK VITALS

NUMBER OF PARKING SPACES	40
ELECTRIC	20 AMP/Individual Spaces
SEWER/TRASH	Individual Spaces
WASHER/DRYER	No
NUMBER OF UNITS	34
WATER	Individual Spaces

COMMERCIAL VITALS

NUMBER OF UNITS	1
CURRENT OCCUPANCY	100.00%
HVAC	Tenant Provides
SMOKE DETECTORS	Tenant Provides
LIGHTING	Tenant Provides
LEASE TYPE	NNN

NEIGHBORING PROPERTIES

NORTH	Land/Residential
SOUTH	Strip Mall
EAST	RV Park
WEST	Gen World

CONSTRUCTION

FOUNDATION	Cement
FRAMING	Metal
EXTERIOR	Metal





04

Financial Analysis

Income & Expense Analysis

Multi-Year Cash Flow Assumptions

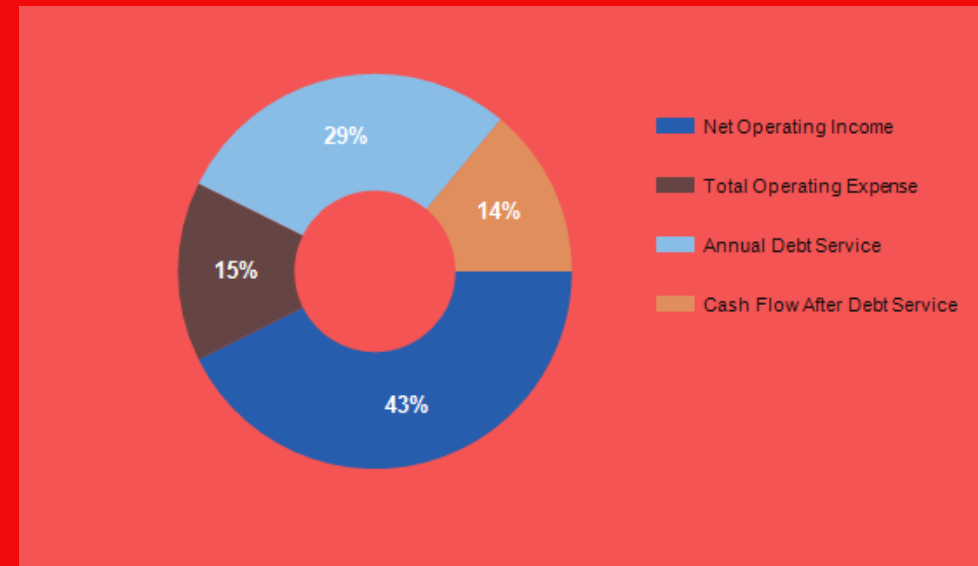
Cash Flow Analysis

Financial Metrics

REVENUE ALLOCATION

CURRENT

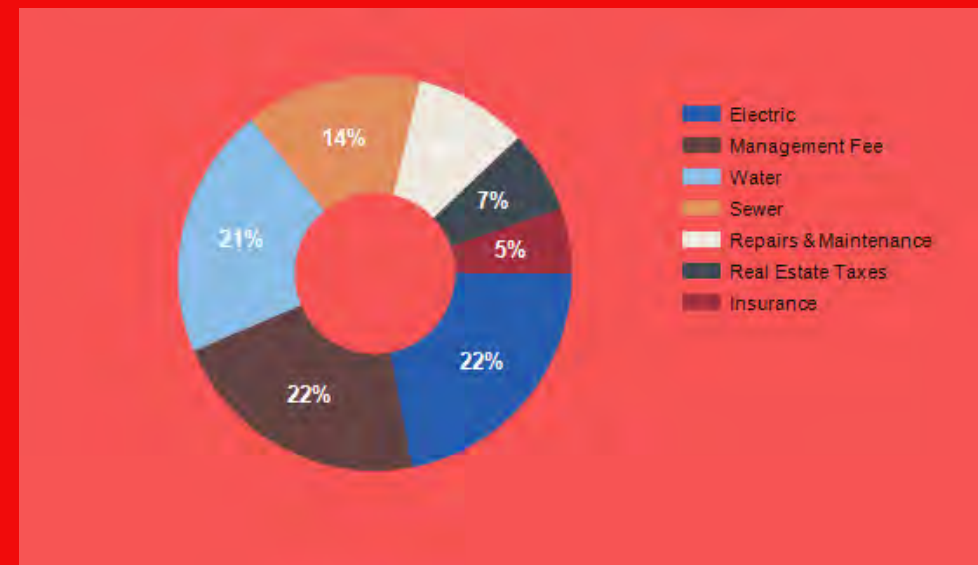
INCOME	CURRENT		PRO FORMA	
Multi-Family Revenue	\$65,000	62.0%	\$142,000	77.6%
Commercial Revenue	\$34,000	32.4%	\$34,000	18.6%
Dry Camping	\$5,908	5.6%	\$7,000	3.8%
Effective Gross Income	\$104,908		\$183,000	
Less Expenses	\$26,869	25.61%	\$26,869	14.68%
Net Operating Income	\$78,039		\$156,131	
Annual Debt Service	\$52,500		\$52,500	
Cash flow	\$25,539		\$103,631	
Debt Coverage Ratio	1.49		2.97	



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$1,805	\$1,805
Insurance	\$1,423	\$1,423
Electric	\$5,908	\$5,908
Management Fee	\$5,800	\$5,800
Repairs & Maintenance	\$2,500	\$2,500
Water	\$5,545	\$5,545
Sewer	\$3,888	\$3,888
Total Operating Expense	\$26,869	\$26,869
Annual Debt Service	\$52,500	\$52,500
Expense / SF	\$20.23	\$20.23
% of EGI	25.61%	14.68%

DISTRIBUTION OF EXPENSES

CURRENT



GLOBAL

Price	\$1,500,000
Millage Rate	0.12000%

INCOME - Growth Rates

Multi-Family Revenue	3.00%
Commercial Revenue	3.00%
Dry Camping	3.00%

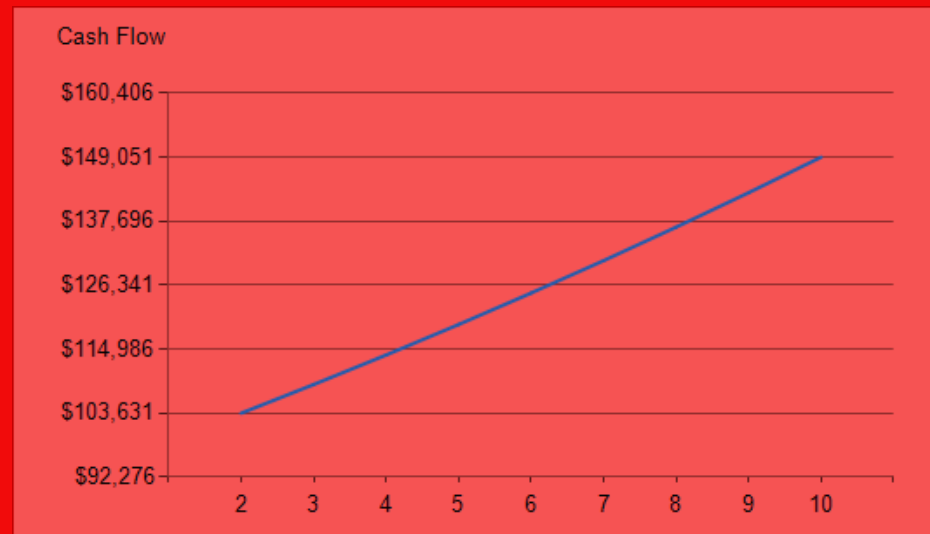
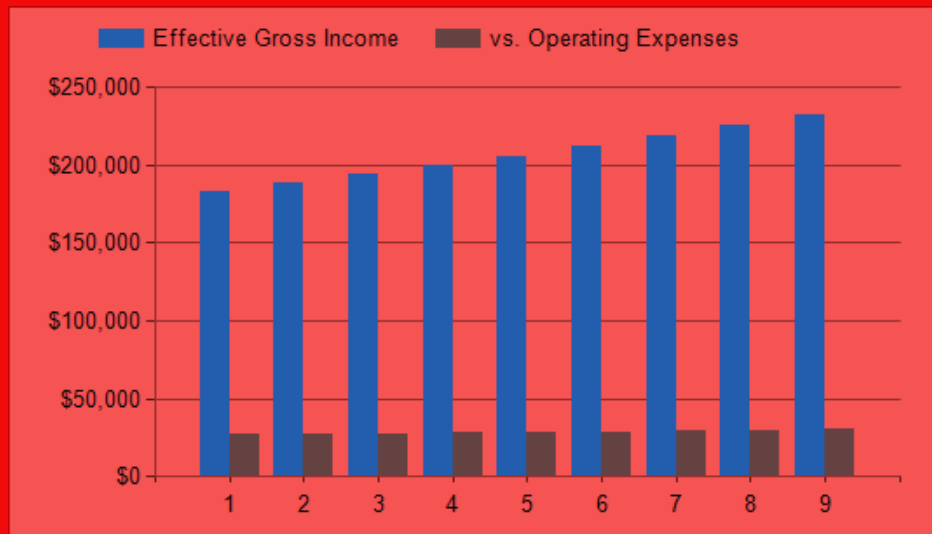
EXPENSES - Growth Rates

Real Estate Taxes	1.50%
Insurance	1.50%
Electric	1.50%
Management Fee	1.50%
Repairs & Maintenance	1.50%
Water	1.50%
Sewer	1.50%

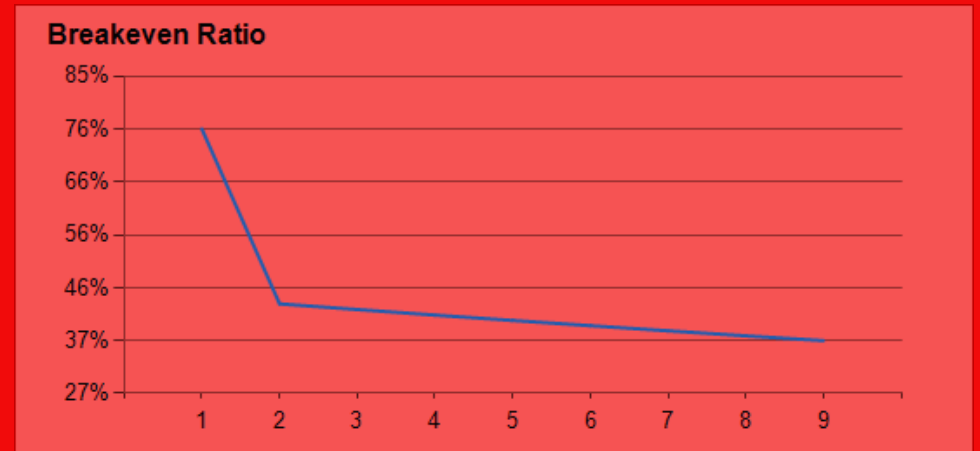
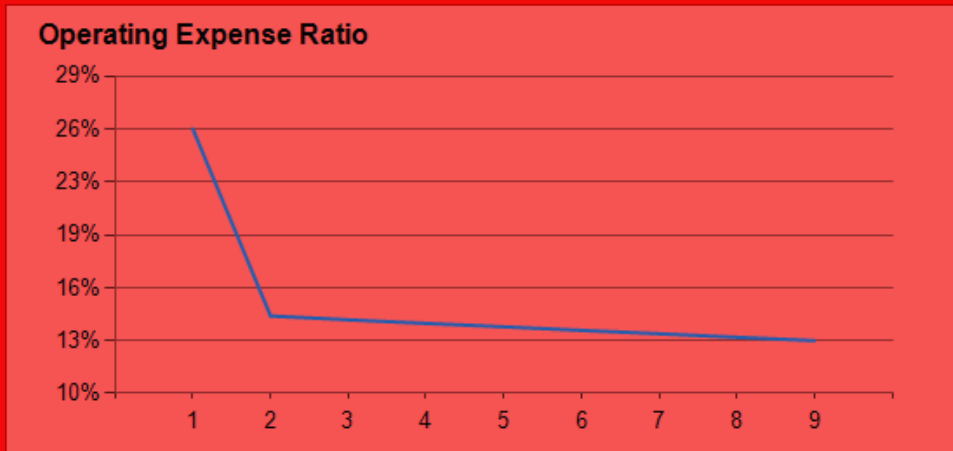
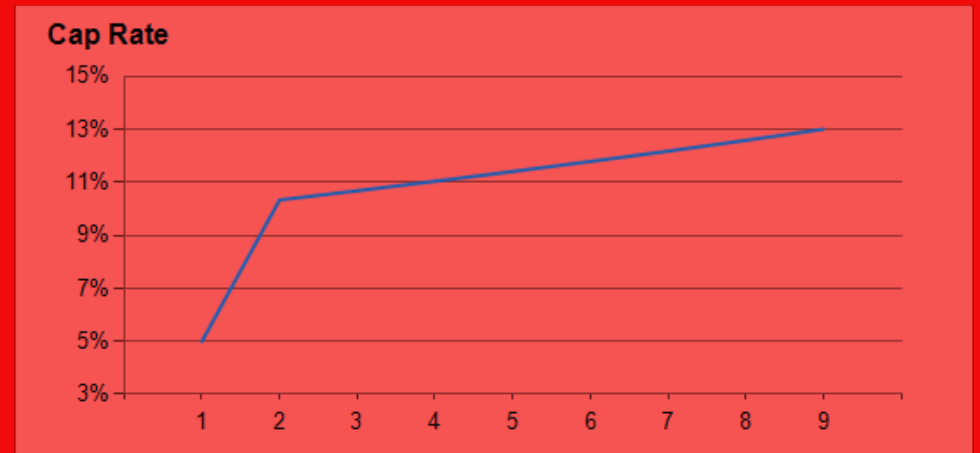
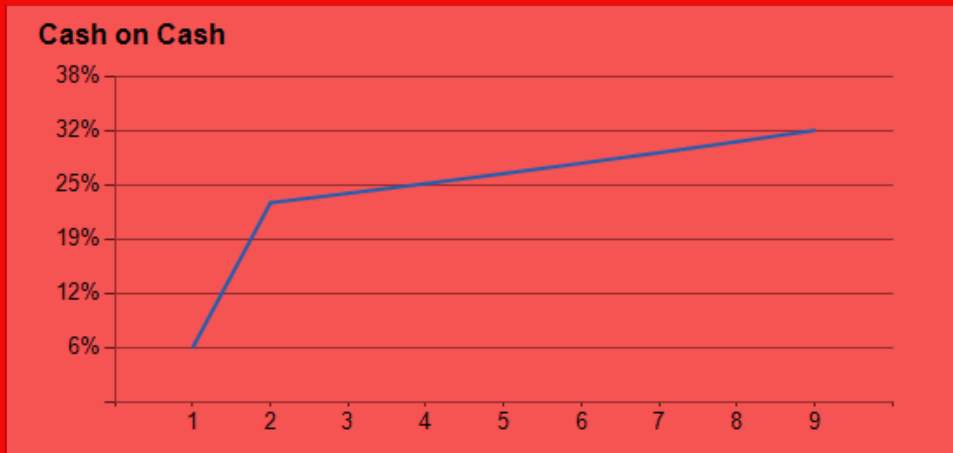
PROPOSED FINANCING

Seller Financing	
Loan Type	Interest Only
Down Payment	\$450,000
Loan Amount	\$1,050,000
Interest Rate	5.00%
Loan Terms	5 Years
Annual Debt Service	\$52,500
Loan to Value	70%

Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Multi-Family Revenue	\$65,000	\$142,000	\$146,260	\$150,648	\$155,167	\$159,822	\$164,617	\$169,555	\$174,642	\$179,881
Commercial Revenue	\$34,000	\$34,000	\$35,020	\$36,071	\$37,153	\$38,267	\$39,415	\$40,598	\$41,816	\$43,070
Dry Camping	\$5,908	\$7,000	\$7,210	\$7,426	\$7,649	\$7,879	\$8,115	\$8,358	\$8,609	\$8,867
Effective Gross Income	\$104,908	\$183,000	\$188,490	\$194,145	\$199,969	\$205,968	\$212,147	\$218,512	\$225,067	\$231,819
Operating Expenses										
Real Estate Taxes	\$1,805	\$1,805	\$1,832	\$1,860	\$1,888	\$1,916	\$1,945	\$1,974	\$2,004	\$2,034
Insurance	\$1,423	\$1,423	\$1,444	\$1,466	\$1,488	\$1,510	\$1,533	\$1,556	\$1,579	\$1,603
Electric	\$5,908	\$5,908	\$5,997	\$6,087	\$6,178	\$6,271	\$6,365	\$6,460	\$6,557	\$6,655
Management Fee	\$5,800	\$5,800	\$5,887	\$5,975	\$6,065	\$6,156	\$6,248	\$6,342	\$6,437	\$6,534
Repairs & Maintenance	\$2,500	\$2,500	\$2,538	\$2,576	\$2,614	\$2,653	\$2,693	\$2,734	\$2,775	\$2,816
Water	\$5,545	\$5,545	\$5,628	\$5,713	\$5,798	\$5,885	\$5,974	\$6,063	\$6,154	\$6,246
Sewer	\$3,888	\$3,888	\$3,946	\$4,006	\$4,066	\$4,127	\$4,188	\$4,251	\$4,315	\$4,380
Total Operating Expense	\$26,869	\$26,869	\$27,272	\$27,681	\$28,097	\$28,518	\$28,946	\$29,380	\$29,821	\$30,268
Net Operating Income	\$78,039	\$156,131	\$161,218	\$166,463	\$171,872	\$177,450	\$183,201	\$189,132	\$195,246	\$201,551
Annual Debt Service	\$52,500	\$52,500	\$52,500	\$52,500	\$52,500	\$52,500	\$52,500	\$52,500	\$52,500	\$52,500
Cash Flow	\$25,539	\$103,631	\$108,718	\$113,963	\$119,372	\$124,950	\$130,701	\$136,632	\$142,746	\$149,051



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash on Cash Return b/t	5.68%	23.03%	24.16%	25.33%	26.53%	27.77%	29.04%	30.36%	31.72%	33.12%
CAP Rate	5.20%	10.41%	10.75%	11.10%	11.46%	11.83%	12.21%	12.61%	13.02%	13.44%
Debt Coverage Ratio	1.49	2.97	3.07	3.17	3.27	3.38	3.49	3.60	3.72	3.84
Operating Expense Ratio	25.61%	14.68%	14.46%	14.25%	14.05%	13.84%	13.64%	13.44%	13.24%	13.05%
Gross Multiplier (GRM)	14.30	8.20	7.96	7.73	7.50	7.28	7.07	6.86	6.66	6.47
Loan to Value	69.97%	70.01%	70.01%	70.02%	70.01%	70.00%	69.98%	70.01%	70.02%	70.02%
Breakeven Ratio	75.66%	43.37%	42.32%	41.30%	40.30%	39.34%	38.39%	37.47%	36.58%	35.70%
Price / SF	\$1,129.52	\$1,129.52	\$1,129.52	\$1,129.52	\$1,129.52	\$1,129.52	\$1,129.52	\$1,129.52	\$1,129.52	\$1,129.52
Price / Unit	\$41,667	\$41,667	\$41,667	\$41,667	\$41,667	\$41,667	\$41,667	\$41,667	\$41,667	\$41,667
Income / SF	\$78.99	\$137.80	\$141.93	\$146.19	\$150.57	\$155.09	\$159.74	\$164.54	\$169.47	\$174.56
Expense / SF	\$20.23	\$20.23	\$20.53	\$20.84	\$21.15	\$21.47	\$21.79	\$22.12	\$22.45	\$22.79





05

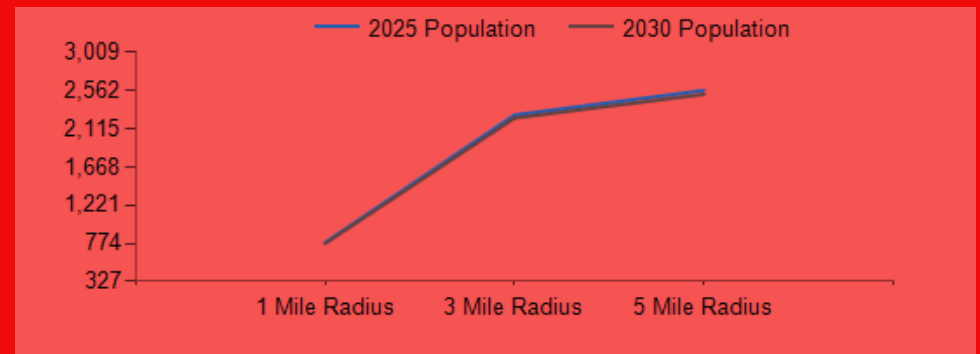
Demographics

Demographics

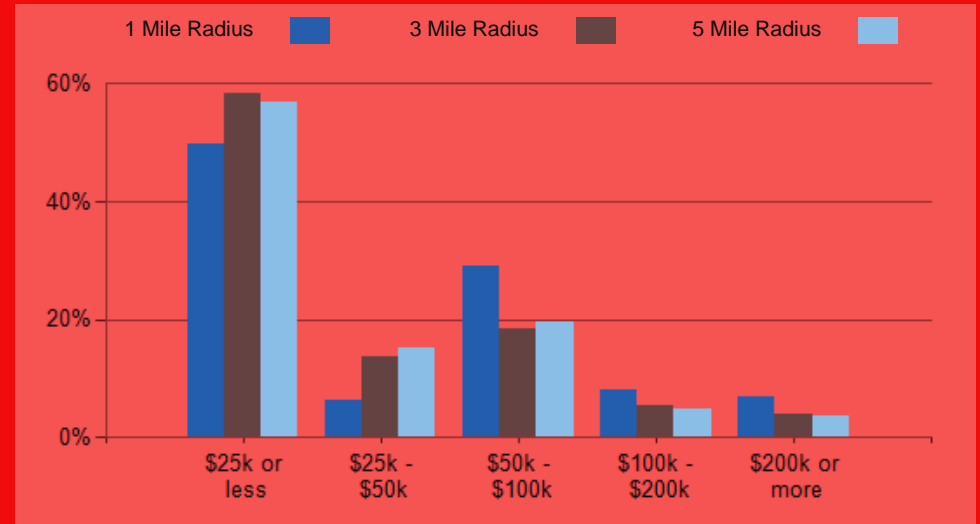
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,325	3,423	3,694
2010 Population	1,470	3,597	4,215
2025 Population	785	2,274	2,562
2030 Population	774	2,240	2,516
2025-2030: Population: Growth Rate	-1.40%	-1.50%	-1.80%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	170	614	688
\$15,000-\$24,999	68	196	201
\$25,000-\$34,999	13	41	85
\$35,000-\$49,999	17	151	151
\$50,000-\$74,999	74	169	216
\$75,000-\$99,999	64	89	89
\$100,000-\$149,999	30	64	65
\$150,000-\$199,999	8	10	10
\$200,000 or greater	33	57	58
Median HH Income	\$25,317	\$18,225	\$18,713
Average HH Income	\$65,822	\$47,746	\$45,951

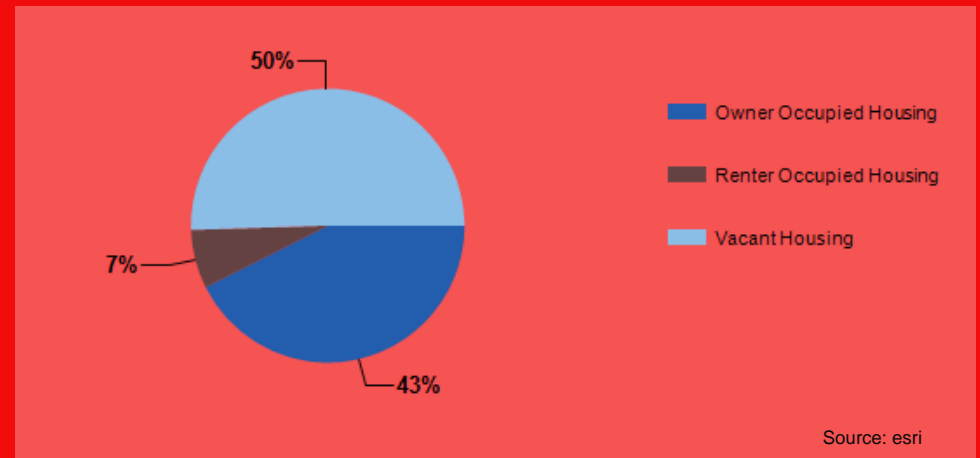
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,258	3,253	3,453
2010 Total Households	766	1,999	2,297
2025 Total Households	477	1,391	1,563
2030 Total Households	475	1,384	1,555
2025 Average Household Size	1.63	1.63	1.63
2025-2030: Households: Growth Rate	-0.40%	-0.50%	-0.50%



2025 Household Income



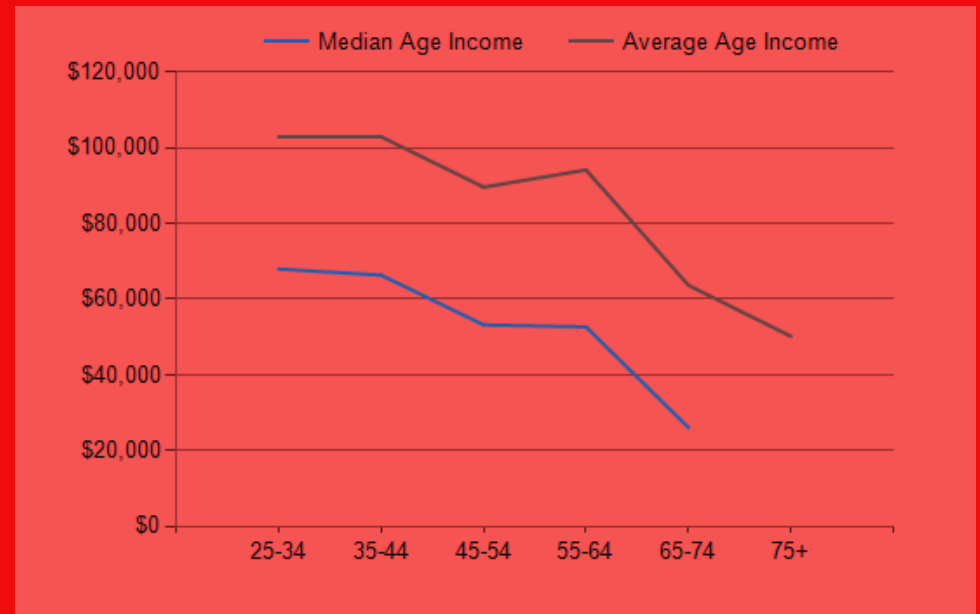
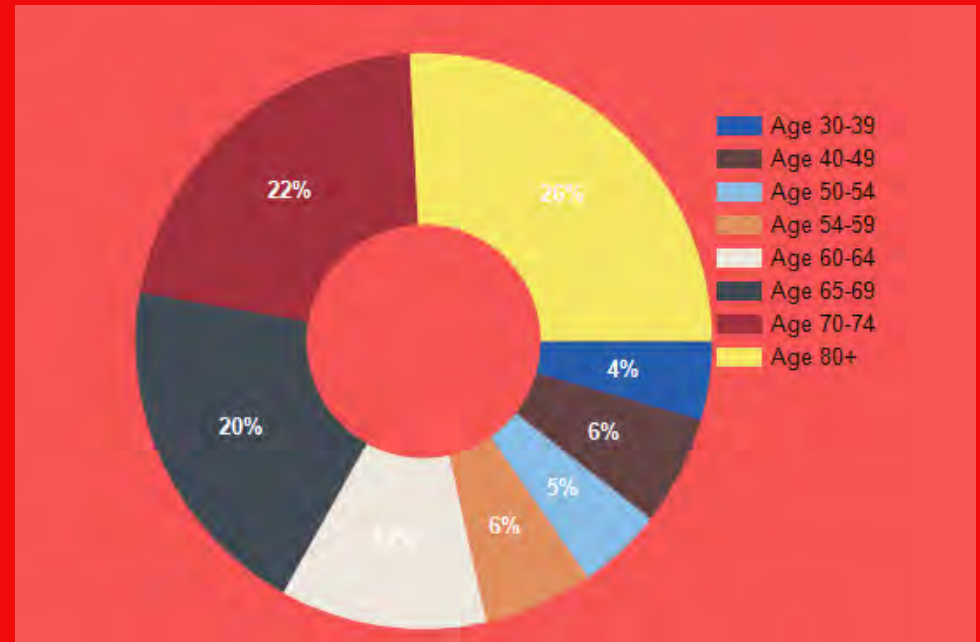
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	13	54	56
2025 Population Age 35-39	13	47	51
2025 Population Age 40-44	17	59	65
2025 Population Age 45-49	19	55	58
2025 Population Age 50-54	28	100	104
2025 Population Age 55-59	36	144	155
2025 Population Age 60-64	68	188	216
2025 Population Age 65-69	115	321	363
2025 Population Age 70-74	126	339	389
2025 Population Age 75-79	151	350	401
2025 Population Age 80-84	85	230	276
2025 Population Age 85+	41	111	134
2025 Population Age 18+	740	2,109	2,391
2025 Median Age	70	68	69
2030 Median Age	72	70	71

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,974	\$29,503	\$29,475
Average Household Income 25-34	\$102,851	\$55,948	\$54,525
Median Household Income 35-44	\$66,362	\$20,877	\$21,406
Average Household Income 35-44	\$102,935	\$48,987	\$47,343
Median Household Income 45-54	\$53,216	\$18,596	\$19,141
Average Household Income 45-54	\$89,612	\$64,780	\$63,216
Median Household Income 55-64	\$52,666	\$18,913	\$18,579
Average Household Income 55-64	\$94,161	\$56,376	\$54,236
Median Household Income 65-74	\$26,048	\$19,399	\$19,599
Average Household Income 65-74	\$63,664	\$47,445	\$45,608
Average Household Income 75+	\$50,166	\$39,834	\$38,652



06

Company Profile

Company Bio

Advisor Profile

At Gerchick Real Estate, we pride ourselves on having the experience and know-how to handle any number of Real Estate Investment products and transactions. Whether you're looking for your first-time Investment or are ready to increase your Portfolio-Gerchick Real Estate's seasoned Advisors will guide you through the decision-making process and ensure your transaction closes quickly and efficiently.

- Investment Planning

As with all successes-it takes considerable planning. Your Goals, Your NEEDS and Your Wants are all elements to success.

- Market Analysis

It is important to understand not only where the Market has been; but where it is going. This takes time and the ability to be connected. We are your feet on the ground.

- Type of Properties

There are many Asset Classes in Real Estate. We are adept at helping you define which type of Investment is right for your needs.

- Portfolio Management

First, we need a clear understanding of your Goals. We will review your entire Portfolio with you to achieve success.

- Repositioning Assets

We are experts in sourcing Value Add Opportunities. We stay in the game – from the acquisition to the rehab. Our role is to assist you in achieving your Goals.



Linda Gerchick
CCIM

Linda is a Broker and a CCIM. A good combination. This would be comparable to a Real Estate Ph.D! And it shows up in everything she does. “Professional and “highly qualified” are two things you will always hear about Linda from those who have worked with her.

And following right behind are the words “Truly dedicated.” This is what everyone declares when they meet Linda. The next thing that is clear and has been said throughout her more than 25 years of experience is that they want to be on Linda’s side of the table, not across from her when she negotiates.

In addition, she is an acclaimed author. Her seminars draw hundreds of attendees. She has spent countless hours preparing a Video Seminar Series for you as an investor!

Her clients become Raving Fans. This happens over and over again because she cares and will work tirelessly to achieve your goals.

And on top of all of this, Linda is a loving Mother, dedicated Partner and a good Friend. We should also mention, she’s now a Grandmother of 2 boys—Will and Dre.

Take a moment and give her a call. As dedicated and busy as she is, she really does answer her phone! And she will call you back, a rare thing in today’s world.

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Exclusively Marketed by:

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Gerchick Real Estate
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Lic: BR114848000



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