



DURANGO KOA

DURANGO, COLORADO

A 111 SPACE RV PARK INVESTMENT OPPORTUNITY

Marcus & Millichap
KAPLAN BROKERAGE GROUP

DURANGO KOA

30090 US Highway 160, Durango, CO 81303

OFFERING SUMMARY



Total Price
\$4,700,000

CAP Rate
8.3%
2017

CAP Rate
9.8%
2019 Budget

Total Spaces	66 RV, 29 Cabin, 16 Tent
Assessor Parcel Numbers	5669-121-00012 / 5669-121-00002
Year Built / Renovated	1966 / 1989
Lot Size	± 15.56 Acres

SITE BREAKDOWN

RV	66
Cabin	29
Tent	16
Total Spaces	111

SUMMARY OF TERMS

INTEREST OFFERED

100% Fee Simple Interest

TERMS OF SALE

Property will be delivered free of existing debt obligations. Terms to be cash at closing.

PROPERTY TOURS

Prospective purchasers are encouraged to visit the subject property prior to submitting offers. However, all property tours must be arranged with the Marcus & Millichap listing agents. **At no time shall the tenants, on-site management or staff be contacted without prior approval.**



PARK MAP

- Full Hookup 50amp
- Full Hookup 30amp
- Water/Electricity
- No Hookup
- Bath
- Parking
- Laundry
- Dump Station
- Propane
- Deluxe Cabin
- Camping Cabin
- Tent Site
- Dumpster
- Recycling
- Fire Pit
- Ping-Pong Table



PARK AMENITIES



INVESTMENT OVERVIEW

- › Stabilized RV park in strong Southwest Colorado/Durango market
- › 95% - 97% occupied during summer peak season
- › Durango is gateway to outdoor experiences including San Juan National Forest, historic Narrow Gauge Railroad, and Animas River recreation
- › Full amenity package including laundry, playground, dog parks, pool, shop, mini golf, and train caboose

INVESTMENT HIGHLIGHTS

- › Upside potential through dynamic pricing, adding spaces, extending operating season
- › Diverse income stream from RV sites, cabins, propane sales, store, mini golf
- › Well maintained property with many family friendly amenities
- › Offered at 9.8% CAP rate on 2019 budget

PROPERTY DESCRIPTION

Number of Spaces	111 Total / 66 RV, 29 Cabin, 16 Tent
Year Built / Renovated	1966 / 1989
Number of Buildings	3
Total Square Footage of Buildings	± 6,100 SF
Store / Office	± 2,600 SF
Laundry / Showers	± 2,000 SF
Maintenance / Storage	± 1,500 SF
Acresage	± 15.56 Acres
Zoning	General Commercial La Plata County

CURRENT RENT

SITE	# OF	DAILY
RV	66	\$36 - \$75
Cabin	29	\$62 - \$179
Tent	16	\$34 - \$49



EXCLUSIVELY LISTED BY

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