Cedar Creek RV Park – 2026 Pro Forma

210 & 705 Deepwell Woods | Crab Orchard, KY

🧠 Operating Assumptions

- **Total RV Sites:** 26
  - 210: 14 sites (partial hookups)
  - 705: 12 sites (full hookups, includes +4 new sites)
- **705 Rent:** $675/month avg
- **705 Occupancy:** 90% economic
- **210 Blended Income:** modestly reduced for conservatism
- **Cabins/Campers:** below peak performance
- **Office Lease:** $1,000/month included
- **Expense load:** slightly padded

💰 REVENUE

🏕️ 210 Deepwell (Main Park)

Income Source	Annual
RV Sites	$105,000
Cabins + Campers	$27,000
Laundry	$1,200
Office Lease	$12,000

🔹 Total 210 Revenue

👉 **$145,200**

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705 Deepwell (Expanded)

Income Source	Annual
RV Sites (12 sites @ 90%)	$87,480
House Rental	$25,200

🔹 Total 705 Revenue

👉 **$112,680**

✅ TOTAL GROSS REVENUE

👉 **$257,880**

💸 OPERATING EXPENSES

Expense Category	Annual
Utilities (Electric, Water, Trash, WiFi)	$52,000
Insurance	$3,200
Property Taxes	$3,500
Cleaning & Supplies	$2,500
Reservation Software	$1,559
Credit Card Processing	$7,700
Repairs & Maintenance	$12,000
Miscellaneous / Admin	$4,000

🔻 TOTAL OPERATING EXPENSES

NET OPERATING INCOME (NOI)

👉 **$171,421**

📈 **VALUATION RANGE**

Cap Rate	Value
9.5%	$1,804,000
9.0%	$1,904,000
8.5%	$2,017,000

Cedar Creek RV Park – Q&A Overview

Locations:

- 210 Deepwell Woods Rd
- 705 Deepwell Woods Rd
  Crab Orchard, KY

🏕️ PROPERTY OVERVIEW

Q: What is included in the Cedar Creek RV Park portfolio?

A: The offering includes two nearby properties:

- **210 Deepwell Woods (Main Park)** – 3.5 acres with RV sites, cabins, bathhouse, and support buildings
- **705 Deepwell Woods (Expansion Property)** – 6.9 acres with full hook-up RV sites, rental home, and expansion potential

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📍 210 DEEPWELL WOODS (MAIN PARK)

Q: What are the key features of the main park?

A:

- 3.5 acres (including roads, drainage, and utilities)
- 14 RV sites
  - 7 sites: 50/30 amp
  - 1 site: 50 amp
  - 6 sites: 30 amp
- Water hookups at all sites (no individual sewer hookups)

- Fire pits and picnic tables at each site

Q: What rental units are included?

A:

- 4 furnished cabins (~100 sq ft each)
- 2 furnished campers (28 ft with covered decks)
- All units utilize the bathhouse (no individual bathrooms)

Q: What amenities and structures are on-site?

A:

- Bathhouse (2 restrooms + laundry room, ~500 sq ft)
- Office / Camp Store (~360 sq ft, heated & cooled)
- Barn (~1,300 sq ft)
- Garage (~1,020 sq ft)
- Dump station + 2 septic holding tanks

Q: How are utilities handled?

A:

- Connected to city water (Stanford Water Works)
- Not individually metered (owner pays water)
- Electric, trash, and WiFi are owner-paid

Q: What makes this park stand out?

A:
The bathhouse is a major selling feature and consistently praised by guests as one of the nicest they've experienced—particularly valuable for female guests and extended stays.

💰 FINANCIAL PERFORMANCE – 210

Q: What was the 2025 financial performance?

A:

- Net income (after utilities, insurance, taxes): **$83,337**
- Property taxes: **$1,587/year**

Q: What additional expenses should be considered?

A:

- Cleaning & supplies: ~$1,000/year (offset via work-trade RV site)
- Reservation software (Firefly): $1,559/year
- Credit card processing fees
- Routine repairs and maintenance

Q: How are rentals booked?

A:

- Combination of **Airbnb + direct bookings**
- 2025 Airbnb revenue: ~$19,800
- Total direct bookings (all units): ~$97,350

Q: What are the rental trends?

A:

- Mix of short-term and long-term stays
- Many extended stays (30–90 days) from:
  - Relocations
  - Remote workers
  - Buyers waiting on property closings

Q: What are current rental rates?

A:

- 2025 monthly: $650
- 2026 updated rates:
  - $695/month (50 amp sites)
  - $650/month (30 amp sites)
- Nightly rate increased from $44 → $49

Q: What improvements have been made recently?

A:

- Coin-operated laundry added (generating ~$120/month)
- Rate increases implemented
- Operational efficiencies improving

Q: What is current occupancy?

A:

- 2026: 11 long-term renters currently in place
- One RV site used by a camp couple (labor trade for site)

🌅 705 DEEPWELL WOODS (EXPANSION PROPERTY)

Q: What are the key features?

A:

- 6.9 acres
- 8 RV sites (full hook-up: water, sewer, electric)
- Fire pits and picnic tables at each site
- Lagoon septic system with pump
- 30x30 garage

Q: Is there additional income on this property?

A:
Yes, a brick home with two rental units:

- Upstairs: $900/month
- Downstairs: $1,200/month
  (Tenants pay their own utilities)

Q: What are the utilities and operating costs?

A:

- Water: ~$125/month
- Electric (combined estimate with main park context): ~$3,000/month total across operations
- Lagoon inspected annually

Q: What was 2025 performance?

A: (first year of operation)

- Total revenue: $45,874
- Expenses:
  - Utilities: $14,122
  - Insurance: $1,347
  - Taxes: $1,876
- Net income: **$28,527**

Q: What is current performance (2026)?

A:

- Approx. **$7,000/month revenue run rate**
- Fully leased with long-term tenants at ~$695/month

Q: Is there expansion potential?

A:
Yes—significant upside:

- Space for **10–20 additional RV sites**
- Estimated cost: ~$100,000 total
- Includes roads, utilities, and infrastructure
- Rock costs have increased (~$21/ton currently)

🌟 ADDITIONAL OPPORTUNITY

Q: Is there adjacent land available?

A:
Yes—approximately **5.4 acres** adjacent to the main park:

- Includes a house and barn
- Estimated price: ~$300,000
- Not currently listed

Q: Why is this important?

A:

- Could expand total acreage beyond 5 acres
- May allow zoning changes
- Provides potential access to the lake via Old US 150
- Significant long-term development upside

🧭 SUMMARY

Q: What makes this opportunity attractive?

A:

- Multiple income streams (RV, cabins, campers, home rental)
- Strong existing cash flow
- Long-term tenant base already in place
- Proven Airbnb + direct booking model
- Significant upside through:
  - Rent increases
  - Expansion of RV sites
  - Additional land acquisition
  - Operational efficiencies