



Luxury RV Camping/Mobile Home Park and Off-Road Recreational Community

KOA Campground – Southwest Arizona *

RV Park & Campground

Ready To Begin Construction

300 Spaces

Seeking **\$2.2 Million** in Exchange
For **60%** Ownership

Contact:
James Kunisch – Cardiff, CA 92007
760-505-8999 – jim@LandArizona.net

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THE ARROYOS PRESERVE

Offering/INVESTMENT SUMMARY

Luxury RV Camping and Off-Road Recreational Community

<u>Seeking Investor Cash</u>	<u>2,200,000</u>
Portion used to begin construction*	500,000
<u>Portion Used to Purchase 60% Equity</u>	<u>1,700,000</u>
Purchase Silent Partner	1,400,000
Payoff Bank Loan	300,000

* Investor would be responsible for and agree to arrange financing (approx. \$4 million) additionally to complete the project buildout.

PROJECT HIGHLIGHTS (March 2018)

1. Fully entitled to begin construction immediately
2. Southwest Arizona Sonoran Desert, RV Haven 1,000 ft. elevation
3. Location on Arizona Peace Trail
4. Arizona Certified 100-year water supply (Arroyos Domestic Water Improvement District)
5. Arizona Aquifer Protection Permit for wastewater in hand
6. 50-acres, Dual Zoning¹ and Fee Simple Lots
7. Up to 300 RV/ParkModel/Casita Camping Sites
8. KOA Franchise partnership pending
9. Total Expected Construction Cost \$4,500,000
10. Projected Net Operating Income \$1,100,000 perfected ProForma²

Previously planned as a 129-lot residential subdivision with adjoining 37-lot RV park resort, the vacant 50-acre land appraised in May 2007 for **\$2.15 Million** FEE SIMPLE "AS IS" MARKET VALUE, and for **\$8.14 Million** FEE SIMPLE "AS COMPLETE" MARKET VALUE with only 166 total lots. [See APPRAISAL here.](#)

With today's [Revised Business Plan](#) (300-Site Luxury RV Camping and Off-Road Recreational Community, using KOA Franchise guidance, and the potential blending elements of MobileHome Park with Fee Simple ownership), our offering valuation of \$2.83 Million would be considered conservative, assuming appraisal components remained comparatively constant over the period. [**\$1.7 Million purchases 60% Project Equity = \$2.83 Million Project Valuation**]

¹ Usable zoning on all lots = R-1-6 and RVS

² 36-Months from completion of construction