

PRIMARY PROPERTY TYPES

Recreational, Destination, Hospitality, Luxury RV Resorts and Campgrounds

Text 719-581-2158

RVParks@CathyFraser.com

LOCATION: Colorado, Wyoming, Montana, Alaska, Florida or California beaches. Other states where the property and financials make sense.

SECONDARY INTEREST: Mixed-use properties, cabins, glamping properties, lodges, inns, and unique hospitality properties that can be repositioned or expanded into event and retreat destinations

PROPERTY CHARACTERISTICS

- 10% cap rate, \$75,000 NOI
- Three to four years of verifiable financials, including current T12 and YTD financials
- Multiple lodging types, mixed-use, and/or multiple revenue streams
- Properties with strong guest-experience potential
- Opportunities for optimization and value add for infrastructure, systems or processes



*Finding Untapped
Potential*

*Creating Additional
Property Value*

*Increasing
Profitability*

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MY SUPERPOWER: Seeing the untapped potential in a property. I see creative ways to increase profitability, add value to the property, and improve the overall guest experience without draining our cash flow.

DEAL STRUCTURE: Open to creative financing, seller financing, partnerships, and other out-of-the-box opportunities that provide a win-win for all parties involved.

MY ROLE: Depending on the opportunity, may participate as a Deal Scout, operator, property manager, or in another management role. For the right property, I am also open to temporarily living on-site to facilitate a smooth transition and optimize daily operations.

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Card & More Information*



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