



GREEN VALLEY CAMPGROUND

11500 MORENCI RD., MORENCI, MI 49256

"Innovative Solutions at Work"



OFFERING SUMMARY

Sale Price:	\$2,150,000
Price / SF:	\$239.15
NOI:	\$233,897
Cap Rate:	10.88%
Building Size:	8,990 SF
Lot Size:	80.8 Acres
County:	Lenawee
Road Type:	Paved

PROPERTY OVERVIEW

Investment or owner/manager opportunity with a successful rv/ campground park with ample opportunity to expand the number of sites and market availability.

PROPERTY HIGHLIGHTS

- 333 State Licensed Campsites
- Possible expansion of additional 100 sites
- Water and 30 amp electric to all sites
- Wooded and open sites
- Stable clientele
- Beautiful ranch style home on site
- 2 bathhouses, Banquet/clubhouse, office and camp store, 2 picnic shelters, storage shed
- Rental cabin
- Theater area with screen
- Active schedule for activities and events

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

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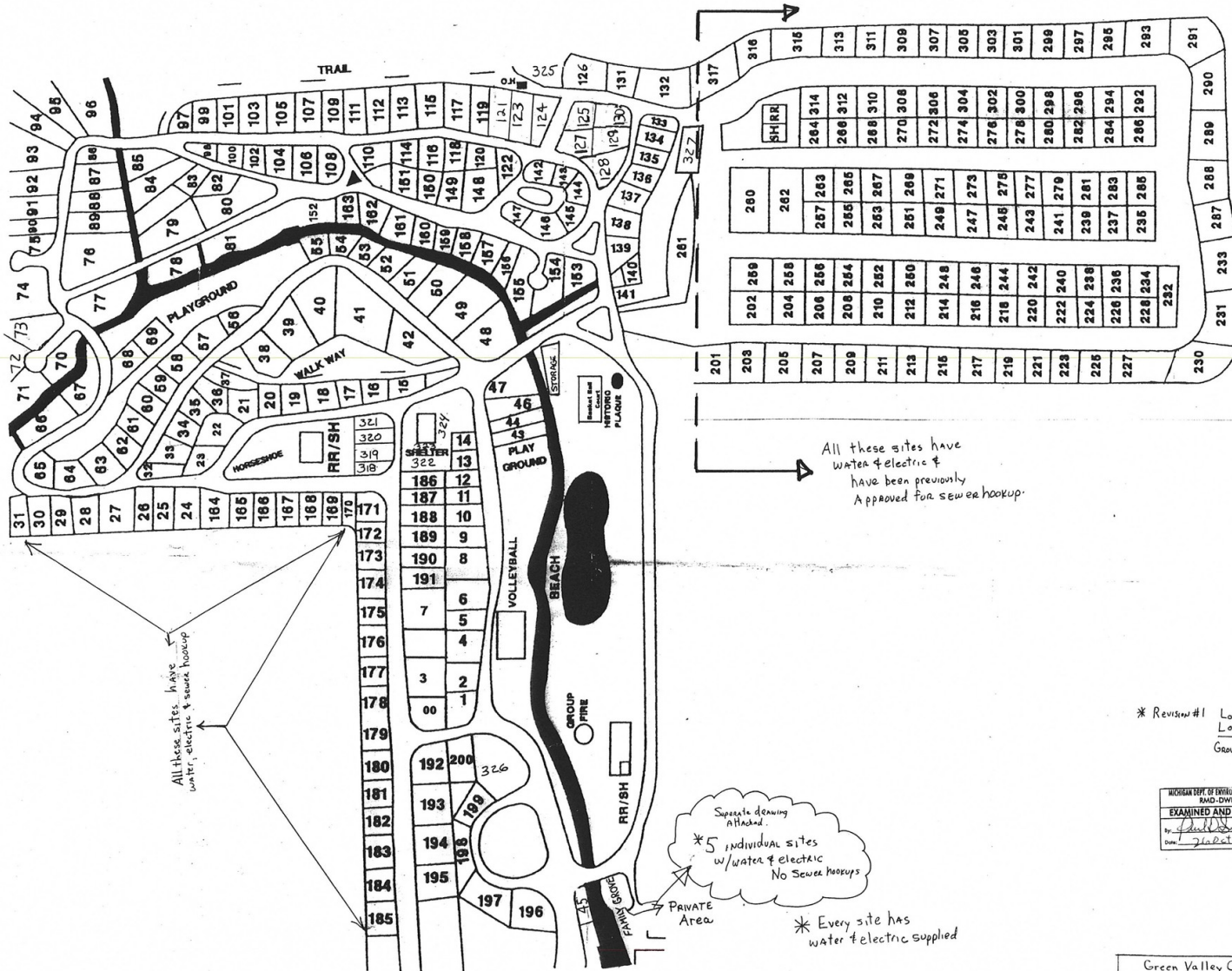
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* Revision #1 Lot 121
 Lot 229 &
 Group/Famil

MICHIGAN DEPT. OF ENVIRONMENTAL QUALITY
 ROAD DIVISION
 EXAMINED AND APPROVE
 [Signature]
 04/22/2012

Green Valley Campground
 11500 Morenci Rd.
 Morenci, MI 49256

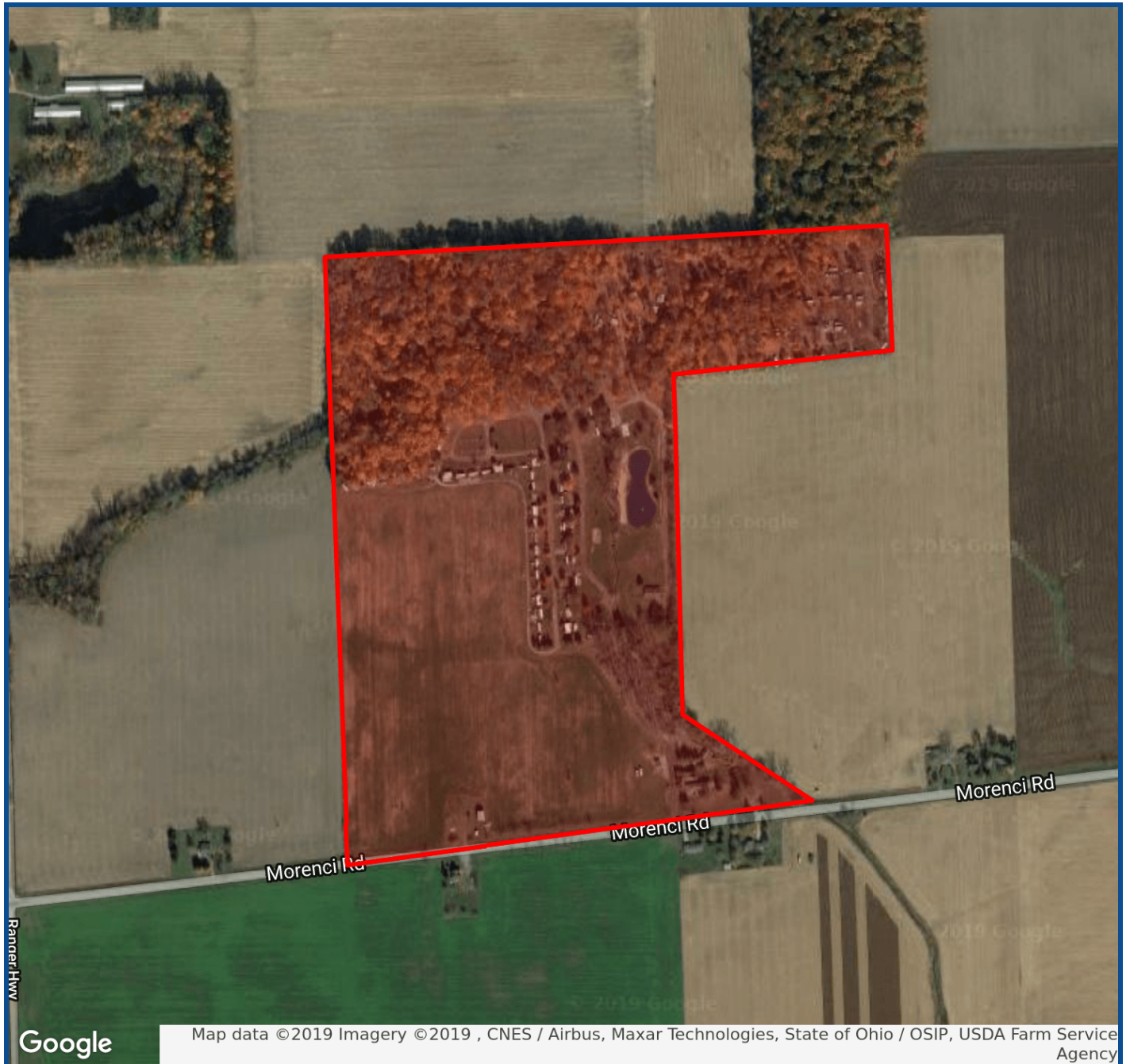
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POPULATION

	10 MILES	25 MILES	50 MILES
Total population	16,600	192,900	1,534,606
Median age	37.8	39.3	38.3
Median age (Male)	36.1	38.1	37.0
Median age (Female)	38.5	40.8	39.5

HOUSEHOLDS & INCOME

	10 MILES	25 MILES	50 MILES
Total households	6,024	72,962	601,873
# of persons per HH	2.8	2.6	2.5
Average HH income	\$54,427	\$55,992	\$62,377
Average house value	\$125,260	\$155,814	\$169,776

* Demographic data derived from 2010 US Census

CITY

	MILES TO:
Detroit	90 miles
Chicago	200 miles
Toledo	40 miles
Lansing	85 miles
Indianapolis	210 miles

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