

Shiloh River Resort

2724 Shiloh Road, Modesto CA 95358



Offered at
\$600,000

**Seller Financing
w/\$200K Down**

Subject to approval

Highlights

- * **SELLER FINANCING w/\$200K down** (o.a.c.)
- * **13-space Mobile Home & RV Park**
- * **Long-Term / Permanent only**
- * **100% FULL with a Waiting List**
- * **2.5 acres along the Tuolumne River**
- * **Gorgeous spot! Mother Nature's Finest!!!**
- * **Quiet, Clean, Well-run Park**
- * **10 minutes from Downtown Modesto**
- * **Legendary Fishing! Salmon, Cats, Stripers**
- * **Excellent Manager in place, will stay**

Cap Rate: 8.4%
Cash Return: 11.3%

INCOME & EXPENSES

INCOME:

Rents, 2010 actual: \$ 67,778.86

EXPENSES:

Insurance \$ 1,910.00

Licenses & Permits \$ 1,135.00

Maintenance & Repairs \$ 3,367.46

Supplies \$ 563.65

Taxes, Property \$ 5,564.32

Utilities \$ 4,070.58

Well Testing \$ 552.00

Total Expenses: \$ 17,163.01

NET OPERATING INCOME: \$ 50,615.85

CAP RATE @ \$600K: 8.4%

Proposed Debt Service: \$ 28,000.00

NET INCOME: \$ 22,615.85

Cash-on-Cash Return on \$200K dn 11.3%



CCI Real Estate

www.CCIRealEstate.com

Robert Merchant, Broker

(209) 996-4075

654 N. Yosemite Ave., Suite C, Oakdale CA 95361

(209) 845-3860 Fax: (209) 845-9141

Email: rmccirealestate@aol.com