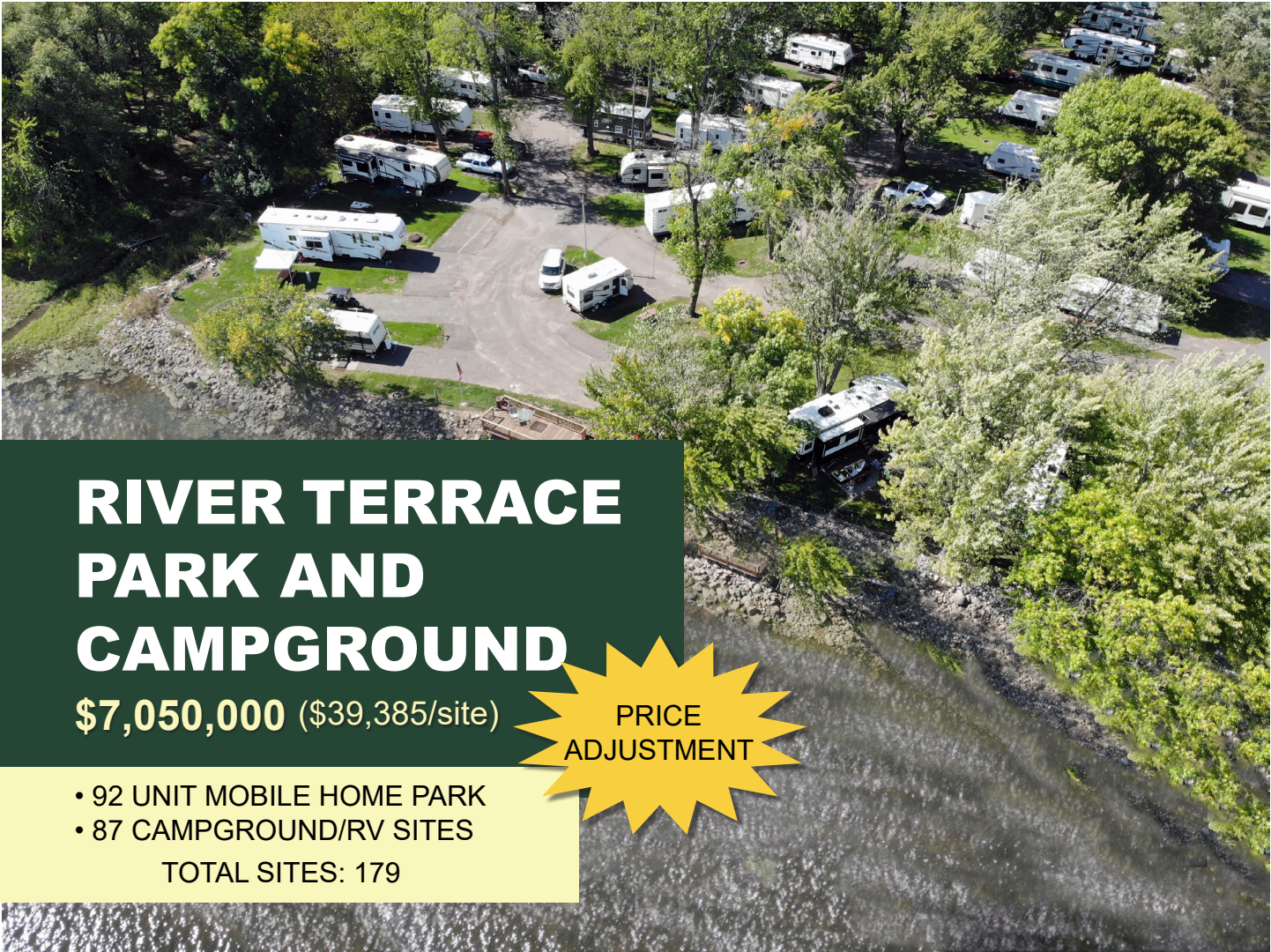




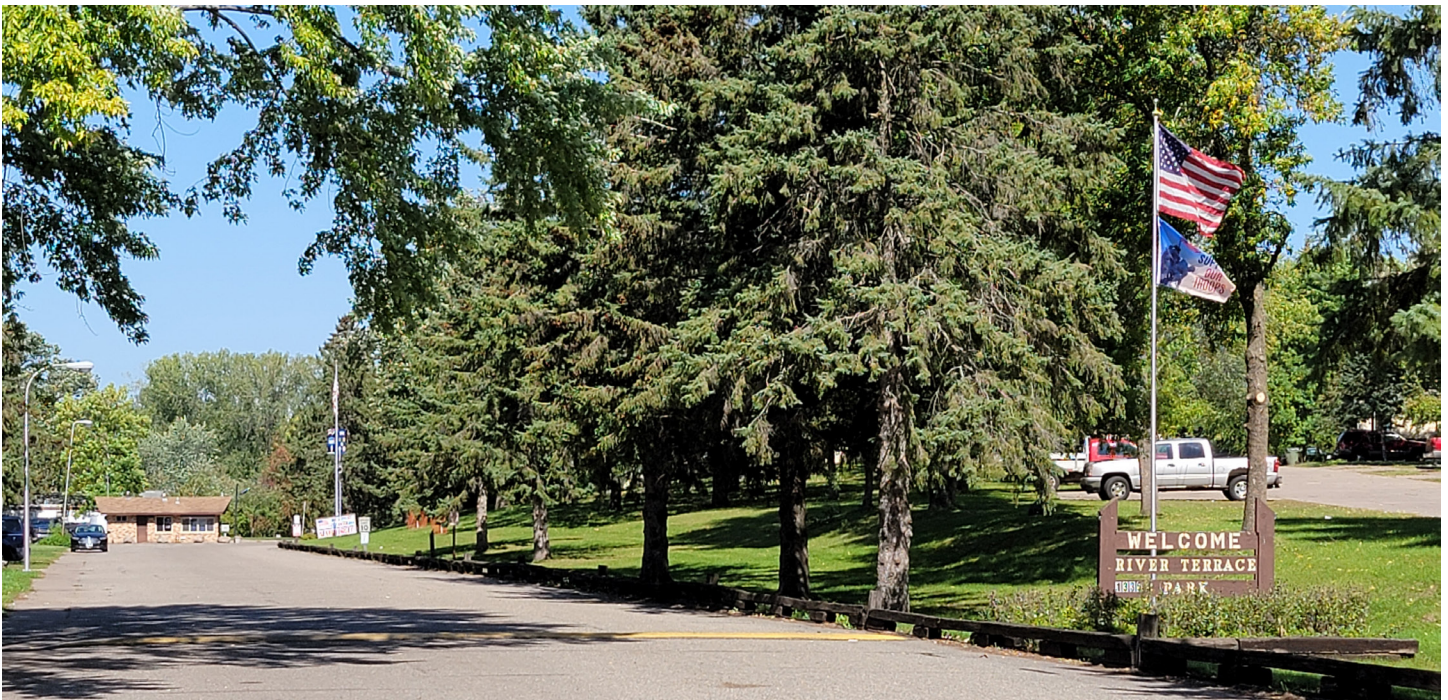
RIVER TERRACE PARK AND CAMPGROUND

\$7,050,000 (\$39,385/site)

PRICE
ADJUSTMENT

- 92 UNIT MOBILE HOME PARK
 - 87 CAMPGROUND/RV SITES
- TOTAL SITES: 179

Located along the beautiful west bank of the Mississippi River



1323 & 1335 River Street W • Monticello, MN 55362

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from INH Property Management, Inc. and should not be made available to any other person or entity without the written consent of INH Property Management, Inc. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. INH Property Management, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, INH Property Management, Inc. has not verified, and will not verify, any of the information contained herein, nor has INH Property Management, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. INH Property Management, Inc. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. INH Property Management, Inc. does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

All properties and services are marketed by INH Property Management, Inc. in compliance with all applicable fair housing and equal opportunity laws. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Offering Procedure:

Offers should be submitted in the form of a standard non-binding Letter of Intent, which can be provided by the broker, and must specify the following:

- Pricing (call for pricing guidance)
- Length of Inspection & Closing Period
- Description of financing plan
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Biography of current portfolio and recent transactions as well as capital source



INH Properties
Stoebe, Illies, Nothnagel & Co.
Established 1981

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PRIMARY BROKER | PRINCIPAL

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Devin Firl
SALES AGENT

devinfirl@inhproperties.com • 507.450.4990

MOBILE HOME PROPERTY DETAILS

SITE INFORMATION

ADDRESS	1323 & 1335 River St W, Monticello, MN 55362
COUNTY	Wright County
YEAR BUILT	Acquired 1978
TOTAL SITES	92 sites plus duplex
COMMUNITY TYPE	All ages
UPPER PARK LAND SIZE	4.16 Acres (+/-)
LOWER PARK LAND SIZE	21 Acres (+/-)
MH PHYSICAL OCCUPANCY	93%
ROADS & PADS	Paved - Approximately 90%
ZONING	County Use
MANAGEMENT OFFICE	Full Service Onsite

UTILITIES

WATER	Lower Park: 3 Wells Upper Park: City Water
SEWER	City of Monticello
ELECTRICITY	City of Monticello (direct billed to tenant)
GAS	Center Point Energy (direct billed to tenant)
TRASH	City of Monticello
CABLE	Fiber Net Monticello (tenant pays)

HIGHLIGHTS

- Quiet and secluded community nestled along the Mississippi River.
- Upper Mobile Home park acquired in September 2024 to improve scale
- Conveniently located near downtown Monticello.
- Large Commercial playground with 23 activities.
- Monthly rates with sewer, water, and trash.
- Large fishing pier overlooking the Mississippi River.
- 2,000 sq. ft. rental home located on the park grounds
 - Lower level rent is \$1,350/month
 - Upper level rent is \$1,650/month

Out buildings for equipment are available under separate ground lease



CAMPGROUND PROPERTY DETAILS

SITE INFORMATION

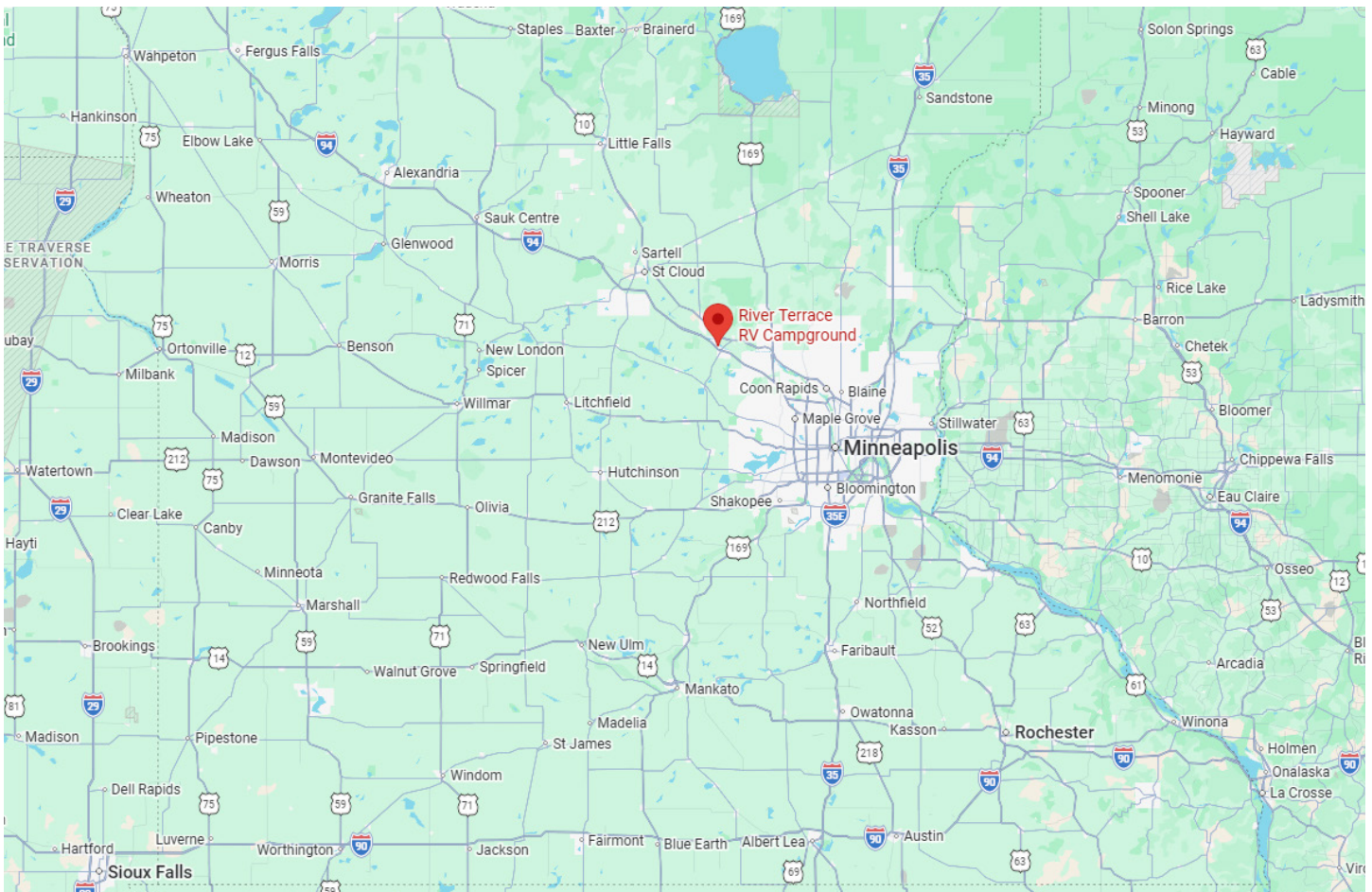
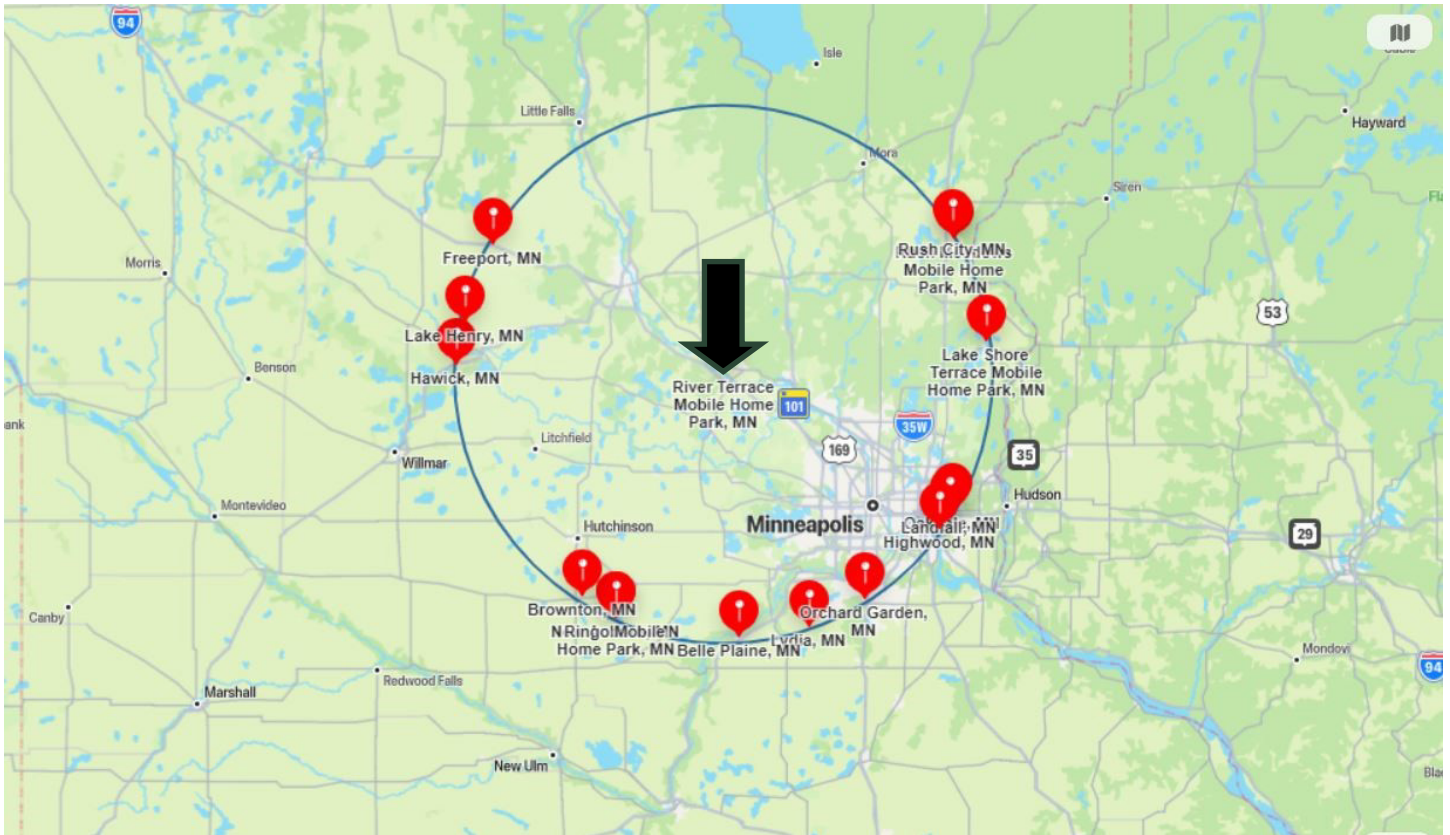
ADDRESS	1335 River St W, Monticello, MN 55362
FACILITY	Campground-RV
PETS	YES
TOTAL SITES	87
FULL HOOKUPS	87
BACK-INS	12'x40' & 12'x60'
SITE PADS	Paved and Level
AMPS	20/30 & 20/30/50
PULL THRU	3
PULL THRU SIZE	70'
INTERNET	Wi-Fi Hotspot (2)
LAUNDROMAT	Yes / Newer Coin Operated Equipment
COMMON RESTROOMS WITH FULL SHOWERS	Yes
RV WASH	Self-Service
RV DUMP	Yes - Separate charge non-residents
PLAYGROUND	Yes
CAMP STORE	Yes

HIGHLIGHTS

- Daily, weekly and monthly rates.
- Clean, quiet family camping featuring grass sites and fire rings.
- Firewood available for purchase, delivered to your site. 25 sites can accommodate big rigs/3 accommodate pull thrus.
- 67 @ 20/30 amp & 20 @ 20/30/50 amp sites
- Shed 14'x32'
- Camp Store, 12'x24' + annex 35'x5' (est.)



LOCATION DETAILS



SURVEY - LOWER SITE

LEGEND

- PLATTED & EXISTING LOT LINES
- EXISTING RIGHT OF WAY
- EASEMENT LINES
- CENTERLINE
- BOUNDARY LINE

GRADING LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING CONTOUR LABEL

Surveyor's Note:

- Subject property has 71.3 acres.
- The survey does not constitute a title search by Design Tree Engineering and Land Surveying to determine ownership or easements of record.
- Contours are based off the State of Minnesota's LIDAR mapping.
- All land lying north of the "Creek" is within a flood zone per Flood Insurance Rate Map Community Panel Number 270541 0005B with an effective date of November 1, 1979.
- All land north of the Creek lies within a flood zone.
- Aerial photo was provided by others.



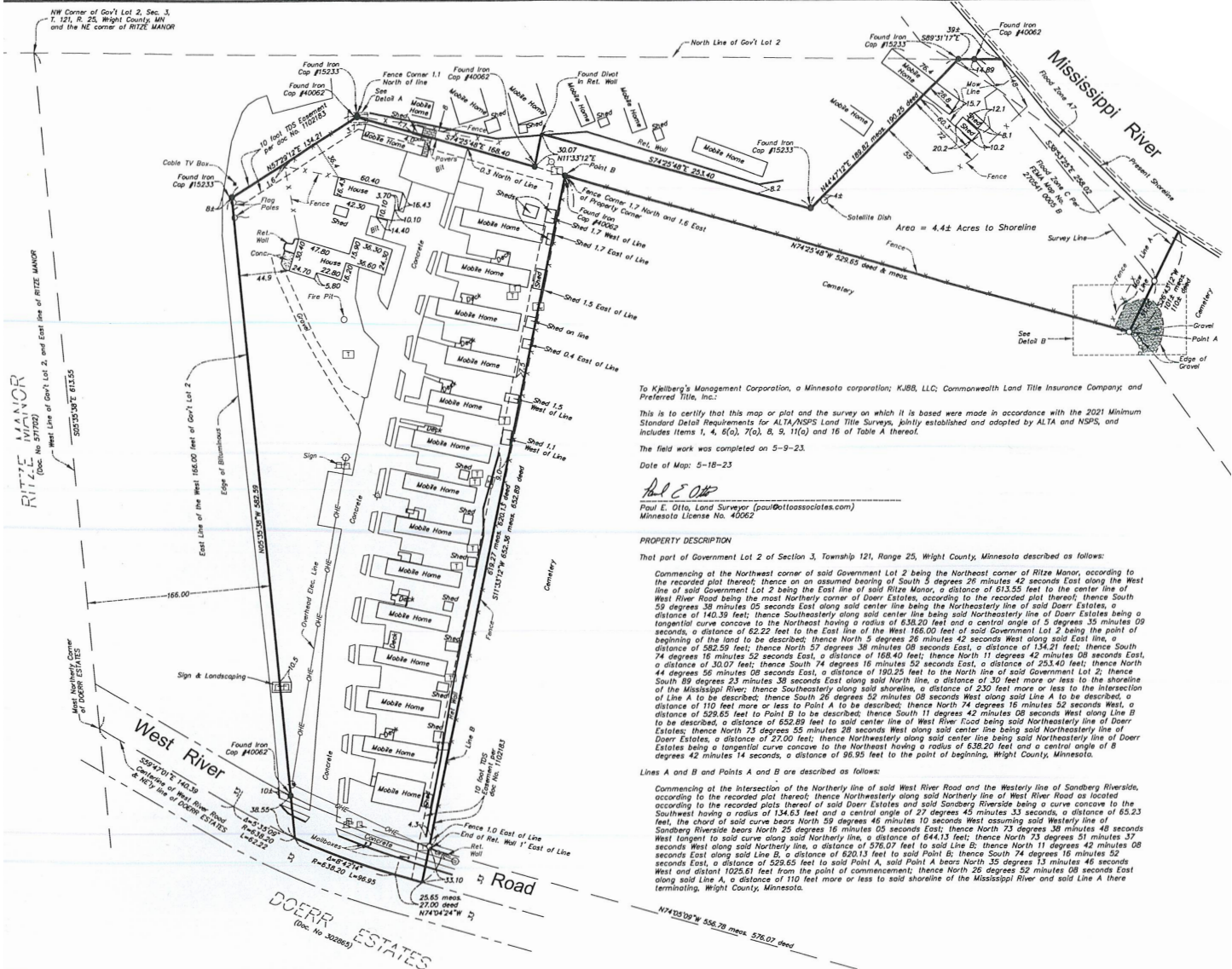
0 20' 40'

- DENOTES COUNTY MONUMENT
- DENOTES FOUND IRON MONUMENT
- DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS# 45352

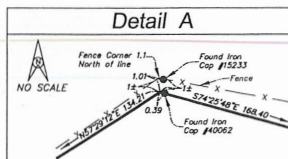


1335 RIVER STREET WEST,
MONTICELLO, MN
55362

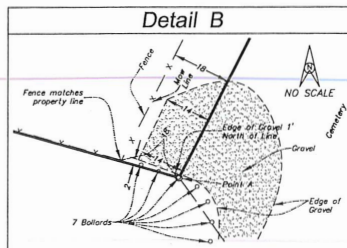
ALTA/NSPS Land Title Survey



Detail A



Detail B



LEGEND

	denotes Sign
	denotes Telephone Pedestal
	denotes Power Pole
	denotes Hydrant
	denotes Flag Pole
	denotes Overhead Electric Line
	denotes Fence Line

GENERAL NOTES

According to Commonwealth Land Title Insurance Company's Title Commitment Order No. 11029520, dated March 20, 2023 at 8:00 a.m., this property is subject to the following:

- A) Easement for communication and/or other purposes in favor of Midstate Telephone Company.
 1) As/To Telecom, a Corporation, its successors and assigns as contained in Corporate Certificate of Easement dated November 7, 2008, filed of record November 7, 2008, as Document No. A1102183. (Its location is shown).
- B) Easement for the routing, installation, maintenance, improvement, service, operation and removal of wiring and equipment used in the provision of multi-channel video television programming and other communication services in favor of CC Hill Operating, LLC as contained in Grant of Easement dated November 16, 2007, filed of record May 16, 2008, as Document No. A1175995. (Its location cannot be determined from the record document. The legal description is not complete.)
- C) Rights of the state and the public in the part of the subject property lying below the ordinary high water mark of the Gulf of Mexico.

SURVEYORS NOTES

- 1) Zoning information was not provided.
- 2) There are no striped parking stalls on this property.
- 3) There is no visible evidence of earth moving work, building construction, or building additions.
- 4) The bearings shown on the drawing are based upon the Wright County Coordinate System and differ from the legal description. The angles formed by the bearings are the same.
- 5) The east line of the property as it is described does not fit the property as occupied. It also does not mathematically close. It appears there is a problem with Lines A and B and Points A and B

The east line as staked and shown on the survey is my interpretation of the line. I have found that the call to Point A from the point of commencement appears to fit the property as occupied. I have held with this Point A location for the entire east line as shown on this survey.

OWNER TESTIMONIAL

"I have owned and operated River Terrace Park for almost 5 decades and it's the right time to transition to new ownership. I have thoroughly enjoyed providing a well maintained Park for Mobile Home owners to live and Campers to visit. I will always remember the comments about the uniqueness and beauty of the Park situated along the west bank of the Mississippi River.

In recent years, I have witnessed the incredible population growth in the region and a strong demand condition for park campers that I exceed my supply. For several years I considered expanding. These conditions should allow a buyer some upside opportunity if the park is expanded along with adding technology and adjusting rates to market.

River Terrace is truly a unique property. I hope it provides a new owner the enrichment and satisfaction it has given me for almost 50 years."

Gary S.

BROKERAGE

- Inviting Offers for bundled sale including two MH parks, one campsite, and one 2-story rental home, camp store, laundromat, and storm shelter
- Buyer assessed valuation/Value Add Opportunity
- Investor based offering/accepting buyer paid representation

CONFIDENTIALITY AGREEMENT/ DISCLAIMER

This Offering Memorandum has been prepared by INH Property Management, Inc. ("INH") for information purposes only and does not purport to contain all the information necessary to reach a purchase decision. The information contained herein has been carefully compiled from sources we consider reliable and while not guaranteed as to completeness and accuracy, we believe it to be correct as of this date.

This Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the property. Each prospective purchaser is to rely upon its own investigation, evaluation, and judgments as to the advisability of purchasing the property described herein.

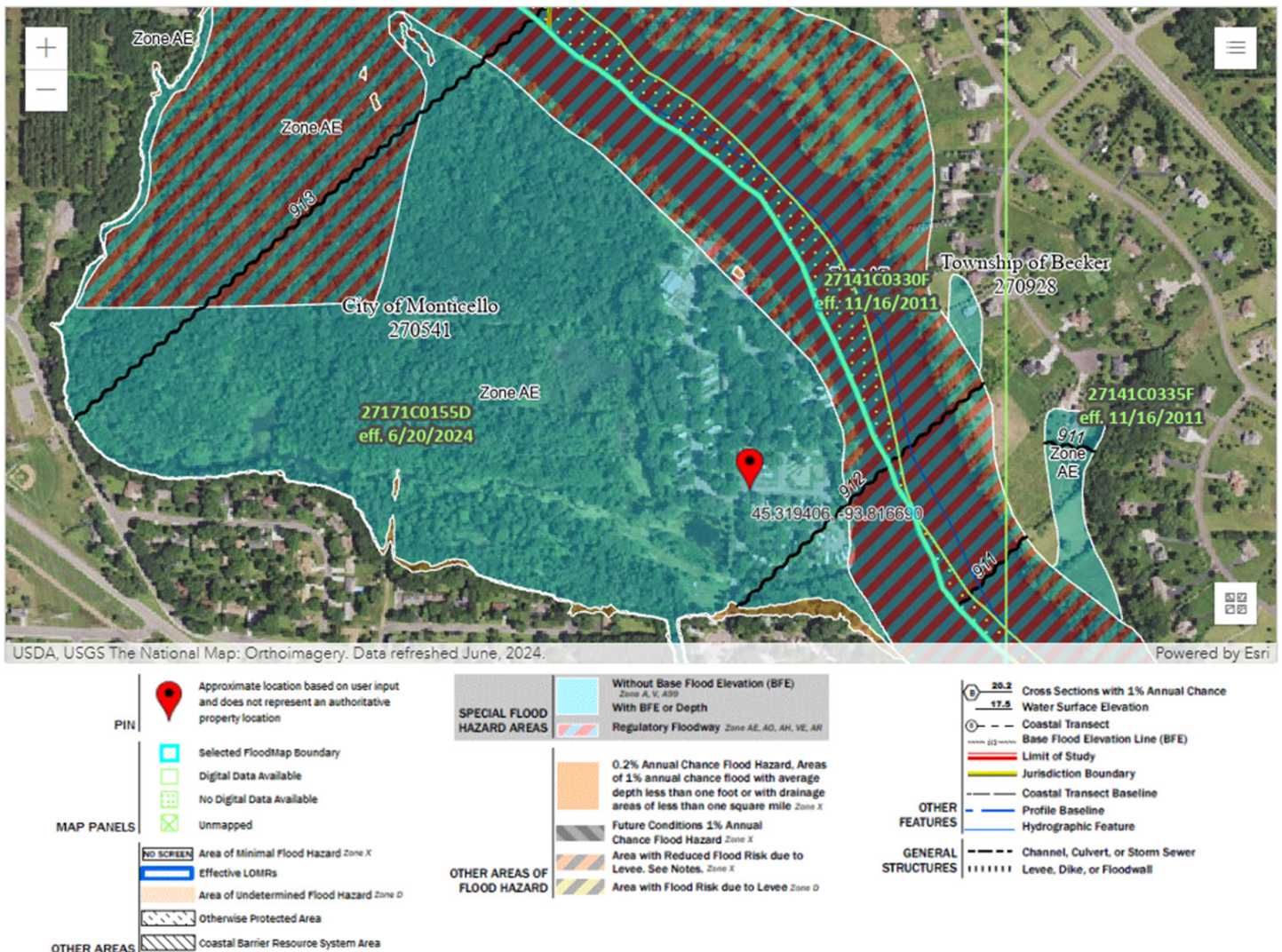
Any information set forth in this Memorandum does not constitute a representation, warranty, or a guaranty of any kind. Prospective purchasers should develop their own independent estimates of the pro-forma income and expenses before making any decisions on whether to acquire the property.

This Memorandum is the property of INH and may be used only by parties to whom INH delivered the Memorandum or to whom INH has approved such delivery. By accepting a copy of this Memorandum, the party who has possession thereof agrees to return it to INH immediately upon its request.

No representations are made as to any changes in the affairs of the property subsequent to the date of this Memorandum.

No copies of this Memorandum may be made without INH prior written consent and no excerpts or summaries thereof may be distributed, reproduced, or included in any documentation without such consent.

FLOOD ZONE MAP - MONTICELLO



The Upper Park has never flooded in its history. The Lower MH Park is in the flood zone although there has been no occurrence of any displacement.

The campground has occasional flooding due to weather cycles, particularly as post thaw occurs with the combination of heavy rainfall during the spring. Displacement has been temporary, lasting a maximum of a week on average.

POST CONSPICUOUSLY	MINNESOTA DEPARTMENT OF HEALTH 625 Robert Street North, P.O. Box 64975 Environmental Health Division St. Paul, Minnesota 55164-0975 (651) 201-4497	NOT TRANSFERABLE AS TO PERSON OR PLACE Fee Paid: \$1,105.00 245
LICENSE NO. MHP-12871-14214 FOR THE OPERATION OF: License Categories: 76-Manufactured Home Park Sites, Med RCA Base Fee:25-99 sites, Private Sewer, Private Water, 52-RCA Dependent Camp Sites, 35-RCA Independent Camp Sites LICENSE PERIOD: April 15, 2025 THRU December 31, 2025		
ISSUED TO:	ESTABLISHMENT NAME:	
Gary Scherber Box 366 Monticello, Minnesota 55362	River Terrace Park 1335 River Street West Monticello, Minnesota 55362	
License Type(s): MHP Sites, RCA Sites County: Wright		

ANNUAL STATEMENT

Account	2025	2024	2023	2022
Short Term Camping	52,366.00	-	-	-
Monthly Camping	305,248.00	299,469.00	233,099.00	303,235.00
Sewer Dump	1,251.00	-	-	-
Miscellaneous	(2,456.00)	(2,965.00)	(13,812.00)	(1,561.00)
Mobile Lot Rent	551,216.00	431,831.00	384,972.00	355,277.00
Laundry	2,020.00	-	-	-
Total Revenue	909,645.00	728,335.00	604,259.00	656,951.00
Advertising	5,482.00	13,635.00	15,294.00	11,255.00
Park Insurance	16,665.00	10,080.00	6,585.00	7,177.00
Truck	7,376.00	-	-	-
Telephone	4,488.00	-	-	-
Utilities	66,424.00	115,754.00	113,779.00	134,450.00
Trash	17,717.00	-	-	-
Sewer	40,409.00	-	-	-
Promotion	3,720.00	-	-	-
Legal	10,733.00	17,998.00	26,252.00	25,829.00
Accounting	3,816.00	-	-	-
Sales Tax	10,738.00	-	-	-
Licenses	4,393.00	1,223.00	1,856.00	1,447.00
Propane & Gas	6,487.00	-	-	-
Equipment, Park Maintenance	35,319.00	23,142.00	34,972.00	21,444.00
Park Supplies	13,914.00	19,290.00	29,288.00	30,764.00
Repairs & Maintenance	76,279.00	88,760.00	116,625.00	141,361.00
Office Supplies	6,181.00	-	-	-
Real Estate Tax	49,870.00	53,982.00	36,264.00	31,666.00
Snow Removal	9,361.00	-	-	-
Auto & Travel	8,176.00	12,668.00	12,534.00	12,412.00
Travel & Entertainment	6,204.00	3,938.00	4,229.00	-
Miscellaneous Expense	-	1,192	581	5,676
Tree Removal	29,741.00	-	-	-
Workers Comp	650.00	-	-	-
Meals	-	-	-	6,998.00
Total Expenses	434,143.00	361,662.00	398,259.00	430,479.00
Net Operating Income	475,502.00	366,673.00	206,000.00	226,472.00

***On September 30th, 2024 River Terrace Park purchased Westside Park to add an additional 16 mobile home units and a duplex**

Important Note: The current operation lacks website presence, technology and operational efficiencies. Software automation use for campsite reservations could drive revenue 20%.

MH INCOME & EXPENSES

Mobile Homes Revenue (2025)	
Mobile Lot Rent	551,216.00
Laundry	2,020.00
Total	553,236.00

Mobile Homes Expenses (2025)	
Accounting	1,712.00
Advertising	2,322.00
Auto & Travel	3,960.00
Donations	3,925.00
Equipment, Park Maintenance	16,444.00
Legal	7,396.00
Licenses	1,932.00
Office Supplies	2,655.00
Park Insurance	7,417.00
Park Supplies	5,667.00
Promotion	1,722.00
Propane & Gas	3,515.00
Real Estate Tax	27,490.00
Refunds	956.00
Repairs & Maintenance	43,129.00
Sales Tax	1,255.00
Sewer	22,143.00
Snow Removal	9,361.00
Telephone	2,155.00
Trash	9,406.00
Travel & Entertainment	3,062.00
Tree Removal	18,500.00
Truck	3,410.00
Utilities	19,044.00
Workers Comp	650.00
Total Expenses	219,228.00
Net Operating Income	334,008.00

Rent is adjusted \$45 per year in October.

CAMPGROUND INCOME & EXPENSES

Campground Revenue (2025)	
Short Term Camping	52,366.00
Monthly Camping	305,248.00
Sewer Dump	1,251.00
Miscellaneous	777.00
Total Revenue	359,642.00

Campground Expenses (2025)	
Advertising	3,160.00
Park Insurance	9,248.00
Truck	3,966.00
Telephone	2,333.00
Utilities	47,380.00
Trash	8,311.00
Sewer	18,266.00
Promotion	1,998.00
Legal	3,337.00
Accounting	2,104.00
Sales Tax	9,483.00
Licenses	2,461.00
Propane & Gas	2,972.00
Equipment, Park Maintenance	18,875.00
Park Supplies	8,247.00
Repairs & Maintenance	33,150.00
Office Supplies	3,526.00
Real Estate Tax	22,380.00
Refunds	2,277.00
Auto & Travel	4,216.00
Travel & Entertainment	3,142.00
Tree Removal	11,241.00
Total Expenses	222,073.00
Net Operating Income	137,569.00

REVENUE BY MONTH

Month	Daily/Weekly	Monthly	Total
March		35,241.00	35,241.00
April		42,640.00	42,640.00
May	8,728.00	26,141.00	34,869.00
June	6,286.00	24,925.00	31,211.00
July	8,523.00	54,790.00	63,313.00
August	11,222.00	49,563.00	60,785.00
September	9,131.00	33,673.00	42,804.00
October	8,476.00	21,755.00	30,231.00
November		16,520.00	16,520.00
TOTAL	52,366.00	305,248.00	357,614.00

2026 CAMPING RATES

Length	30 amp	50 amp	Gross Potential Rent
Daily	50.00	55.00	\$952,300.00
Weekly	300.00	330.00	\$801,000.00
Monthly	895.00	995.00	\$479,190.00

* Gross potential rent is assuming all sites are rented from April - October (at each rate)

- Camping season is from March - October
- Xcel Energy - every other year, they have workers come in March

2026 PROJECTION AFTER OPERATIONAL IMPROVEMENTS

Account	2026
Short Term Camping	755,880.00
Camping Vacancy (40%)	(302,352.00)
Mobile Lot Rent	681,600.00
Mobile Home Vacancy (5%)	(34,080.00)
Laundry	2,020.00
Total Revenue	1,103,068.00
Advertising	5,482.00
Park Insurance	16,665.00
Truck	7,376.00
Telephone	4,488.00
Utilities	66,424.00
Trash	17,717.00
Sewer	40,409.00
Promotion	3,720.00
Legal	10,733.00
Accounting	3,816.00
Sales Tax	10,738.00
Licenses	4,393.00
Propane & Gas	6,487.00
Equipment, Park Maintenance	35,319.00
Park Supplies	13,914.00
Repairs & Maintenance	76,279.00
Office Supplies	6,181.00
Real Estate Tax	49,870.00
Software Costs	15,000.00
Staffing & Related Costs	100,000.00
Snow Removal	9,361.00
Auto & Travel	8,176.00
Travel & Entertainment	6,204.00
Tree Removal	12,000.00
Workers Comp	650.00
Total Expenses	531,402.00
Net Operating Income	571,666.00

Footnote: This projection assumes the park updates its operations to automate processes with a website and reservation software.