

WOODY'S CAMPGROUND BY THE LAKE

40 Floyd Street | Rudd, IA
OFFERING MEMORANDUM



CENTURY 21
Signature Real Estate

Woody's Campground by the Lake

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CENTURY 21
Signature Real Estate

WOODY'S CAMPGROUND BY THE LAKE

01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	40 Floyd Street Rudd IA 50471
COUNTY	Floyd
NUMBER OF LOTS	12
YEAR BUILT	2021

FINANCIAL SUMMARY

OFFERING PRICE	\$199,750
NOI (CURRENT)	\$21,366
CAP RATE (CURRENT)	10.70%
CASH ON CASH (CURRENT)	23.14%
GRM (CURRENT)	7.11

PROPOSED FINANCING

LOAN TYPE	Amortized
DOWN PAYMENT	\$39,950
LOAN AMOUNT	\$159,800
INTEREST RATE	6.50%
LOAN TERMS	15
ANNUAL DEBT SERVICE	\$12,120
LOAN TO VALUE	80%
AMORTIZATION PERIOD	30 Years

DEMOGRAPHICS

	1 MILE	15 MILE	20 MILE
2025 Population	357	30,938	59,126
2025 Median HH Income	\$72,780	\$73,276	\$67,655
2025 Average HH Income	\$89,026	\$98,505	\$90,906

Investment Overview

- Woody's Campground by the Lake is a recently constructed hidden gem offering new ownership substantial upside. This 12 lot RV Park was constructed in 2021 and designed to accommodate both short term and long term patrons. Each RV lot features cement pads and full utility hookups, including sanitary. Monthly rates are currently set at \$390, following a \$5 increase from the previous year. This property has low overhead costs and minimal maintenance needs, which offers new ownership considerable upside.
- Management in Place:
Ownership has an onsite manager in place to assist with day to day operations in exchange for free lot rent.

12 RV Pad Descriptions

- All sites are 10' x 40'. All but one pad are concrete.
- Utilities at the pad include:
 - Water
 - Electricity
 - Sewer Run (PVC)

All of these utilities were put in place in 2020.

Nearby Amenities

- Woody's is situated adjacent to a City operated park and lake, the following public amenities are available:

- 11+ acre lake with walk-in beachfront, 3 fishing jetties and a boat ramp
- 0.25 acre vehicle/boat parking lot
- 1 mile (+/-) asphalt paved walking/biking trail
- Children's Playground
- Frisbee Golf Course

Utilities and Infrastructure

- The property is served by public utilities, with the exception of sanitary (single 3,000G septic tank).

Current ownership is responsible for all utilities.



02

Property Description

Property Features

Property Images

Public Amenities Within Rudd City Park

PROPERTY FEATURES

NUMBER OF LOTS	12
YEAR BUILT	2021
# OF PARCELS	1
NUMBER OF ACRES	1
ZONING TYPE	Commercial

UTILITIES

WATER	Landlord
TRASH	Landlord
SEWER	Landlord
ELECTRIC	Landlord









Approximate Parcel Outline

Public Amenities Within Rudd City Park

- 11+ acre lake with walk-in beachfront, 3 fishing jetties, and a boat ramp
- Covered picnic pavilion
- 1 mile (+/-) asphalt paved walking/biking trail, playground area, and a frisbee golf course.
- 0.25 acre vehicle/boat parking lot

03

Financial Analysis

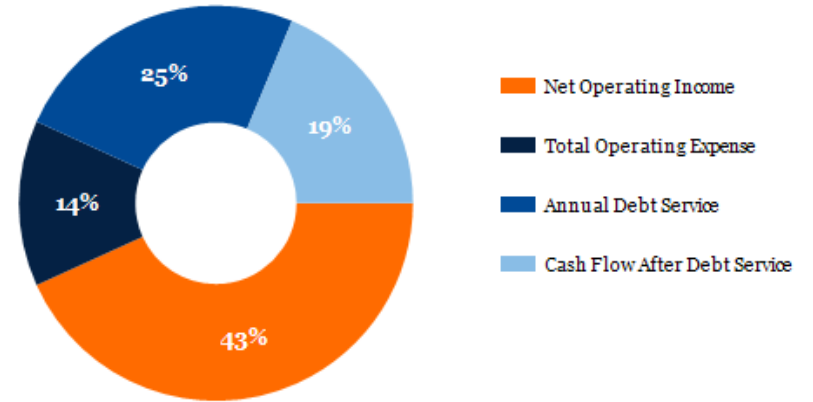
Income & Expense Analysis

Financial Metrics

REVENUE ALLOCATION

CURRENT

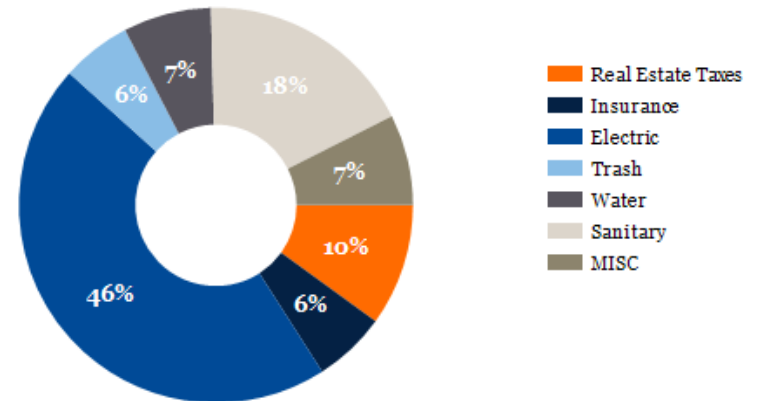
INCOME	CURRENT
Gross Scheduled Rent	\$28,080
Effective Gross Income	\$28,080
Less Expenses	\$6,714
Net Operating Income	\$21,366
Annual Debt Service	\$12,120
Cash flow	\$9,246
Debt Coverage Ratio	1.76



EXPENSES	CURRENT
Real Estate Taxes	\$670
Insurance	\$400
Electric	\$3,069
Trash	\$384
Water	\$485
Sanitary	\$1,206
MISC	\$500
Total Operating Expense	\$6,714
Annual Debt Service	\$12,120
% of EGI	23.91%

DISTRIBUTION OF EXPENSES

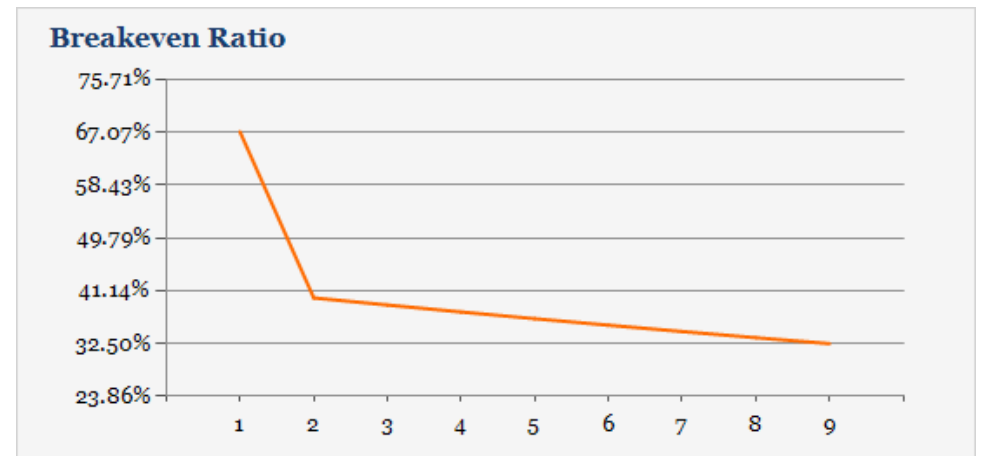
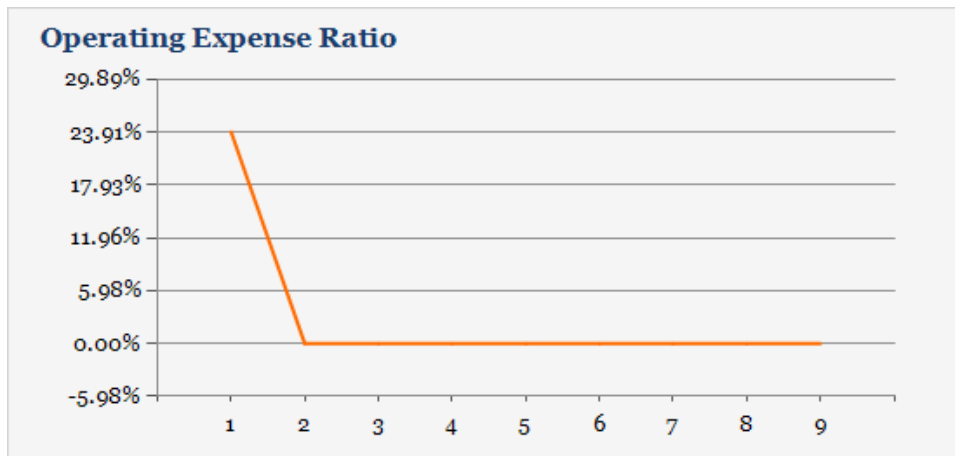
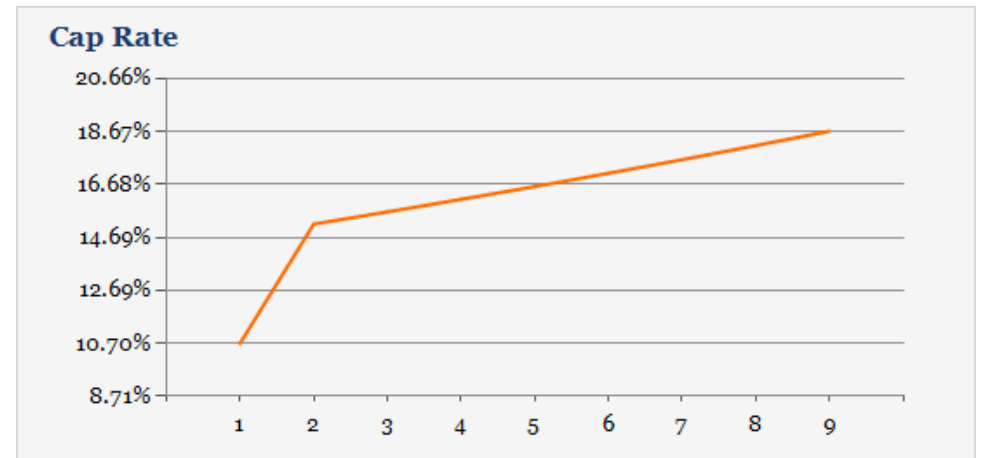
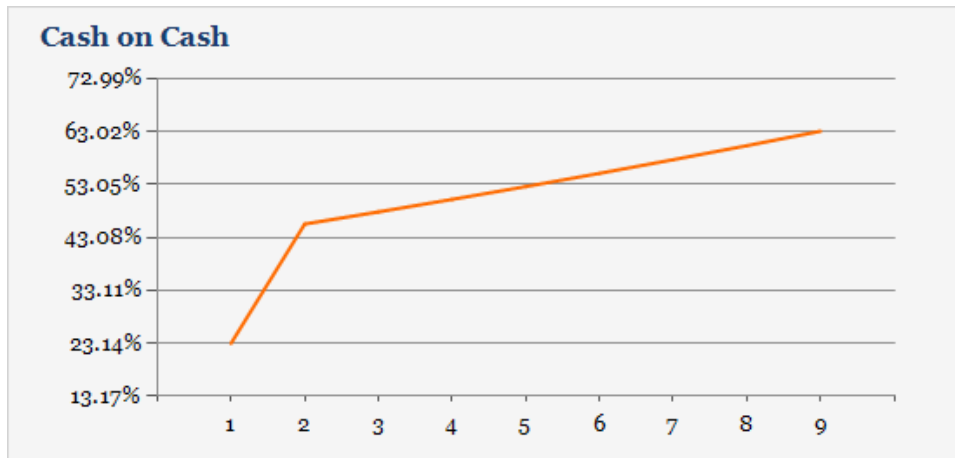
CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash on Cash Return b/t	23.14%	45.57%	47.85%	50.20%	52.61%	55.10%	57.66%	60.30%	63.02%	65.82%
CAP Rate	10.70%	15.18%	15.64%	16.11%	16.59%	17.09%	17.60%	18.13%	18.67%	19.23%
Debt Coverage Ratio	1.76	2.50	2.58	2.65	2.73	2.82	2.90	2.99	3.08	3.17
Operating Expense Ratio	23.91%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Gross Multiplier (GRM)	7.11	6.59	6.39	6.21	6.03	5.85	5.68	5.52	5.36	5.20
Loan to Value	80.03%	79.09%	78.16%	77.14%	76.03%	74.88%	73.63%	72.32%	70.89%	69.38%
Breakeven Ratio	67.07%	39.97%	38.80%	37.67%	36.57%	35.51%	34.47%	33.47%	32.50%	31.55%

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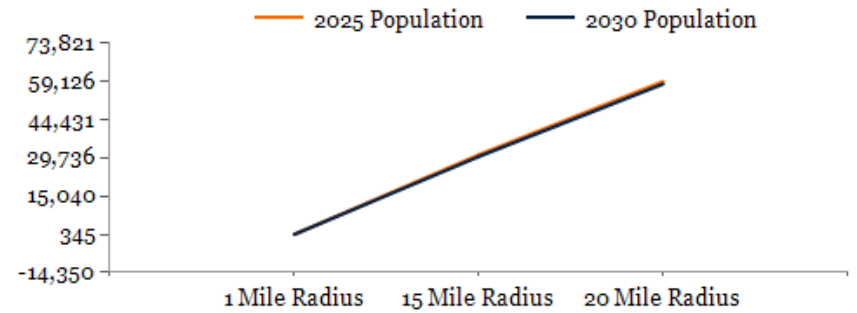


04 Demographics

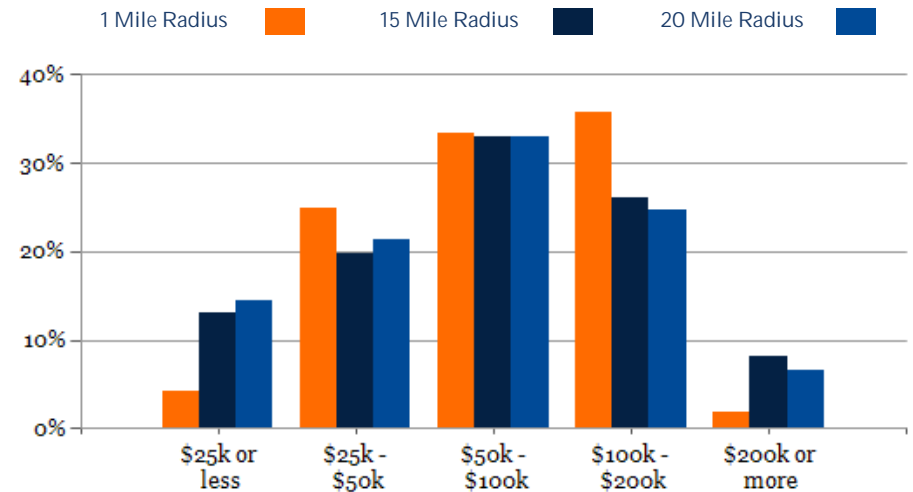
General Demographics

POPULATION	1 MILE	15 MILE	20 MILE
2000 Population	462	32,484	63,010
2010 Population	388	31,735	60,718
2025 Population	357	30,938	59,126
2030 Population	345	30,246	58,135
2025 African American	1	718	1,348
2025 American Indian	1	78	242
2025 Asian	2	512	813
2025 Hispanic	17	1,236	3,002
2025 Other Race	2	370	897
2025 White	333	27,985	52,673
2025 Multiracial	17	1,206	2,796
2025-2030: Population: Growth Rate	-3.40%	-2.25%	-1.70%

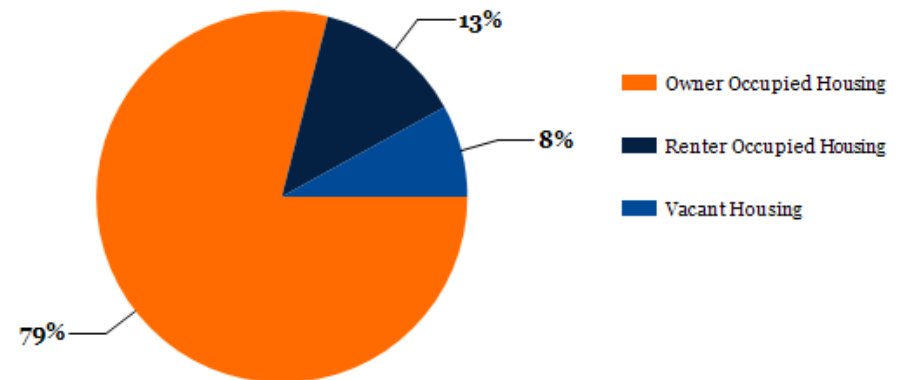
2025 HOUSEHOLD INCOME	1 MILE	15 MILE	20 MILE
less than \$15,000	2	809	1,675
\$15,000-\$24,999	5	912	2,044
\$25,000-\$34,999	8	1,192	2,308
\$35,000-\$49,999	33	1,411	3,216
\$50,000-\$74,999	38	2,420	4,939
\$75,000-\$99,999	17	1,945	3,551
\$100,000-\$149,999	30	2,239	4,348
\$150,000-\$199,999	29	1,201	2,018
\$200,000 or greater	3	1,075	1,685
Median HH Income	\$72,780	\$73,276	\$67,655
Average HH Income	\$89,026	\$98,505	\$90,906



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

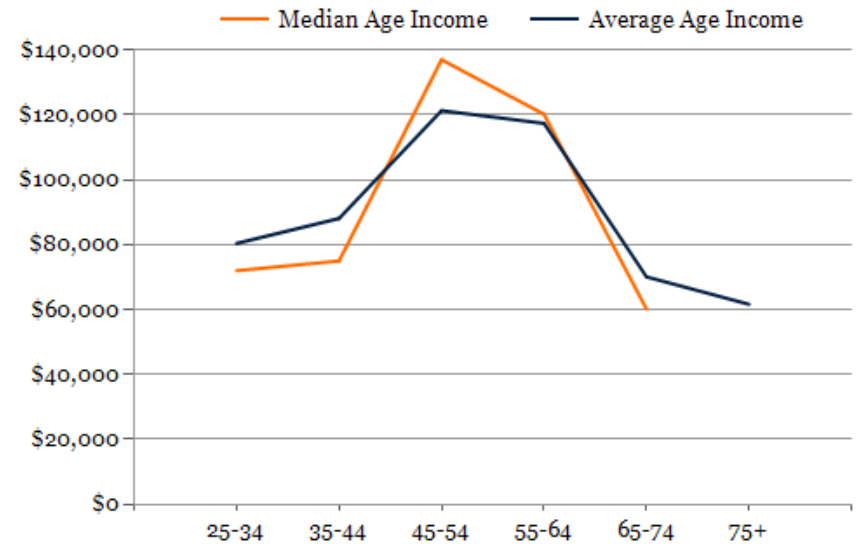
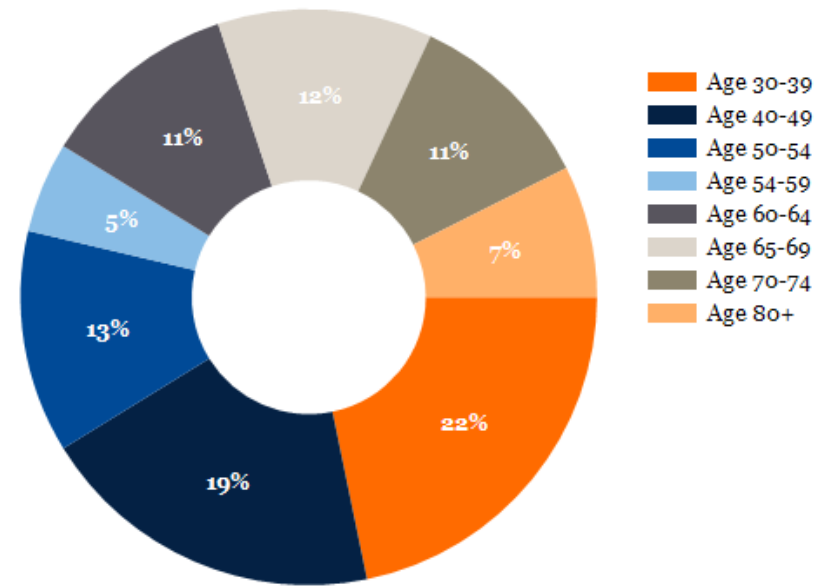


Source: esri

2025 POPULATION BY AGE	1 MILE	15 MILE	20 MILE
2025 Population Age 30-34	34	1,840	3,535
2025 Population Age 35-39	13	1,746	3,420
2025 Population Age 40-44	21	1,713	3,378
2025 Population Age 45-49	21	1,661	3,296
2025 Population Age 50-54	27	1,849	3,326
2025 Population Age 55-59	11	1,856	3,457
2025 Population Age 60-64	24	2,158	4,154
2025 Population Age 65-69	26	2,143	4,129
2025 Population Age 70-74	23	1,924	3,686
2025 Population Age 75-79	16	1,393	2,704
2025 Population Age 80-84	9	983	1,936
2025 Population Age 85+	8	989	2,118
2025 Population Age 18+	285	24,431	46,933
2025 Median Age	42	44	44
2030 Median Age	43	44	45

2025 INCOME BY AGE	1 MILE	15 MILE	20 MILE
Median Household Income 25-34	\$72,000	\$75,360	\$70,090
Average Household Income 25-34	\$80,402	\$93,749	\$89,089
Median Household Income 35-44	\$75,000	\$92,760	\$85,593
Average Household Income 35-44	\$88,103	\$120,776	\$109,899
Median Household Income 45-54	\$137,036	\$100,463	\$89,141
Average Household Income 45-54	\$121,338	\$129,264	\$115,322
Median Household Income 55-64	\$120,226	\$83,644	\$77,307
Average Household Income 55-64	\$117,414	\$113,140	\$102,538
Median Household Income 65-74	\$60,147	\$58,973	\$56,628
Average Household Income 65-74	\$70,102	\$82,511	\$78,931
Average Household Income 75+	\$61,622	\$63,855	\$62,014

Population By Age



05 Company Profile

Advisor Profile

Jason Bergan
Broker

With a range of experience in various facets of the real estate, construction, and development industries; Jason and Drew came together to create Midwest MHC Brokers in 2021.

Midwest MHC Brokers is a commercial brokerage with Century 21 Signature Real Estate located in Ankeny, Iowa. We specialize in mobile home community sales throughout the Midwest and multifamily housing sales in central Iowa.

Jason Bergan - Jason began his real estate career in property management in Ames, IA where he received his bachelor's degree in Marketing and International Business from Iowa State University. He became a licensed Realtor in 2017 and has been brokering mobile home communities throughout the Midwest since 2019.

Drew Vlazny - Drew received a bachelor's degree at Upper Iowa University and started working for the US Army Corps of Engineers upon graduation. For the Corps, Drew spent several years working in RV Parks and Campgrounds in Iowa, Wisconsin, Illinois, Missouri and Georgia. Following his time in RV Parks, Drew spent another 5 years with the Corps focusing on Regulatory Compliance and Development Review in Nebraska.

Woody's Campground by the Lake

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