

Lake Nelson Family Campground

801 Lake Nelson Lane, Arrington VA 22922



OFFERING MEMORANDUM

Lake Nelson Family Campground

CONTENTS

01 Executive Summary

Investment Summary
Location Summary

02 Property Description

Aerial Map

03 Financial Analysis

Income & Expense Analysis
Multi-Year Cash Flow Assumptions

04 Demographics

Demographics
Demographic Charts

Exclusively Marketed by:

Steven Tomaso

(518) 379-0652

inquiries@ireinvestment.com





01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS **801 Lake Nelson Lane
Arrington VA 22922**

COUNTY **Nelson County**

OWNERSHIP TYPE **Fee Simple**

FINANCIAL SUMMARY

PRICE **\$325,000**

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Population	174	1,469	3,343
2022 Median HH Income	\$55,238	\$45,703	\$48,487
2022 Average HH Income	\$67,593	\$59,033	\$66,820



Investment Summary

- Fabulous opportunity to bring a once thriving campground back to life. The Lake Nelson Family Campground is located in Arrington, VA. Directly situated on Lake Nelson which is in a very peaceful and secluded environment. Lake Nelson is a popular spot for fishing and boating, and visitors can enjoy fishing for bass, catfish, and bluegill in the lake. Additionally, the campground is located near several local attractions, such as the Blue Ridge Parkway, the Appalachian Trail, and the Virginia Safari Park. This property consists of 5 different parcels for a total of 10.097 acres and has 56 lots with a possibility of expansion.

THE PROPERTY FEATURES:

Restroom with men's & ladies' bathroom with a laundry room

Doublewide mobile home (currently vacant and needs repair), with a swimming pool

2 Wells / 3 Septic Tanks

56 Sites (with room for expansion)

Upgraded main electrical service

Dept. of Transportation approval for roads

40+ sites with 30 amp electric

25+ sites with sewer

PARK IS CURRENTLY NOT IN OPERATION

Seller Financing With 50% Down

Location Summary

Close to the Blue Ridge Parkway, the Appalachian Trail and the Virginia Safari Par



02

Property Description

Aerial Map



Nelson Lake

S

Lake Nelson Ln

812

Lake Nelson Ln

Lake Nelson Ln

812

Lincoln Ln

812



03

Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions

REVENUE ALLOCATION

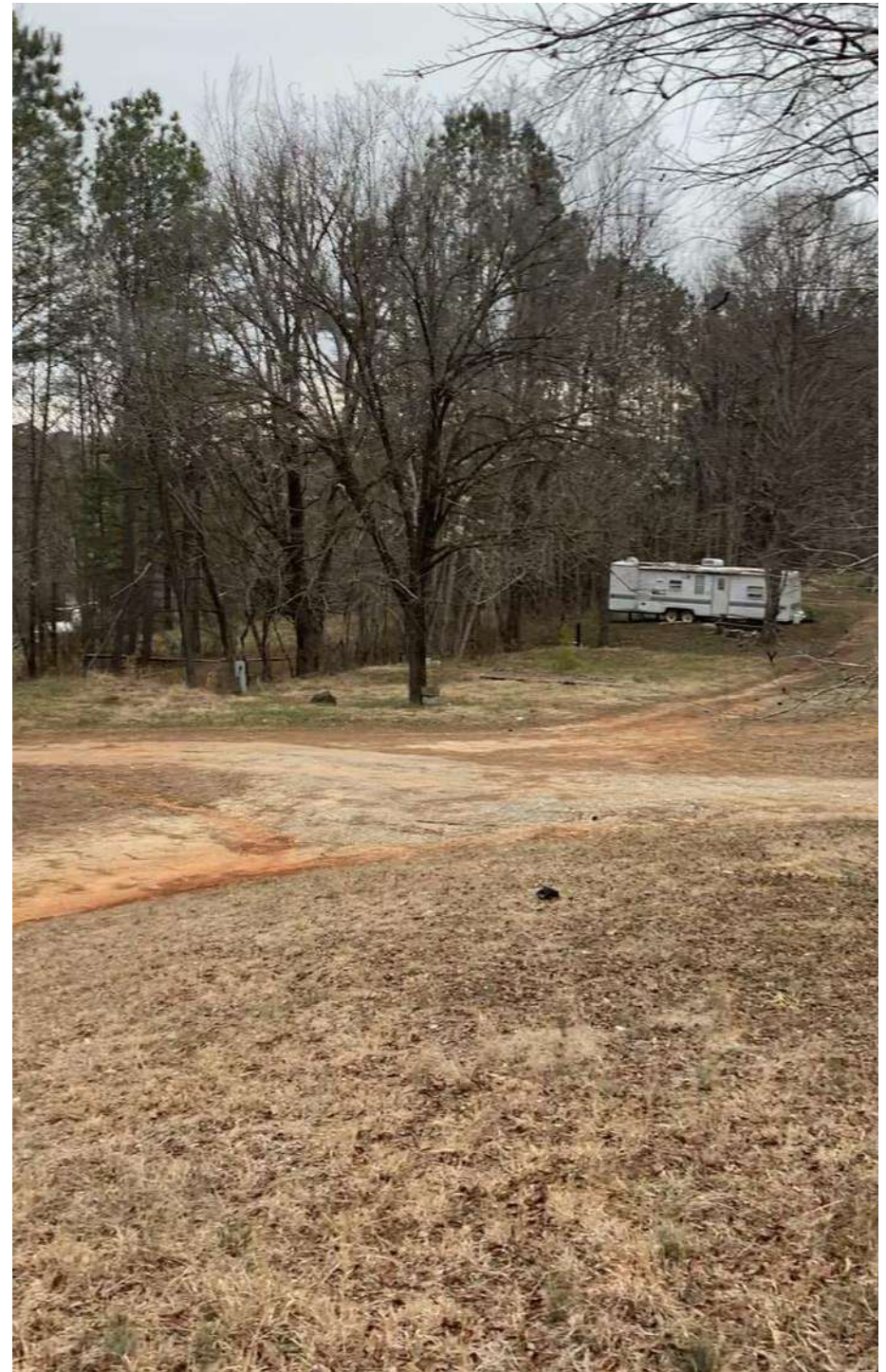
PRO FORMA

DISTRIBUTION OF EXPENSES

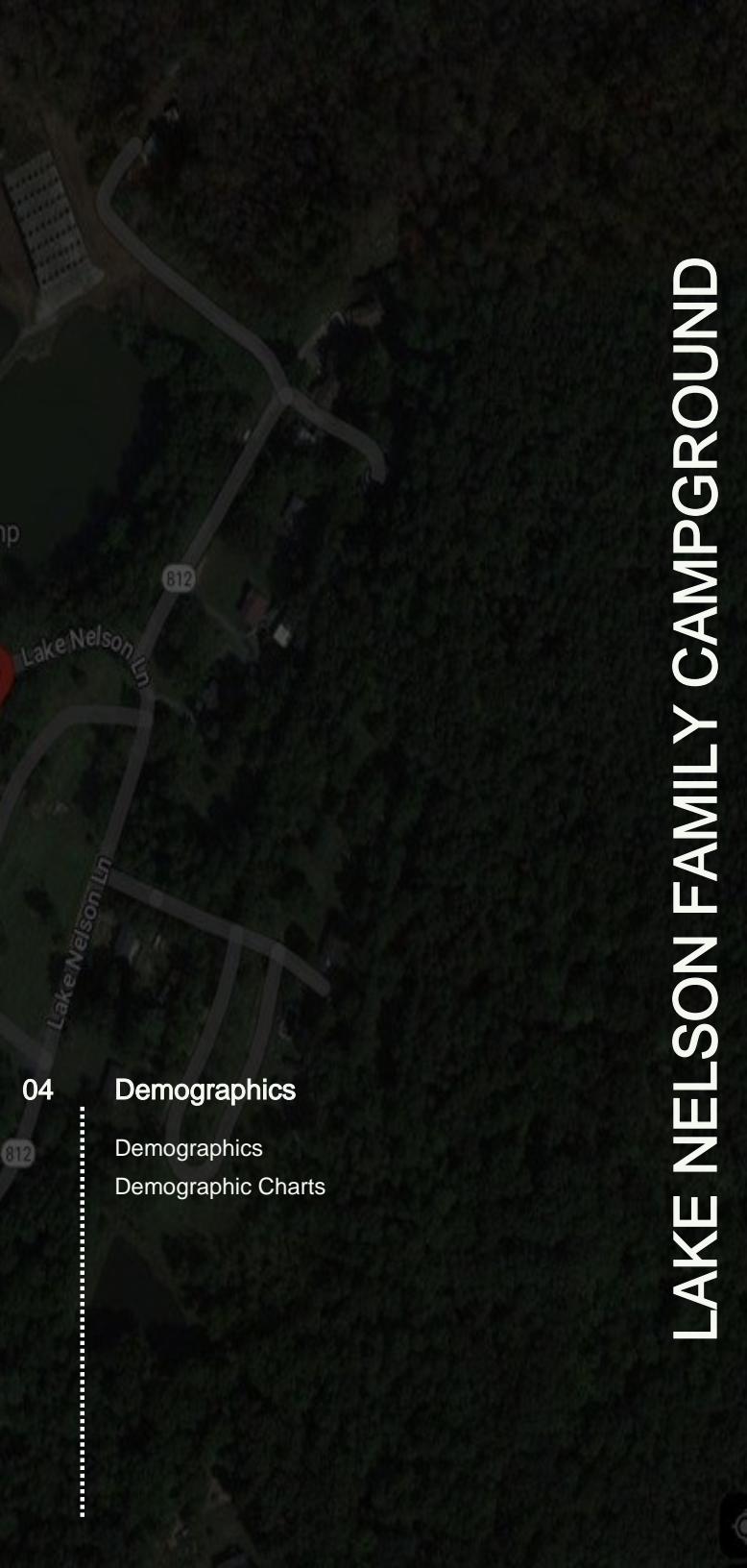
PRO FORMA

GLOBAL

Price **\$325,000**



LAKE NELSON FAMILY CAMPGROUND



04

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	161	1,358	3,286
2010 Population	184	1,511	3,526
2022 Population	174	1,469	3,343
2027 Population	171	1,455	3,325
2022 African American	29	269	570
2022 American Indian	1	8	17
2022 Asian	0	5	14
2022 Hispanic	5	61	162
2022 Other Race	2	31	81
2022 White	131	1,070	2,472
2022 Multiracial	11	87	188
2022-2027: Population: Growth Rate	-1.75 %	-0.95 %	-0.55 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	11	103	233
\$15,000-\$24,999	5	106	217
\$25,000-\$34,999	5	25	57
\$35,000-\$49,999	12	81	175
\$50,000-\$74,999	17	106	228
\$75,000-\$99,999	12	86	180
\$100,000-\$149,999	8	51	148
\$150,000-\$199,999	6	33	66
\$200,000 or greater	0	2	33
Median HH Income	\$55,238	\$45,703	\$48,487
Average HH Income	\$67,593	\$59,033	\$66,820

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	65	587	1,412
2010 Total Households	77	601	1,349
2022 Total Households	74	594	1,337
2027 Total Households	74	595	1,344
2022 Average Household Size	2.35	2.45	2.47
2000 Owner Occupied Housing	56	423	959
2000 Renter Occupied Housing	10	94	242
2022 Owner Occupied Housing	62	439	956
2022 Renter Occupied Housing	12	155	381
2022 Vacant Housing	3	98	299
2022 Total Housing	77	692	1,636
2027 Owner Occupied Housing	62	445	976
2027 Renter Occupied Housing	12	150	368
2027 Vacant Housing	3	97	293
2027 Total Housing	77	692	1,637
2022-2027: Households: Growth Rate	0.00 %	0.15 %	0.50 %



Source: esri

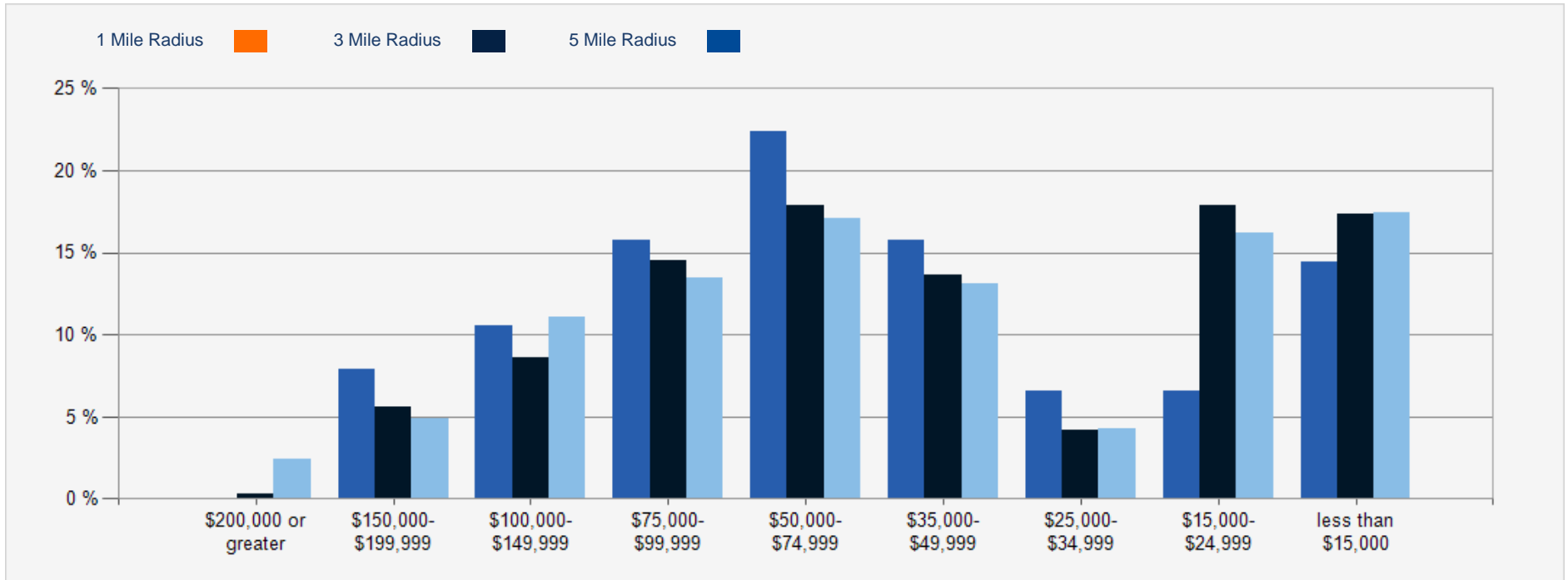
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	10	86	195
2022 Population Age 35-39	11	93	213
2022 Population Age 40-44	11	83	178
2022 Population Age 45-49	10	79	175
2022 Population Age 50-54	11	94	214
2022 Population Age 55-59	13	107	248
2022 Population Age 60-64	14	119	277
2022 Population Age 65-69	15	122	281
2022 Population Age 70-74	12	107	248
2022 Population Age 75-79	7	62	153
2022 Population Age 80-84	4	37	90
2022 Population Age 85+	3	33	80
2022 Population Age 18+	141	1,205	2,748
2022 Median Age	46	47	48

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$52,386	\$50,881	\$51,856
Average Household Income 25-34	\$61,940	\$57,705	\$62,847
Median Household Income 35-44	\$69,080	\$66,338	\$68,784
Average Household Income 35-44	\$86,808	\$74,396	\$82,908
Median Household Income 45-54	\$75,000	\$62,609	\$65,833
Average Household Income 45-54	\$81,904	\$72,724	\$81,735
Median Household Income 55-64	\$59,689	\$49,299	\$51,613
Average Household Income 55-64	\$71,017	\$60,558	\$70,120
Median Household Income 65-74	\$45,855	\$41,023	\$43,136
Average Household Income 65-74	\$60,585	\$54,093	\$62,625
Average Household Income 75+	\$42,165	\$37,195	\$45,257

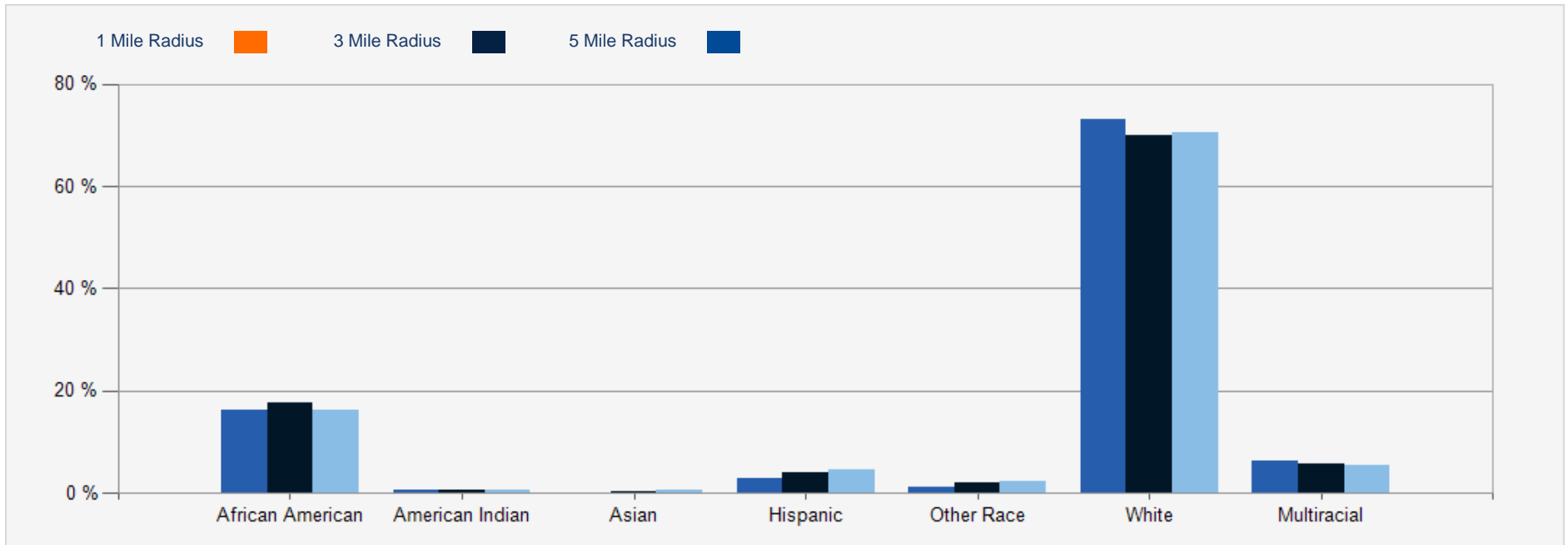
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	9	74	158
2027 Population Age 35-39	10	85	199
2027 Population Age 40-44	11	94	220
2027 Population Age 45-49	11	86	188
2027 Population Age 50-54	10	82	183
2027 Population Age 55-59	11	98	224
2027 Population Age 60-64	13	108	252
2027 Population Age 65-69	14	115	271
2027 Population Age 70-74	13	111	257
2027 Population Age 75-79	10	91	211
2027 Population Age 80-84	5	50	123
2027 Population Age 85+	3	38	94
2027 Population Age 18+	140	1,199	2,743
2027 Median Age	47	48	49

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,164	\$53,219	\$54,222
Average Household Income 25-34	\$72,426	\$62,276	\$68,520
Median Household Income 35-44	\$79,776	\$75,401	\$77,830
Average Household Income 35-44	\$93,187	\$83,701	\$95,520
Median Household Income 45-54	\$79,776	\$72,057	\$76,416
Average Household Income 45-54	\$95,878	\$83,595	\$95,856
Median Household Income 55-64	\$75,000	\$53,559	\$57,714
Average Household Income 55-64	\$76,926	\$68,738	\$79,823
Median Household Income 65-74	\$54,361	\$45,720	\$50,000
Average Household Income 65-74	\$67,409	\$62,079	\$72,491
Average Household Income 75+	\$45,295	\$42,618	\$52,174

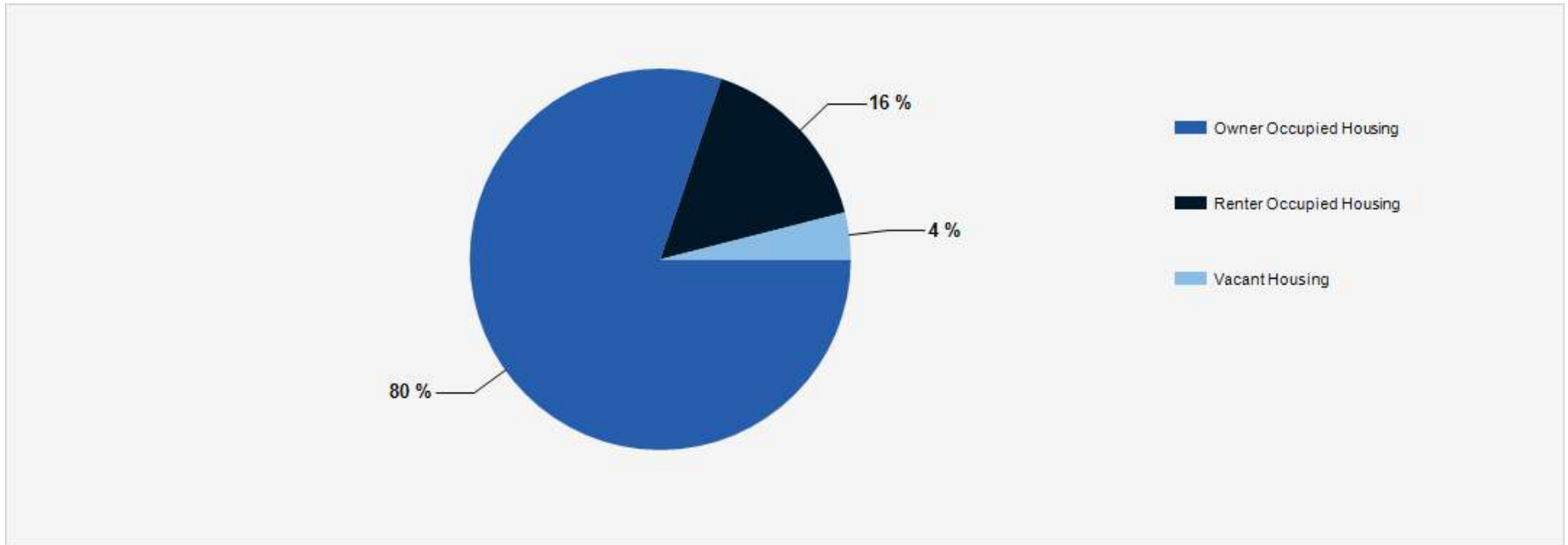
2022 Household Income



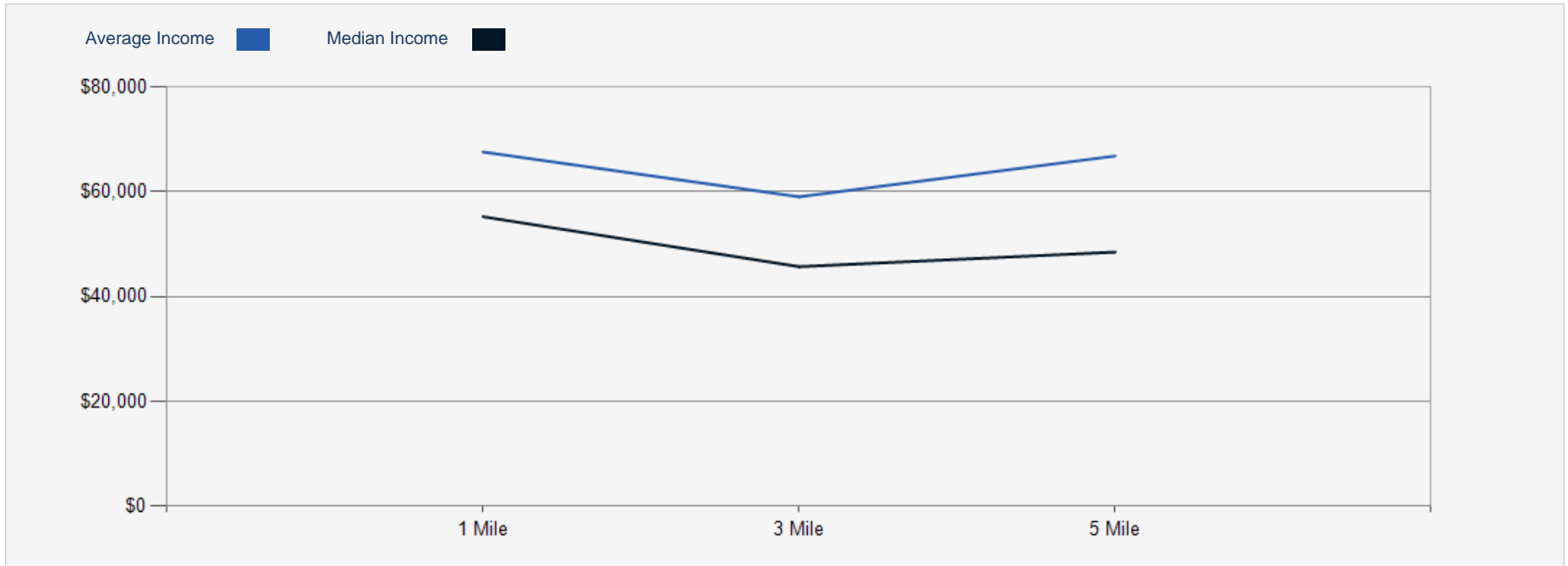
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



Lake Nelson Family Campground



Exclusively Marketed by:

Steven Tomaso

(518) 379-0652

inquiries@ireinvestment.com

