

WOODY'S CAMPGROUND BY THE LAKE

40 Floyd Street | Rudd, IA
OFFERING MEMORANDUM



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	\$175,000
NOI	\$21,366
CAP RATE	12.21%
GRM	6.23

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 located along the Avenue of the Saints. 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.
- 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.

- Management in Place: Onsite manager in place to assist with day to day operations.

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

Location

Location Summary

Locator Map

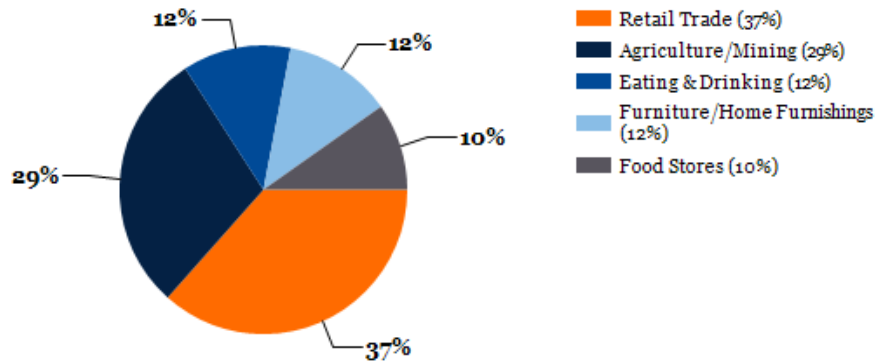
Regional Map

Drive Times

Rudd, IA

- Rudd, IA is located along Highway 18 (Avenue of the Saints) between Mason City and Charles City, 20 miles east of Interstate 35. Within driving distance, there are several metro areas, including: Mason City (15 miles), Charles City (15 miles), Waterloo/Cedar Falls (65 miles), and Des Moines (133 miles).

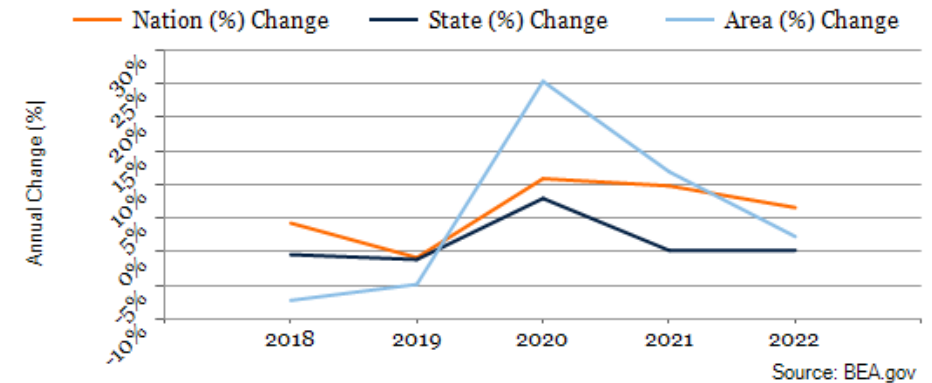
Major Industries by Employee Count



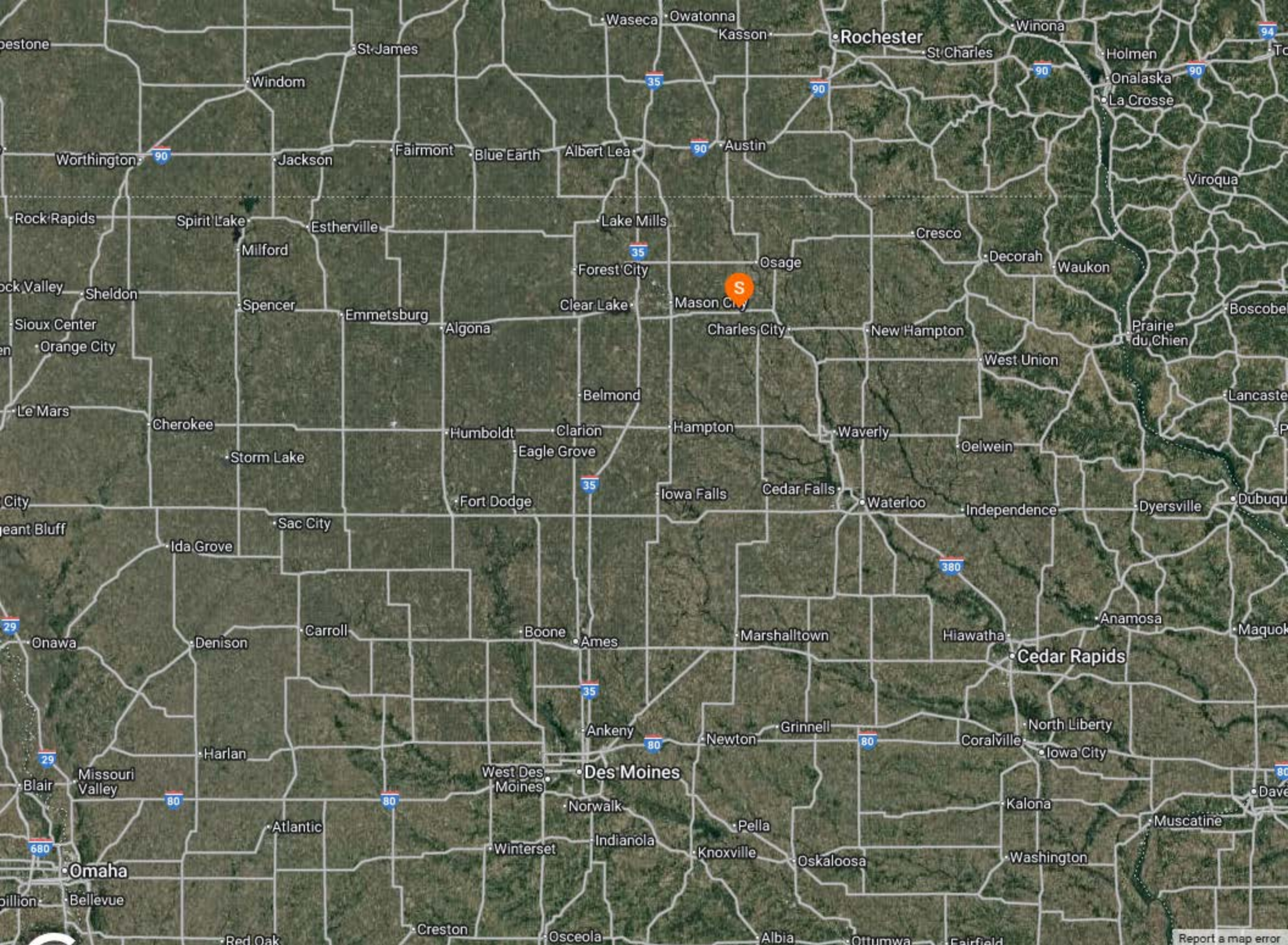
Largest Employers

MercyOne	850
Archer Daniels Midland (ADM)	760
Custom-Pak, Inc	672
Clinton Community School District	550
3M	450
Hy-Vee	270
MacLean-Fogg (Metform)	400
Diamond-Drives by Timken	577

Floyd County GDP Trend







1

Mason City

16.18 miles | 23.2 minutes

2

Waterloo

64.34 miles | 61.8 minutes

3

Rochester

77.01 miles | 87.1 minutes

4

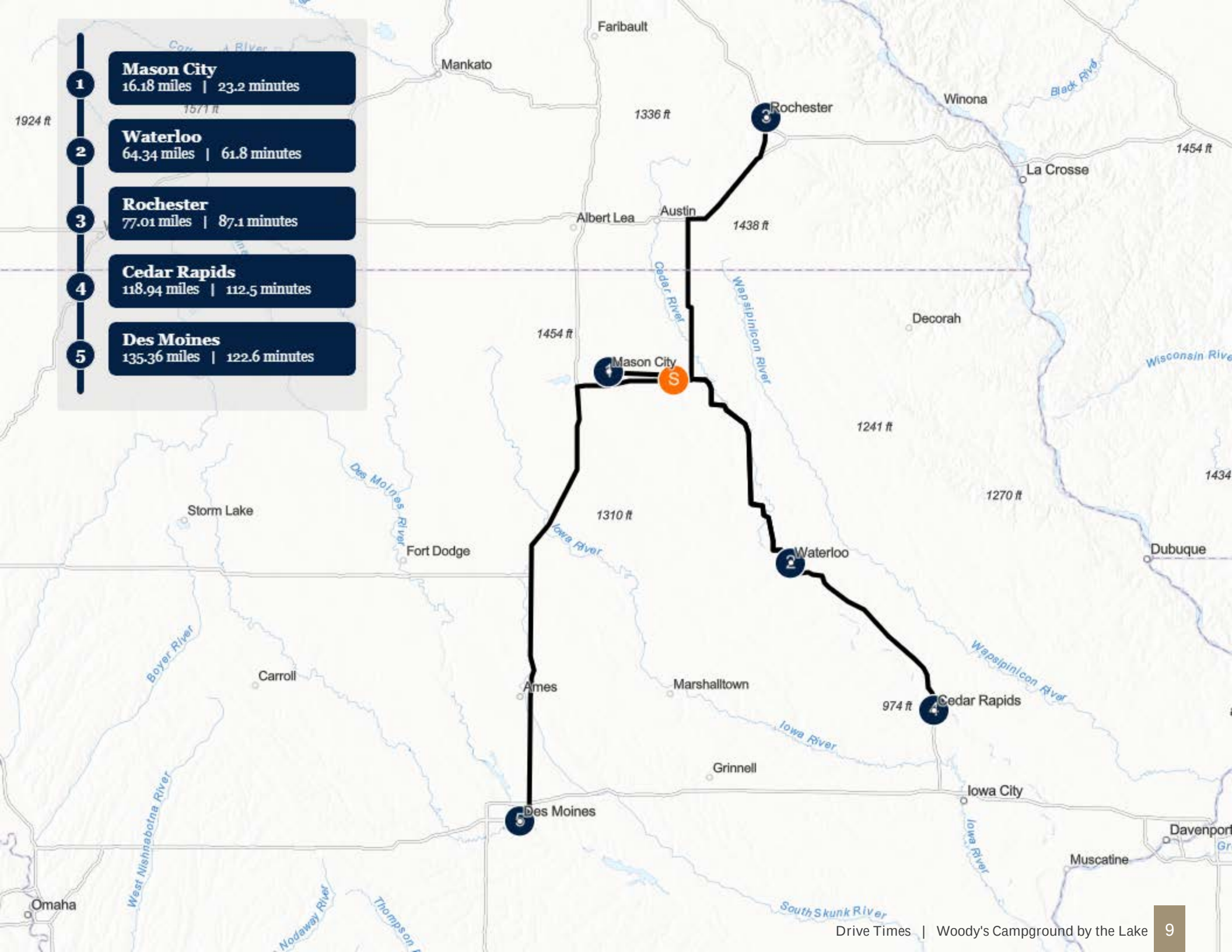
Cedar Rapids

118.94 miles | 112.5 minutes

5

Des Moines

135.36 miles | 122.6 minutes



03

Property Description

Property Features

Property Images

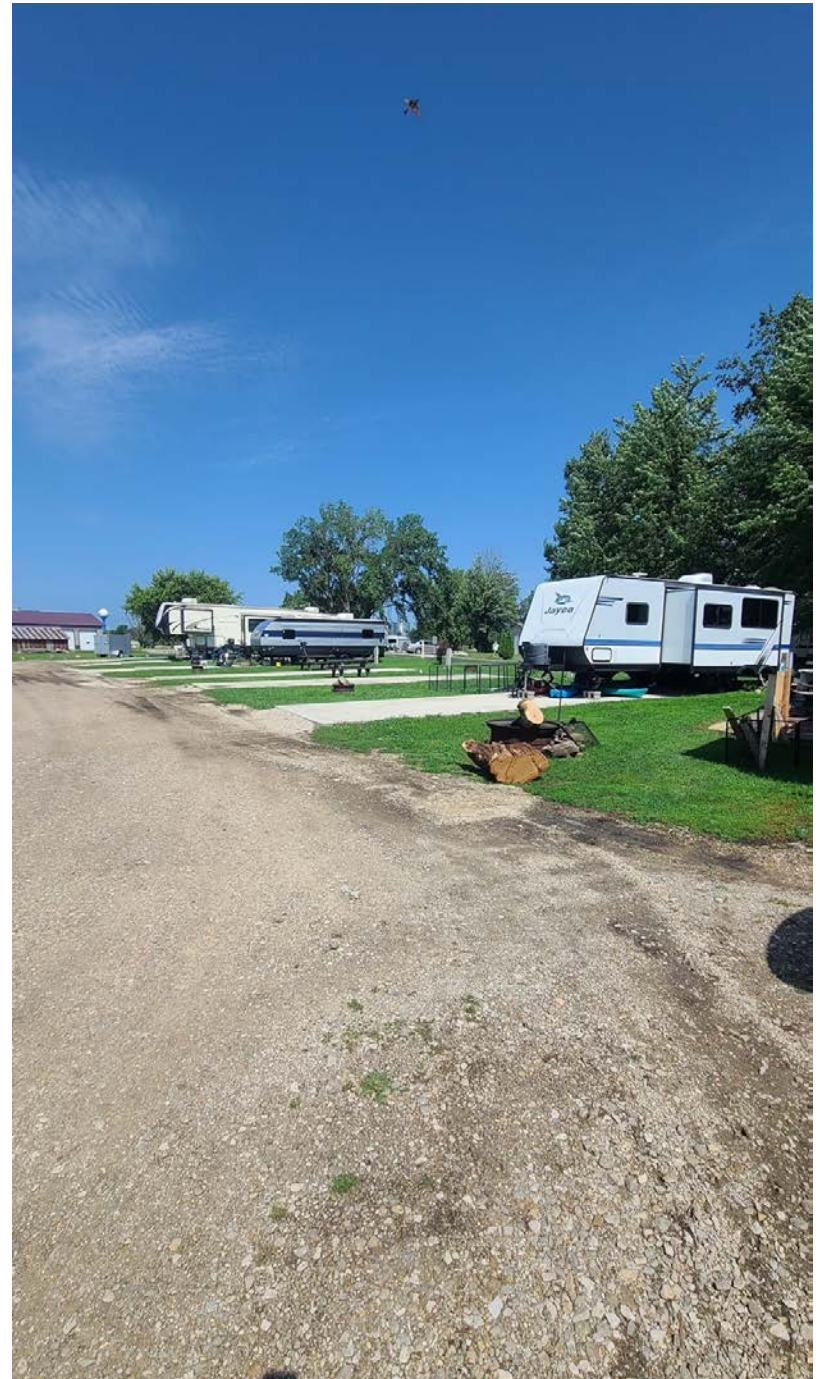
Public Amenities Within Rudd City Park

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

04

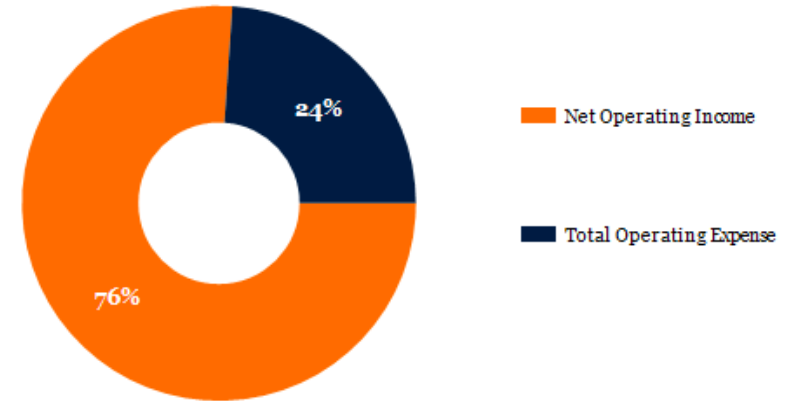
Financial Analysis

Income & Expense Analysis

REVENUE ALLOCATION

CURRENT

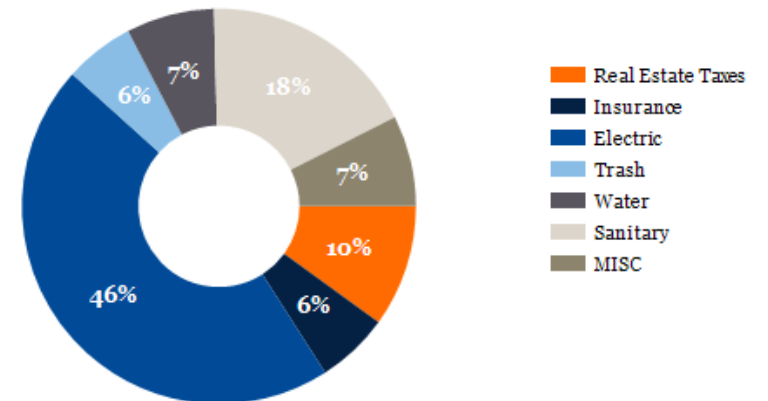
INCOME	CURRENT
Gross Scheduled Rent	\$28,080
Effective Gross Income	\$28,080
Less Expenses	\$6,714
Net Operating Income	\$21,366



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
% 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.

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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