



VIEW CREST LODGE

3415 PATRICKS POINT DR, TRINIDAD, CA 95570

SMI REAL ESTATE

IN ASSOCIATION WITH SCOTT REID & PARASELL,
INC. | A LICENSED CALIFORNIA BROKER #02101543



VIEW CREST LODGE

TRINIDAD, CA

\$4,750,000

OPERATING ASSET PRICE

ASHLEY OFFENSEND LISTING BROKER

LICENSED IN THE STATE OF OREGON #201245760

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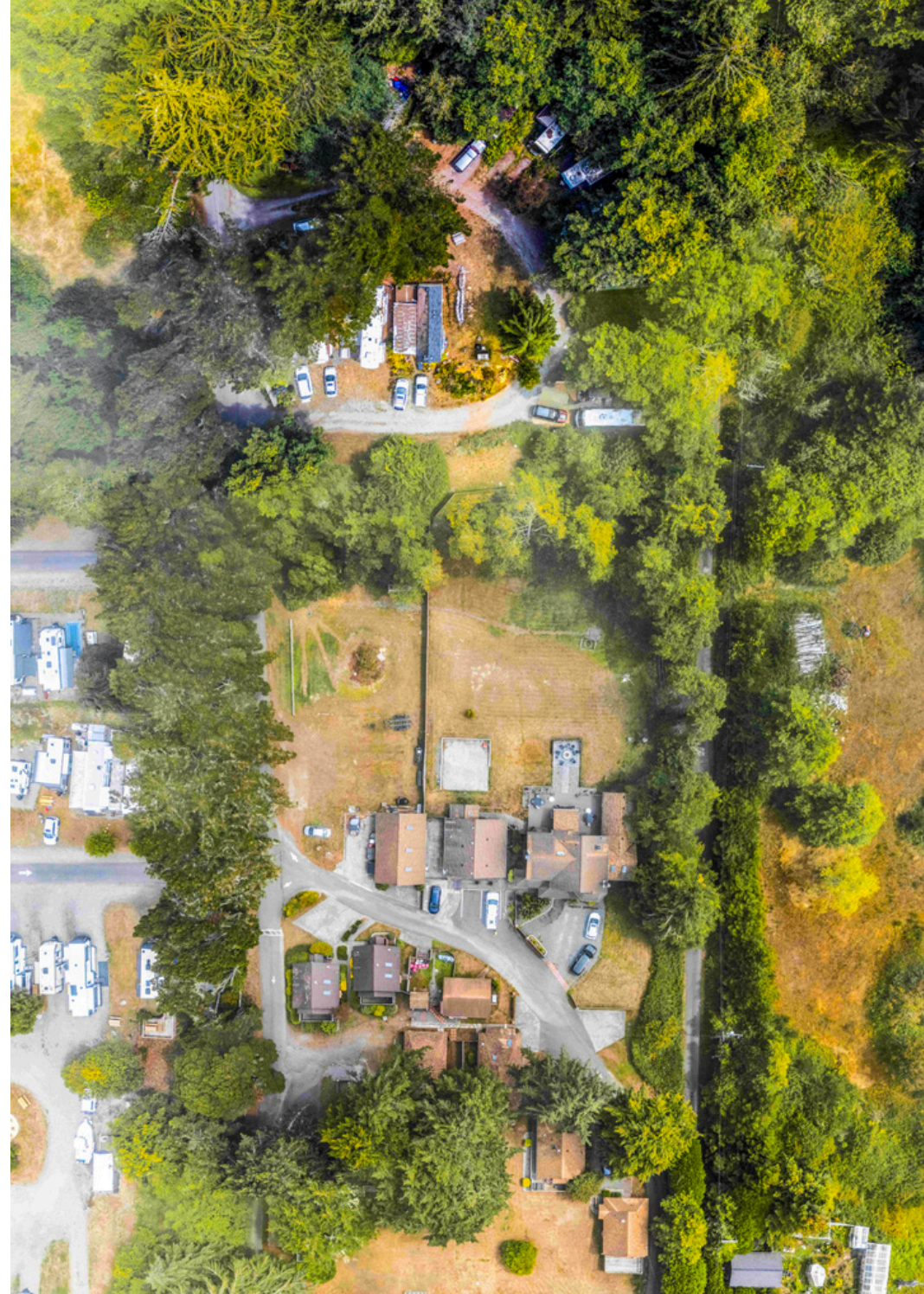
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INVESTMENT OVERVIEW

VIEW CREST LODGE

VIEW CREST LODGE – GATEWAY TO REDWOOD COAST RECREATION

View Crest Lodge is a dual-revenue coastal asset on 8.2 acres just north of Trinidad: 11 freestanding cabins (all with kitchens; several with hot tubs and gas fireplaces; one ADA), plus a fully occupied 38-space long-term RV community. Operations include a housekeeping lodge, guest laundry/ice, breakfast prep room, BBQ pavilion, and commercial generators that back up the hotel, office, manager's unit, and main house. The property runs at roughly ~90% annual occupancy and is consistently top-rated online; it's also been featured by Sunset Magazine. Redwood National & State Parks and Arcata–Eureka airport are about 15 minutes away.



\$4,750,000

OPERATING ASSET PRICE

3,200 SF

5-bed home*

INCLUDED RESIDENCE

*NON-INCOME PRODUCING

\$450,000

INCLUDED RESIDENCE VALUE

\$5,200,000

ALL-IN PRICE

10.56%

SCHEDULED CAP RATE

90%

OCCUPANCY



3,200 SF

5-bed home*

INCLUDED RESIDENCE

**NON-INCOME PRODUCING*

\$450,000

INCLUDED RESIDENCE VALUE

\$5,200,000

ALL-IN PRICE

INVESTMENT HIGHLIGHTS

- 9.97% day 1 cap rate on operating asset value.
- Hybrid income streams. 11 remodeled cabins with kitchens (some hot tubs / fireplaces) + 38-space LTRV park separated from the lodging zone.
- Occupancy & ratings. ~90% annual occupancy with strong OTA scores; streamlined distribution via InnRoad, Expedia, Booking.com, Airbnb, and the property website.
- Very below-market LTRV rents. Current monthly space rents roughly \$330–\$450 – see rent comps, page 19.
- Permitted/physical upside. Five additional non-septic RV hookups are already permitted and unused; undeveloped portions present potential for more spaces (approvals required).
- Resilient operations. Generator backup for the hotel, office, manager's unit, and main house; updated water (10,000-gal tanks), electric, propane, internet, and septic.
- On-site housing flexibility. 3,200 SF 5-bedroom main home + bi-level manager's apartment over registration; manager's unit is permitted as a guest room and has been rented nightly with high occupancy.
- Proven destination. Minutes to beaches and trails; ~15 minutes to Redwood National Park and regional airport; third-party press via *Sunset Magazine*.



SITE DETAILS

INFRASTRUCTURE	
ROAD SURFACE	Pavement & Gravel
ROAD CONDITION	Good
PARKING	On-Site
UTILITY LOCATION	Above Ground
WATER LINE CONSTRUCTION	PVC/Galvanized
SEWER LINE CONSTRUCTION	ABS

UTILITIES	
	PUBLIC / PRIVATE
WATER	Private
SEWER	Private
ELECTRICITY	Public

SITE SUMMARY	
SITE TYPE	QTY
Cabins	11
RV	38
Single Family Home	1
TOTAL	50



WHY WE LIKE THIS OPPORTUNITY

- **Two NOI engines.** Lodging ADRs (~\$135–\$265 summer; \$120– \$235 winter) sit in the area’s low- to -mid range, leaving room for yield management; the RV side provides steady, defensive cashflow with measurable upside.
- **Rent basis advantage (tempered by regulation).** LTRV rents are materially below nearby long- term comps. The path is a proven, but not a jump – subject to applicable rent control ordinances and resident relations.
- **Immediate levers.** Activate five already-permitted RV hookups; consider selective expansion in undeveloped areas (entitlements required); optimize minimum-stay policies to push shoulder-season
- **Operational durability.** Generator coverage reduces revenue interruptions common to North Coast weather; upgraded utilities and long-standing vendor relationships simplify takeover.
- **Flexible housing = revenue tool.** For non-owner-operators, the 3,200 SF main house can be repurposed as:
 - Large-format vacation rental for families/groups
 - Staff housing to stabilize labor,
 - A “signature” unit anchoring buy-outs/events alongside the BBQ pavilion and common areas, or a retreat HQ paired with a cabin cluster. (Local rules apply.)

SITE MAP



VIEW CREST LODGE



8.20	517-062-003-000
TOTAL ACRES	PARCEL NUMBER





LOCATION OVERVIEW

VIEW CREST LODGE

TRINIDAD CALIFORNIA

Trinidad is a small seaside city on California's North Coast in Humboldt County, fronting sheltered Trinidad Bay. The town centers on a working harbor and the state's northernmost oceanfront pier, with short trails on Trinidad Head that deliver panoramic views and reliable whale-watching during migrations. Arcata–Eureka Airport (ACV) sits roughly 8–10 miles south, an easy drive for fly-in access.

Beaches ring the headland: Trinidad State Beach (including College Cove) lies just north of the pier; Indian Beach wraps the south side of Trinidad Head. Two miles up the road, Sue-meg State Park adds Agate Beach, tidepools, coastal bluffs, and a network of short hikes.

Trinidad is a practical base for exploring Redwood National & State Parks—home to old-growth coast redwoods and roughly 139,000 acres of protected forest—while keeping guests close to the coast. Trail loops on the head and at Sue-meg offer quick outings; longer days can push north to Prairie Creek or south toward Humboldt Redwoods.

On the water, the pier and harbor support crabbing and small-craft access under the Trinidad Rancheria, and the shoreline offers calm coves for kayaking and tidepooling when conditions allow. Visitors also find an easy mix of local museums, galleries, and small-town amenities that serve both residents and year-round travelers.



LOCATION OVERVIEW



CRESCENT CITY
60 MILES





VIEW CREST
LODGE

MCKINLEYVILLE
14 MILES



CALIFORNIA REDWOOD COAST
HUMBOLDT COUNTY AIRPORT

EUREKA
27 MILES

ARCATA
20 MILES



FORTUNA
45 MILES



AREA RECREATION TRENDS & EXPENDITURES



250,000+

TOTAL REGIONAL
POPULATION
(2024)



\$63,000

MEDIAN
HH INCOME
(2019-2023)



~\$612,000,000

SPENDING:
RECREATIONAL
VEHICLES & FEES:



~\$3,140,000,000

SPENDING:
RECREATION &
ENTERTAINMENT



830,000

WENT CAMPING
LAST
12 MONTHS



1,370,000

WENT HIKING
LAST
12 MONTHS



260,000

WENT BOATING
LAST
12 MONTHS



500,000

FISHED IN FRESH
WATER
LAST 12 MONTHS



2,020,000

VISITED A BEACH
LAST
12 MONTHS



220,000

FISHED IN SALT
WATER
LAST 12 MONTHS





FINANCIAL SUMMARY

VIEW CREST LODGE

UNDERWRITING

INCOME	2024	Scheduled	Notes
GROSS RV RENT	\$133,500	\$140,175	Actuals
GROSS LODGING RENT	\$767,576	\$805,955	Actuals
EFFECTIVE RENTAL INCOME	\$901,076	\$946,130	
OTHER INCOME			
Electrical Income	\$37,952	\$38,711	2% Increase
EFFECTIVE GROSS INCOME	\$939,028	\$984,841	
EXPENSES	2024	Scheduled	Notes
Real Estate Taxes	\$55,000	\$55,000	Adjusted for Prop 13. 1.1% of sale price
Bed Tax	\$6,281	\$6,407	Actuals
Insurance	\$27,352	\$30,000	Broker PF
Total Utilities	\$112,900	\$115,158	
Electricity	\$69,900	\$71,298	Actuals
Septic	\$2,600	\$2,652	Actuals
Water	\$2,000	\$2,040	Permit & water test
Propane	\$29,900	\$30,498	Actuals
Telephone/Cable	\$8,500	\$8,670	Convert cable to YouTube TV
Payroll	\$85,000	\$86,700	Actuals
Repair & Maintenance	\$19,152	\$19,535	Actuals
Trash	\$14,100	\$14,382	Actuals
Landscaping	\$3,016	\$3,076	Actuals
Legal/Professional Fees	\$1,667	\$1,700	Broker PF
License/Permits	\$1,608	\$1,640	Actuals
Administrative	\$1,697	\$1,730	Broker PF
Advertising (Expedia & Booking.com)	\$41,534	\$42,365	Actuals
Internet	\$1,663	\$1,696	Actuals
Supplies	\$30,000	\$30,600	Actuals
Credit Card Fees	\$20,891	\$21,309	Actuals
Dues/Subscriptions	\$3,197	\$3,261	Actuals
Operating Reserves	\$3,675	\$3,749	\$75 per site/rental unit
Management	\$46,951	\$47,890	Adjusted for 5% EGI
TOTAL EXPENSES	\$475,683	\$486,198	
% Expense Ratio	50.66%	49.37%	
NET OPERATING INCOME	\$463,345	\$498,643	
Cap Rate	9.81%	10.56%	

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



COMPARABLE PROPERTIES

VIEW CREST LODGE

RENT COMPARABLES

	PROPERTY	SITES	CABIN/HOUSE DAILY	RV DAILY	LONG TERM	W/S/T INCLUDED	DISTANCE
	 VIEW CREST LODGE Trinidad, CA	49	\$200	NA	\$330	Yes	-
1	CAMP TRINIDAD RV PARK Trinidad, CA	52	\$200	\$80	\$1,060	Yes	0.1 mile
2	TRINIDAD EXTENDED STAY RV Trinidad, CA	72	N/A	N/A	\$650	No	4 miles
3	REDWOODS RIVER RESORT Leggett, CA	67*	\$200	\$85	N/A	Yes	110 miles
4	GIANT REDWOODS RV & CABINS Myers Flat, CA	58	\$165	\$76	N/A	Yes	80 miles
5	EMERALD FOREST CABINS & RV Trinidad, CA	72	\$189	\$52	N/A	Yes	4 miles
6	BENBOW KOA Gardnerville, CA	101	\$230	\$108	N/A	Yes	97 miles

**Includes commercial space*

SALES COMPARABLES

PROPERTY		LOCATION	SALE DATE	PRICE	SITES	PRICE PER SPACE
	VIEW CREST LODGE	Trinidad, CA	Subject	\$4,750,000	49	\$96,939
1	TRINIDAD INN	Trinidad, CA	10/13/2023	\$2,200,000	10	\$220,000
2	MIRANDA GARDENS RESORT	Miranda, CA	8/24/2023	\$2,050,000	16	\$128,125
3	FENSALDEN INN	Albion, CA	8/28/2023	\$2,150,000	8	\$268,750
4	SHELTER COVE RV PARK	Shelter Cove, CA	12/28/2023	\$3,350,000	50	\$67,000
5	LAKE MORENA RV PARK	Campo, CA	6/16/2025	\$2,920,000	32	\$91,250
6	CRESCENT CITY REDWOODS KOA	Crescent City, CA	4/21/2025	\$3,070,000	42	\$73,095

OFFERING DETAILS

SMI has been engaged as the exclusive listing Broker representative for the owner of this property ("Owner") with respect to the sale of this property. No contact shall be made by any prospective purchaser (or its agents) to the Owner, its executives, staff, personnel, tenants or related parties.

This Investment Offering Memorandum ("OM") is a confidential solicitation of interest, and the information provided herein is provided for the sole purpose of considering the purchase of the property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the property or to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the OM or making an offer to purchase the property unless and until Owner and purchaser have mutually executed a purchase agreement with terms acceptable to the Owner and purchaser. By receipt of this OM, prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any and all liability with respect hereto.

The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible. All information contained herein is confidential in nature, and recipient agrees not to photocopy, duplicate, forward, distribute, or solicit third party interest without written permission and consent from Owner or SMI.

Neither SMI nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property.

OFFER SUBMISSION

Offers should be presented in the form of a non-binding Letter of Intent, spelling out all significant terms and conditions of Purchaser's offer including, but not limited to:

- Asset Pricing
- Due Diligence & Closing Time Frame
- Deal Structure & Each Party's Rights & Responsibilities (as applicable)
- Earnest Money Deposit
- A Resume of Previous Manufactured Housing Ownership Experience
- Qualifications to Close
- Details of Debt & Equity Financing with Proof of Funds

Agate Beach



View Crest Lodge



Sea Cliff Motel

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