



# PARADISE SHORES RV PARK

2399 HWY 182, BRIDGEPORT, CA 93517

**SMI** REAL ESTATE

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



# PARADISE SHORES RV PARK

2399 HWY 182, BRIDGEPORT, CA 93517

**\$1,900,000**  
PRICE

## ASHLEY OFFENSEND

LISTING BROKER

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# INVESTMENT OVERVIEW

2399 HWY 182, BRIDGEPORT, CA 93517

# INVESTMENT HIGHLIGHTS

- 40 total sites consisting of 35 RV sites, 5 manufactured home sites, and 5 van/tent sites in a high-barrier mountain recreation market near Yosemite and Mono Lake.
- Located along a primary travel corridor serving Yosemite National Park and numerous Eastern Sierra world-class outdoor recreation destinations.
- Stabilized and professionally operated park with established systems and documented financials.
- Online reservation and dynamic pricing platform allows automated rate management, remote oversight, and reduced day-to-day operational burden.
- Strong online presence and repeat raving fan guest base supported by top ratings across Hipcamp, Airbnb, Google, Yelp and Tripadvisor.
- Existing operations include eight park-owned model units that complement traditional RV accommodations and diversify lodging options.
- Recent \$75,000 capital improvements completed by current ownership.
- Targeted marketing to the adventure crowd, capturing a growing outdoor recreation market

\$1,900,000

PRICE

40

TOTAL SPACES

\$163,890

NET OPERATING INCOME

9.24%

SCHEDULED CAP RATE

1.62

ACREAGE

8181008000

PARCEL NUMBER



# WHY WE LIKE THIS OPPORTUNITY

Paradise Shores RV Park is a stabilized, professionally managed destination RV park serving travelers visiting Yosemite, Mono Lake, and the Eastern Sierra recreation corridor. The property operates with established systems, modern reservation technology, and a documented history of online bookings and repeat guests. Current ownership has invested in operations, infrastructure, and marketing channels that allow the park to run efficiently with remote oversight. The property is positioned for buyers seeking a functioning turnkey outdoor hospitality asset.

Revenue is driven by short-term and seasonal stays supported by strong regional tourism demand and the park's location along a primary Yosemite travel route. The existing reservation platform allows automated pricing, simplified guest management, and visibility into forward bookings.

The primary opportunity for a new owner is operational and marketing expansion rather than physical repositioning. A buyer can increase marketing reach, expand digital advertising, and further leverage online booking channels. The site also supports the addition of small cabin or tiny home accommodations, which can expand nightly revenue and diversify the lodging mix.

This asset is suited for buyers seeking a stabilized outdoor hospitality investment with established operations and clear paths to incremental revenue growth.











# LOCATION OVERVIEW





# FINANCIAL SUMMARY

2399 HWY 182, BRIDGEPORT, CA 93517

# INCOME

|                               | 2025             | Per Site       | Scheduled        | Per Site       | NOTES |
|-------------------------------|------------------|----------------|------------------|----------------|-------|
| <b>GROSS POTENTIAL RENT</b>   | \$305,450        | \$7,636        | \$332,940        | \$8,323        | 1     |
| <b>OTHER INCOME</b>           |                  |                |                  |                |       |
| Store Income                  | \$906            | \$23           | \$988            | \$25           |       |
| Fee Income                    | \$25,653         | \$641          | \$27,961         | \$699          |       |
| Utility Reimbursement         | \$1,699          | \$42           | \$1,852          | \$46           |       |
| <b>Total Other Income</b>     | \$28,258         | \$706          | \$30,801         | \$770          |       |
| <b>EFFECTIVE GROSS INCOME</b> | <b>\$333,707</b> | <b>\$8,343</b> | <b>\$350,423</b> | <b>\$8,761</b> |       |



# EXPENSES

|                                | 2025             | Per Site       | Scheduled        | Per Site       | Notes |
|--------------------------------|------------------|----------------|------------------|----------------|-------|
| Real Estate Taxes              | \$20,900         | \$523          | \$20,900         | \$523          | 2     |
| Transient Occupancy Tax        | \$32,198         | \$805          | \$32,842         | \$821          | 3     |
| Insurance                      | \$15,979         | \$399          | \$16,299         | \$407          | 4     |
| <b>Total Utilities</b>         | <b>\$24,540</b>  | <b>\$613</b>   | <b>\$25,030</b>  | <b>\$626</b>   |       |
| Electricity                    | \$15,401         | \$385          | \$15,709         | \$393          | 5     |
| Well                           | \$1,458          | \$36           | \$1,487          | \$37           | 6     |
| Septic                         | \$1,664          | \$42           | \$1,697          | \$42           | 7     |
| Propane                        | \$4,499          | \$112          | \$4,589          | \$115          | 8     |
| Telephone/Internet             | \$1,518          | \$38           | \$1,548          | \$39           | 9     |
| Payroll                        | \$20,677         | \$517          | \$21,090         | \$527          | 10    |
| Repair & Maintenance           | \$4,958          | \$124          | \$5,057          | \$126          | 11    |
| Trash                          | \$2,706          | \$68           | \$2,760          | \$69           | 12    |
| Landscaping                    | \$0              | \$0            | \$0              | \$0            | 13    |
| Legal/Professional Fees        | \$1,000          | \$25           | \$1,020          | \$26           | 14    |
| License/Permits                | \$765            | \$19           | \$780            | \$19           | 15    |
| Administrative                 | \$650            | \$16           | \$663            | \$17           | 16    |
| Advertising                    | \$1,810          | \$45           | \$4,000          | \$100          | 17    |
| Reservation Fees/CC Processing | \$8,805          | \$220          | \$8,981          | \$225          | 18    |
| Supplies                       | \$11,209         | \$280          | \$11,433         | \$286          | 19    |
| Software                       | \$2,918          | \$73           | \$2,977          | \$74           | 20    |
| Cost of Goods                  | \$1,583          | \$40           | \$1,615          | \$40           | 21    |
| Cleaning and Janitorial        | \$17,120         | \$428          | \$17,462         | \$437          | 22    |
| Operating Reserves             | \$2,000          | \$50           | \$2,000          | \$50           |       |
| <b>TOTAL EXPENSES</b>          | <b>\$169,817</b> | <b>\$4,245</b> | <b>\$174,909</b> | <b>\$4,373</b> |       |
| % Expense Ratio                | 50.89%           |                | 49.91%           |                |       |
| <b>NET OPERATING INCOME</b>    | <b>\$163,890</b> |                | <b>\$175,514</b> | <b>\$4,388</b> |       |
| Cap Rate                       | 8.63%            |                | 9.24%            |                |       |

# OPERATIONAL NOTES

- 1 Includes TOT recapture
- 2 Adjusted for Prop 13
- 3 Recaptured in revenue
- 4 Current Pricing
- 5 2025 P&L
- 6 2025 P&L
- 7 2025 P&L
- 8 2025 P&L
- 9 2025 P&L
- 10 House Cleaner and winter care taker plus manager
- 11 2025 P&L
- 12 2025 P&L
- 13 Included in R&M & Payroll
- 14 Normalized
- 15 2025 P&L
- 16 2025 P&L
- 17 2025 P&L. Scheduled reflects increased spend and effort
- 18 2025 P&L
- 19 Includes office and lodging supplies
- 20 Online reservation software
- 21 2025 P&L
- 22 2025 P&L



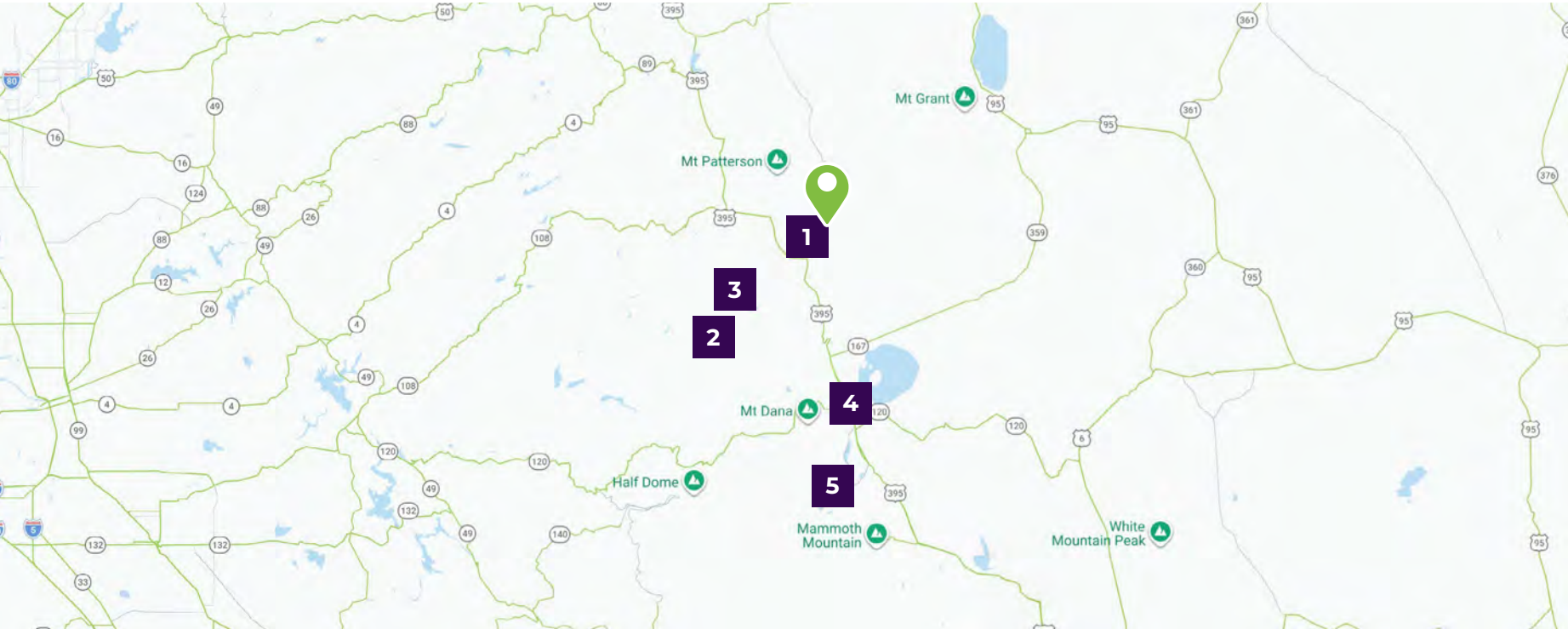


# COMPARABLES SUMMARY

2399 HWY 182, BRIDGEPORT, CA 93517

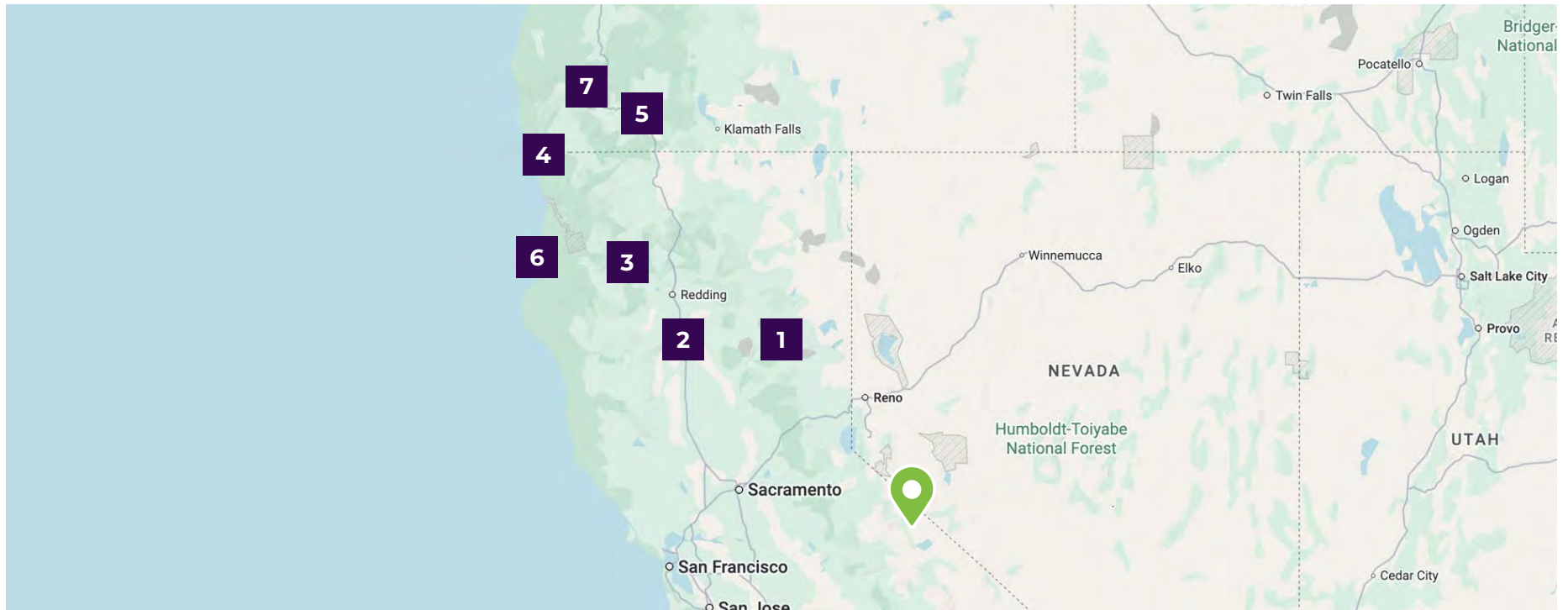
# COMPARABLE RENTS

|   | PROPERTY             | CITY       | STATE | SITES | AVERAGE NIGHTLY RENT | W/S/T INCLUDED | DISTANCE   |
|---|----------------------|------------|-------|-------|----------------------|----------------|------------|
| ★ | Paradise Shores      | Bridgeport | CA    | 40    | \$55                 | Yes            | -          |
| 1 | Bridgeport Reservoir | Bridgeport | CA    | 35    | \$49                 | Yes            | .6 Miles   |
| 2 | Twin Lakes Resort    | Bridgeport | CA    | 16    | \$53                 | Yes            | 13.1 Miles |
| 3 | Doc & Al's Resort    | Bridgeport | CA    | 17    | \$45                 | Yes            | 10.1 Miles |
| 4 | Mono Vista RV Park   | Lee Vining | CA    | 46    | \$61                 | Yes            | 27.1 Miles |
| 5 | Silver Lake Resort   | June Lake  | CA    | 85    | \$62                 | Yes            | 45.8 Miles |



# COMPARABLE SALES

|   | PROPERTY              | CITY          | STATE | SALE DATE  | PRICE       | SITES | PRICE/SPACE |
|---|-----------------------|---------------|-------|------------|-------------|-------|-------------|
| ★ | Paradise Shores       | Bridgeport    | CA    | Subject    | \$1,900,000 | 40    | \$47,500    |
| 1 | Pioneer RV Park       | Quincy        | CA    | 12/31/2025 | \$2,750,000 | 65    | \$42,308    |
| 2 | Heritage RV Park      | Corning       | CA    | 11/20/2025 | \$2,500,000 | 91    | \$27,473    |
| 3 | Whispering Pines      | Weaverville   | CA    | 1/3/2025   | \$1,100,000 | 36    | \$30,556    |
| 4 | Crescent City KOA     | Crescent City | CA    | 4/21/2025  | \$3,070,000 | 42    | \$73,095    |
| 5 | Wagner Creek Estates  | Talent        | OR    | 8/9/2025   | \$1,725,000 | 25    | \$69,000    |
| 6 | Shoreline RV Park     | Eureka        | CA    | 4/17/2025  | \$2,680,000 | 69    | \$38,841    |
| 7 | Whitehorse RV Village | Grants Pass   | OR    | 11/14/2025 | \$2,150,000 | 43    | \$50,000    |



# OFFERING DETAILS

SMI Real Estate and Parasell Inc 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 the Owner, SMI Real Estate or Parasell Inc.

Neither SMI Real Estate, Parasell Inc 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



## OREGON REAL ESTATE AGENCY

### Initial Agency Disclosure Pamphlet

*Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you at first contact as required by Oregon Administrative Rule (OAR) 863-015-0215.*

**This pamphlet is informational only.** Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.

#### Fair Housing Statement

Oregon's laws protect you from being treated differently because of your race, color, religion, sex, national origin, source of income, domestic violence survivor status, marital status, sexual orientation, or gender identity, or whether you have kids or a disability.

If you think you are being discriminated against when looking for a home or applying for home financing, you can file a complaint with the Oregon Bureau of Labor and Industries at <https://complaints.boli.oregon.gov>.

#### Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

- **Seller's Agent** — Represents the seller only.
- **Buyer's Agent** — Represents the buyer only.
- **Disclosed Limited Agent** — Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

#### Definition of "Confidential Information"

Generally, agents must maintain confidential information about their clients.

"Confidential information" is information communicated to a real estate agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell.

"Confidential information" does not mean information that:

- The buyer instructs the agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer.
- The agent knows or should know failure to disclose would constitute fraudulent representation.

#### Duties and Responsibilities of a Seller's Agent

Under a written listing agreement (seller representation agreement), an agent represents the seller only. A listing agreement must be entered into prior to the agent acting on behalf of the seller in offering the real property for sale or in finding and obtaining a buyer.

An agent who represents only the seller owes the following affirmative duties to the seller, the other parties, and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller's agent owes the seller the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the seller;
3. To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
5. To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between seller and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

#### Duties and Responsibilities of a Buyer's Agent

Under a written buyer representation agreement, an agent represents the buyer and the buyer's interests only, regardless of the source of compensation. A representation agreement must be entered into before, or as soon as reasonably practicable after, the licensee has started efforts to assist the buyer in purchasing property or in identifying property for purchase.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties, and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A buyer's agent owes the buyer the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the buyer;
3. To be loyal to the buyer by not taking action that is adverse or

- detrimental to the buyer's interest in a transaction;
4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between buyer and agent.

Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

#### Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

An agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written Disclosed Limited Agency Agreement signed by both seller and/or buyer(s). A signed Disclosed Limited Agency Agreement is in addition to the required written listing agreement and buyer representation agreement(s).

Disclosed Limited Agents have the following duties to their clients:

1. To the seller, the duties listed above for a seller's agent;
2. To the buyer, the duties listed above for a buyer's agent; and
3. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
  - a. That the seller will accept a price lower or terms less favorable than the listing price or terms;
  - b. That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
  - c. Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents under the same principal broker establish agency relationships with different parties in the same transaction, only the principal broker acts as a **Disclosed Limited Agent** for both buyer and seller. The other agents continue to represent only their original party unless all parties agree otherwise in writing. The principal broker and the agents representing either party owe the following duties to both seller and buyer:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

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