

Rental Units-

WACO Convention March 11 - 15, 2020

Bud Styer

Bud Styer Associates, LLC

Owner—Operator—Consultant*

- Smokey Hollow Campground, LLC
- Jellystone Park™ Fort Atkinson
- Whistle Stop Campground Marshall
- Camping For The Fun of It.com

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Rental Units

Rental Unit Purchase – Example

35' Park Model	\$32,000
Deck	\$3,500
Skirting	<u>\$1,000</u>
Total Investment	\$36,500

Rental Revenue:

Income/Night	@\$185	ROI	@\$195	ROI	@\$215	ROI	@\$230	ROI
30 Site Nights	\$5,500	15%	\$5,850	16%	\$6,450	11%	\$6,900	18%
50 Site Nights	\$9,250	25%	\$9,750	26%	\$10,250	28%	\$11,500	31%
70 Site Nights	\$12,950	35%	\$13,650	37%	\$15,050	41%	\$16,100	44%
90 Site Nights	\$16,650	45%	\$17,550	48%	\$19,350	53%	\$20,700	56%
105 Site Nights	\$19,425	53%	\$20,475	56%	\$22,575	61%	\$24,150	66%

Rental Funding

Example: 5 Years

1 Park Model \$36,500

\$36,500 5 Year @ 6%

60 Months \$705.65/month

Payment Plan:

6 months on \$1,411.30 6/months

6 Months Off -0- payment

Total Annual Payments \$8,467.80

Rental Funding

Example: 5 Year

5 Park Model @ \$36,500 = \$182,500
\$182,500 5 Year @ 6%
60 Months \$3,528.25/month

Payment Plan:

6 months on \$7,056.50 6/months
6 Months Off -0- payment
Total Annual Payments \$42,339.00

Rental Funding

Example: 20 Year

1 Park Model \$36,500

\$36,500 20 Year @ 6%

240 Months \$261.50/month

Total Annual Payment \$3,138.00

Rental Funding

Example: 20 Year

5 Park Model \$182,500

\$182,500 20 Year @ 6%

240 Months \$1,307.49/month

Total Annual Payment \$15,689.88

Why Buy 1 Park Model

1 Park Model

5 Year payment option...

Purchase Price: \$36,500

Annual Payment: \$8,467.80

Annual Rental Income:

\$5500 to \$24,150

Why Buy 5 Park Models

5 Park Model

5 Year Payment Option...

Purchase Price: \$182,500

Annual Payment: \$\$42,339.00

Annual Rental Income:

\$27,500 to \$120,750

Why Buy 1 Park Model

1 Park Model

20 Year payment option...

Purchase Price: \$36,500

Annual Payment: \$3,138

Annual Rental Income:

\$5500 to \$24,150

Why Buy 5 Park Models

5 Park Model

20 Year Payment Option...

Purchase Price: \$182,500

Annual Payment: \$15,689.88

Annual Rental Income:

\$27,500 to \$120,750

The 20 Year Model Assumes Campground
Refinance to Include Rentals