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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

EDWARD RUPP

O: 952.820.1634 edward.rupp@svn.com MARK BATTLES

O: 952.820.1633 mark.battles@svn.com WALT ARNOLD, CCIM, SIOR



PROPERTY SUMMARY





OFFERING SUMMARY

SALE PRICE:	\$1,295,000
CAP RATE:	11.92%
RV SITES	24
LOT SIZE:	+/- 2.25 Acres
ZONING:	County Rural Area
APN:	1072145521516

BROKER OF RECORD

SVN/Walt Arnold Commercial Brokerage, Inc

PROPERTY OVERVIEW

SVN | Northco is pleased to present for sale the Taos RV Park, located in Ranchos de Taos, NM, approximately 4 miles Southwest of Taos, NM, and 1/2 mile from the famous San Francisco de Asis Church ("Property"). The Property has year-round guests and is currently at maximum capacity during the warmer months. On the property are: a small office building, a residence, and shower room/restroom. Additionally available are 3 Airstream trailers (23', 25', 27') and a tiny home.

PROPERTY HIGHLIGHTS

- 11.92% Cap Rate (Pro Forma)
- 24 Site RV Park with water, sewer, electrical hookups at each site
- Situated on ±2.254 acres, and development potential exists
- Additionally available are 3 newer Airstream Trailers (23', 25', 27') and a tiny home that can be rented for additional income

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SALE HIGHLIGHTS

PROPERTY HIGHLIGHTS

- 11.92% Cap Rate (Pro Forma). Historical financials are available.
- 24 Site RV Park with water, sewer, electrical hookups at each site
- Situated on ±2.25 acres, and development potential exists
- Additionally available are 3 newer Airstream Trailers (23', 25', 27') and a tiny home that can be rented for additional income
- Located in a year-round vacation destination and close to tourist attractions
- The Property opened for business in January 2023, and it is in the process of being stabilized
- This parcel has been grandfathered in to its zoning district to allow for its specific use on the land. Expanding the RV park by up to 25% can be done without the need for a special use permit.
- Located in the beautiful high desert with views of the Sangre de Cristo Mountains
- 4 miles from Taos, NM and 20 miles from the Taos Ski Valley
- Further information can be found on the property website: northco.com
- Broker of Record: SVN/Walt Arnold Commercial Brokerage, Inc.





EDWARD RUPP

O: 952.820.1634 edward.rupp@svn.com MARK BATTLES

O: 952.820.1633 mark.battles@svn.com WALT ARNOLD, CCIM, SIOR

O: 505.256.1255 walt.arnold@svn.com NM #9117

TAOS RV PARK | 1802 Paseo Del Pueblo Sur Taos, NM 87557

GUEST REVIEWS



"Absolutely one of the best Rv parks we have stayed in. Very clean and well maintained... We stayed on site 3 in a fifth wheel for 10 days. No complaints whatsoever."

WHAT PEOPLE ARE SAYING

- "Absolutely one of the best RV parks we have stayed in. Very clean and well
 maintained. The couple running the park are very friendly and helpful. We
 stayed in site 3 in a fifth wheel for 10 days. No complaints whatsoever." Freddy W
- "All amenities were great, super clean and recently renovated bathrooms, well
 lit at night, and close to restaurants in Taos. We would definitely stay there
 again." Anthony M
- "Nice little park that is under going renovations. The sites are clean and level.
 The bathrooms are brand new and spacious. You can't beat the location!" Aimee O
- "Very quiet, spacious lots, no hassle, and great location next to sagebrush inn (great bar) and there's a taco stand across the street (great breakfast tacos).
 Super close to the local gym/tennis club and a short drive to downtown." -Diane B
- "Well kept and clean, shady rv park with restroom facilities. Wonderful hosts!
 Cute log tiny house and three other Airstream rentals. Great spots for large
 rigs and some pull-throughs. Full hookups. Renovating dog park area.
 Beautiful flowerbeds. Highly recommended. Will definitely stay here again
 while in Taos." Karen H

EDWARD RUPP

O: 952.820.1634 edward.rupp@svn.com

MARK BATTLES

O: 952.820.1633 mark.battles@svn.com

WALT ARNOLD, CCIM, SIOR

RV PARK MAP



EDWARD RUPP

O: 952.820.1634 edward.rupp@svn.com MARK BATTLES

O: 952.820.1633 mark.battles@svn.com WALT ARNOLD, CCIM, SIOR

GROWTH OPPORTUNITIES





EDWARD RUPP
O: 952.820.1634
edward.rupp@svn.com

MARK BATTLES
O: 952.820.1633
mark.battles@svn.com

WALT ARNOLD, CCIM, SIOR
O: 505.256.1255
walt.arnold@svn.com
NM #9117

GROWTH OPPORTUNITIES

- **Develop Additional RV Sites:** This parcel has been grandfathered in to allow its specific use on this land. Expanding by up to 25% each is possible without the need for a special use permit.
- Add Additional Airstreams or Tiny Homes: There are currently three
 Airstream trailers that are additionally available, and there exists the
 opportunity to add additional Airstream trailers.
- Add Additional Amenities: A new owner could use the additional land on the property to develop or add recreational amenities such as pickleball courts, an outdoor pool, lawn games, etc.
- Taos, Ranchos de Taos, Taos Ski Valley Collaborations: A new owner could
 add tours of these areas or collaborate with other businesses to expand
 amenities & activities. One could consider a shuttle to and from the Ski Valley
 and/or a "stay and play" package.
- Increase Rates/Focus on Revenue Management

ADDITIONAL PHOTOS - RV PARK









MARK BATTLES
O: 952.820.1633
mark.battles@svn.com

WALT ARNOLD, CCIM, SIOR
O: 505.256.1255
walt.arnold@svn.com
NM #9117



ADDITIONAL PHOTOS - SHOWER/RESTROOM AND OFFICE









MARK BATTLES O: 952.820.1633 mark.battles@svn.com

WALT ARNOLD, CCIM, SIOR O: 505.256.1255 walt.arnold@svn.com NM #9117



ADDITIONAL PHOTOS - 3 AIRSTREAMS AND A TINY HOME (AVAILABLE SEPARATELY)







EDWARD RUPP
O: 952.820.1634
edward.rupp@svn.com

MARK BATTLES
O: 952.820.1633
mark.battles@svn.com



WALT ARNOLD, CCIM, SIOR
O: 505.256.1255
walt.arnold@svn.com
NM #9117





LOCATION INFORMATION





C: 952.820.1634 edward.rupp@svn.com

MARK BATTLES
O: 952.820.1633
mark.battles@svn.com

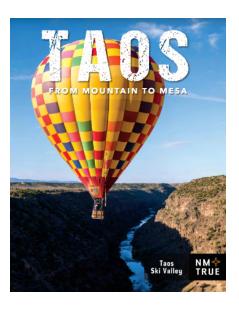
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O: 505.256.1255
walt.arnold@svn.com
NM #9117

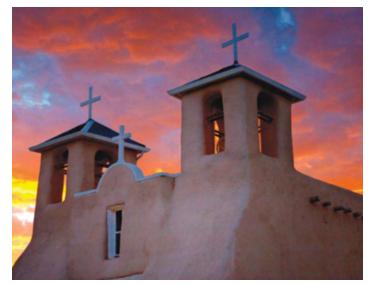
LOCATION OVERVIEW

Ranchos de Taos is a small town located in northern New Mexico, about 4 miles southwest of Taos and 45 miles north of Santa Fe. This area is famous for its vibrant arts community and cultural heritage - Ranchos de Taos is well known for its traditional adobe architecture, giving the village a charming and authentic Southwestern ambiance. Nestled in the high desert of New Mexico, Ranchos de Taos sports breathtaking views of the Sangre de Cristo Mountains and open plains. The area has long been a magnets for artists, writers, and musicians and hosts various art galleries, studios, and cultural events to showcase the creative talent of the local community.

The Taos Motor Lodge is located about 1/2 mile away from the prominent San Francisco de Asis Church (also known as the Rancho de Taos Church). This traditional adobe church, built in the early 18th century, is an architectural masterpiece and one of the most photographed and painted churches in the United States. This location offers ample opportunity for outdoor recreation such as hiking, mountain biking, horseback riding, and skiing in the nearby Taos Ski Valley. Ranchos de Taos offers a blend of history, culture, natural beauty and a sense of community that appeals to visitors from across the country. Whether exploring historic landmarks, enjoying the outdoors, or immersing oneself in the arts and local culture, the village offers a unique and enriching experience in the heart of New Mexico's enchanting landscape.

LOCAL ATTRACTIONS





EDWARD RUPP O: 952.820.1634 edward.rupp@svn.com

MARK BATTLES
O: 952.820.1633
mark.battles@svn.com

WALT ARNOLD, CCIM, SIOR
O: 505.256.1255
walt.arnold@svn.com
NM #9117

LOCAL ATTRACTIONS

- Ancient history, world class art, and amazing New Mexican cuisine set amid an amazing landscape epitomize the area. Spend time in crisp, clean, mountain air surrounding by high-alpine natural beauty.
- Taos Ski Valley (20 miles) Mountains climbing above 13,000 feet, temperature winters, combined with nearly 300 sunny days per year offer world-class ski adventures
- Adobe for hundreds of years, Taoseños built sustainably with mud bricks or adobe. From historic churches like the nearby, oft photographed and painted San Francisco de Assisi Mission church, to homes, and outdoor wood fired ovens, you will find these authentic and sustainable structures throughout Taos.
- Arts and Wellness Taos nurtures a prolific fine art scene drawing from its rich and diverse cultural heritage. Dozens of galleries and studies bring artists and tourists the the area.
- Taos Plaza is a popular tourist destination with many shops displaying Northern New Mexican food and cultural items including many made by local artisans. The famous Kit Carson House and Museum is here as well.
- The Rio Grande Gorge bridge At 650 feet above the river, The Rio Grande Gorge Bridge is the 2nd highest bridge on the US Highway system and the 5th highest in the US. During construction in the 1960s, funding ran out to continue the bridge on the other side, leading to the nickname "the bridge to nowhere." This bridge has found its way into several Hollywood blockbusters due to its awe-inspiring design and views.

REGIONAL MAP

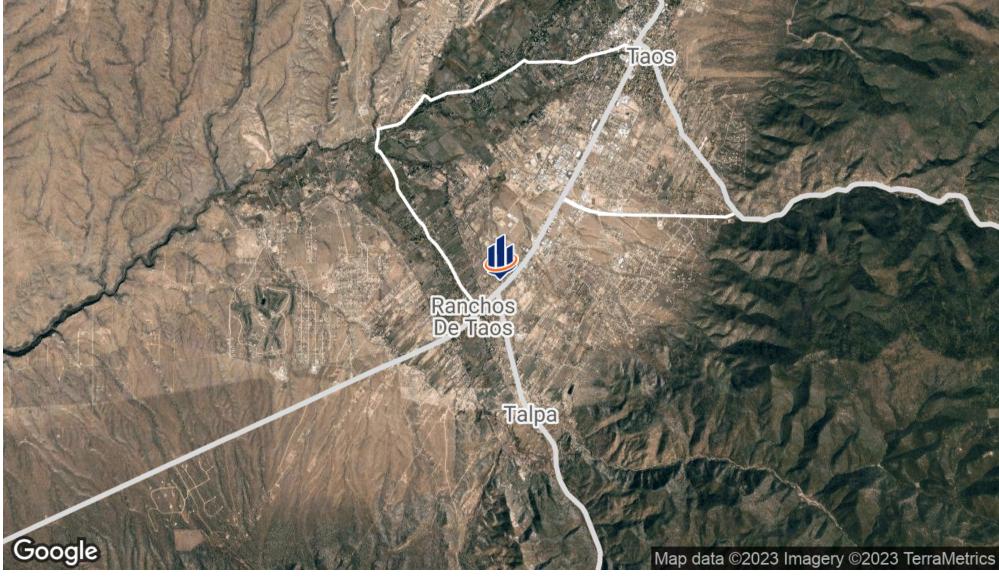


EDWARD RUPP

O: 952.820.1634 edward.rupp@svn.com MARK BATTLES

O: 952.820.1633 mark.battles@svn.com WALT ARNOLD, CCIM, SIOR

LOCATION MAP



EDWARD RUPP

O: 952.820.1634 edward.rupp@svn.com MARK BATTLES

O: 952.820.1633 mark.battles@svn.com WALT ARNOLD, CCIM, SIOR

PARCEL MAP



EDWARD RUPPO: 952.820.1634
edward.rupp@svn.com

MARK BATTLES
O: 952.820.1633
mark.battles@svn.com

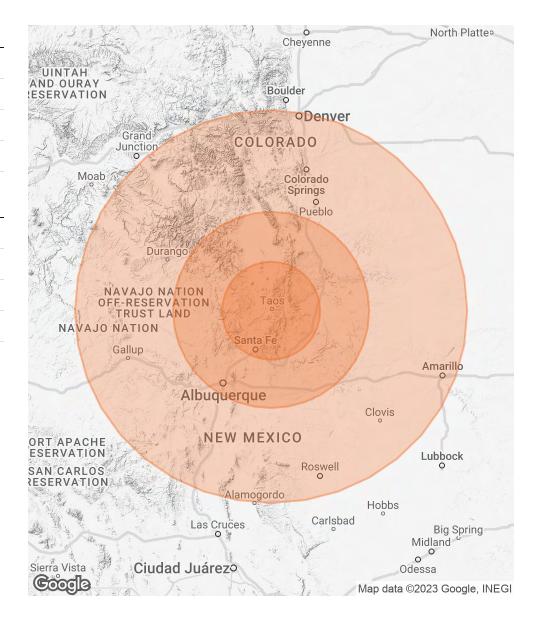
WALT ARNOLD, CCIM, SIOR
O: 505.256.1255
walt.arnold@svn.com
NM #9117

DEMOGRAPHICS MAP & REPORT

POPULATION	60 MILES	120 MILES	240 MILES
TOTAL POPULATION	245,004	1,214,611	5,742,930
AVERAGE AGE	45.0	41.3	39.0
AVERAGE AGE (MALE)	43.5	39.9	38.0
AVERAGE AGE (FEMALE)	46.1	42.5	39.9

HOUSEHOLDS & INCOME	60 MILES	120 MILES	240 MILES
TOTAL HOUSEHOLDS	133,277	567,256	2,503,903
# OF PERSONS PER HH	1.8	2.1	2.3
AVERAGE HH INCOME	\$60,850	\$63,947	\$79,622
AVERAGE HOUSE VALUE	\$338,435	\$251,075	\$318,925

^{*} Demographic data derived from 2020 ACS - US Census



EDWARD RUPP

O: 952.820.1634 edward.rupp@svn.com MARK BATTLES

O: 952.820.1633 mark.battles@svn.com WALT ARNOLD, CCIM, SIOR



EDWARD RUPP



EDWARD RUPP

Principal

edward.rupp@svn.com

Direct: 952.820.1634 | Cell: 651.492.0563

PROFESSIONAL BACKGROUND

Edward J. ("Ned") Rupp is a Principal at SVN | Northco and is a member of the SVN | Northco Commercial Real Estate team and the SVN | Northco Hospitality & Golf team. The SVN | Northco office is located in Minneapolis, Minnesota.

Ned's career has spanned a number of areas over the years, including commercial real estate, hospitality, marketing, sales, project management, and property management. Ned has managed teams at an award-winning boutique hotel in Saint Paul, a luxury island resort in Birchwood, Wisconsin, numerous award-winning restaurants, and a private membership club in Saint Paul. In addition, Ned served as a Project Manager for a commercial real estate development and management company located in Saint Paul. In addition to his real estate career, Ned owns a digital marketing agency.

Having grown up in the Cathedral Hill neighborhood of Saint Paul and having spent his entire life in the Midwest, Ned is an expert in the Saint Paul commercial real estate and hospitality markets, and since joining SVN | Northco has broadened his commercial real estate practice to the entire Twin Cities market, and his hospitality practice nationally.

SVN | Northco is a full service commercial real estate firm that has been a leader in the Twin Cities market since 1975.

SVN | Northco

1660 Hwy 100 South, Suite 330 Minneapolis, MN 55416-1573 952.820.1600

EDWARD RUPP

O: 952.820.1634 edward.rupp@svn.com MARK BATTLES

O: 952.820.1633 mark.battles@svn.com WALT ARNOLD, CCIM, SIOR

MARK BATTLES



MARK BATTLES

Associate Advisor

mark.battles@svn.com

Direct: 952.820.1633 | Cell: 651.503.9361

PROFESSIONAL BACKGROUND

Mark Battles, DVM is an Associate Advisor at SVN | Northco and is a member of the SVN | Northco Golf & Hospitality team and the SVN | Northco Commercial Real Estate team. The SVN | Northco office is located in Minneapolis, Minnesota.

Mark joins the SVN team after spending the better part of a decade as a practicing veterinarian in Denver, CO. Mark grew up in the St. Paul, Minnesota area, and moved to Washington, DC for undergraduate studies, then to Pomona, CA to earn his degree in veterinary medicine where he graduated with highest honors.

Mark returned home to the Twin Cities to join SVN | Northco and to begin a career in commercial real estate. Mark decided to move into commercial real estate not only to find a new challenge for himself, but also to help others to fulfill their real estate needs in order to excel in their careers. Through his years working as a small animal veterinarian and medical director in a busy general practice, urgent care, and emergency veterinary hospitals, Dr. Battles has gained invaluable knowledge concerning the workings and requirements for healthcare spaces.

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EDUCATION

SVN | Northco

1660 Hwy 100 South, Suite 330 Minneapolis, MN 55416-1573 952.820.1600

EDWARD RUPP

O: 952.820.1634 edward.rupp@svn.com MARK BATTLES

O: 952.820.1633 mark.battles@svn.com WALT ARNOLD, CCIM, SIOR

WALT ARNOLD (BROKER OF RECORD)



WALT ARNOLD, CCIM, SIOR

Managing Director

walt.arnold@svn.com

Direct: 505.256.1255 | Cell: 505.269.9358

NM #9117

PROFESSIONAL BACKGROUND

Walt Arnold, CCIM, SIOR, serves as Managing Director for SVN//Walt Arnold Commercial Brokerage, Inc., in Albuquerque, New Mexico. He specializes in sales and leasing of office and industrial buildings and Tenant and Buyer Representation.

Additionally, Arnold spent eight years in the National Football League playing for the Los Angeles Rams, Houston Oilers, and the Kansas City Chiefs.

As an active commercial real estate community member, Arnold is a Certified Commercial Investment Member (CCIM) and a member of the Society of Industrial and Office Realtors (SIOR).

Arnold is a past Commercial Realtor of the Year. Additionally, Arnold was inducted in the University of New Mexico's Athletic Hall of Honor and the New Mexico Sports Hall of Fame. Arnold earned a Bachelor of University Studies degree from the University of New Mexico.

EDUCATION

Bachelor of University Studies, University of New Mexico

SVN | Walt Arnold Commercial Brokerage, Inc.

6200 Seagull Lane NE, Suite A Albuquerque, NM 87109 505.256.1255

EDWARD RUPP

MARK BATTLES

WALT ARNOLD, CCIM, SIOR

O: 952.820.1634 edward.rupp@svn.com O: 952.820.1633 mark.battles@svn.com

O: 505.256.1255 walt.arnold@svn.com

NM #9117