

OFFERING PRICE
\$8,990,000



KOA HOLIDAY CAMP SITE SALES OVERVIEW

BURLINGTON/ANACORTES KOA HOLIDAY

6397 North Green Road, Burlington, WA 98233





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EXCLUSIVELY PRESENTED BY :

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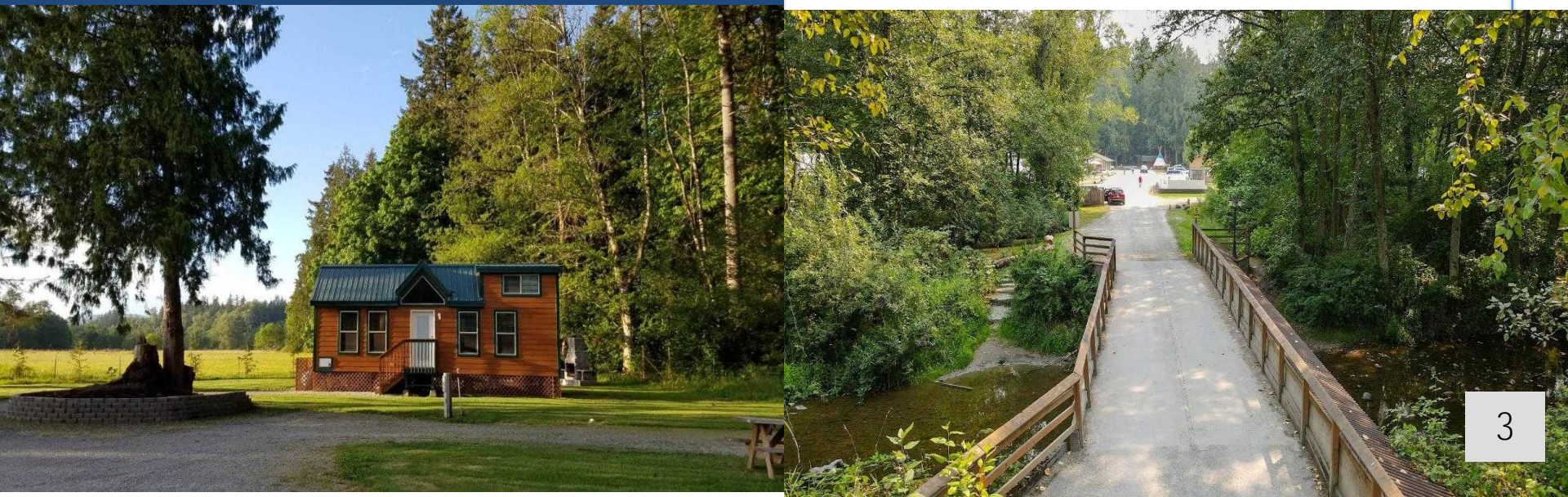
PROPERTY SUMMARY

OFFERING PRICE	\$8,990,000
LOT SIZE(ACRES)	19.5
UNITS	129+ SITES (RV, TENT, CABINS)
YEAR BUILT	1976
COUNTY	SKAGIT COUNTY
PARCEL #	P35805, P35807

EXECUTIVE SUMMARY

A Rare Investment Opportunity in the Thriving Outdoor Hospitality Market

KOA Holiday Camp Site in Burlington, WA, presents a rare opportunity to acquire a turnkey, high-income-producing campground in the rapidly growing outdoor hospitality sector. Strategically located near I-5, just 45 minutes from the Canadian border and a short drive from Seattle and Vancouver, BC, this property benefits from a strong regional tourism market and a population base exceeding 3 million people. This KOA site combines a diverse range of accommodations, high occupancy rates, multiple revenue streams, and future expansion potential, making it a compelling investment for both seasoned hospitality investors and new entrants into the market.



INVESTMENT HIGHLIGHTS



Prime Location:

Near I-5, minutes from top Washington State attractions, and easily accessible for both short-term and long-term travelers.



Stable & Growing Market:

The outdoor recreation industry has experienced significant growth, with increased consumer interest in camping and RV travel.



Year-Round Business:

The resort's extensive amenities and strategic location allow for year-round operation, maximizing revenue potential.



Expansion Opportunities:

Additional acreage available for development, allowing investors to scale operations and enhance profitability.

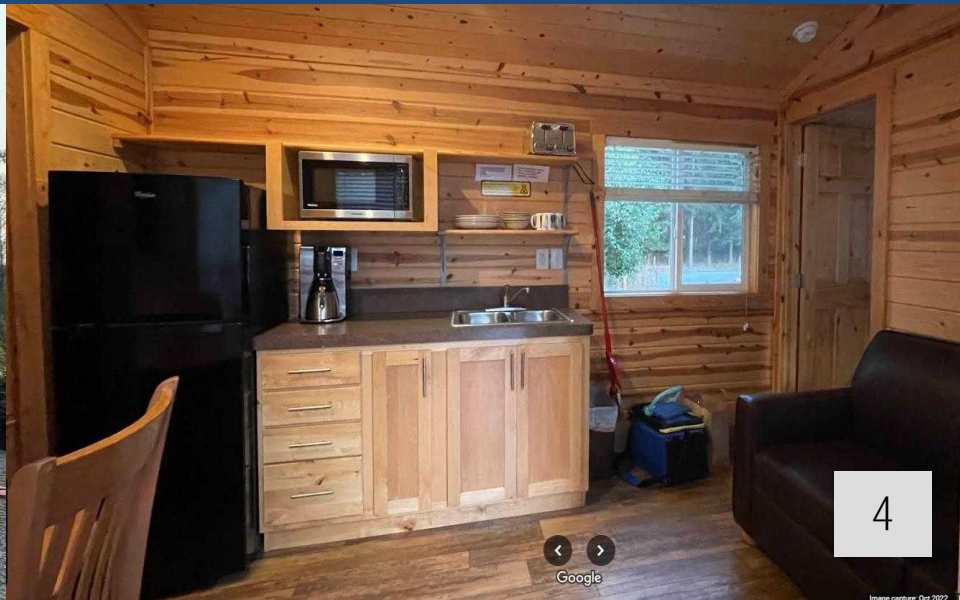


Turn-Key Operation:

Fully equipped and well-managed, requiring minimal additional investment for operational success.



High occupancy





PROPERTY DETAILS

1. Land Size : 19.5 acres
 - Parcel # 35805: 16.2 acres
 - Parcel # 35807: 3.3 acres
2. RV Sites: 102 Sites
 - Full Hookup 50/30/20 Amp: 43 Sites
30/20 Amp: 37 Sites
 - Water Power : 22 Sites
3. Cabins: 18 Cabins
 - Rustic Cabins: 11 Cabins
 - Cabins Deluxe Cabins: 7 Cabins
4. Specialty Camping
 - Rental RV: 1 Unit
 - Bubble House: 1 Unit
5. Tent Sites: 7 + @ Sites (@=22 Overflow Sites)
6. Total Camping Sites : 129 + @ Sites

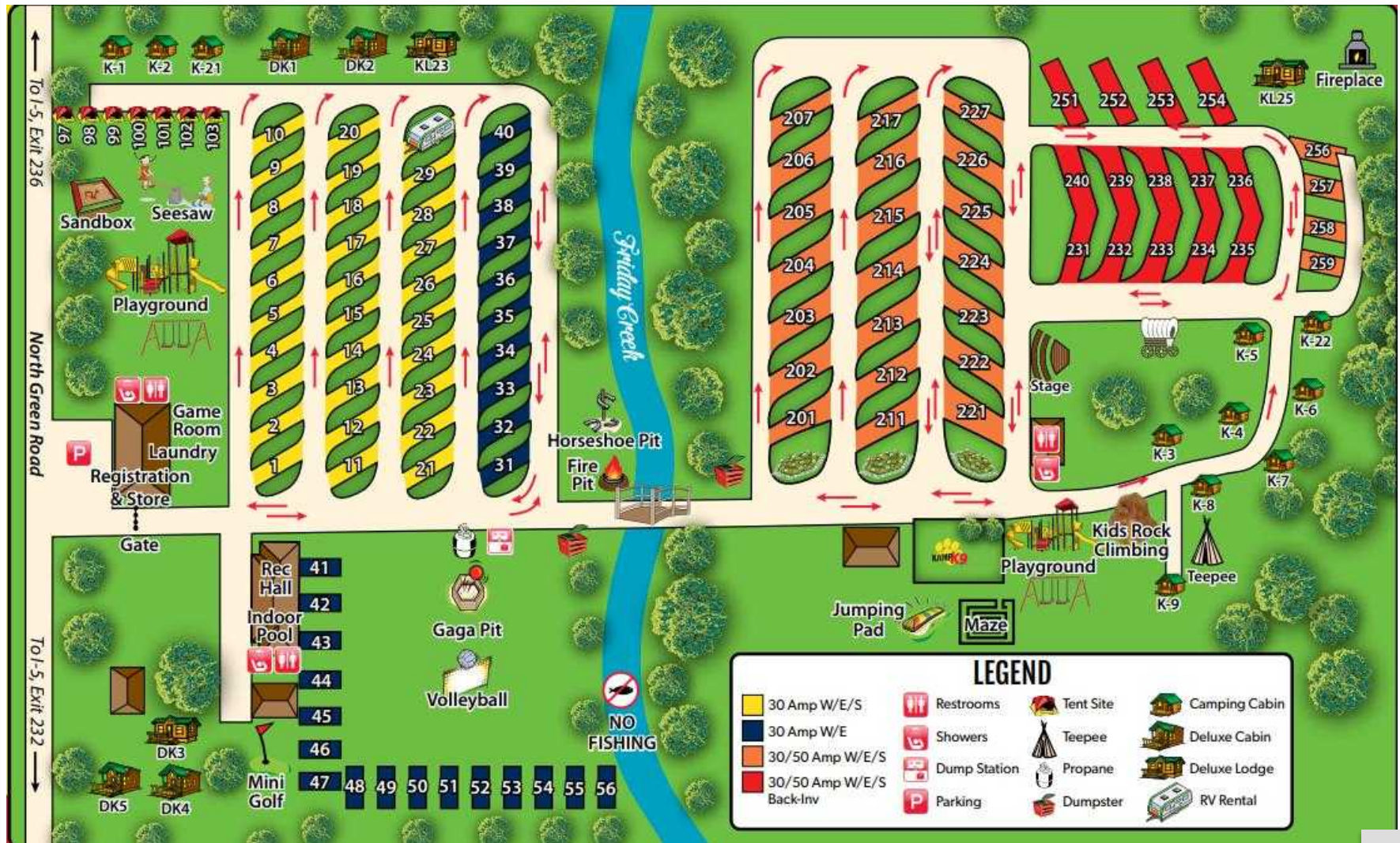


PROPERTY DETAILS

1. Main Building (2,706 sqft)
 - Office & General Store 1,908 sqft
 - Coin Laundry & Game Room 798 sqft
 - Residential Suite on 2nd & 3rd Floor
2. Swimming Pool & Hot Tub (4,638 sqft)
 - 24 ft x 40 ft with 34,600 Gal
3. Recreation Room (3,960 sqft)
4. Shop & Storage (3,027 sqft)
 - 1,146 sqft + Extension 1,881 sqft
5. Mobie Home (1,512 sqft)
6. Equipment B/D (720 sqft)
 - 6 x 3,000 Gal Water Tank
7. Courtesy B/D (1,140 sqft)
 - 3 private Shower Rooms & 2 Public Bathrooms

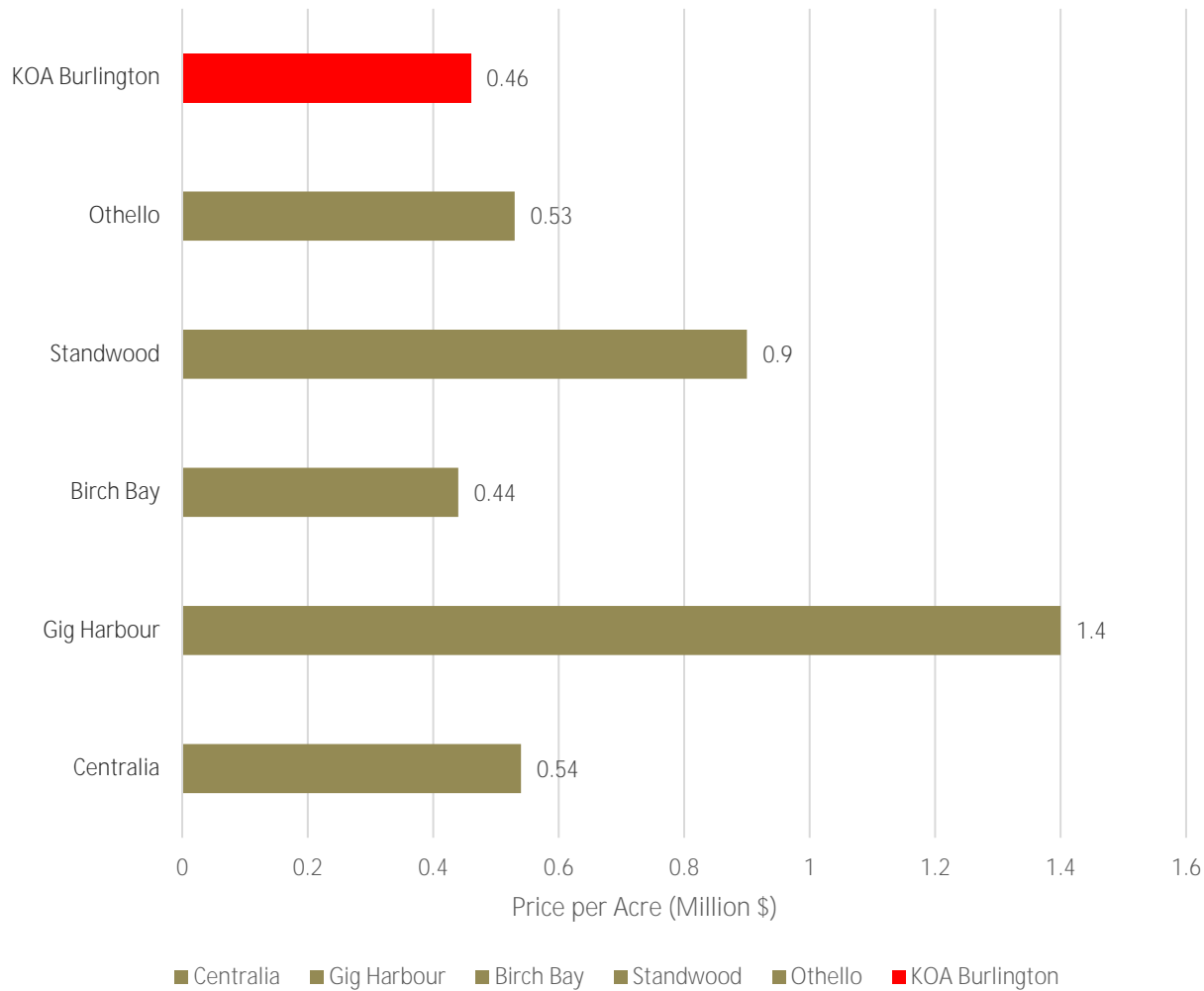


SITE MAP



MARKET COMPARISON

Comparison of Sales Price per Acre for Campgrounds



MARKET TRENDS & GROWTH POTENTIAL

The outdoor hospitality industry continues to grow, with increased demand for camping and RV travel. KOA Holiday Camp Site benefits from strong market trends, offering a profitable investment with expansion opportunities. With tourism rebounding and the rising popularity of eco-friendly, adventure-based accommodations, this property is well-positioned for future appreciation and increased revenue streams.

Additionally, when analyzing the Price per Acre vs. NOI, KOA Campground remains highly competitive in the market. With an updated sales price of \$8,990,000, the property is priced at \$461,026 per acre, which is well-positioned within the market. Compared to recently sold properties such as Standwood (\$896,289/Acre) and Gig Harbour (\$1,467,761/Acre), presents a compelling value proposition with strong revenue potential and extensive facility offerings. This demonstrates KOA's competitive edge as a value-driven investment opportunity in the outdoor hospitality market.

FINANCIAL OVERVIEW

- Financial statements will be made available to qualified buyers upon request.

Disclaimer

This Offering Memorandum is provided solely for informational purposes and does not constitute an offer or solicitation to sell or lease the property. The information contained herein has been obtained from sources deemed reliable but is not guaranteed. Buyers are responsible for conducting their own independent investigation. The Owner and Broker make no representations or warranties as to the accuracy or completeness of the information. This Memorandum is subject to change or withdrawal without notice.