

Marine RV Park



Mason Fiascone
Multifamily Advisor
(509) 410-1990
mason@multipfamilymason.com





Mason Fiascone

Multifamily Advisor
(509) 410-1990
mason@multifamilymason.com

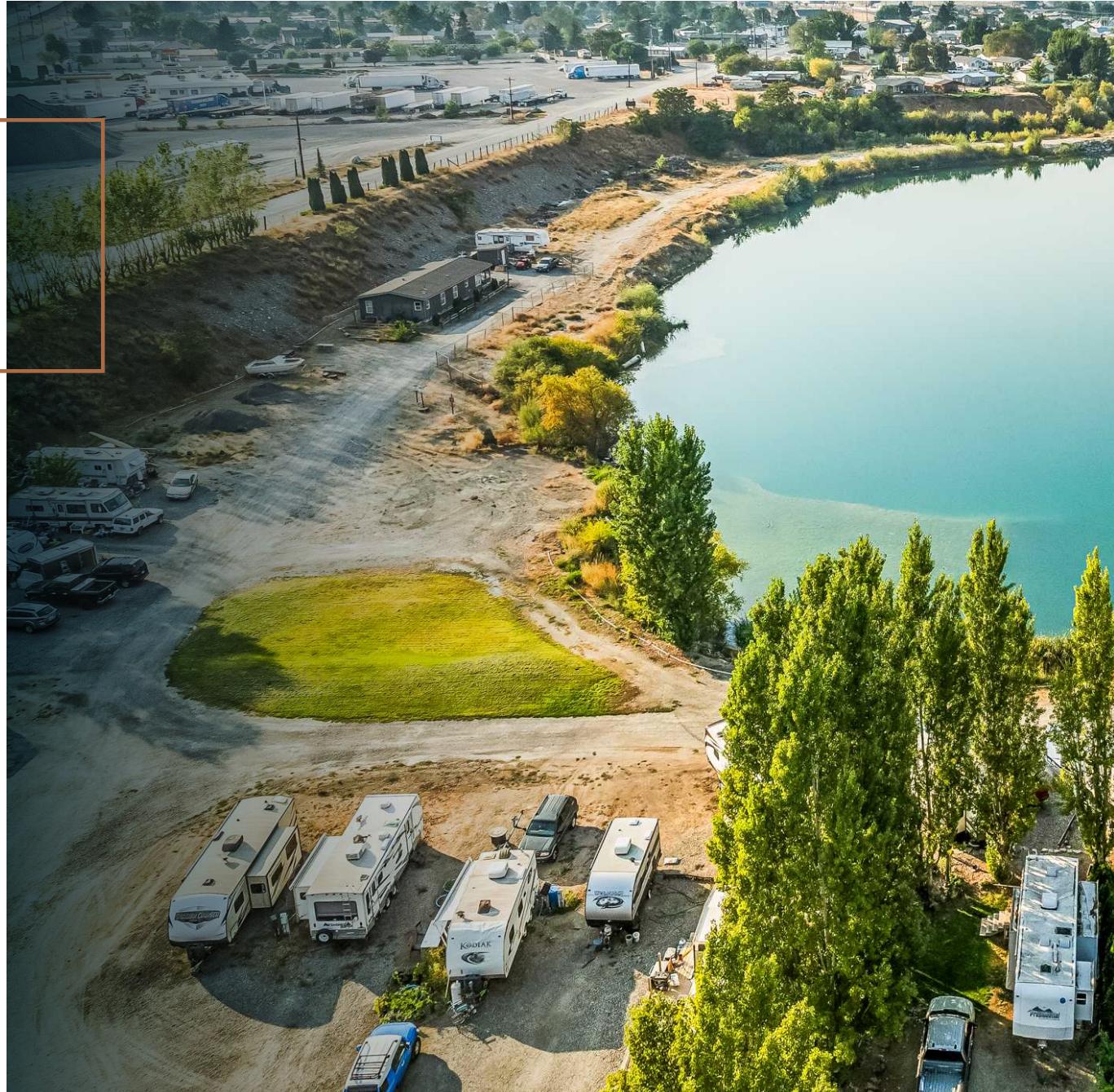




Table of Contents

Investment Highlights	04
Property Overview	06
Property Financials	10
Market Overview	12

Investment Highlights





Established Long-Term Tenancy

With the majority of its spaces occupied by long-term residents, Marine RV Park offers investors reliable, recurring income. The stability of the tenant base is supported by strong trailing financials and consistent occupancy, providing immediate cash flow with minimal turnover.

Wenatchee Valley Demand Drivers

Located just 15 minutes from Wenatchee, the property benefits from regional tourism, year-round recreation, and a growing local economy. Proximity to the Columbia River, Mission Ridge Ski Area, and Wenatchee's wine and craft beer scene ensures ongoing demand from both permanent and seasonal residents.

Mixed-Occupancy Flexibility

The park includes a blend of 30-amp and 50-amp service, offering flexibility for both long-term tenants and short-term vacationers. This dual strategy allows ownership to capture revenue from both stable residents and transient visitors during peak travel seasons.

On-Site Management & Operational Efficiency

With a full-time on-site manager, the park is well-maintained and managed. The existing infrastructure also creates an opportunity to refine and optimize performance, introduce professional systems, and potentially reduce operating expenses leading to improved cash flow.

Situated in the tranquil community of Rock Island, WA, Marine RV Park offers a unique opportunity to acquire a stabilized RV park asset just outside the high-growth Wenatchee Valley. The park consists of 66 total spaces—36 with 30-amp and 30 with 50-amp service—providing infrastructure to support a wide range of recreational vehicles. With most spaces leased to long-term tenants and a few reserved for seasonal or short-term travelers, the property captures the best of both rental models: consistent monthly income with the potential for upside during high-demand travel months.

The park is ideally positioned to benefit from the continued expansion of the greater Wenatchee area. As a regional hub for agriculture, tourism, and outdoor recreation, Wenatchee attracts a blend of workers, retirees, and vacationers. Popular destinations such as the Columbia River, Lake Chelan, Mission Ridge Ski Area, and the Wenatchee River Valley draw thousands of visitors annually. This RV Park's proximity to these amenities, along with easy access to U.S. Highway 28, ensures steady traffic and long-term tenant retention.

Eastern Washington has emerged as a preferred destination for lifestyle migration, especially among remote workers and retirees seeking affordability, open space, and outdoor access. This trend has bolstered demand for RV parks in markets like Rock Island, where housing alternatives remain limited but lifestyle amenities are plentiful. With operational stability, embedded income, and a location tied to Wenatchee's economic engine, Marine RV Park represents a rare acquisition in a growing asset class.

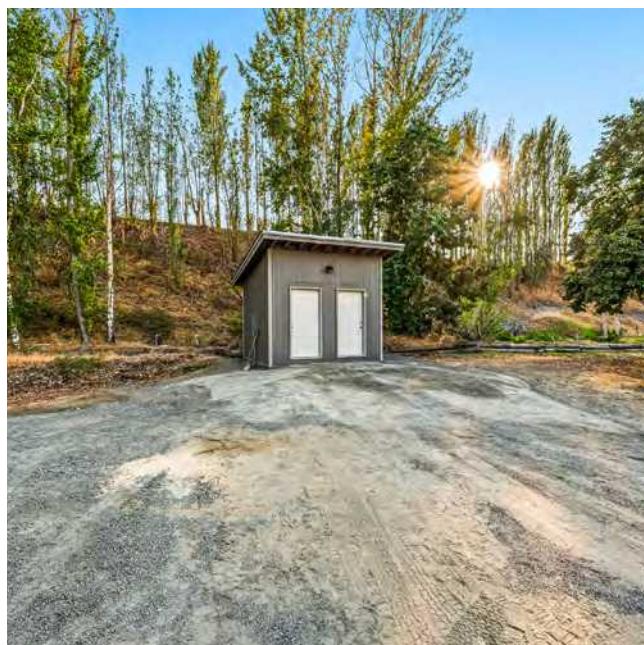
Property Overview

Property Summary

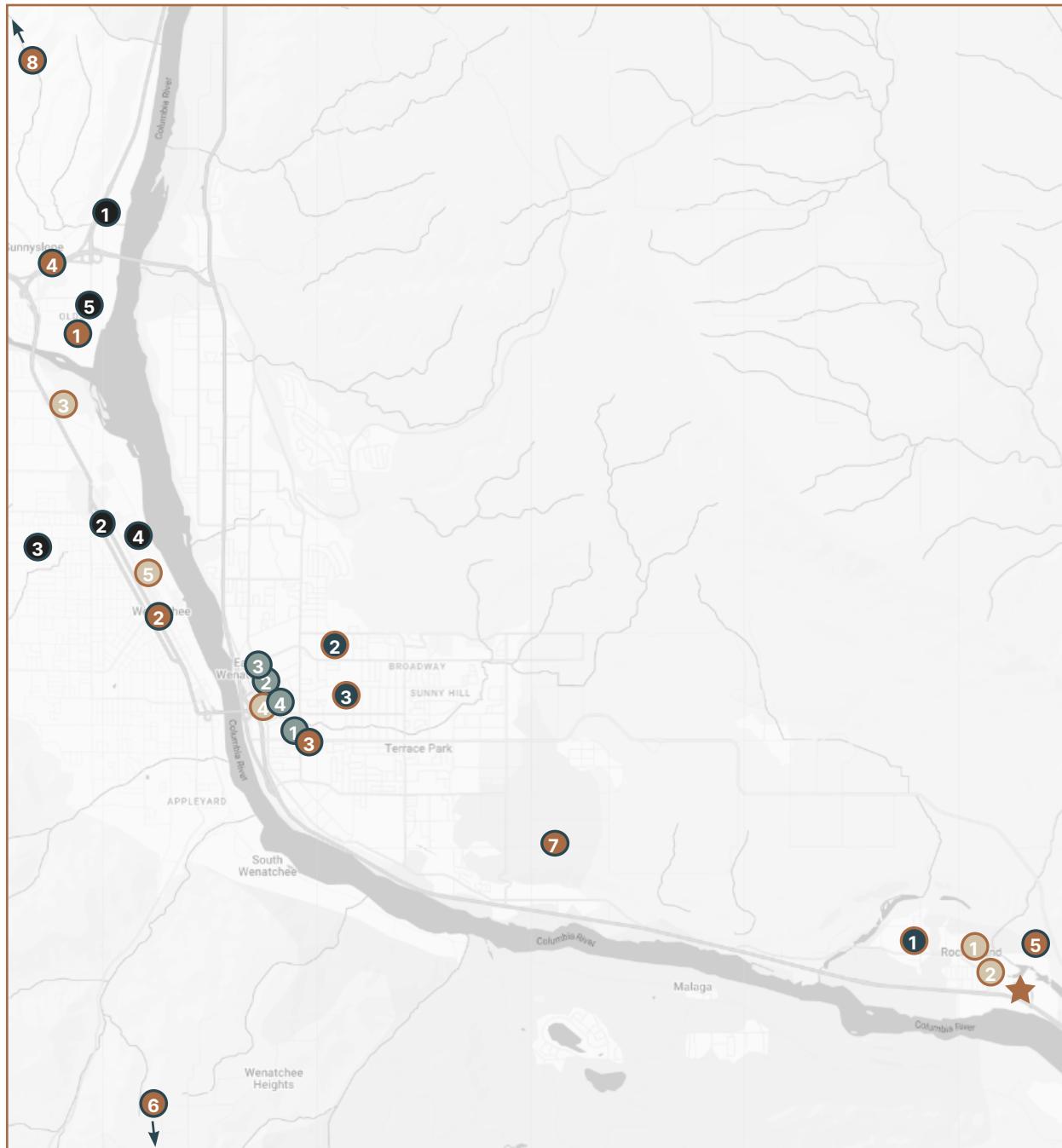
Property Name	Marine RV Park
Address	401 Parkway Drive
City, State, Zip	Rock Island, WA 98850
Parcel ID	10200001502 & 1700, 41500001701
Zoning	Tourist Commercial
Acreage	17.57
# of Units	66
SF Per Unit	350
Net Rentable SF	23,100

Unit Mix Summary

Unit Type	Count	Average SF
30-Amp Site	39	350
50-Amp Site	27	350
Total / Average	66	350







Schools

1. Rock Island Elementary School
2. Eastmont Junior High School
3. Eastmont High School

Amenities

1. Wenatchee Confluence State Park
2. Wenatchee Valley Museum & Cultural Center
3. Eastmont Lanes
4. Gateway Cinema
5. Rock Island Golf Course
6. Mission Ridge Ski Area
7. Highlander Golf Course
8. Lake Wenatchee State Park

Shopping

1. Safeway
2. Wenatchee Valley Mall
3. Sportsman's Warehouse
4. Grocery Outlet

Restaurants

1. Rock Island Bar & Grill
2. Island Restaurant
3. Visconti's Italian Restaurant
4. El Porton Restaurant
5. Inna's Cuisine

Major Employers

1. Stemilt Growers
2. Confluence Health
3. Wenatchee Valley College
4. Chelan County PUD
5. Pacific Aerospace & Electronics



Property Financials

Pricing Summary

Price	\$3,000,000
Price / Unit	\$45,455
Price / SF	\$129.87
Current Cap Rate	5.50%
Proforma Cap Rate	8.83%

Rent Roll Summary

Unit Type	Count	Average SF	Current Rent	Current \$ / SF	Market Rent	Market \$ / SF
30-Amp Site	39	350	\$477	\$1.36	\$525	\$1.50
50-Amp Site	27	350	\$477	\$1.36	\$525	\$1.50
Total / Average	66	350	\$477	\$1.36	\$525	\$1.50

Income & Expense Summary

Operating Income	YTD Annualized	Proforma
Market Rent	354,972	415,800
Vacancy Loss	0	(20,790)
Total Residential Income	354,972	395,010
Fee Income	0	3,630
Other Income	65	67
Effective Gross Income	355,037	398,707
Operating Expenses	YTD Annualized	Proforma
General / Administrative	1,000	1,030
Legal / Accounting	4,384	4,433
Payroll	91,226	0
Repairs / Maintenance	22,546	23,223
Management	0	31,897
Total Controllables	119,076	60,583
Utilities - Water / Sewer	46,342	47,732
Utilities - Trash	1,004	1,034
Taxes	16,171	16,656
Insurance	7,518	7,743
Total Fixed	71,035	73,166
Total Operating Expenses	190,111	133,748
Expenses / EGI %	66.55%	45.47%
Net Operating Income	164,926	264,959



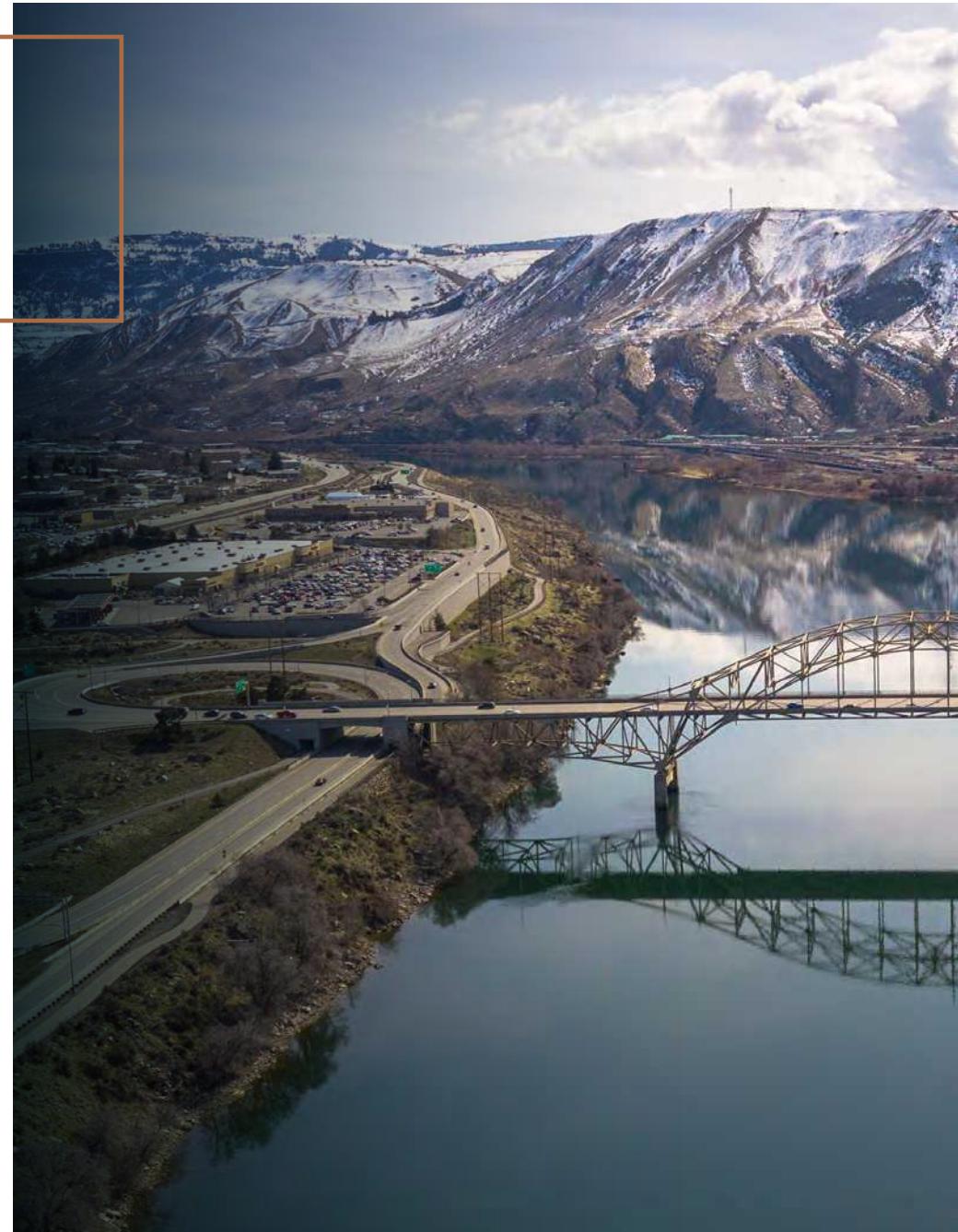
Market Overview

Wenatchee

Nestled in the picturesque Central Washington region, Wenatchee is a thriving city renowned for its breathtaking natural surroundings, with the Columbia River winding through the valley and the Cascade Mountains gracing the horizon. It is a vibrant and bustling town which offers significant outdoor activities year-round. Whether it's hiking the extensive trail network, or skiing at nearby Mission Ridge, Wenatchee is an outdoor lover's dream.

Wenatchee is home to diverse industries led by agriculture, and health care, but also including education, technology, and tourism. Known as the "Apple Capital of the World", its roots are in agriculture, but Wenatchee is also home to the Confluence Technology Center, which houses data centers for Yahoo! and Microsoft.

The Wenatchee MSA has seen steady growth in both population and jobs at rates that have outpaced the national average for over six decades. Douglas County saw a 2.17% population increase in 2020, making it the fourth fastest growing county in the state, according to the state Office of Financial Management.





0.2%

Average Rent Growth
(Last 12 months)

95.1%

Stabilized Occupancy
(Q2 2025)

4.7%

Unemployment Rate
(Q1 2025)

\$1.7k

Median Rent
(Q1 2025)

35.5k

2025 est. Population
(5-mile radius)

\$74.6k

Median HH Income
(Chelan & Douglas County)

2.2%

Home Price Growth
(Q1 2025)

\$568k

Median Home Price
(Q2 2023)

Contact

Exclusively Presented by:

Mason Fiascone

Multifamily Advisor
(509) 410-1990
mason@multyfamilymason.com

