

# Deschutes River Camp RV Park

## 7228 NW Highway 26

### Executive Summary

Excellent redevelopment opportunity in Central Oregon!

- Asking Price: **\$ 224,900**
- Description: Deschutes River Camp is a 26 pad RV park on 3.53 acres of prime real estate (215' x 700' +/-), located directly across US Highway 26 from the famed Deschutes River, a world famous fishing and rafting river in Central Oregon which drains the high desert plateau around Bend and the east slope of the Cascades Mountain chain and flows north to empty in to the Columbia River to the north. The location is less than a mile to the primary launching ramp for river rafting and fishing expeditions. It's approximately 10.5 miles to downtown Madras, and roughly 3 miles southeast of Warm Springs.
- Improvements: There is an old 1,224 square foot residence, currently vacant, 26 RV pads, single-wide, with crushed rock, no paving, water/sewer/electrical systems must be re-developed. The lender/seller has indicated that they will consider financing the improvements needed on the property for a qualified borrower!
- Financing: This is a lender owned property. While their first choice would be for a cash buyer, they will consider a new loan on the property for qualified buyers.
- Income/Expenses: The park is currently vacant. Property taxes are currently: \$6,149.93, but this amount includes the adjoining lot, and will be reduced dramatically in the next assessment by the county.
- Opportunity: Re-develop the park as a recreational vehicle/park model and/or manufactured home community. Ideally the park would be developed together with the adjoining 6.47 acres, which is approved for more RV and tent camping spaces. The adjacent acreage also has a fly fishing supply store, fly fishing school and guides which service the very active market on the Deschutes. There are approximately 38,000 permits issued annually for rafting the Deschutes River. Because of these benefits, we believe that this property represents a strong opportunity for the buyer to create a successful short or long term residential and/or lodging operation

on the premises. It is zoned ERD, existing rural development. Jefferson County officials have indicated that they want to work with new owners of the property to renovate/reconfigure it, and that they will be flexible in their evaluation of new proposals.

#### Required

#### Improvements:

The lender has recently rebuilt the well system, with a new pump house, pump, and pressure system. The existing septic system on the property must be replaced, and the electrical system repaired or replaced per county and state codes. Lender has an estimate of \$20,000 for the septic and \$37,000 for the electrical system upgrades. In addition, paving the pads and roads would represent a significant investment in the property which would greatly enhance its appeal. Lender will cooperate with the new buyer, and provide back-up documentation where possible.

The park has been operating as a mobile home park and RV park since at least 1982. According to Jefferson County documents, it was originally permitted up to 35 spaces, involving both the subject lot and the adjoining lot. Presently the park appears to have a permitted capacity of 26 spaces. The legal description of the property is: Parcel 1, Partition Plat N. 1992-05, Jefferson County, Oregon.

Warm Springs Reservation: Home of the Warm Springs, Wasco, and Paiute tribes, it's inhabited by nearly 4,000 tribal members, most of whom live in or around the town of Warm Springs. Within the community, the Tribal government provides a variety of services, including education, public safety, utilities, health, resource management, business development and recreation. Many services not offered by the Tribal government are provided by locally-owned private businesses. The tribal economy is based primarily on natural resources, including hydropower, forest products and ranching. Tourism and recreation also make important contributions.

Madras, Oregon: As of the census of 2000, there were 5,078 people, 1,801 households, and 1,251 families residing in the city. The population density was 2,326.9 people per square mile. There were 1,952 housing units at an average density of 894.5/sq mi. The racial makeup of the city was 63.55% White, 0.59% African American, 6.14% Native American, 0.55% Asian, 0.35% Pacific Islander, 24.56% from other races, and 4.25% from two or more races. Hispanic or Latino of any race were 35.74% of the population. There were 1,801 households out of which 41.0% had children under the age of 18 living with them, 49.2% were married couples living together, 12.9% had a female householder with no husband present, and 30.5% were non-families. 25.3% of all households were made up of individuals and 9.2% had someone living alone who was 65 years of age or older. The average household size was 2.78 and the average family size was 3.32.

In the city the population was spread out with 33.1% under the age of 18, 10.6% from 18 to 24, 29.7% from 25 to 44, 16.1% from 45 to 64, and 10.5% who were 65 years of age or older. The median age was 29 years. For every 100 females there were 95.3 males. For every 100 females

age 18 and over, there were 94.8 males. The median income for a household in the city was \$29,103, and the median income for a family was \$33,275. Males had a median income of \$27,656 versus \$19,464 for females. The per capita income for the city was \$12,937.

You can see photos of the park at:

[http://www.westernequities.com/downloads/Warm\\_Springs\\_RV\\_Pictures/](http://www.westernequities.com/downloads/Warm_Springs_RV_Pictures/)

Feel free to call the listing broker, Randy Smith for further details, or to answer questions you may have. He can be reached at: (503) 242-0033, or on his cell phone: (503) 320-3030 or via email: [randysmith@westernequities.com](mailto:randysmith@westernequities.com).