

3-POINT REAL ESTATE VENTURES

Doug Beeman

RV Park Acquisitions · Mountain West & National

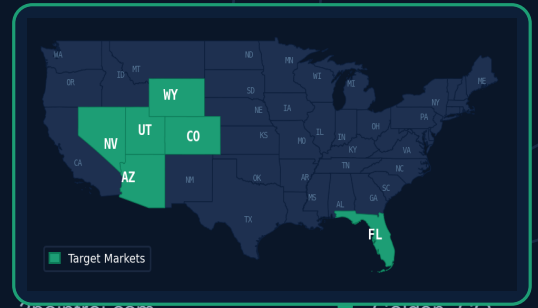
Direct buyer · No brokers · We work on your terms



scan (720) 961-1870

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3pointrei.com TARGET MARKETS Golden, CO



PROPERTY TYPE

RV Parks Campgrounds Mixed-Use

- Independent, owner-operated preferred
- Value-add or stabilized
- Previously listed or off-market welcome

SIZE & CAPACITY

Minimum Pads
30+ sites

Expansion
Preferred

Min. NOI
\$8K+/mo

Acreage
5+ acres

FINANCIAL CRITERIA

- Price range: \$500K – \$5M
- Minimum NOI: \$8,000/month (\$96K annually)
- Underperforming properties considered
- Cap rate: open (value-add focus)

VALUE-ADD WE LIKE

- Rents below market rate
- Operational inefficiencies
- Room for pad additions or expansion
- Tiny home / glamping cabin additions
- Cosmetic upgrades needed

NOT LOOKING FOR

- Parks under active litigation
- Raw / undeveloped land only
- Fewer than 30 pads
- NOI below \$8,000/month

DEAL STRUCTURES

Seller Financing ★ Subject-To Creative / Hybrid

Conventional

- Direct to seller — no brokers required
- Can close in 30–60 days

Actively Acquiring RV Parks & Campgrounds

Mountain West focus · Value-add & stabilized · Seller financing welcome · Direct buyer, no brokers

Contact Doug Today

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