

**Price  
Adjustment**

THE REGENCY GROUP PRESENTS  
**EASTERN WASHINGTON RV RESORT  
FOR SALE**

**Back on  
Market**

**800 LINEAL FEET OF LAKEFRONT**

**ALL RESIDENTS ON "ANNUAL" LEASES**  
**EXCELLENT UPSIDE IN RENT**  
**FUTURE DEVELOPMENT POTENTIAL**  
**EASY MANAGEMENT/SIMI-PASSIVE INVESTMENT**

**LOCATION DISCLOSED UPON EXECUTION OF CONFIDENTIALITY AGREEMENT**

- \$1,550,000
- YEAR ROUND INCOME WITH SEASONAL MANAGEMENT
- 100% OCCUPIED/WAIT LIST
- 8.6 CAP ACTUAL / \$65,000 CASH FLOW
- SUBSTANTIAL UPSIDE
- 8.5 ACRES
- 64 LOTS/PERMITTED FOR 77/5 NEW LOTS EASILY ADDED
- FULL HOOK-UP SPACES
- LARGE RECREATION CENTER WITH RESTROOMS & KITCHEN (approx. 1,200 SF)
- RESTROOM/SHOWER/LAUNDRY FACILITY (over 900 SF)
- PAVED W/TRAILER STORAGE
- CITY SEWER/WATER
- SECURITY GATED
- DOCK WITH SUBSTANTIAL NEW BOAT MOORAGE
- CLOSE TO MAJOR METRO AREA
- ZONED COMMUNITY BUSINESS/CONDO POTENTIAL
- SHOP/STORAGE



**SPRING FED LAKE**

**GREAT SWIMMING, FISHING, SKIING AND JUST RELAXING**

An excellent investment opportunity is back on the market and the price has been reduced. Although it cash flows nicely now (about 10%), there is first year room for significant increases. Lot rents are well below market for the area, the boat slip rental is as well (all new slips); and the 3 cabins have never been aggressively marketed for the summer seasons. There is also the owner's 14' x 68' mobile home which is not included as income but could either be rented or "bartered" for on-site management services. Already on City sewer and water, this is a prime condo conversion (45 plus units) down the road. Appraised at \$1,650,000 in 2006. Drive to a major metropolitan area in Eastern Washington in 40 minutes. Basic shopping nearby. Since 90% of the residents utilize their spaces for vacations in the summer months, there is very little management responsibility for 9 months of the year. This is an easy park for an absentee owner to handle. Over 700 lineal feet of the bay front shoreline is "deeded" and passes with the sale.

**ROBB TURNER**  
REGENCY GROUP, INC.

Phone: 425-454-4000

Fax: 425-451-1642

robb@regencygroupinc.com

**NOTICE**

THIS IS A VERY POPULAR LAKE AND RESORT SO YOU MAY FIGURE OUT WHERE IT IS WITHOUT SIGNING OUR CONFIDENTIALITY AGREEMENT. PLEASE RESPECT THE SELLER'S REQUEST AND DO NOT VISIT THE SITE OR ATTEMPT TO CONTACT HIM DIRECTLY. THE BROKER WILL BE HAPPY TO MAKE ARRANGEMENTS FOR YOU AT THE APPROPRIATE TIME.