

An aerial photograph of a large campground, identified as Splash Magic Campground in Northumberland, Pennsylvania. The campground is situated in a lush, green landscape with a prominent lake in the center. Numerous white RVs and trailers are parked in organized rows throughout the site. Several small, rustic wooden buildings with green roofs are scattered among the trees. The background features rolling hills and a small town with residential houses and industrial storage tanks. The sky is blue with some light clouds.

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Splash Magic Campground

Northumberland, Pennsylvania

For Sale: \$10,000,000



Nearly 35 million people live within 150 miles of Splash Magic Campground

83 miles to Scranton

215 miles to Pittsburgh

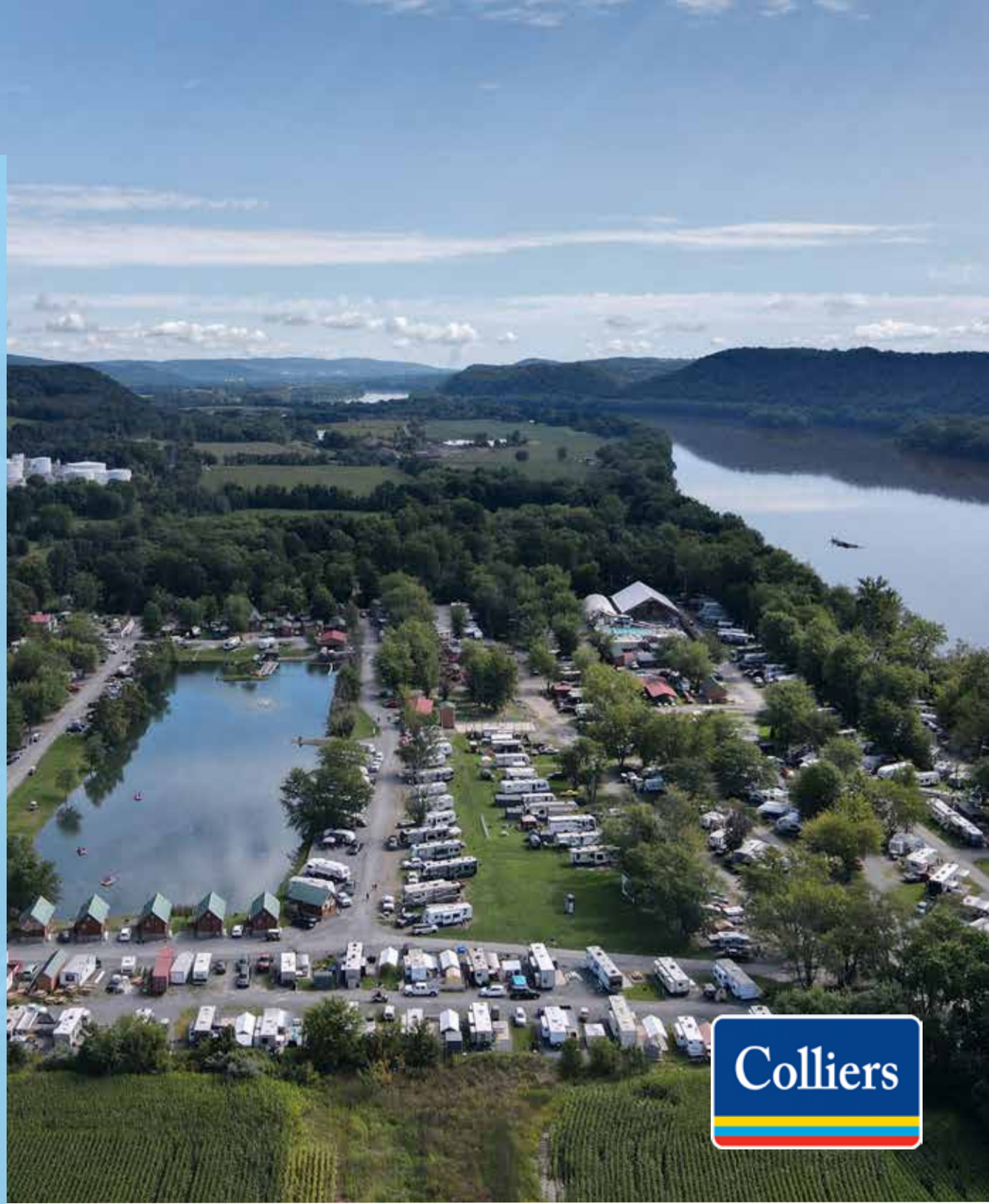
57 miles to Harrisburg

143 miles to Philadelphia



Investment Highlights

- Strong cash flow with nearly 80% of gross revenue generated from rental sites
- Prime location near Shikellamy State Park, Susquehanna River and many other popular attractions
- Easily accessible from several major metro areas via I-80, RT 15 and the Pennsylvania Turnpike
- Opportunities exist for additional upside and expansion due to strong occupancy
- \$10,000,000 price equates to 8.7% cap rate on 2020 year end NOI



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