

Eagle's Rest
RV Park

$6.4M ($29,100/site)

220 Total Sites
±11 Acres

- Public Utilties
- 62% 2023 Economic Occupancy
- Multiple opportunities for revenue upside.

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High-Quality Park with Significant Revenue Upside

Colliers Manufactured Housing & RV Group, as exclusive agent for the Owner, is pleased to offer to acquire **Eagle's Rest RV Park**, a highly-rated, majority transient RV park located in the heart of Prince William Sound and surrounded by some of the worlds tallest and most picturesque mountains, in Valdez, Alaska. **The property includes 220 existing sites and is a prime destination for travelers looking to enjoy the outdoors and take-in the diverse marine life surrounded by over 150 stunning glaciers.**

- As of March 25th 2024 Prebookings are 180% (80% higher) than Pre bookings in 2023. Current Prebookings represent over 50% of 2024 Pro forma revenue.
- There is an adjoining 14.27 acres of vacant land for sale from a different owner that could be purchased and developed as an expansion opportunity.
- Located in a terminus of the Trans-Atlantic Pipeline, which is a significant provider of high-paying jobs. At similar seasonal RV parks, there has been workforce housing contracts negotiated for the shoulder or off season. This could grow revenue while only having a marginal impact on expenses.
- Located along Alaska route 4, The park is 299 miles from Anchorage and 363 miles from Fairbanks.

An Outdoor Paradise



There is a fundamental change happening in the way Americans travel, work, and live. More and more people are choosing RVs as their preferred option for travel as they prioritize spending time in the great outdoors and embracing the freedom that comes with RVing.

Deep in the heart of Prince William Sound and surrounded by some of the world's tallest coastal mountains is Valdez, a city of about 3,900 residents in a remarkably picturesque setting and is a prime destination for travelers.

The heart of Valdez, like so many other coastal towns in Alaska, is its small boat harbor clustered along its waterfront. From there, the town stretches about a dozen walkable blocks back toward the mountains and Mineral Creek Canyon while nearby Egan Drive, Valdez's equivalent to Main Street, turns into the Richardson Highway and heads north for Thompson Pass.

Valdez is located on a wedge of flat land on the north shore of Port Valdez, a deep-water fjord and is most well known as the southern terminus for the Trans-Alaska Oil Pipeline. The pipeline, and Alyeska Pipeline Service Company, supplies thousands of high paying jobs as Alaska's oil and gas industry remains the single most important economic engine in the state.

92M

ACTIVE CAMPER HOUSEHOLDS IN U.S. AS OF 2023

50%

RV VACATIONS COST 50% LESS THAN COMPARABLE HOTEL & PLANE TRIPS

67M

AMERICANS PLANNING A TRIP IN 2023

$3.0B

SPENT ON CAMPING EQUPIMENT ANNUALLY

$140B

RV INDUSTRY ECONOMIC IMPACT TO THE U.S. 2023 ECONOMY

472,691

RV SHIPMENTS MADE IN U.S. IN 2022

Colliers

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ALASKA REAL ESTATE COMMISSION
CONSUMER DISCLOSURE

This Consumer Disclosure, as required by law, provides you with an outline of the duties of a real estate licensee (licensee). This document is not a contract. By signing this document you are simply acknowledging that you have read the information herein provided and understand the relationship between you, as a consumer, and a licensee. (AS 08.88.600 – 08.88.695)

There are different types of relationships between a consumer and a licensee. Following is a list of such relationships created by law:

Specific Assistance

The licensee does not represent you. Rather the licensee is simply responding to your request for information. And, the licensee may "represent" another party in the transaction while providing you with specific assistance.

Unless you and the licensee agree otherwise, information you provide the licensee is not confidential.

Duties ***owed*** to a consumer by a licensee providing specific assistance include:

a. Exercise of reasonable skill and care;
b. Honest and good faith dealing;
c. Timely presentation of all written communications;
d. Disclosing all material information known by a licensee regarding the physical condition of a property; and
e. Timely accounting of all money and property received by a licensee.

Representation

The licensee represents only one consumer unless otherwise agreed to in writing by all consumers in a transaction.

Duties ***owed*** by a licensee when representing a consumer include:

a. Duties owed by a licensee providing specific assistance as described above;
b. Not intentionally take actions which are adverse or detrimental to a consumer;
c. Timely disclosure of conflicts of interest to a consumer;
d. Advising a consumer to seek independent expert advice if a matter is outside the expertise of a licensee;
e. Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
f. Making a good faith and continuous effort to accomplish a consumer's real estate objective(s).

Neutral Licensee

A neutral licensee is a licensee that provides specific assistance to both consumers in a real estate transaction but does not “represent” either consumer. A neutral licensee must, prior to providing specific assistance to such consumers, secure a Waiver of Right to be Represented (form 08-4212) signed by both consumers.

Duties ***owed*** by a neutral licensee include:

a. Duties owed by a licensee providing specific assistance as described above;
b. Not intentionally taking actions which are adverse or detrimental to a consumer;
c. Timely disclosure of conflicts of interest to both consumers for whom the licensee is providing specific assistance;
d. If a matter is outside the expertise of a licensee, advise a consumer to seek independent expert advice;
e. Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
f. Not disclosing the terms or the amount of money a consumer is willing to pay or accept for a property if different than what a consumer has offered or accepted for a property.

If authorized by the consumers, the neutral licensee may analyze and provide information on the merits of a property or transaction, discuss price terms and conditions that might be offered or accepted, and suggest compromise solutions to assist consumers in reaching an agreement.

Designated Licensee

In a real estate company, a broker may designate one licensee to represent or provide specific assistance to a consumer and another licensee in the same office to represent or provide specific assistance to another consumer in the same transaction.

ACKNOWLEDGEMENT:

I/We,_____ have read the information provided in this Alaska Real Estate
(print consumer's name(s))

Consumer Disclosure and understand the different types of relationships I/we may have with a real estate licensee. I/

We understand that Elisha Martin of Colliers International will be working with me/us under the relationship(s)
(licensee name) *(brokerage name)*

selected below.

_____**Specific assistance without representation**.

XX **Representing the Seller/Lessor only**. (may provide specific assistance to Buyer/Lessee)
(Initial)

_____**Representing the Buyer/Lessee only**. (may provide specific assistance to Seller/Lessor)

_____**Neutral Licensee.** (must attach Waiver of Right to be Represented, form 08-4212)

Date:_____ Signature: Elisha J. Martin
Elisha Martin

Date:_____ Signature: _____

Date:_____ Signature: _____
(Consumer)

Date:_____ Signature: _____
(Consumer)

THIS CONSUMER DISCLOSURE IS NOT A CONTRACT