

So You Want To Buy An RV Park, Huh? Are Ye Daft?

Are you considering buying an RV park? Well, I must say, you're either a savvy investor or completely mad! But fear not, for in this guide, we will explore everything you need to know about purchasing an RV park. From the benefits and drawbacks to the best locations and management techniques, this article will leave you well-informed and ready to take the plunge into the world of RV park ownership.

Why Buy an RV Park?

Before we delve into the nitty-gritty details, let's understand why someone would want to invest in an RV park. RV parks can be highly lucrative businesses, especially if located in popular tourist destinations or near scenic areas. The rapidly growing popularity of RV travel has made RV parks a hot spot for travelers seeking a more adventurous and flexible way to explore the great outdoors.

Investing in an RV park provides an opportunity for steady cash flow through rental fees, allowing you to build a passive income stream. Moreover, the potential appreciation of the property value can provide an attractive long-term investment opportunity.

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by Jim Anderson(Kindle Edition)

★★★★★ 5 out of 5

Language : English

File size : 11056 KB

Text-to-Speech : Enabled

Screen Reader : Supported

Enhanced typesetting : Enabled

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Word Wise : Enabled
Print length : 108 pages
Lending : Enabled



Challenges of Owning an RV Park

However, let's not forget that owning an RV park comes with its fair share of challenges. Managing an RV park requires dedication and hard work. From maintenance and repairs to handling customer complaints and overseeing reservations, the management of an RV park is a 24/7 job.

Additionally, the seasonality of RV parks can impact your revenue. Depending on the location, RV parks may experience high demand during certain times of the year while being nearly empty during off-peak seasons. Therefore, it's vital to have a solid marketing strategy in place to attract customers throughout the year and avoid financial setbacks.

Finding the Ideal Location

Location is crucial when it comes to purchasing an RV park. A prime location with easy access to popular tourist attractions or scenic wonders can help attract customers and ensure a steady stream of bookings. Consider areas with a high tourism potential, such as national parks, beach towns, or vibrant cities with plenty of outdoor recreational opportunities.

Furthermore, analyzing local competition is essential. Assess the demand-supply dynamics in the area you're considering. Are there already many established RV parks in the vicinity? If so, you need to find ways to set yourself apart from the

competition, whether through unique amenities, attractive pricing, or excellent customer service.

Management and Maintenance

The success of your RV park hinges on effective management and upkeep of the property. Maintaining a clean and well-organized park not only ensures customer satisfaction but also increases the likelihood of repeat visits and positive reviews.

Hiring competent staff who can carry out maintenance tasks, handle check-ins and check-outs, and provide excellent customer service is vital. A well-managed park earns a reputation that can attract more customers, leading to higher occupancy rates.

Investment Considerations

Before making any purchasing decisions, there are several financial considerations that you should keep in mind. Evaluate the revenue potential of the RV park by analyzing historical data and projected demand. Calculate the initial investment required, considering both the purchase price and any necessary renovations or upgrades.

It's essential to consider your financial capacity and determine the source of funding for the purchase. Options can include self-financing, obtaining a loan, or seeking investors. A thorough financial analysis will help you determine the viability of the investment and create a solid business plan.

So, are you still up for buying an RV park? While it may seem like an overwhelming endeavor, with the right efforts and strategies, owning an RV park can be a rewarding and profitable venture. Just remember to research

extensively, plan meticulously, and be prepared for the challenges that come along the way.

Remember, if you're considering buying an RV park, you're either a savvy investor or completely mad. But sometimes, to achieve great success, a little madness may be just what you need!

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Nora-Gaye and I lived this story, beginning when we thought about buying an RV park and living in it. We ended up in our own RV park for for more than nine years. What we relate here is how she got started,what we decided, saw, felt, learned, tried, "kicked tires", tested, and finally bought an RV Park in Apopka FL in 2002. It was a fixer-upper---Oh, how it was a fixer-upper!

The first thing we did was to device a testing system for every RV park we thought was interesting. Checking on the internet, we narrowed down the search to the Southeast US. Even then, we narrowed it down further to about a dozen RV parks that were fixer-uppers. It did not take long---after we started traveling in our own RV---to see what these parks were about.

Of parks in Mississippi, Georgia, Tennessee, and North Carolina, only the one in Georgia was a great park. Unfortunately, it was also one off the beaten path. Finally, we dropped into Florida and inspected a few. One was absolutely the greatest we had seen. However, the owner insisted on a cash only basis without telling us his income.

Eventually, we came to an Over 55 park in Apopka, Florida. It was rundown. The only people coming there were old folks from the northland, Snowbirds, who came for the winter. Driving around the ten acre park, we were not impressed, even as a fixer-upper. However, nothing else was available and we came back in January to stay. In April, we made an offer, accepted right away, and we began planning.

Literally everything had to be rebuilt to 2002 standards! The burgeoning RV industry that was changing all the previous rules. We have included our personal interests as well as the agonizing methods of rebuilding to park. Ours, renamed Orange Blossom RV Resort, would be a Family Park. That would include swings, monkey bars, and other children's delights, as well as adult delights. The swimming pool had to be rebuilt before it was acceptable by the FL Dept of Health, for use. The rebuilding process included the bathrooms, the streets, the RV sites for back-in and pull-thru; realigning all the sites for ease of pull in and out. The streets were repave to a smooth texture.

Meanwhile, we learned about financial responsibility with a variety of online applications.

Once we established our new park, we encouraged trips to many historical sites around middle Florida. This was in addition to the many great delights, such as Disney World and Universal Studios, not to mention several others.

Included herein are many tips for anyone who desires to build or buy an existing RV Park. Several Warnings are spelled out for the unwary. But, listen, there are many humorous stories that you, too, would fall into. Read on, learn, and enjoy.



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