

INVESTMENT OPPORTUNITY

Country Meadow Estates

135 Farris Loop, Merryville, LA 70653

 **\$1,690,000**
ASKING PRICE



 MHP ADVISORS

CENTURY 21. **CENTURY 21.**
Mike Bowman, Inc. Delia Realty Group



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EXECUTIVE SUMMARY

Country Meadow Estates offers an excellent opportunity to acquire a fully operational, income-producing RV park located in DeRidder, Louisiana. Strategically positioned just north of US Highway 190 West (between Deridder and Merryville), this resort is within close proximity to local employers, shopping, and outdoor recreation. The resort features 30/50/20-amp full hook-up sites, spacious pull-through lots, a dog run (75' x 200'), and climate-controlled laundry facility. Tenants have even used a portion of the property as a golf driving range. In addition there is storage building (40' x 60') that is also used by tenants as a mechanics workshop. With consistent occupancy and a reputation for clean, quiet accommodations, the property offers stable cash flow and operational simplicity.

The property also features a 2500 sq. ft. DW 4 bedroom, 3 bath mobile home (32' x 80') which is currently occupied by the seller. The seller desires to remain post closing for up to 6 months and assist with the management of the park.

Major attractions include: Gothic Jail, Watermelon Festival, Vintage Stores, and nearby Toledo Bend Reservoir.

This turnkey asset features 30 +/- acres, with public water and room for expansion for RVs, mobile homes or tiny homes. It is located just outside of the city limits. Whether you're a seasoned operator looking to expand your portfolio or a new investor seeking a low-barrier entry into the RV hospitality market, Country Meadow Estates combines strong fundamentals with growth potential in a market poised for continued demand.

Property Address:	135 Farris Loop, Merryville, LA 70653
Parish:	Beauregard
Parcel Number:	0201582500C
Total Lots:	68 Expandable to over 200
Avg. Lot Rent:	\$475 per month with daily and weekly rates available
Acres:	30 +/- Acres
Flood Plain:	Not in a flood zone



INFRASTRUCTURE

Water/Sewer:	Public/Advanced Treatment System (expandable)
Electrical:	BECI
Trash:	Waste Connections
Road Type:	Gravel
Parking Spaces:	2-3 per site with offsite parking available



INCOME & EXPENSES

Lot Rent	\$254,563
Laundry	\$12,000
Total Income	\$266,563

Property Taxes	\$1,038
Insurance	\$1,724
Repairs and Maintenance	\$675
Permits/Advanced Treatment System (Sewer)	\$2,176
Landscaping	\$2,875
Management	\$17,819
Utilities	\$64,689
WIFI (Starlink)	\$5,175
Office Supplies	\$193
Accounting	\$750
Total Expenses	\$97,114

Net Operating Income	\$169,449
Expense Ratio	36.43%
Capitalization Rate	10.03%
Value	\$1,690,000

Asking Price **\$1,690,000**

Comments

The income and expenses represented are from July 2024 through June 2025.

Utilities - This includes water, electric, and trash. There are 18 electrical meters on-site. A breakdown of individual utilities is available upon request.

Management - The park is currently self managed. This is an estimated cost based on 7% of lot rent.

Accounting - Estimated.

Tenancy - Includes contract workers, tourists and permanent residents.



INVESTMENT HIGHLIGHTS



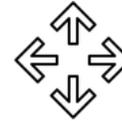
Prime Location



Turnkey Investment



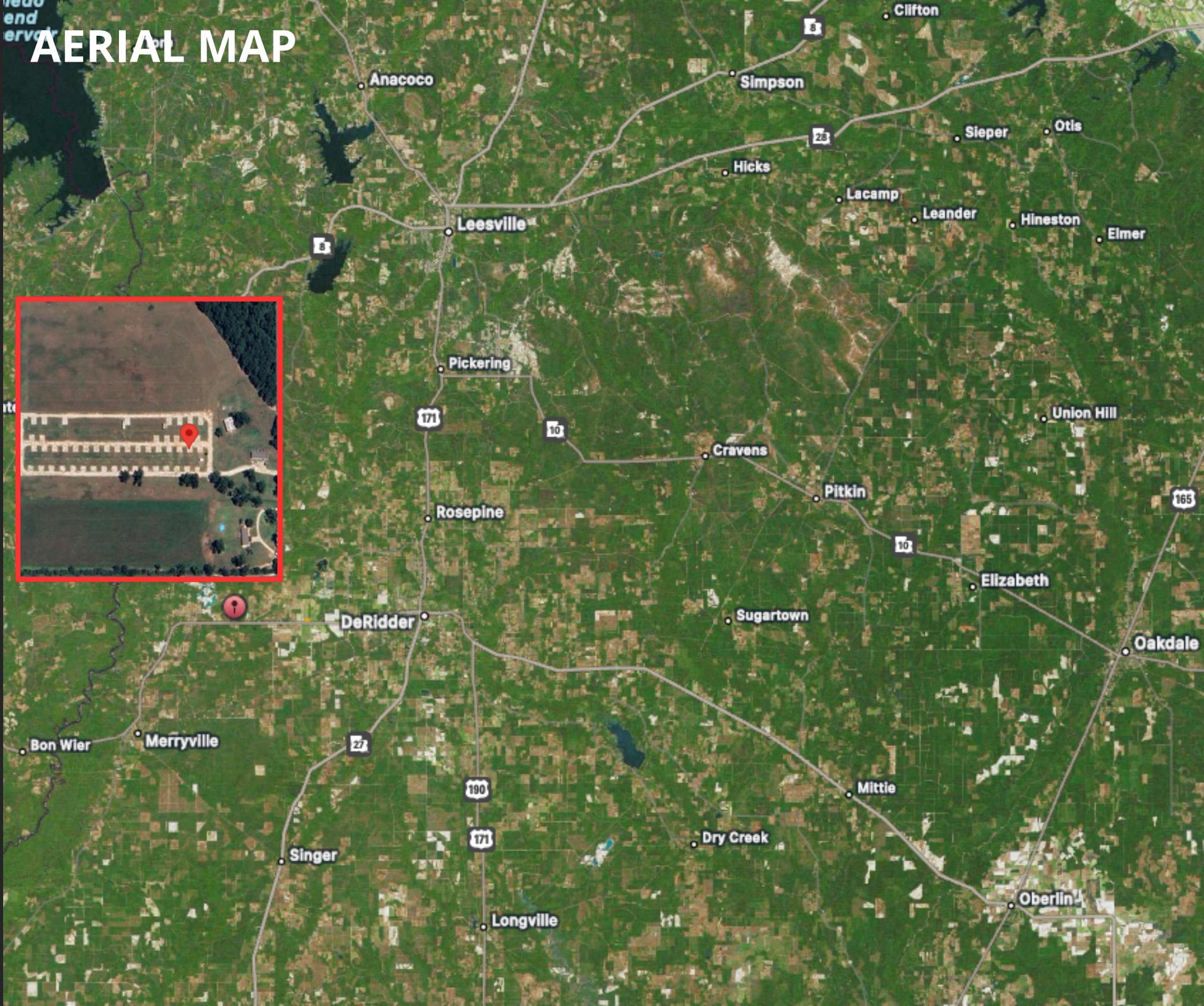
Quiet and Peaceful



Expansion Opportunity



AERIAL MAP





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