



STATELINE RV PARK

Offering Memorandum
www.statelinecarolina.com



Stateline RV Park

MOORESBORO, NC

38 TOTAL SITES



**STATELINE
RV PARK**

TABLE OF CONTENTS

05

EXECUTIVE SUMMARY

SECTION 1

Offering Highlights • Investment Highlights • Investment Overview • Summary of Terms

11

PROPERTY DESCRIPTION

SECTION 2

Property Details • Regional Map • Occupancy History • Amenities

20

FINANCIAL ANALYSIS

SECTION 3

Financial Overview • Financial Analysis – Pro Forma

23

MARKET OVERVIEW

SECTION 4

Comparable Properties • Demographics

EXECUTIVE SUMMARY

*STATELINE RV
PARK*

OFFERING HIGHLIGHTS

STATELINE RV PARK

673 Durham Rd, Mooresboro, NC 28114

OFFERING PRICE

\$1,200,000

T12 CAP RATE

9.2%

PF CAP RATE

11.06%

VITAL DATA

Total Spaces	38
Lot Size	5.24 acres
Price Per Space	\$31,579
Spaces Per Acre	7.06
T12 Occupancy	84.6%
Year Built	2021



INVESTMENT HIGHLIGHTS

- 9.2% T12 Cap Rate
- 11.06% Pro Forma Cap Rate
- Brand New Laundry Building
- Potential Seller Carry of \$470k
- Operates on County Water and Private Septic System
- Just off Highway 221



INVESTMENT OVERVIEW

- **Location:** Mooresboro, North Carolina — just off U.S. Highway 221; On the North Carolina / South Carolina Stateline Border.
- **Land / Sites:** 5.24 acres / 38 existing sites
- **Upside:** Room to add 10+ additional RV sites (would require county approval).
- **Amenities:** Picnic tables; Free laundry; Wi-Fi; Security cameras.
- **Operations:** Park currently pays all utilities; on-site park host in place and willing to stay. Buyer would need to find someone new to answer the phones.
- **Nearby Demand Drivers:** Duke Energy Plant, Broad River Greenway for fishing, hiking, and horseback riding; Cowpens National Battlefield Revolutionary war sight; Gaffney Premium Outlet Mall; Tyron International Equestrian Center; Shadyside Dragway; Cleveland Country Fair
- **Pricing / Returns:** T12 cap rate: 9.2%; Pro-forma cap rate: 11.06%.

SUMMARY OF TERMS

INTEREST OFFERED

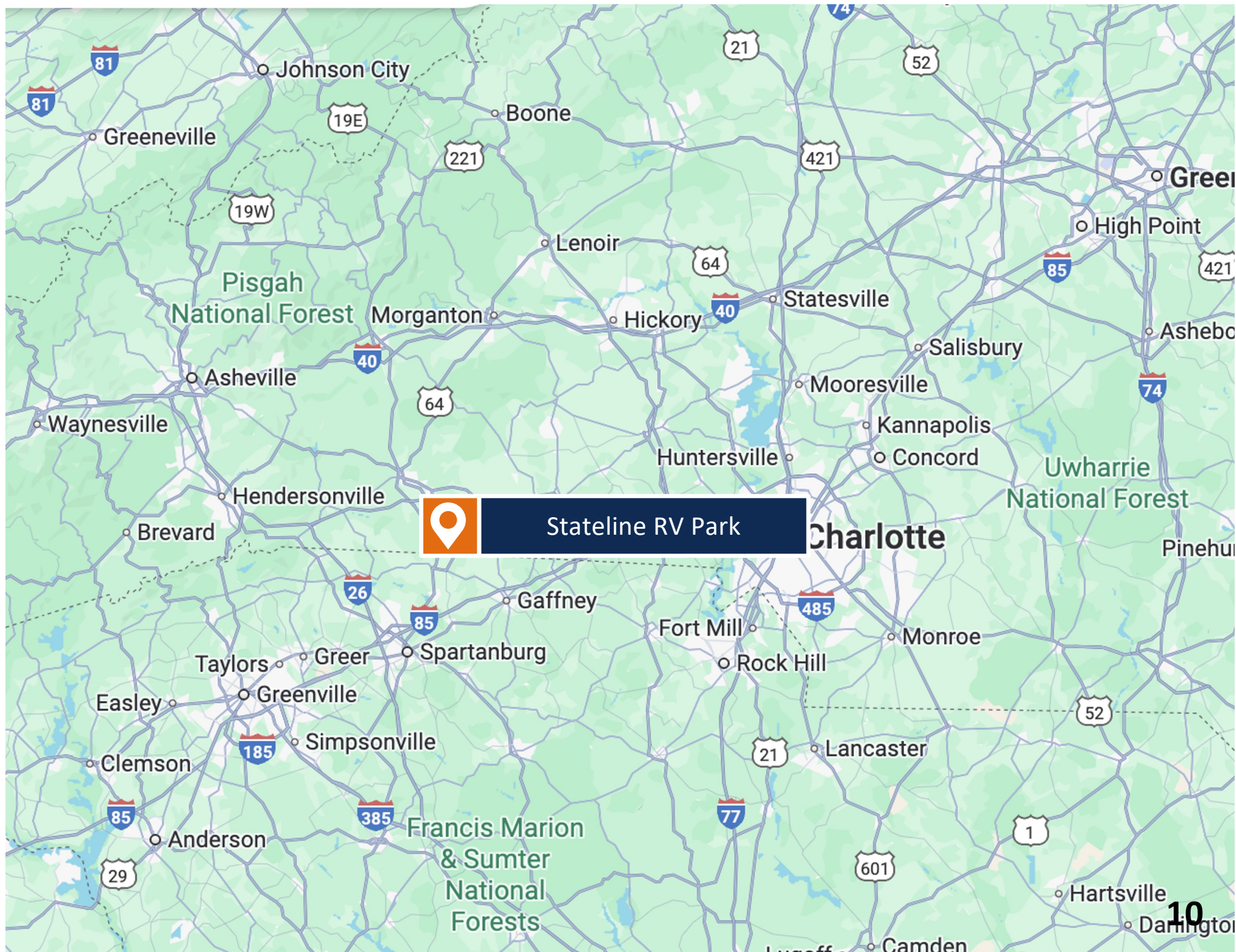
Current owner is offering for sale Stateline RV Park, located in Mooresboro, North Carolina.

TERMS OF SALE

Property to be delivered free of existing debt obligations. **Potential seller carry note of \$470k.**

PROPERTY TOURS

Prospective purchasers are encouraged to visit the subject property prior to submitting offers. However, all property tours must be arranged with erik@highcap.net. Please do not contact the tenants, on-site management or staff without prior approval.



PROPERTY DESCRIPTION

STATELINE RV PARK

PROPERTY DETAILS

STATELINE RV PARK		
Type of Park		All Age
Rental Agreement		Monthly
Assessor's Parcel Number	1615600 / 1604279	
Number of Spaces		38
Vacant Spaces		8
Year Built		2021
Lot Size		5.24 Acres
Type of Ownership		Fee Simple
Spaces/Acre		6.49
Rent Control		N/A

UTILITY	PROVIDER	PAID BY
Water	Daniel Morgan Water District	Property
Internet	Spectrum Business	Property
Electric	Duke Energy Co.	Property
Trash	Republic Services	Property
Septic	Private	Property



Durham Rd

Cadberry Ln



Stateline RV Park,
Mooresboro NC
Recently viewed

State L

State Line Rd

State Line Rd

State Line Rd

OCCUPANCY HISTORY

Stateline RV Park	Rental Rate	# of Sites	Potential Gross Rents	Occupancy % (economic)	# of sites rented	Occupancy % (units)
Sep 2025	\$ 523	34	\$ 17,986	82%	30	88%
Oct 2025	\$ 529	34	\$ 16,490	85%	32	94%
Nov 2025	\$ 530	37	\$ 18,430	82%	33	89%
Dec 2025	\$ 530	38	\$ 18,430	92%	32	84%
Jan 2026	\$ 530	38	\$ 18,430	96%	33	87%
Feb 2026	\$ 530	38	\$ 18,430	93%	32	84%
Mar 2026	\$ 540	38	\$ 20,520	89%	34	89%
Apr 2026	\$ 540	38	\$ 20,520	92%	35	92%
May 2026	\$ 551	38	\$ 20,938	79%	32	84%
Jun 2026	\$ 551	38	\$ 20,938	71%	28	74%
Jul 2026	\$ 551	38	\$ 20,938	67%	26	68%
Aug 2026	\$ 551	38	\$ 20,938	74%	28	74%
Total				84%		84%

AMENITIES



Wi-Fi



Dog Park



Restrooms



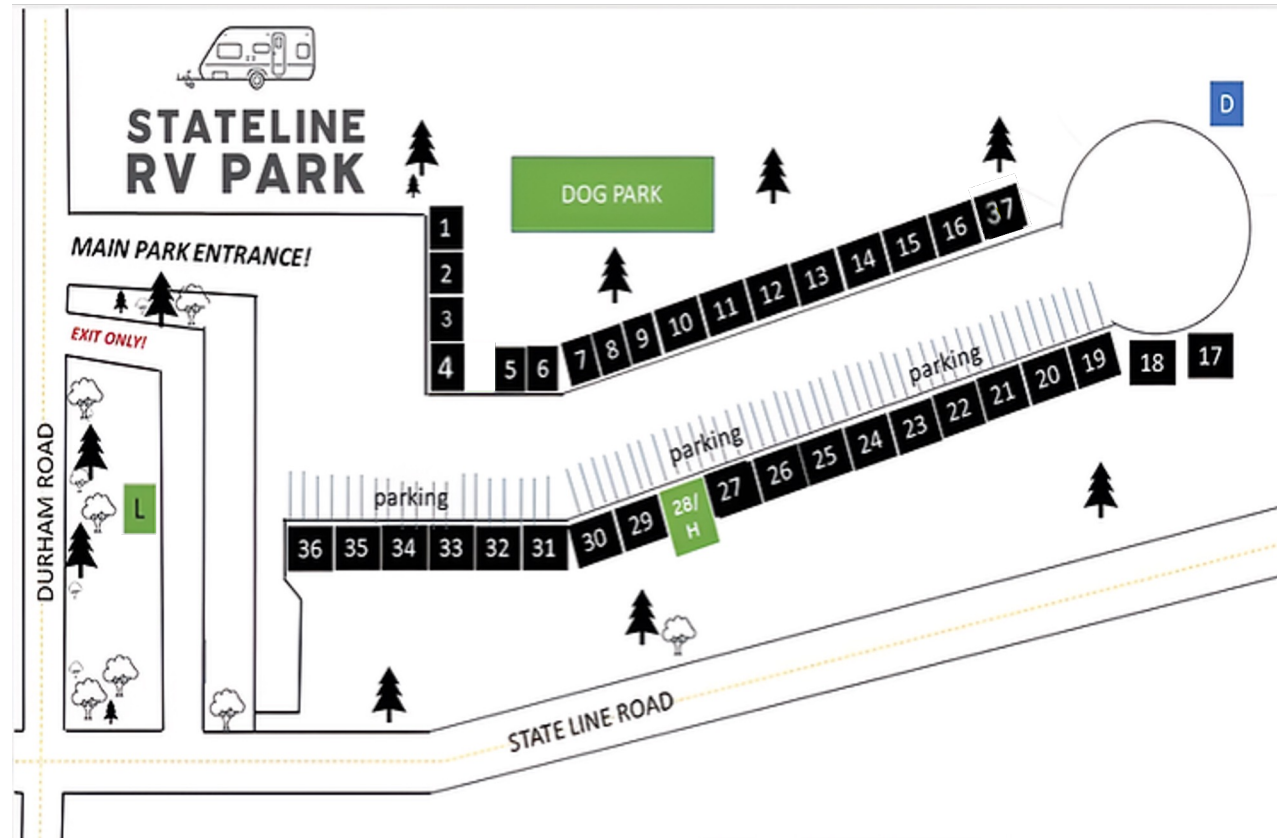
Laundry Facilities



Playground



Fire Pit











FINANCIAL ANALYSIS

STATELINE RV PARK

Financial Overview

Aug. 2025 – July 2026

Asking Price

- Total Income: \$206,258
- NOI: \$110,251
- Year 1 Pro Forma NOI: \$132,763
- \$1,200,000
- T12 Cap Rate: 9.2%
- Pro Forma Cap Rate: 11.06%

FINANCIAL ANALYSIS – PRO FORMA

Stateline RV Park - Mooresboro, NC					
34 sites historically + 4 spots added recently	August, 2025-July, 2026		Year 1	Year 2	Year 3
Number of Sites	38	0	38	38	38
Occupancy %	84%		90%	93%	95%
Rental Rates	\$508.75		\$540.00	\$555.00	\$575.00
Site Rental	\$194,873		\$221,616	\$235,364	\$249,090
Misc Income	\$11,386		\$11,955	\$12,553	\$12,929
Gross Revenue	\$206,258		\$233,571	\$247,917	\$262,019
Expenses			5%	5%	3%
Advertising & Marketing	\$569	0.3%	\$597	\$627	\$658
General and Administrative	\$906	0.4%	\$951	\$999	\$1,049
Insurance	\$2,515	1.2%	\$2,641	\$2,773	\$2,912
Property Taxes	\$4,546	2.2%	\$4,773	\$5,012	\$5,262
Park Management	\$12,484	6.1%	\$13,108	\$13,763	\$14,176
Repairs and Maintenance	\$11,452	5.6%	\$12,024	\$12,625	\$13,257
Utilities	\$63,536	30.8%	\$66,713	\$70,049	\$73,551
Total Operating Expenses	\$96,008	46.5%	\$100,808	\$105,848	\$110,865
Net Operating Income (NOI)	\$110,251	53.5%	\$132,763	\$142,069	\$151,154
Purchase Price	\$ 1,200,000		\$ 1,200,000	\$ 1,200,000	\$ 1,200,000
Cap Rate	9.19		11.06	11.84	12.60

MARKET OVERVIEW

STATELINE RV PARK

COMPARABLE PROPERTIES

PROPERTY NAME	ADDRESS	# OF SPACES	RENT	DISTANCE FROM SUBJECT (MILES)
STATELINE RV PARK	673 DURHAM RD, MOORESBORO, NC 28114	37	575 - 615	0
BROAD RIVER CAMPGROUND	120 BROAD RIVER CAMPGROUNDRD, MOORESBORO, NC 28114	56	\$800* **	11.2
CHEROKEE RV PARK	140 CARROLL DR, BLACKSBURG, SC 29702	53	\$440*	24.8

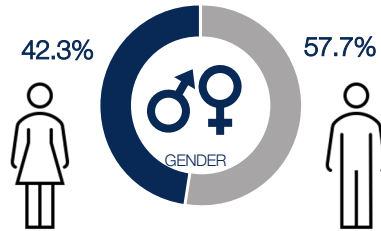
*ELECTRIC NOT INCLUDED
** PRIMARILY TRANSIENT
RENTALS

DEMOGRAPHICS



58,000

Estimated Population Within a 10-Mile Radius



\$39,000

Average Household Income Within a 10-Mile Radius



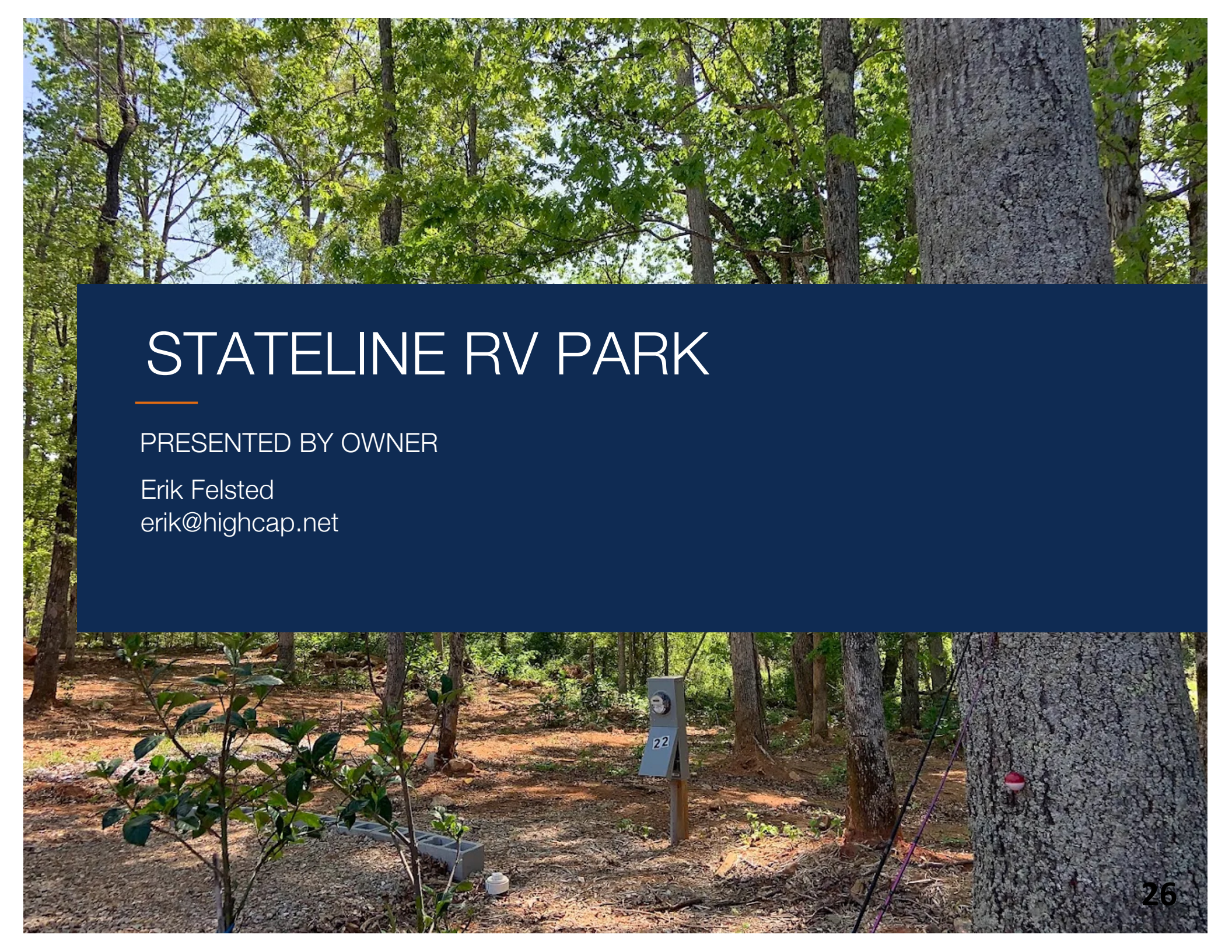
\$160,000

Estimated Median Housing Value Within a 10-Mile Radius



20,600

Estimated Total Households within a 10-Mile Radius

A photograph of a dense forest with tall trees and green foliage. A dark blue rectangular box is overlaid on the left side of the image, containing white text.

STATELINE RV PARK

PRESENTED BY OWNER

Erik Felsted
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