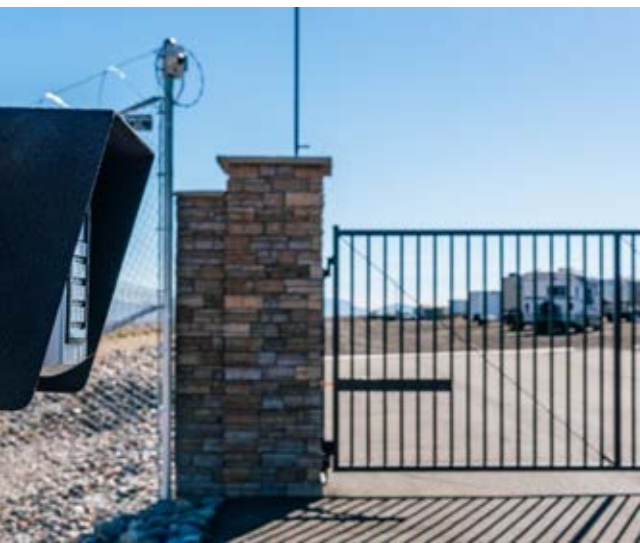






Lot Development &
Model Homes being
installed

Boulder Creek Rd
(under construction)



15,593 AADT

Summary for Offer Terms

EXCLUSIVE MARKETING

Realty Economic Advisors, LLC (“REA”) has been exclusively retained to market Boulder Creek RV Storage (the “Property”) for sale. All inquiries, communications, property tours and offers should be directed through REA.

TERMS OF SALE

The Property is being offered for sale free and clear of existing debt. Prospective purchasers are requested to submit offers in the form of a Letter of Intent (“LOI”). At a minimum, each LOI should address the following principal terms:

PURCHASE PRICE

Proposed consideration

EARNST MONEY

Deposit amount & timing

DUE DILIGENCE PERIOD

Requested review period

CLOSING PERIOD

Proposed closing timing

PURCHASER IDENTIFICATION

Each prospective purchaser should clearly identify the proposed purchasing entity and its principal owner(s). If available, offers should be accompanied by (i) a brief prospective purchaser’s ownership summary, company profile, experience and reasonable evidence of financial capacity to consummate the transaction, including a proof of funds statement or other acceptable evidence of available equity/capital.

PROPERTY TOURS | CONFIDENTIALITY

PLEASE DO NOT CONTACT ON-SITE MANAGER. Prospective purchasers are encouraged to drive the Property and neighborhood prior to submitting an offer. All onsite property tours must be first approved and scheduled in advance through Realty Economic Advisors and coordinated with Property ownership.

PLEASE DO NOT CONTACT ON-SITE MANAGEMENT WITHOUT PRIOR APPROVAL.

Ownership wishes to keep the offering confidential. Please exercise discretion when driving the Property and direct all questions and information requests through REA.

Ted Knoell

Principal | Designated Broker

t 602-717-7868

ted@realtyea.com

8075 E Morgan Trail, Suite 1B

Scottsdale, AZ 85258

REA[®] REALTY
ECONOMIC
ADVISORS

Confidentiality & Disclaimer

4637 N Boulder Creek Rd, Camp Verde, AZ



All materials and information contained in or provided in connection with this Offering Memorandum have been received or derived from Realty Economic Advisors, LLC ("REA"), the property owner, and/or third-party sources. Such materials and information are provided for informational purposes only and without representation or warranty, express or implied, as to their accuracy, completeness, reliability, or suitability. Without limiting the foregoing, no representation or warranty is made regarding the condition of the property, compliance with applicable laws or governmental requirements, zoning or development potential, financial performance, projected financial performance, or the suitability of the property for any particular use or purpose.

Neither REA nor its members, directors, officers, employees, agents, affiliates, advisors, or representatives make any representation or warranty, express or implied, regarding the accuracy or completeness of any materials or information provided, received, or derived from any source, whether written, oral, electronic, or otherwise. Information furnished for review is not a substitute for a prospective purchaser's independent investigation and due diligence. REA has no obligation to independently investigate, audit, or verify such information or to conduct due diligence on behalf of any party.

EACH PROSPECTIVE PURCHASER SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party considering the acquisition, financing, leasing, or other transaction involving the property is urged to independently verify all information and conduct such inspections, investigations, and analyses as it deems appropriate, including through qualified independent professionals selected by that party. Financial information, projections, estimates, market data, rent assumptions, operating assumptions, and other analyses should be independently verified. REA does not serve as a financial, legal, tax, engineering, environmental, architectural, accounting, or other specialized advisor to any recipient of this Offering Memorandum. Historical operating results are not necessarily indicative of future performance, and projections or estimates may differ materially from actual results.

Any estimates of market rent, projected rent, occupancy, expenses, capitalization rates, values, development potential, or other financial or market assumptions are opinions or estimates only and do not constitute assurances that such results can or will be achieved. Prospective purchasers must independently evaluate applicable contractual restrictions, governmental limitations, zoning and land-use requirements, physical conditions, market conditions, vacancy factors, tenant matters, and other circumstances relevant to the property and any contemplated transaction.

Legal matters should be reviewed with qualified legal counsel. Tax and accounting matters should be reviewed with qualified tax and accounting professionals. Title, survey, zoning, environmental, engineering, physical-condition, and other property matters should be reviewed with the appropriate independent professionals and governmental authorities. Any reference to a property's compliance with applicable laws, codes, ordinances, or governmental requirements should be independently verified by the recipient.

This Offering Memorandum is confidential and is furnished solely for the purpose of evaluating a potential transaction involving the property. It may not be reproduced, distributed, or disclosed, in whole or in part, to any other person without the prior written consent of REA and/or the property owner, except to the recipient's attorneys, accountants, lenders, consultants, and other advisors who have a need to know and who are informed of its confidential nature. The property owner and REA reserve the right, in their sole discretion, to reject any or all expressions of interest or offers, terminate discussions, withdraw the property from the market, or modify the offering process at any time without notice.

REA provides real estate brokerage services and is operating in this capacity. The inclusion of information or analysis in this Offering Memorandum should not be construed as an appraisal, legal opinion, tax opinion, engineering report, environmental assessment, or other professional opinion.

Boulder Creek RV Storage is located at 4637 N Boulder Creek Rd, Camp Verde, AZ within the High View at Boulder Creek mixed-use planned community. The Property is situated along Boulder Creek Road, just south of Highway 260, about three miles west of the Interstate-17 interchange in Yavapai County, AZ.

The property is situated on ±12.39 acres and developed with a 485-space RV & Boat Storage Facility with a 1,463 SF leasing office w/ a two-bedroom resident manager’s apartment. The storage facility was completed in 2023. In November 2024, covers for 130 RV spaces were installed due to popular demand, and more recently 4 storage containers were added (Total = 489 units). Of the total space count, 27% are covered. Features and amenities include 24-hour access, both covered and uncovered spaces for RV, boat, car, and trailer parking; security cameras; asphalt paved, secured fencing, key-pad gate code entry; dump station; resident manager; online bill pay; air fill station; and propane refilling station.

ASSESSOR PARCEL NUMBER(S): 403-15-009A

PROJECT HIGHWAY ACCESS & FRONTAGE

One current point of access along Boulder Creek Rd from Highway 260, which is under construction and will be asphalt paved when complete. One additional access point will be via the planned Aultman Parkway (under construction) and will connect to the existing roundabout at Highway 260.

ZONING: C-3, PAD Overlay (Town of Camp Verde) **FEMA DISTRICT:** Zone “X”

UTILITY SERVICES

- ELECTRICITY** Arizona Public Service (APS)
- TELEPHONE** CenturyLink or Other
- WATER** Town of Camp Verde
- SEWER** Septic Systems In-Place (1 for office/residence & 1 for dump station)

COMMENTS

This represents a value-add lease-up opportunity for a new owner with the 130 RV covers added in November 2024, demonstrating strong demand, and onsite truck rental commission income (Budget®).

The entire master plan of High View at Boulder Creek, including the Subject RV storage facility, is located in a Qualified Opportunity Zone (“QOZ”) designation area, and investment tax incentives may be available.

In addition to Boulder Creek RV Storage, the larger mixed-use planned community of High View at Boulder Creek is planned for 333 SFR homes, 474 apartment units, a 260-space RV park, and several potential commercial-retail pads fronting Hwy 260.

Ownership of Boulder Creek RV Storage is unrelated to ownership of High View at Boulder Creek. Further, development of spine roads (Aultman Parkway & Boulder Creek Rd) are currently under construction. Municipal sewer is not available in the vicinity and instead, septic is used at High View at Boulder Creek.



INVESTMENT HIGHLIGHTS

A NEWER ASSET. SIGNIFICANT UPSIDE.



CLASS A RV STORAGE FACILITY:

Completed in 2023, Boulder Creek RV Storage offers 489 rentable spaces on approximately 12.39 acres with paved parking, covered and uncovered options, security cameras, 24-hour controlled access, a dump station, air-fill station, propane refilling station, resident manager and onsite Budget® truck rentals/commission income.



VALUE ADD | ABSENTEE, MOM-AND-POP OWNERSHIP:

Compelling opportunity to acquire a newly constructed Class A RV storage facility from absentee, out-of-state, mom-and-pop owners whose primary focus is their farming business. Opportunity to more actively & professionally manage to improve operational efficiencies, strengthen marketing, accelerate lease-up, and increase revenues and profitability.



SIGNIFICANT LEASE-UP UPSIDE:

The 489-space facility is currently approximately 39.5% physically occupied, providing substantial runway potential to increase revenue and NOI through continued lease-up. The current pro forma projects NOI increasing from approximately \$115,000 annualized based on a T-1, 2026 operations to \$498,551 for Year-3 (a stabilized pro forma figure).



COVERED-PARKING VALUE CREATION:

Ownership added Covers for 130 RV spaces in November 2024 in response to market demand. Covered spaces command substantially higher rents compared with open parking, creating an opportunity to lease the recently added inventory and potentially add additional canopy structures over existing open spaces.



EMBEDDED POTENTIAL GROWTH WITHIN HIGH VIEW AT BOULDER CREEK:

Located within the High View at Boulder Creek larger planned development, conceptual plans include up to 333 SFR homes (167 SFR lots currently under development), 474 multi-family units and a 260-space RV resort, creating the potential for an expanding customer base immediately surrounding the property.



FAVORABLE VERDE VALLEY LOCATION:

Positioned adjacent to Highway 260, approximately three miles from Interstate-17, the property serves the broader Verde Valley and Northern Arizona recreation market, with convenient access to Camp Verde, Cottonwood, Sedona and the Phoenix metropolitan area.



FEATURES & AMENITIES



Secured and affordable Class A storage with 24-hour access, fenced and gated outdoor storage for boats, RVs, and vehicles. This no-compromise facility ensures convenience and affordability. Benefit from online bill pay, an onsite manager, and security cameras for peace of mind. Customers choose Boulder Creek RV Storage for its high-security storage tailored to their needs.



24 Hour Access



Both Covered & Uncovered Sites



RV, Car, Boat & Trailer Parking



Security Cameras



Paved



Fenced & Gated



Dump Station



Resident Manager



Online Bill Pay



Air Fill Station



Propane Refilling Station



Gate Code Entry



PROPERTY HIGHLIGHTS



Value Add: Out-of-State / Absentee Mom & Pop Ownership (an opportunity to more actively manage & improve efficiencies, strengthen marketing, accelerate lease-up, and increase profitability).



Value Add: Lease-Up Property to Stabilization



Value Add: Potential to add Storage Container Units.



Value Add: Potential to add RV Covers



2023 Construction



485 Total RV Spaces + 4 Storage Containers = 489



130 Covered Spaces (27% of Total)



Budget® Truck Rental Commission Income



Security Cameras



24-Hour Gate Code Access & Paved



Onsite Dump Station



Onsite Resident Manager



Qualified Opportunity Zone Area ("QOZ")



High View at Boulder Creek is planned for over 333 SFR Dwelling Units, 474 Apartment Units, and 260-Space RV Park



Recent approval by Town of Cottonwood for "89 and Vine" (September 2024) for up to 2,050 SFR & Apartment dwellings on 682 Acres to be developed by Sunbelt Holdings



INVESTMENT HIGHLIGHTS



PRICE:

\$5,865,000

\$11,993 Per Space | \$25.46 PSF



YEAR-3 PRO FORMA
CAP RATE:

8.5%



YEAR-3 PRO FORMA
NOI:

\$498,551



Total Rentable Units (Open + Cover + Storage Containers):

355 + 130 + 4 = 489



Rentable Square Feet (Open + Cover + Storage Containers):

164,760 + 64,320 + 1,280 = 230,360 SF



Physical Occupancy (Units) as of August 12, 2026:

39.5%



Economic Occupancy (Units) as of August 12, 2026:

36.0%



PRO FORMA YEAR-3 NOI (AS-STABILIZED):

\$498,551



PRO FORMA YEAR-3 CAP RATE (AS-STABILIZED):

8.5%



PRICE PER SPACE/UNIT:

\$11,993



PRICE PER SQUARE FOOT (NRA):

\$25.46

Ted Knoell

Principal | Designated Broker
8075 E Morgan Trail, Suite 1B
Scottsdale, AZ 85258

REA REALTY
ECONOMIC
ADVISORS

Exclusively Marketed
For Sale





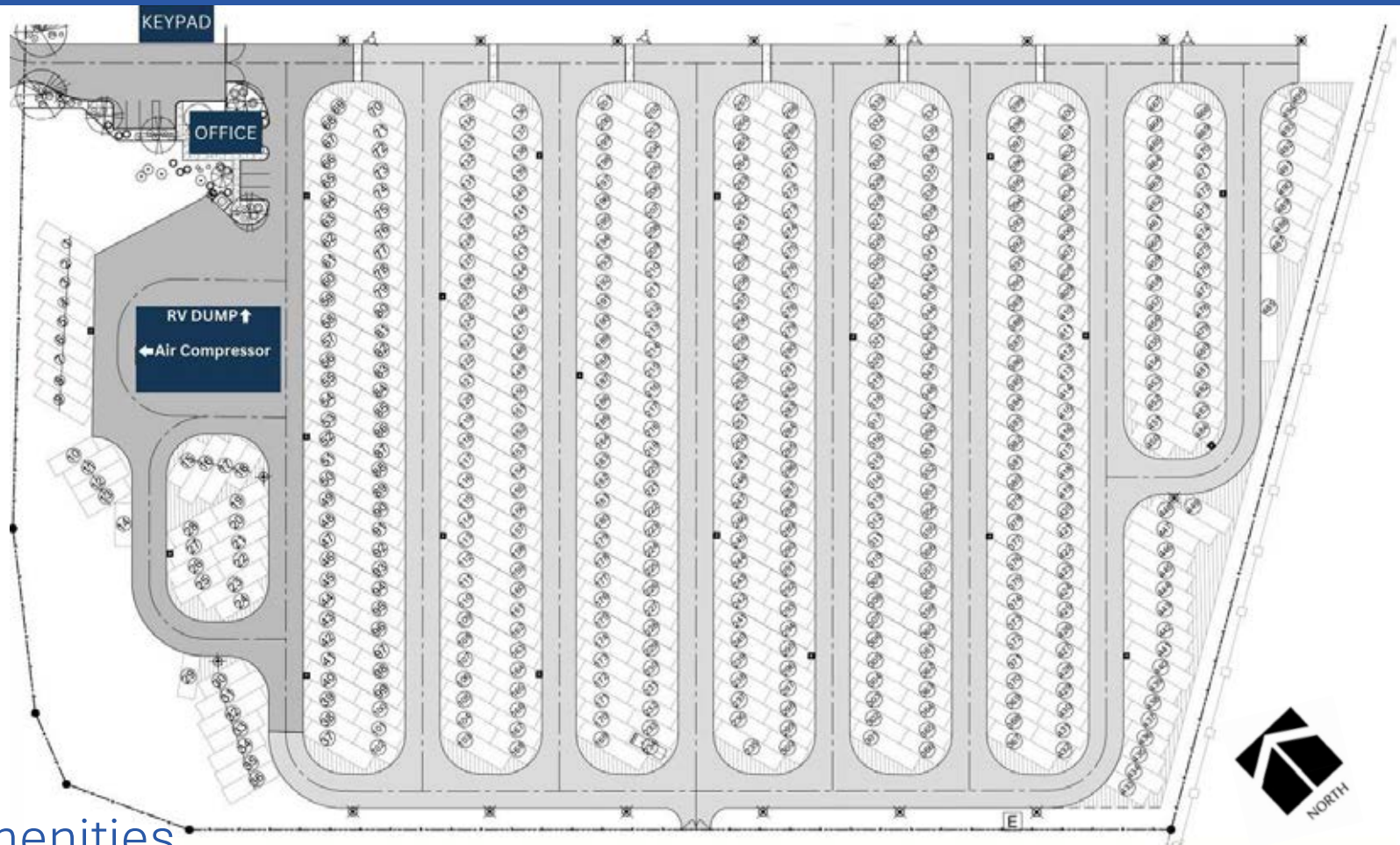


Site Layout

4637 N Boulder Creek Rd, Camp Verde, AZ



w/ onsite Budget® Truck
Rentals (Commission Income)



Features & Amenities

Secure and affordable storage with 24-hour access, fenced and gated outdoor storage for boats, RVs, and vehicles. This no-compromise Class-A facility ensures convenience and affordability. Benefit from online bill pay, a resident manager, and security cameras for peace of mind. Customers choose Boulder Creek RV Storage for its high-security storage tailored to their needs.

24-Hour Access

Both Covered and Uncovered Sites

RV, Car, Boat, and Trailer Parking

Security Cameras

Paved

Fenced & Gated

Dump Station

Resident Manager

Online Bill Pay

Air Fill Station

Propane Refilling Station

Gate Code Entry

DISCLAIMER: All parties shall independently verify all facts and figures and perform due diligence and financial feasibility analysis. Realty Economic Advisors (REA®) makes no guarantees, representations, or warranties of any kind, express or implied, regarding the information including, but not limited to, warranties, accuracy & reliability. REA® excludes unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of REA®.

Property Highlights

- ❖ Value Add: Absentee, Mom-and-Pop Ownership - Compelling opportunity to acquire a newly constructed Class A RV storage facility from absentee, out-of-state mom-and-pop ownership whose primary focus is its farming business. Opportunity for a more actively and professionally managed operator to improve operational efficiencies, strengthen marketing, accelerate lease-up, and increase revenues and profitability.
- ❖ Value Add: Significant Lease-Up Upside
- ❖ Value Add: Potential to add Storage Container Units
- ❖ Value Add: Potential to add RV Covers

- 2023 Construction
- 485 RV Spaces (130 Covered / 27%) + 4 Storage Containers = 489
- Budget® Truck Rental Commission Income
- 24-Hour Gate Code Access & Paved, Security Cameras, Onsite Dump Station, and Onsite Resident Manager
- Qualified Opportunity Zone Area (“QOZ”)
- High View at Boulder Creek is planned for over 333 SFR Homes, 474 Apartment Units, and 260-Space RV Park
- Recent approval by Town of Cottonwood for “89 and Vine” (September 2024) for up to 2,050 SFR & Apartment dwellings on 682 Acres to be developed by Sunbelt Holdings



Price

\$5,865,000

\$11,993 Per Space | \$25.46 PSF

8.5%
YEAR-3
Pro Forma Cap

\$498,551
YEAR-3
Pro Forma NOI

Total Rentable Units: Open + Cover + Storage Containers = TOTAL: 355 + 130 + 4 = **489**

Rentable Square Feet: Open + Cover + Storage Containers = TOTAL: 164,760 + 64,320 + 1,280 = **230,360 SF**

Physical Occupancy (Units) as of August 12, 2026: 39.5%

Economic Occupancy (Units) as of August 12, 2026: 36.0%

PRO FORMA YEAR-3 NOI (AS-STABILIZED): \$498,551

PRO FORMA YEAR-3 CAP RATE (AS-STABILIZED): 8.5%

PRICE PER SPACE/UNIT: \$11,993

PRICE PER SQUARE FOOT (NRA): \$25.46

Investment Highlights

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5-Year Cash Flow

4637 N Boulder Creek Rd, Camp Verde, AZ

Year-3
Pro Forma

General Assumptions:		1	2	3	4	5
Income Growth (Uncovered, 355 Spaces)	N/A	3.00%	3.00%	3.00%	3.00%	3.00%
Income Growth (Covered, 130 Spaces)	N/A	3.00%	3.00%	3.00%	3.00%	3.00%
Income Growth (Storage Containers, 4 Units)	N/A	3.00%	3.00%	3.00%	3.00%	3.00%
Income Growth (Other)	N/A	3.00%	3.00%	3.00%	3.00%	3.00%
Concessions	8.00%	5.00%	0.00%	0.00%	0.00%	
Vacancy Rate & Credit Loss	50.00%	34.00%	20.00%	20.00%	20.00%	
Tax Expense Growth	N/A	3.00%	3.00%	3.00%	3.00%	
Op. Expense Growth	N/A	3.00%	3.00%	3.00%	3.00%	
Off-Site Management Fee	5.00%					

PRO-FORMA YEAR / PERIOD		0	1	2	3	4	5
Revenue	Per Space / Yr.						
Rental Income (Uncovered, 355 Spaces) - \$107/Space AVG.	\$1,288	\$457,196	\$ 470,912	\$ 485,040	\$ 499,591	\$ 514,579	
Rental Income (Covered, 130 Spaces) - \$201/Space AVG.	\$2,407	\$312,893	\$ 322,280	\$ 331,949	\$ 341,907	\$ 352,164	
Rental Income (Storage Containers, 4 Units) - \$200/Unit AVG.	\$2,400	\$9,600	\$ 9,888	\$ 10,185	\$ 10,490	\$ 10,805	
Potential Gross Rental Income	\$1,594	\$ 779,690	\$ 803,080	\$ 827,173	\$ 851,988	\$ 877,548	
Concessions	(\$128)	\$ (62,375)	\$ (40,154)	\$ -	\$ -	\$ -	
Adjusted Gross Rental Income	\$1,467	\$ 717,315	\$ 762,926	\$ 827,173	\$ 851,988	\$ 877,548	
Vacancy & Collection Loss	(\$733)	\$ (358,657)	\$ (259,395)	\$ (165,435)	\$ (170,398)	\$ (175,510)	
Budget® Truck Rental Commissions - Net of Vacancy	\$45	\$ 22,000	\$ 22,660	\$ 23,340	\$ 24,040	\$ 24,761	
Other Income (Insurance, Admin Fee, Late Fees) - Net of Vacancy	\$21	\$ 10,500	\$ 10,500	\$ 10,500	\$ 10,500	\$ 10,500	
[1] Effective Gross Income		\$ 391,157	\$ 536,691	\$ 695,578	\$ 716,130	\$ 737,299	
Effective Gross Income Per SPACE	\$800	\$800	\$1,098	\$1,422	\$1,464	\$1,508	
Expenses							
Real Estate Taxes	\$51	\$ 24,852	\$ 25,598	\$ 26,366	\$ 27,157	\$ 27,972	
Property Insurance	\$13	\$ 6,581	\$ 6,778	\$ 6,981	\$ 7,190	\$ 7,406	
Utilities (EWST - Common Area Only)	\$24	\$ 11,700	\$ 12,051	\$ 12,413	\$ 12,785	\$ 13,169	
Administrative & General, & CC Merchant Fees	\$54	\$ 26,400	\$ 27,192	\$ 28,008	\$ 28,848	\$ 29,713	
Repairs & Maintenance	\$8	\$ 3,900	\$ 4,017	\$ 4,138	\$ 4,262	\$ 4,390	
Off-Site Management Fee	\$40	\$ 19,558	\$ 26,835	\$ 34,779	\$ 35,807	\$ 36,865	
On-Site Management Costs	\$110	\$ 54,000	\$ 55,620	\$ 57,289	\$ 59,008	\$ 60,778	
Advertising & Marketing	\$52	\$ 25,500	\$ 26,265	\$ 27,053	\$ 27,865	\$ 28,701	
[2] Total Expenses		\$172,491	\$184,356	\$197,027	\$202,922	\$208,994	
Expenses Per SPACE	\$353	\$353	\$377	\$403	\$415	\$427	
Expense Ratio	44.1%	44.1%	34.4%	28.3%	28.3%	28.3%	
[3] Net Operating Income	\$447.17	\$218,667	\$352,336	\$498,551	\$513,209	\$528,305	

Unit Mix & Rent Roll Detail

4637 N Boulder Creek Rd, Camp Verde, AZ

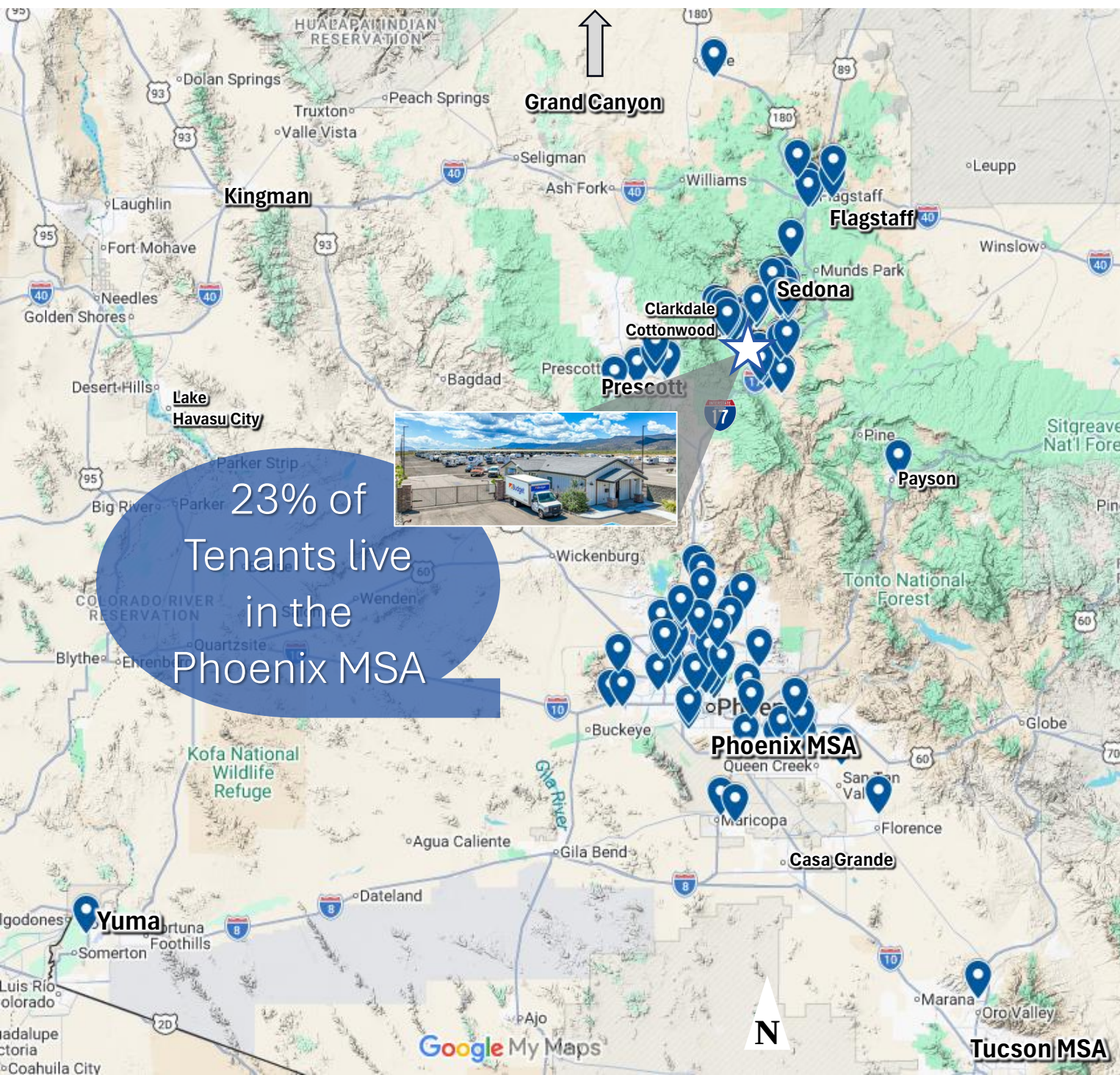
RENT ROLL / OCCUPANCY DETAIL | PROFORMA RENTS

TYPE	DESCRIPTION	UNIT MIX DETAIL			TOTAL SIZE (SF)	OCCUPIED		VACANT SPACES	RENT DETAIL / MO.		POTENTIAL GROSS RENT	
		SPACES	%TOTAL	EST. SIZE		SPACES			\$/SPACE	\$/SF	MONTHLY	ANNUALLY
12 x 25	Covered RV Space	1	0%	300	300	1		0	\$125	\$0.42	\$125	1,500
12 x 30	Covered RV Space	1	0%	360	360	1		0	\$110	\$0.31	\$110	1,320
12 x 30	Covered RV Space	1	0%	360	360	1		0	\$120	\$0.33	\$120	1,440
12 x 30	Covered RV Space	29	6%	360	10,440	25		4	\$140	\$0.39	\$4,060	48,720
12 x 30	Covered RV Space	1	0%	360	360	0		1	\$150	\$0.42	\$150	1,800
12 x 35	Covered RV Space	1	0%	420	420	1		0	\$140	\$0.33	\$140	1,680
12 x 35	Covered RV Space	29	6%	420	12,180	25		4	\$160	\$0.38	\$4,640	55,680
12 x 40	Covered RV Space	1	0%	480	480	0		1	\$170	\$0.35	\$170	2,040
12 x 45	Covered RV Space	29	6%	540	15,660	11		18	\$225	\$0.42	\$6,525	78,300
12 x 50	Covered RV Space	1	0%	600	600	1		0	\$175	\$0.29	\$175	2,100
12 x 50	Covered RV Space	30	6%	600	18,000	5		25	\$240	\$0.40	\$7,200	86,400
12 x 55	Covered RV Space	2	0%	660	1,320	2		0	\$270	\$0.41	\$540	6,480
12 x 80	Covered RV Space	4	1%	960	3,840	2		2	\$340	\$0.35	\$1,360	16,320
12 x 20	RV Space	1	0%	240	240	0		1	\$65	\$0.27	\$65	780
12 x 25	RV Space	4	1%	300	1,200	0		4	\$75	\$0.25	\$300	3,600
12 x 25	RV Space	30	6%	300	9,000	27		3	\$80	\$0.27	\$2,400	28,800
12 x 30	RV Space	40	8%	360	14,400	23		17	\$85	\$0.24	\$3,400	40,800
12 x 30	RV Space	1	0%	360	360	1		0	\$90	\$0.25	\$90	1,080
12 x 30	RV Space	1	0%	360	360	1		0	\$100	\$0.28	\$100	1,200
12 x 35	RV Space	86	18%	420	36,120	30		56	\$95	\$0.23	\$8,170	98,040
12 x 35	RV Space	1	0%	420	420	0		1	\$120	\$0.29	\$120	1,440
12 x 40	RV Space	114	23%	480	54,720	20		94	\$105	\$0.22	\$11,970	143,640
12 x 40	RV Space	4	1%	480	1,920	2		2	\$110	\$0.23	\$440	5,280
12 x 45	RV Space	1	0%	540	540	0		1	\$105	\$0.19	\$105	1,260
12 x 45	RV Space	32	7%	540	17,280	1		31	\$115	\$0.21	\$3,680	44,160
12 x 50	RV Space	17	3%	600	10,200	4		13	\$125	\$0.21	\$2,125	25,500
12 x 50	RV Space	3	1%	600	1,800	2		1	\$130	\$0.22	\$390	4,680
12 x 55	RV Space	1	0%	660	660	1		0	\$145	\$0.22	\$145	1,740
12 x 55	RV Space	1	0%	660	660	0		1	\$150	\$0.23	\$150	1,800
12 x 60	RV Space	4	1%	720	2,880	0		4	\$145	\$0.20	\$580	6,960
12 x 65	RV Space	3	1%	780	2,340	0		3	\$155	\$0.20	\$465	5,580
12 x 65	RV Space	2	0%	780	1,560	0		2	\$165	\$0.21	\$330	3,960
12 x 75	RV Space	1	0%	900	900	0		1	\$175	\$0.19	\$175	2,100
12 x 75	RV Space	3	1%	900	2,700	1		2	\$180	\$0.20	\$540	6,480
12 x 75	RV Space	5	1%	900	4,500	1		4	\$250	\$0.28	\$1,250	15,000
8 x 40	Self Storage	4	1%	320	1,280	4		0	\$200	\$0.63	\$800	9,600
All	Covered Space	130	27%	495	64,320	75		55	\$195	\$0.39	\$25,315	\$303,780
All	Uncovered Space	355	73%	464	164,760	114		241	\$104	\$0.22	\$36,990	\$443,880
All	Storage Container	4	1%	320	1,280	4		0	\$200	\$0.63	\$800	\$9,600
Total / Average:		489	100%	471	230,360	193		296	\$129	\$0.27	\$63,105	\$757,260
Physical Occupancy:						39.5%						



Regional & Tenant Map

4637 N Boulder Creek Rd, Camp Verde, AZ



28% of
Tenants
live
outside
Arizona



1: A1- Affordable



2: Summit Point



3: Verde Ranch



4: Cottonwood Springs

Rental Comparables

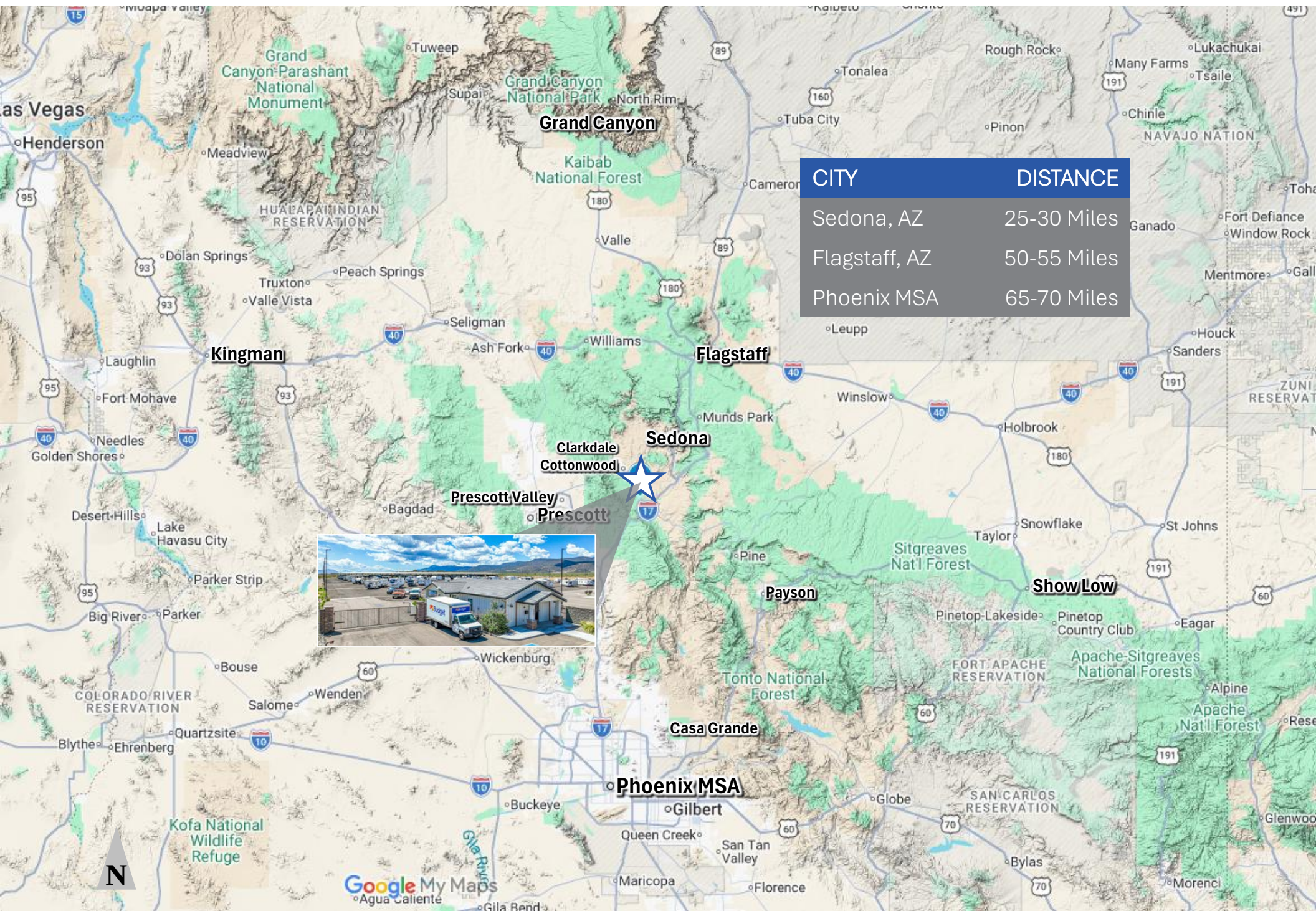
4637 N Boulder Creek Rd, Camp Verde, AZ

Rental 1	Rental 2	Rental 3	Rental 4	COMPARABLE			SUBJECT	
1 Mile	1 Mile	4.5 Miles	9.5 Miles	Distance			---	
Asphalt	Gravel	Asphalt	Gravel	Paved Surface			Asphalt	
Yes	No	Yes	Yes	Covered Parking			Yes	
A-1 Affordable Mini & RV Storage	Summit Point RV Storage	Verde Ranch RV Storage	Cottonwood Springs RV / Air Park Storage	Property Name			Boulder Creek RV Storage	
3702 AZ-260, Camp Verde, AZ 86322	3781 W Summit Point, Camp Verde, AZ 86322	162 N Goswick Way, Camp Verde, AZ 86322	420 Happy Jack Way, Cottonwood, AZ 86326	Property Address			4637 N Boulder Creek Rd, Camp Verde, AZ 86322	
				Low	High	Average	Quoted	PSF/Mo.
\$125	-	\$150	-	\$125	\$150	\$138	\$125	0.42
-	-	\$135	-	\$135	\$135	\$135	\$110	0.31
-	-	\$135	-	\$135	\$135	\$135	\$120	0.33
-	-	\$135	-	\$135	\$135	\$135	\$140	0.39
-	-	\$135	-	\$135	\$135	\$135	\$150	0.42
-	-	\$159	\$145 / \$160 Pull-Thru	\$145	\$160	\$153	\$140	0.33
-	-	\$159	\$145 / \$160 Pull-Thru	\$145	\$160	\$153	\$160	0.38
\$145	-	\$160	\$160 / \$175 Pull-Thru	\$145	\$175	\$160	\$170	0.35
\$155	-	\$220	\$175 / \$190 Pull-Thru	\$155	\$220	\$186	\$225	0.42
-	-	\$260	\$200 / \$215 Pull-Thru	\$200	\$260	\$234	\$175	0.29
-	-	\$260	\$200 / \$215 Pull-Thru	\$200	\$260	\$234	\$240	0.40
-	-	-	\$220 / \$235 Pull-Thru	\$220	\$235	\$228	\$270	0.41
-	-	-	-	-	-	-	\$340	0.35
\$80	\$56	-	-	\$56	\$80	\$68	\$65	0.27
\$80	\$56	\$99	\$60	\$56	\$99	\$74	\$75	0.25
\$90	\$56	\$99	\$60	\$56	\$99	\$76	\$80	0.27
\$95	\$75	-	\$62	\$62	\$95	\$77	\$85	0.24
\$95	\$75	-	\$62	\$62	\$95	\$77	\$90	0.25
\$95	\$75	-	\$62	\$62	\$95	\$77	\$100	0.28
-	\$85	\$90	\$65	\$65	\$90	\$80	\$95	0.23
-	\$85	\$90	\$65	\$65	\$90	\$80	\$120	0.29
-	\$85	\$99	\$70	\$70	\$99	\$85	\$105	0.22
\$100	\$85	-	\$70	\$70	\$100	\$85	\$110	0.23
\$105	\$85	-	\$75	\$75	\$105	\$88	\$105	0.19
-	\$85	-	\$75	\$75	\$85	\$80	\$115	0.21
-	\$100	\$145	\$80 / \$90 Pull-Thru	\$80	\$145	\$110	\$125	0.21
-	\$100	\$145	\$80 / \$90 Pull-Thru	\$80	\$145	\$110	\$130	0.22
-	-	-	\$100 / \$110 Pull-Thru	\$100	\$110	\$105	\$145	0.22
-	-	-	\$100 / \$110 Pull-Thru	\$100	\$110	\$105	\$150	0.23
-	-	-	\$120 / \$130 Pull-Thru	\$120	\$130	\$135	\$145	0.20
-	-	-	\$140 / \$150 Pull-Thru	\$140	\$150	\$145	\$155	0.20
-	-	-	\$140 / \$150 Pull-Thru	\$140	\$150	\$145	\$165	0.21
-	-	-	70s @ \$160 / \$170 Pull-Thru	\$160	\$170	\$165	\$175	0.19
-	-	-	70s @ \$160 / \$170 Pull-Thru	\$160	\$170	\$165	\$180	0.20
-	-	-	70s @ \$160 / \$170 Pull-Thru	\$160	\$170	\$165	\$250	0.28
10 x 40 = \$230	-	10 x 25 = \$200	\$280	\$280	\$280	\$280	\$200	0.63

Comparable spaces were matched based on their most similar category and square footage.

Regional Map

4637 N Boulder Creek Rd, Camp Verde, AZ



Immediate Surrounding Area

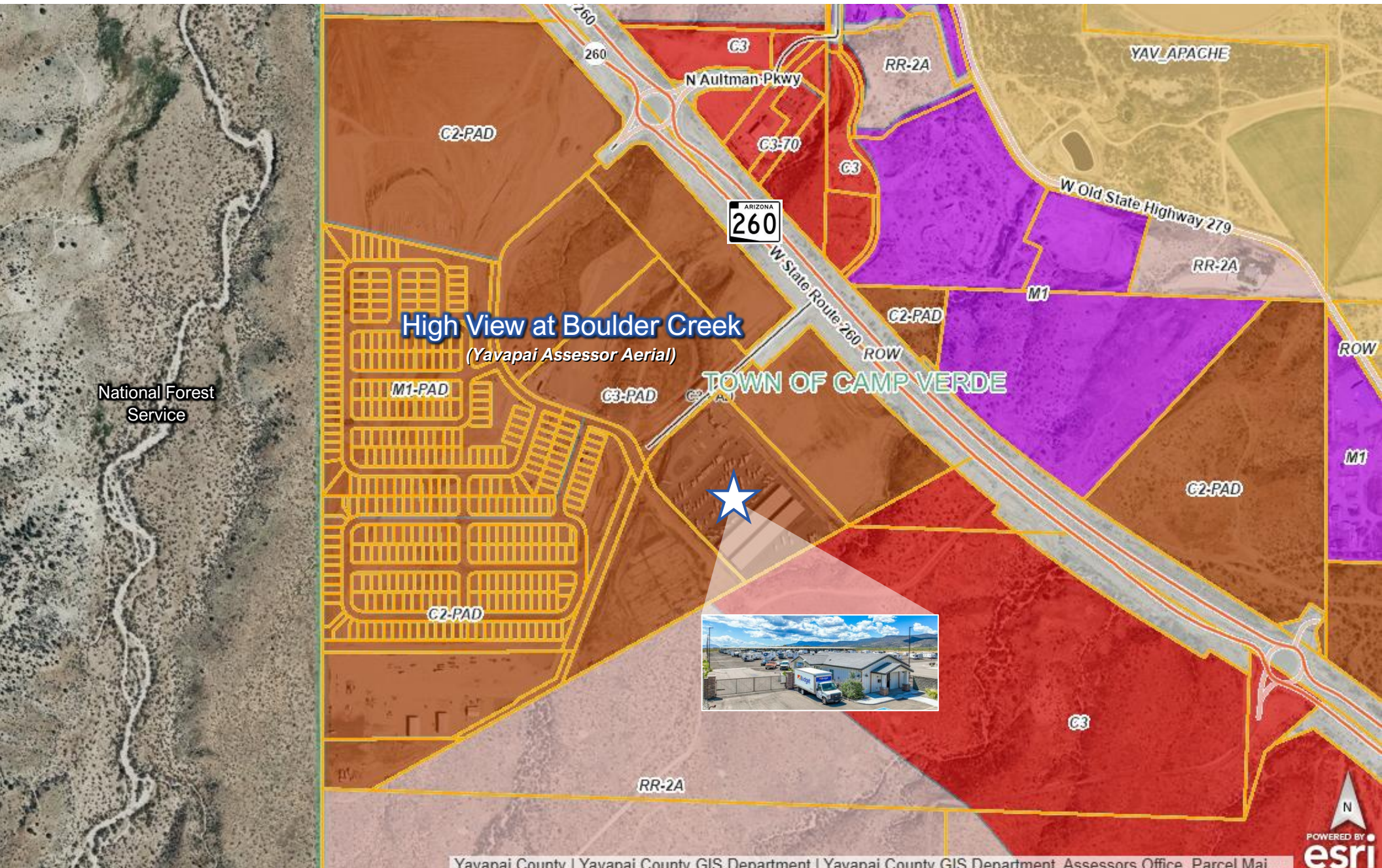
4637 N Boulder Creek Rd, Camp Verde, AZ



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Zoning / Assessor Map

4637 N Boulder Creek Rd, Camp Verde, AZ



Yavapai County | Yavapai County GIS Department | Yavapai County GIS Department Assessors Office Parcel Map



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Opportunity Zone

46. Creek Rd, Camp Verde, AZ

Opportunity Zones are a tax incentive economic development tool that allows people to invest in distressed areas. This incentive's purpose is to spur economic development and job creation in distressed communities by providing tax benefits to investors. Low-income communities and certain contiguous communities qualify as Opportunity Zones if a state, the District of Columbia or a U.S. territory nominated them for that designation and the U.S. Treasury certified that nomination. Following the nomination process, 8,764 communities in all 50 states, the District of Columbia and five U.S. territories were certified as Qualified Opportunity Zones (QOZs). Congress later designated each low-income community in Puerto Rico as a QOZ effective Dec. 22, 2017. The list of each QOZ can be found in IRS Notices [2018-48](#) and [2019-42](#). There's also a visual map of the census tracts designated as QOZs. Source: IRS | [Find out more about Opportunity Zones](#)

High View at Boulder Creek

Lot Development
& Model Homes
being installed



Aultman

Opportunity Zone



25001601



Camp Verde

Mesa Verde Estates

Sedona ± 27 Miles
Flagstaff ± 56 Miles



ARIZONA 260

Phoenix MSA
± 90 Miles



Distance From Subject/Town of Camp Verde:

- ± 6 miles to Cottonwood
- ± 27 miles to Sedona
- ± 35 miles to Prescott Valley
- ± 56 miles to Flagstaff
- ± 57 miles to Payson
- ± 90 miles to Phoenix

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Demographics

Source: CoStar

 HOUSING			
	2 MILES	5 MILES	10 MILES
Median Home Value	\$581,250	\$340,466	\$375,097
Median Year Built	1980	1984	1990

 INCOME			
	2 MILES	5 MILES	10 MILES
Avg Household Income	\$84,201	\$94,386	\$81,693
Median Household Income	\$57,999	\$65,800	\$62,956
HOUSEHOLD INCOME DISTRIBUTION			
< \$25,000	81	280	3,347
\$25,000 - \$50,000	39	396	3,768
\$50,000 - \$75,000	18	264	2,964
\$75,000 - \$100,000	70	335	2,924
\$100,000 - \$125,000	4	31	1,229
\$125,000 - \$150,000	5	92	1,066
\$150,000 - \$200,000	8	127	1,094
\$200,000+	31	198	1,081

 POPULATION			
	2 MILES	5 MILES	10 MILES
2020 Population	1,154	5,361	42,562
2025 Population	1,016	4,941	42,070
2030 Population Projection	1,020	5,010	43,321
Annual Growth 2020-2025	-2.4%	-1.6%	-0.2%
Annual Growth 2025-2030	0.1%	0.3%	0.6%
Median Age	38.7	45.6	48.2
Bachelor's Degree or Higher	9%	14%	20%
U.S. Armed Forces	0	0	1

 HOUSEHOLDS			
	2 MILES	5 MILES	10 MILES
2020 Households	309	1,899	17,806
2025 Households	257	1,724	17,473
2030 Household Projection	255	1,744	17,988
Annual Growth 2020-2025	-2.8%	-1.4%	0.6%
Annual Growth 2025-2030	-0.2%	0.2%	0.6%
Owner Occupied Households	137	1,314	12,555
Renter Occupied Households	118	430	5,433
Avg Household Size	2.8	2.5	2.3
Avg Household Vehicles	2	3	2
Total Specified Consumer Spending	\$8.5M	\$59.9M	\$539.1M

Community Profile for Camp Verde

Camp Verde, Arizona

An hour north of Phoenix, less than an hour south of Flagstaff, an hour west of Payson and less than an hour east of Prescott sits Camp Verde, the geographical center of Arizona. The town sits astride Interstate 17 with 18 miles of the Verde River flowing through its corporate borders. Camp Verde is surrounded by nine federal wilderness areas, six state parks, four national monuments, two wild and scenic rivers and the spectacular landscape that makes the Verde Valley a world-class destination.

Principal Economic Activities

The Camp Verde area was settled in 1865 and served as the breadbasket for much of north-central Arizona. Due to an extensive network of irrigation canals, Camp Verde still carries on its agricultural traditions. Area farms produce sweet corn, alfalfa, pecans, garden vegetables and the latest offering of barley for the craft brewing industry and wineries. Camp Verde's economy relies on light manufacturing, the nearby Cliff Castle Casino, the Out of Africa Wildlife Park and tourism. Fiber-optic broadband infrastructure is expanding throughout Camp Verde and the Verde Valley, supported by significant public- and private-sector investment in Yavapai County.

Scenic Attractions

Camp Verde's historic downtown, built around the Fort Verde State Historic Park, is transforming into a pedestrian-friendly shopping area with a microbrewery, restaurants and several antique dealers. The Out of Africa Wildlife Park attracts more than 145,000 visitors a year and Montezuma Castle National Monument attracts another 600,000. Cliff Castle Casino's 126-room hotel is a favorite stopping-off place for visitors to Northern Arizona. The area is becoming more popular every year with its numerous outdoor recreational opportunities, which include dozens of hiking trails such as Fossil Creek Wild and Scenic Area and canoeing and kayaking on the Verde River. Camp Verde is home to the Verde Valley Archaeology Center. The center was founded in 2010, and the museum researches, interprets and curates the legacy of the ancient cultures that inhabited the Verde Valley.

Community Facilities

Camp Verde offers a broad range of community facilities including riverfront parks, museums, ball fields, equestrian facilities, a community swimming pool, a skateboard park and several public access points to the Verde River. Camp Verde recently added a new \$4 million, 17,000 square-foot community library and a \$10 million, 26,000 square-foot Northern Arizona Healthcare medical clinic.

This profile was prepared by the Arizona Commerce Authority in cooperation with local sources. For further information, please contact:

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Verde Valley Regional Economic Organization

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Camp Verde Chamber of Commerce

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Website: www.campverdechamber.com



BASIC INFORMATION

Founded: 1865 **Incorporated:** 1986
Elevation: 3,160 ft. **Location:** Yavapai County

Distance to major cities:

Phoenix: 92 miles **San Diego:** 438 miles
Tucson: 205 miles **Los Angeles:** 456 miles
Las Vegas: 305 miles

POPULATION

	2000	2010	2023 (est.)
Camp Verde	9,451	10,875	12,216
Yavapai County	167,517	210,899	241,173
State of Arizona	5,130,632	6,401,569	7,285,370

Office of Economic Opportunity

Arizona Dept. of Revenue & Arizona Tax Research Foundation

WORKFORCE EDUCATION ATTAINMENT

	Count	Share
Less than high school	1,183	14.8%
High school or equivalent, no college	2,412	30.2%
Some college or Associate degree	2,946	36.9%
Bachelor's degree or advanced degree	1,450	18.1%

American Community Survey

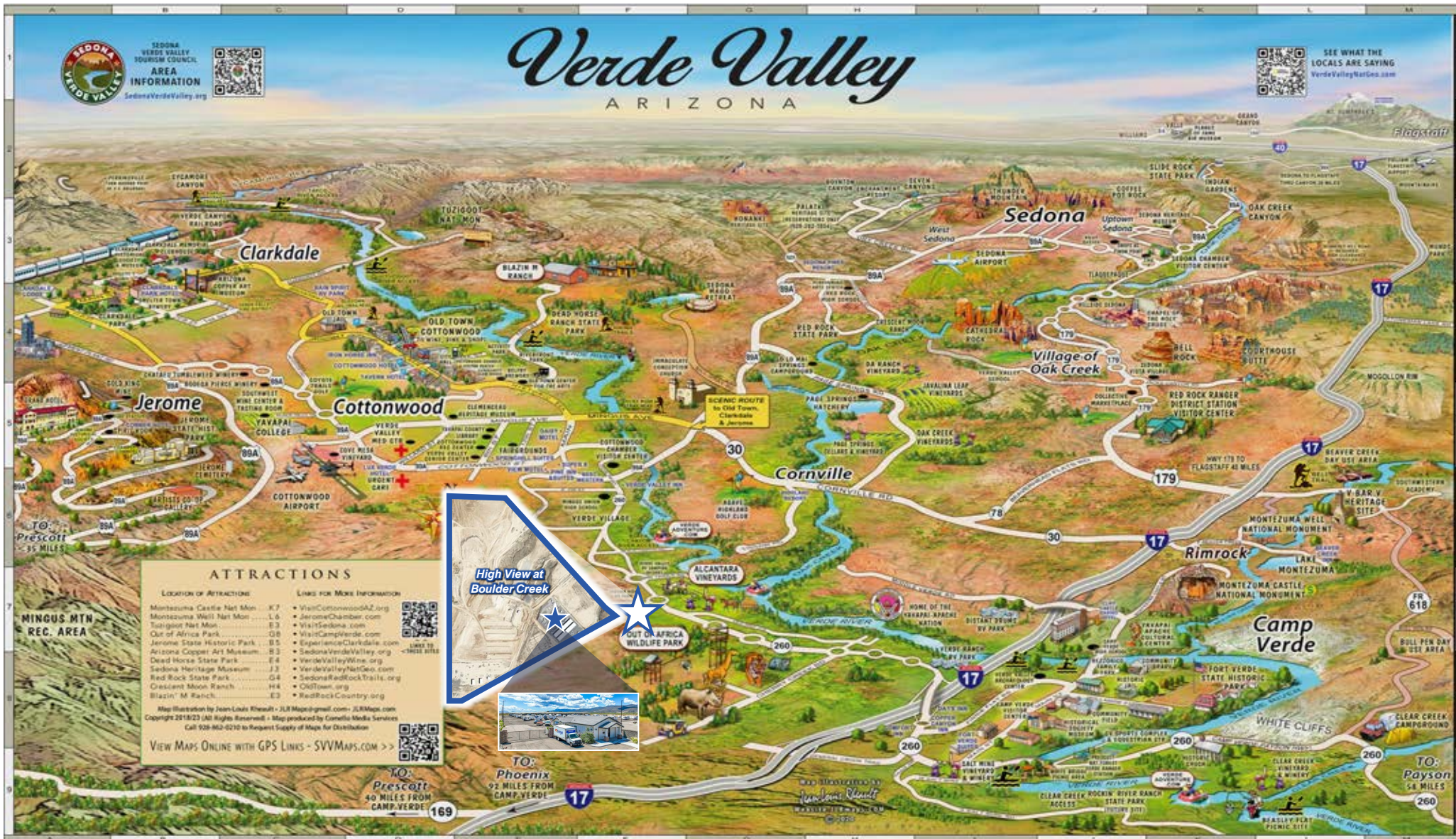
INDUSTRY (RANKED BY EMPLOYMENT)

	Count	Share
Arts, entertainment, food & recreation services	1,203	30.1%
Education, health care & social assistance	718	18.0%
Professional, scientific, & administrative services	380	9.5%
Retail trade	379	9.5%
Construction	308	7.7%
Finance, insurance & real estate	224	5.6%
Other services, except public administration	194	4.9%
Manufacturing	187	4.7%
Public administration	148	3.7%
Transportation, warehousing, & utilities	78	2.0%
Agriculture, forestry, fishing, hunting, & mining	69	1.7%
Wholesale trade	65	1.6%
Information	39	1.0%

American Community Survey

Attraction Map

Sedona | Verde Valley Tourism Council



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