



RV PARK & CAMPGROUND

ACQUISITION BUY BOX



ACTIVELY ACQUIRING RV PARKS & CAMPGROUNDS NATIONWIDE

We seek well-located assets where hands-on experience in acquisitions, financing, construction, management and operations can create long-term value.

TARGET PROPERTIES

- 75+ RV sites preferred; 50+ considered with strong value-add or expansion potential
- Existing RV parks, campgrounds, workforce / extended-stay and long-term rental communities
- Destination, hospitality and tourist-corridor properties
- Near lakes, rivers, recreation areas, national parks or major attractions
- Markets with population, employment or tourism growth
- Locations supportive of future expansion and development
- Will consider Pacific Northwest and other seasonal parks with a positive upside

ACQUISITION FLEXIBILITY

- Cash purchases
- Conventional financing
- Phased acquisitions
- Delayed closings
- Seller participation
- Capital partnerships

VALUE-ADD OPPORTUNITIES

- Additional RV sites or acreage for expansion
- Operational and management improvements
- Improved marketing, promotion and occupancy
- Below-market rents or rates
- Site, amenity and infrastructure upgrades
- Cabins, park models or other lodging opportunities
- Additional revenue sources or repositioning potential



GENERALLY NOT A FIT

- Markets with sustained economic or population decline
- Significant unresolved environmental or infrastructure problems
- Severe restrictions preventing needed improvements
- No practical opportunity for expansion or value creation
- Within FEMA flood zone

GEOGRAPHIC FOCUS:

Nationwide - with emphasis on growing recreation, tourism, employment and population markets.
Prefer southern location or year round operations.

WHY PINNACLE

40+ years in real estate, finance, construction, management and operations, including ownership of RV parks and campgrounds, resorts, manufactured housing, multifamily and other operating real estate.

HAVE AN OPPORTUNITY?

We want to hear about it.

PINNACLE FINANCIAL SERVICES

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