

R. VIA RETREAT SWANSON RESERVOIR



A turn-key RV park adjacent to Swanson Reservoir.

JORDAN MAASSEN

Sales Associate

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PROPERTY HIGHLIGHTS

List Price **\$375,000**

Location North of Hwy 6 near Swanson Reservoir Dam. Trenton, NE

Legal Description

Section 32, Township 3, Range 33 Hitchcock County.
CASTAWAY PARKWAY SUBDIVISION LOT 7A 5.22AC

Acres 5.22

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - Estimated **\$472.08**

Property Summary

RV Park Investment Opportunity

Trenton, Nebraska

Executive Summary

R.Via Retreat presents a compelling **value-add RV park investment opportunity** in southwest Nebraska, now demonstrating **proven demand and full occupancy** with immediate cash flow.

While the property does not have a long operating history, ownership only recently began actively leasing and lightly marketing the park. As a result, the property reached **100% occupancy quickly**, validating both rental rates and local demand.

This offering should be viewed as a **recently stabilized asset with significant upside**, where the infrastructure is complete and future growth can be driven through professional management, rent optimization, and expansion.

Property Overview

R.Via Retreat is a well-designed RV park with oversized sites and essential infrastructure already in place.

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PROPERTY HIGHLIGHTS

Property Features:

- 10 RV sites
- Approximate site size: 55 × 84 feet
- 30 & 50 amp service at each site
- Private water well
- Two 1,500-gallon septic systems
- 2 carports
- Permits in place for 3 future cabins
- Additional land for potential RV site expansion

The oversized layout provides a competitive advantage, allowing for easier maneuverability and improved tenant experience, particularly for larger modern RVs.

Location & Proximity

R. Via Retreat is located in Trenton, Nebraska, near the highly trafficked recreational destination Swanson Reservoir.

Nearby Access:

- 5–10 minutes to Swanson Reservoir (boating, fishing, camping)
- 30 miles to McCook (shopping, dining, healthcare)
- 35 minutes to McCook Ben Nelson Regional Airport

Demand Drivers

Recreational Demand:

- Boating, fishing, camping, and hunting at Swanson Reservoir
- Seasonal tourism and weekend traffic

Workforce & Extended Stay Demand:

- Road construction crews
- Infrastructure and fiber teams
- Traveling contractors
- Agricultural and regional workers
- Traveling medical professionals (via McCook)

This combination supports both **short-term and long-term occupancy stability**.

PROPERTY HIGHLIGHTS

Current Operations

- **Current Occupancy: 100% (10/10 sites leased)**
- **In-place rents:**
 - 6 sites at \$650/month
 - 2 sites at \$700/month
 - Remaining sites within this range

This demonstrates a proven rental band of **\$650–\$700/month**, with additional upside to market levels.

Income Projections

Scenario A – 50% Occupancy (Downside Case)

5 sites at blended ~\$662.50/month

- Gross Income: \$39,750
- Expenses: ~\$4,800
- NOI: \$34,950
- **Cap Rate: 9.3%**

Scenario B – 75% Occupancy (Stabilized Case)

7.5 sites at blended ~\$662.50/month

- Gross Income: \$59,625
- Expenses: ~\$4,800
- NOI: \$54,825
- **Cap Rate: 14.6%**

Scenario C – Current Performance (100% Occupancy)

10 sites at \$650–\$700/month

- Gross Income: \$79,500
- Expenses: ~\$4,800
- NOI: \$74,700
- **Cap Rate: 19.9%**

Scenario D – Market Rent Upside

10 sites at \$750/month

- Gross Income: \$90,000
- NOI: \$85,200
- Cap Rate: 22.7%

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PROPERTY HIGHLIGHTS

Investment Highlights

- **Proven Demand:** Recently achieved 100% occupancy
- **Immediate Cash Flow:** In-place tenants at \$650–\$700/month
- **High Yield:** ~19.9% cap at current rents
- **Upside Potential:** Rent growth to ~\$750/month
- **Value-Add Opportunity:** Operational and marketing improvements
- **Expansion Potential:** Additional sites and permitted cabins
- **Competitive Layout:** Large sites with modern utility infrastructure

Opportunity

R.Via Retreat offers a rare chance to acquire a **cash-flowing RV park with newly demonstrated leasing success**, but without a fully optimized operation.

With infrastructure already completed and demand validated, a new owner can unlock additional value through:

- Consistent marketing
- Professional management
- Rent optimization
- Expansion of sites and cabins

LOCATION MAP



Boundary lines are estimates - Map for illustration only

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AERIAL MAP



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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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