

OFFERING MEMORANDUM

TIMBERLAKE CAMPGROUND & RV PARK



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PRESTIGE



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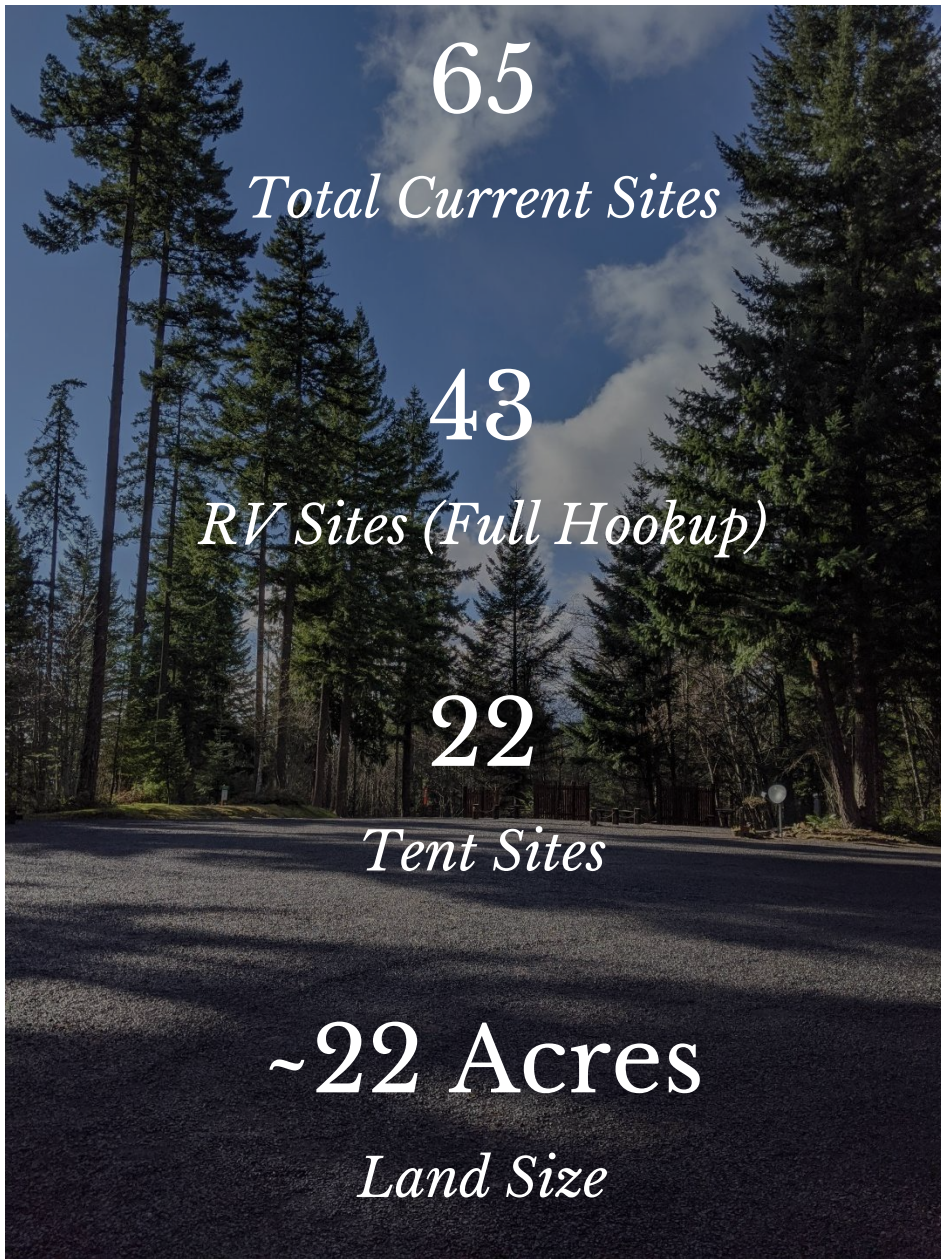
RV PARK & CAMPGROUND EXPANSION POTENTIAL

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Section 1

EXECUTIVE SUMMARY



Timberlake Campground & RV is a premier outdoor hospitality asset ideally situated in the heart of the Columbia River Gorge. As the ultimate basecamp for the nation's largest National Scenic Area, the property offers guests unparalleled access to the most diverse outdoor recreation in the lower 48 states.

Key Investment Highlights:

- **Prime Strategic Location:** Positioned in a high-barrier-to-entry market defined by world-class recreation and serene natural wonders.
- **Away from the Rails, The Timberlake Difference:** Timberlake is the only RV Park in the Columbia River Gorge located away from highway noise and Union Pacific/BNSF rail lines.
- **Massive Catchment Area:** Centrally located within a "drive-to" radius of over 7 million people, ensuring consistent demand from the Pacific Northwest's major metropolitan hubs.
- **High-Performing Asset:** A rare opportunity to acquire a stabilized, high-demand property in one of the most visited destinations in the United States.

TIMBERLAKE CAMPGROUND & RV PARK

OFFERING

LIST PRICE	\$2,300,000
TERMS	Cash - Fee Simple

SITE DESCRIPTION

COMMUNITY	Timberlake Campground & RV Park
ADDRESS	112 Bylin Rd, Stevenson, WA 98648
TOTAL CURRENT SITES	65
RV SITES (FULL HOOKUP)	43
YEAR BUILT	2005
LAND SIZE	~22 Acres
DENSITY	2.95 / Acre
WATER & SEWER PROVIDER	Home Valley Water District / Septic System
ELECTRIC	Skamania PUD
TRASH	Columbia River Disposal
INTERNET	Starlink / T-Mobile

OCCUPANCY TYPE

	# of Sites	Rates / day
RV FHU	43	\$69.00 - \$76.00
TENT SITES	22	\$44.00

LIST PRICE

\$2,300,000

PRICE PER SPACE

\$35,385

CURRENT GRM

6.64

CURRENT CAP

7.10%



TIMBERLAKE CAMPGROUND & RV PARK

UTILITIES & SERVICES

	<i>Paid by</i>
WATER-CITY	Owner
SEPTIC	Owner
ELECTRIC	Owner
GAS	N/A
TRASH	Owner

INFRASTRUCTURE & AMENITIES

ROADS	GRAVEL
UTILITY LOCATION	UNDERGROUND
WATER & SEWER LINES	PVC/ABS
GENERAL STORE	YES
DOG WALK	YES
RESTROOM & BATHHOUSE	YES
COMMUNAL SPACE	Horseshoes, Playground, Firepit, Picnic Area

PROPERTY TAXES

NUMBER OF PARCELS	2
TAX PARCEL NUMBER	03082300400100 & 03082300500200
2026 PROPERTY TAX	\$4,701.09

KEY FEATURES

UTILITIES / SEPTIC / STORAGE

- Reliable systems designed for high-occupancy transit and destination stays
- Septic Tanks: 9 Tanks
- Storage Sheds: Two Units
- 560 Sq Ft Storage Unit (14x40)
- 64 Sq Ft Storage Unit (8x8)

FACILITIES

- Men's: Pay-operated showers (3) Urinal (1) Flush Toilets (2) Sinks (3)
- Women's: Pay-operated showers (3) Flush Toilets (3) Sinks (3)
- Designated Dog Walking Area
- Registration Office: Check-in office with welcoming covered patio
- General Store: On-site camp store providing essential supplies: ice, firewood, local beer, and wine
- Horseshoes
- Playground Communal Fire Pit
- Picnic & Gathering Area

Section 2

FINANCIALS

PROPOSED FINANCING TERMS

Acquisition Financing	Bank Financed
Loan Type	New Loan
Loan Amount	\$1,552,500
Down Payment	\$745,500
Loan to Value Ratio	67.50%
Interest Rate	6.00%
Term (Years)	10 Years
Amortization Period (Years)	25 Years
Loan Constant	7.73%
Annual Debt Service Payment	(\$120,033)
Maturity Date	4/1/2036
Outstanding Loan Balance at Maturity	\$1,185,364
DCSR:	-1.3609

Financials Available
Upon Request & NDA

Section 3

COMPARABLES

RENT COMPARABLES

Property	Address	Sites	Monthly	Weekly	Daily	Tent Sites	Notes
Dog & Wind Mountain RV	42 Delina Lane Stevenson, WA	32	\$700 (low) \$900 (high)	\$390.00	\$55.00 - \$65.00	\$40.00	Offer both 30/50 Hook up and dry sites
The Resort at Skamania Coves	45932 WA-14 Stevenson, WA	17			\$64.00		Riverfront property, offers 30 & 50 Amp FHU Service
Elk Meadows RV Resort	79 Trout Lake Creek Road, Trout Lake WA	67	\$1,100	\$276 (low) \$364 (high)	\$45.00 – \$52.00		30/50-amp FHU Service
Lewis & Clark Campground & RV	355 Evergreen Dr, North Bonneville WA	104	\$700	\$375	\$62.00 – \$72.00	\$38.50	Includes W/S/G, Electric charged separate. 30/50 FHU Service.
Gorge Base Camp	65271 WA-14 White Salmon, WA	50		\$479	\$68.00 – \$93.00	\$38.00 – \$48.00	30/50 FHU Service.
Cascade Locks KOA	841 Forest Ln Cascade Locks, OR	128			\$63.07 – \$73.3	\$43.89	30/50AMP FHU, WIFI, Sauna, Pool
Stargazers RV Resort	800 E Simcoe Drive Goldendale, WA	52	\$735	\$329	\$55.00		FHU Sites, WIFI, Gravel Roads
Driftwood RV Park	800 W Kunze Ln Boardman, OR 97818	110	\$750		\$56.50 – \$72.00		FHU Sites, WIFI, Asphalt Roads
Averages			\$837.00	\$305.91	\$68.70		

SALE COMPARABLES

Property	Address	Sites	Cap %	Price	Price/Space	Date	Size (Acre)	Notes
Toutle River RV Resort	150 Happy Trails Rd Castle Rock, WA 98611	306	5.21%	\$12,000,000	\$39,215.69	12/01/23	57	
Wine Country RV Park	330 Merlot Dr, Prosser, WA 99350	127	6.50%	\$5,400,000	\$42,519.69	01/05/23	10	
White Horse RV Village	7501 Lower River Rd, Grants Pass, OR 97526	42	7.20%	\$2,150,000	\$51,190.00	11/15/2025	5.0	
Lewis & Clark RV Resort	355 Evergreen Dr Bonneville, WA 98639	104	3.09%	\$4,200,000	\$40,384.62	7/7/2022	11.5	Sold on Seller Carry
Olympic Peninsula KOA	80 O'Brien Rd Port Angeles, WA 98362	96		\$7,950,000	\$82,812.50	9/6/2024	37	
Burns RV Park	1273 Seneca Dr Burns, OR 97720	57	10.74%	\$1,990,000	\$34,912.28	4/13/2022	7.5	Sold on Seller Carry
Waldport Newport KOA	1330 NW Pacific Coast Hwy Waldport, OR 97394	89	8.00%	\$5,000,000	\$56,179.78	10/9/2024	8.75	
Gorge Base Camp	65271 WA-14 White Salmon, WA 98672	50		\$2,245,000	\$44,900	2/23/2021	3.5	
Riverside RV Park	24310 S HWY 99 E Canby, OR 97013	108	4.85%	\$8,000,000	\$74,074.07	8/10/2023	7.07	
Timberline RV Park	40425 Challenger Rd Concrete, WA 98237	74	7.86%	\$3,000,000	\$40,540.54	12/30/2024	9	
Sun Banks RV Resort	57662 WA-155 Electric City, WA 99123	235	9.48%	\$6,100,000	\$25,957.45	Under LOI	179	40 Year Land Lease with DNR
Blue Shastin RV Park	3300 US HWY 97 Pesdhashtin, WA 98847	85		\$4,900,000	\$57,647.06	Under Contract	13.5	
Averages			6.97%		\$49,013.06			

Section 4

MARKET DRIVERS & KEY FEATURES



*Be within reach to ...
The “Three Peaks”:*

Mount St. Helens
Mount Hood
Mount Adams

Timberlake Campground & RV is uniquely positioned at the geographic heart of the Pacific Northwest’s most iconic volcanic landscape. It serves as a gateway to the Gifford Pinchot National Forest, placing guests within close reach of the region’s “Big Three” peaks: Mount St. Helens, Mount Hood, and Mount Adams.

Mt. St. Helens (The National Monument)

Timberlake is the preferred "East Side" basecamp for the most famous volcano in the world. Located just minutes from the Wind River Highway (FS 30).

- The Wind River Highway, provides a direct, scenic backcountry route to the southern and eastern flanks of the monument.
- Easy access to the Ape Caves, Windy Ridge Viewpoint, and the Spirit Lake highway.

*This route allows travelers to bypass the congested I-5 corridor, making Timberlake the "Insider's choice" for serious explorers.**

Mt. Hood (Oregon's Tallest Peak)

Visible from just down the road and accessible via a quick 20-minute drive to the Hood River bridge connecting guests to OR-35, leading directly to the base of Mt. Hood

- Timberline Lodge, Government Camp, and Trillium Lake.
- The Mt. Hood Scenic Byway and the Hood River Fruit Loop offer stunning views, U-pick orchards, vineyards, and lavender farms.

*Timberlake offers a forested, "camp-style" experience that is often more desirable, quieter, and less crowded than the resort-style parks near Mt. Hood.**

Mt. Adams (Washington's Second Highest Peak)

The most rugged of the three peaks, sitting just to the northeast of the park.

- World Class hiking trails providing direct access to alpine meadows, lava flows, wildflowers and breathtaking views of Mounts Hood, Rainier, and St. Helens.
- Takhlakh Lake (one of the most photographed lakes in the PNW) and the world-famous Trout Lake ice caves.

*This proximity captures the "adventure-rlg" and Overlanding demographic - a fast-growing segment of the RV Industry.**

Landmark	Est. Drive Time	Strategic Connection
Mt. St. Helens	60 mins	Gateway via Wind River Hwy (avoids I-5 traffic)
Mt. Hood	50 mins	Accessible via Hood River Bridge
Mt. Adams	45 mins	Direct access via Trout Lake / SR-14
Columbia River	5 mins	Immediate access to world-class fishing and wind sports

TIMBERLAKE CAMPGROUND & RV PARK



Timberlake Campground & RV is located in the heart of the Columbia River Gorge.

We serve as the ultimate basecamp for exploring the nation's largest National Scenic Area - A region offering the most diverse and high-quality outdoor recreation in the lower 48 states. Our guests enjoy year-round access to world-class athletics to serene natural wonders:

The Great Outdoors, Reimagined

- **Waterfall Alley:** The Gorge boasts the largest concentration of waterfalls in North America, including the iconic Multnomah Falls.
- **Endless Trails:** From the challenging heights of Dog Mountain to the serene Pacific Crest Trail (PCT), the area offers a lifetime of hiking and mountain biking.
- **Geologic Wonders & State Parks:** Explore the region at sites like Beacon Rock State Park, home to one of the world's largest monoliths, or the panoramic vistas of Rooster Rock and Vista House.
- **Bountiful Seasons:** Our guests enjoy unique seasonal harvests, from mushroom hunting in the damp forests to picking fruit in the famous Hood River "Fruit Loop."
- **Four-Season Appeal:** We are a year-round destination. Spring brings world-famous wildflowers, summer is for the water, autumn offers stunning foliage, and winter provides easy access to Mt. Hood's premier ski resorts and snow sports.

World-Class Water & Wind Sports

- **The Wind Capital:** We are the premier global destination for windsurfing and kiteboarding, drawing athletes and spectators from around the world to the Gorge's unique "wind tunnel" conditions.
- **Elite Fishing:** The Columbia River is home to world-class Salmon, Steelhead, and Sturgeon fishing and is considered the top destination for anglers in the lower 48 due to its legendary seasonal salmon runs.
- **Whitewater Thrills:** High-octane whitewater rafting and kayaking are minutes away on the White Salmon and Klickitat Rivers, offering everything from family floats to Class V rapids.

A Curated Culinary Landscape

The recreation isn't just on the trails—it's in the glass. Timberlake is surrounded by an elite network of:

- **World-Class Wineries:** A high concentration of world-class vineyards and tasting rooms that utilize the Gorge's unique volcanic terroir. Discover a world of wine all located within the 40-mile stretch- including Maryhill, one of Washington state's largest and most-visited wineries
- **Award-Winning Craft Breweries:** Home to some of the Nation's finest beer in one of the most beautiful places on earth. Minutes to PNW legends like Full Sail, pFriem, and Backwoods Brewing.

TIMBERLAKE CAMPGROUND & RV PARK



Spanning 22 forested acres in the heart of the Columbia River Gorge National Scenic Area, Timberlake offers the immersive 'State Park' experience without sacrificing the premium amenities of a private RV resort. This is a true sanctuary—a rare departure from the 'parking lot' style parks common in the region.

Timberlake Campground & RV

Location: 112 Bylin Road, Stevenson, WA 98648

The Core Asset: 22 Forested Acres in the Columbia River Gorge Scenic Area

- Total Acreage: 22.0 Acres (Substantial room for buffered, private sites).
- Total Sites: 65 Developed Sites.
- 43 RV Sites: Full hook-ups (Water, Sewer, 20/30/50 Amp Electric).
- 22 Tent Sites: Secluded, forested sites catering to the high-demand "rustic" demographic.

Guest Facilities

- Registration Office: Check-in office with welcoming covered patio.
- Restroom Facilities & Bathhouse: Flush Toilets & Pay-operated showers.
- Dog Park: Designated Dog walk/Pet Exercise Area.
- General Store: A charming, turnkey retail space designed to enhance the guest experience. From camp essentials (firewood & ice) to a selection of local Gorge beers and wines. It also features a curated collection of Timberlake-branded apparel and a Tourism Kiosk, offering maps and local insights.
- Communal Spaces: Forested grounds featuring a central picnic & gathering area.
- Signature communal fire pit for evening gatherings.
- Outdoor Recreation: Horseshoe pit and playground.

Location Highlights

- The 'State Park' Feel, with Private Park Amenities.
- Noise Profile: Premium Quiet Zone. The only RV Park in the Gorge that is located away from highway noise and the Union Pacific/BNSF rail lines.
- The "Dual-Stream" Model: Perfectly balanced between Multi-Night Destination Guests and High-Volume Transit Guests (Travelers heading to the Coast).

perfectly balanced between
multi-night destination guests

(Mt. St. Helens/Mt. Hood explorers)

&

high-volume transit guests

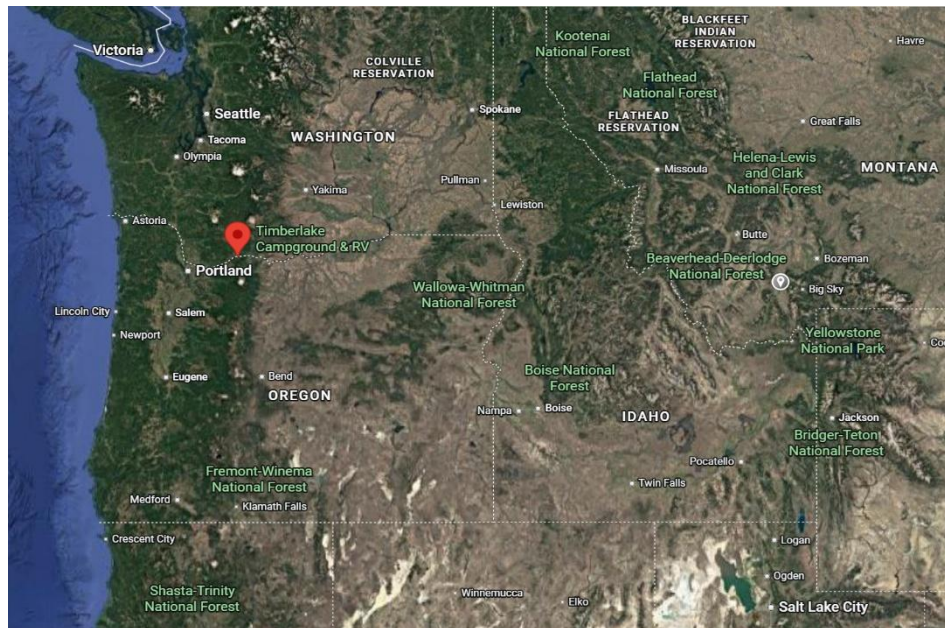
(travelers heading to the Coast)

The Idaho-to-Coast Pipeline

Timberlake is the natural "halfway point" for travelers from Utah, Montana, Idaho, and Eastern Oregon/Washington heading to the Oregon Coast and Olympic Peninsula.

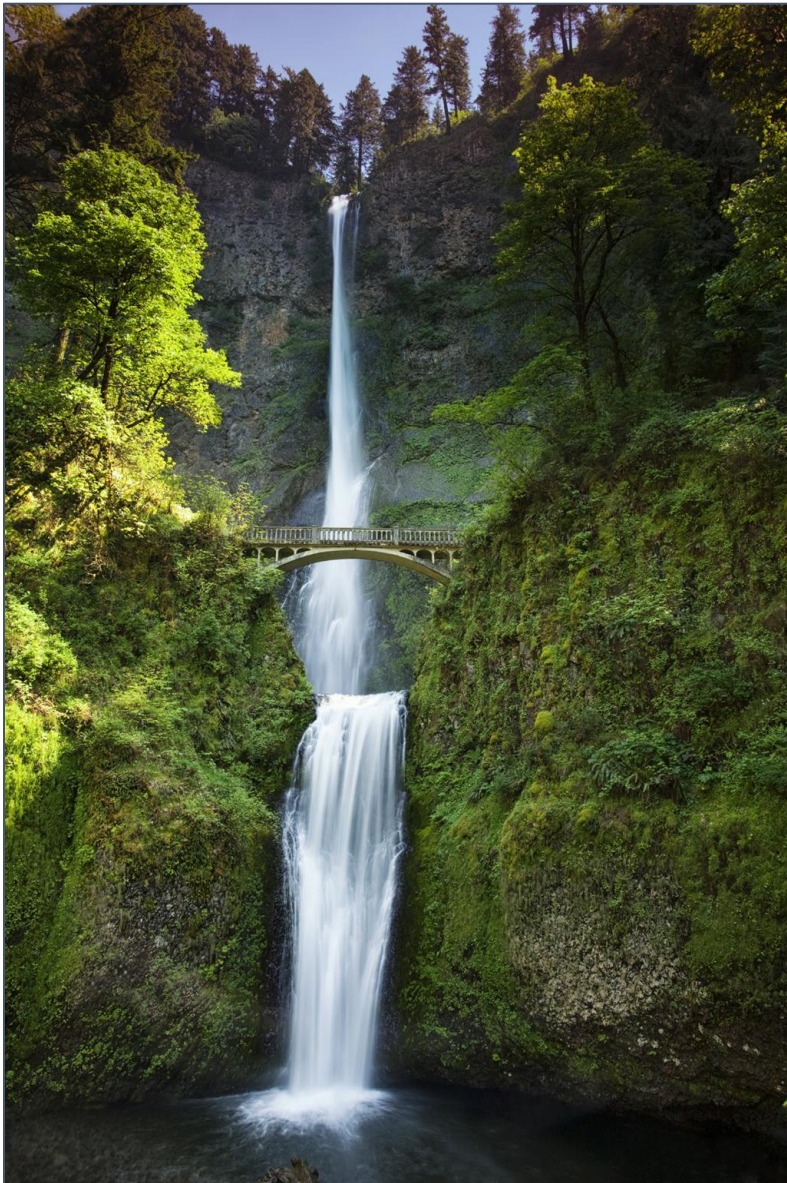
- SR-14 and I-84 provide the easiest path through Cascade Range
- Avoid bridge tolls en route to Astoria, Seaside, Olympic Peninsula

Market Reach: 7+ Million Within 4 Hours

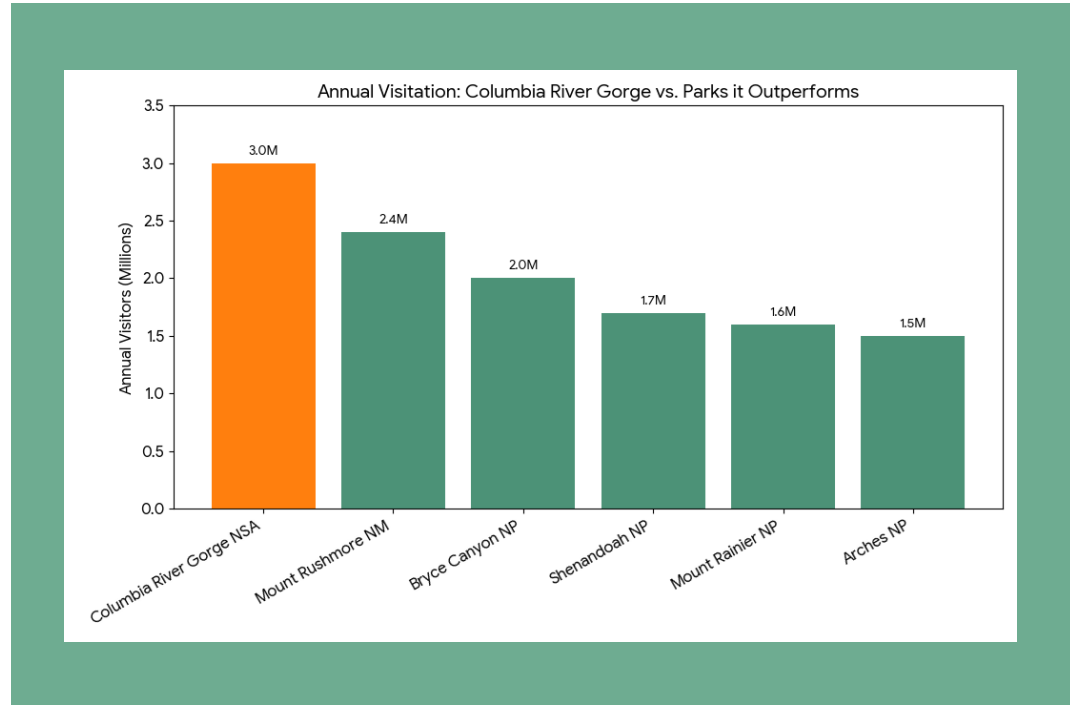


Origin Metro Area	Travel Time	Population Reach
Portland / Vancouver	1 Hour	2.54 Million
Tri-Cities, WA	2.75 Hours	322,000
Bend, Oregon	3 Hours	264,000
Seattle Metro	3.5 – 4 Hours	4.14 Million

TIMBERLAKE CAMPGROUND & RV PARK



The Columbia River Gorge National Scenic Area is one of the most visited natural destinations in the Pacific Northwest. While it is not designated as a National Park, its visitation numbers (approximately 3 million annually) are highly competitive with major National Parks across the United States.



Multnomah Falls recreation site attracts between 2.0 and 2.3 million visitors per year

Landmark	Est. Drive Time	Strategic Connection
Multnomah Falls	30 Min	Via I-84 W

Section 4

RV PARK &
CAMPGROUND
EXPANSION
POTENTIAL

Capital Improvements

The property presents a compelling opportunity to reposition and expand its lodging offerings through thoughtful upgrades to existing infrastructure. Together, these enhancements create a clear path to increasing average daily rates and attracting a wider range of guests. By repositioning existing sites into higher-yield accommodations, the property is well positioned to significantly grow net operating income while maintaining flexibility in its lodging mix.

Park Model Units & Cabins

There is a strong opportunity to integrate deluxe cabins and park model units by converting a portion of full hookup RV sites into cabin-style rentals. Installing modern park models or small cabins would align with growing demand for unique lodging in the Columbia River Gorge and further diversify the property's accommodations.

Convert five existing RV sites (#14 - #18) into luxury nightly cabin rentals

Initial Investment	\$500,000 (\$100k per unit, installed)
Previous Annual Revenue (RV)	\$28,315
Projected Annual Revenue (Cabin)	\$154,000
Net Annual Increase	\$125,685
Payback Period	~4 Years

Luxury Glamping

By converting the 22 secluded tent sites into boutique glamping accommodations, Timberlake can shift from traditional, lower-margin camping to high-value experiential stays. The introduction of luxury wall tents, yurts, or geodesic domes would elevate the guest experience while requiring minimal site preparation, allowing for a meaningful increase in average daily rates.

Convert five scenic tent sites (T4, T7, T14, T16, T22) into premium glamping experiences:

Initial Investment	\$44,000 (\$8,800 per unit)
Previous Annual Revenue (Tent)	\$11,488
Projected Annual Revenue (Glamping)	\$33,750
Net Annual Increase	\$22,262
Payback Period	< 2 Years

Value-Add Opportunities

Timber Management

Timber management could generate income in harvest value while opening up river views and supporting higher nightly “River View Site” rates.



Boutique Market & Taproom

Boutique Market & Taproom: Upgrade the existing camp store into a low-footprint, high-margin taproom and social hub that taps into the Columbia River Gorge craft beverage scene, showcases local cheese and wines, and offers flexible “sit & stay” or grab-and-go options. Layer in small-scale live music or rotating food truck nights to create a vibrant evening destination and round out the experience with on-site equipment rentals—kayaks, paddle boards, and e-bikes—so guests can easily pair local flavors with Gorge adventures, shifting retail from forgotten essentials to premium experiences and higher daily revenue per site.

Laundry Services

Converting the existing private laundry to coin-operated machines would add a convenient guest amenity and create a steady, low-effort income stream.



Wellness Tourism Potential



High-End Retreat Center

A high-end retreat center brings the Gorge indoors with architectural “Vista” units and a central lodge programmed for yoga, meditation, and farm-to-table dining, using the property’s 22 acres of classic PNW forest as an immersive setting for forest bathing, misty morning meditation, and ultra-local organic meals.

Corporate Sanctuary

Separately, a corporate sanctuary offering the same serene setting and flexible lodge spaces can target companies in Portland and Vancouver—such as Nike, Intel, and other regional employers—who are consistently seeking distinctive offsite venues for executive retreats and team gatherings, tapping into the Columbia River Gorge rising demand for corporate wellness and retreat destinations.



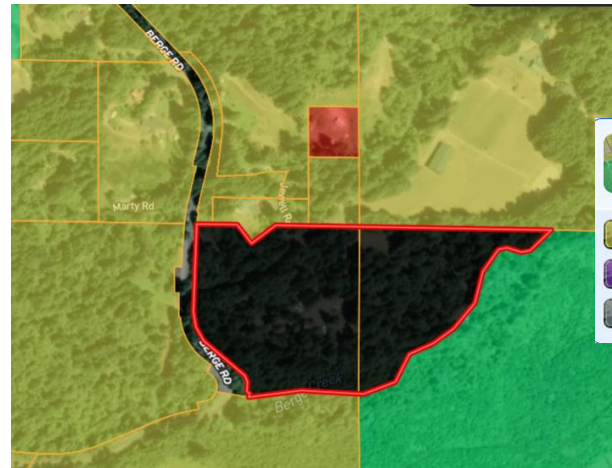
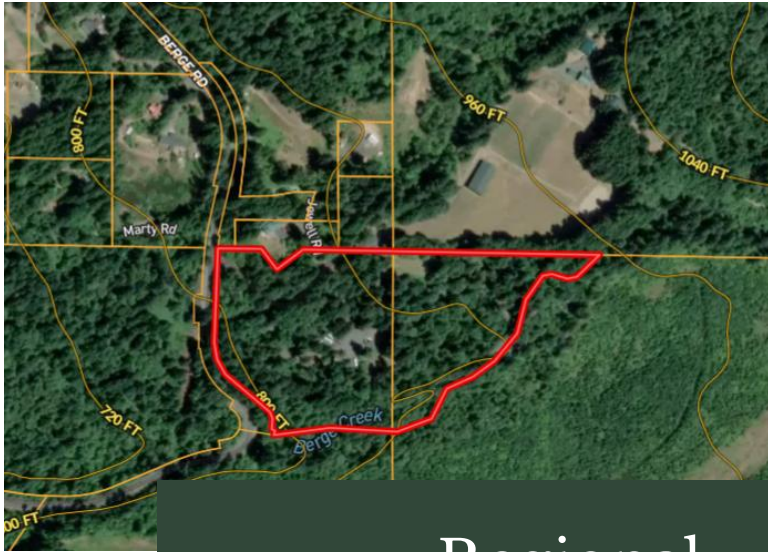
Hospitality Campus

Transform the property into a hospitality campus by converting a portion of the site into a boutique-style lodge or hostel with minimalist, modern structures and a dedicated wellness wing offering spa services, shifting the business from a basic per-night camping model to a higher-value per-event or premium-stay lodging destination.

Section 5

MAPS

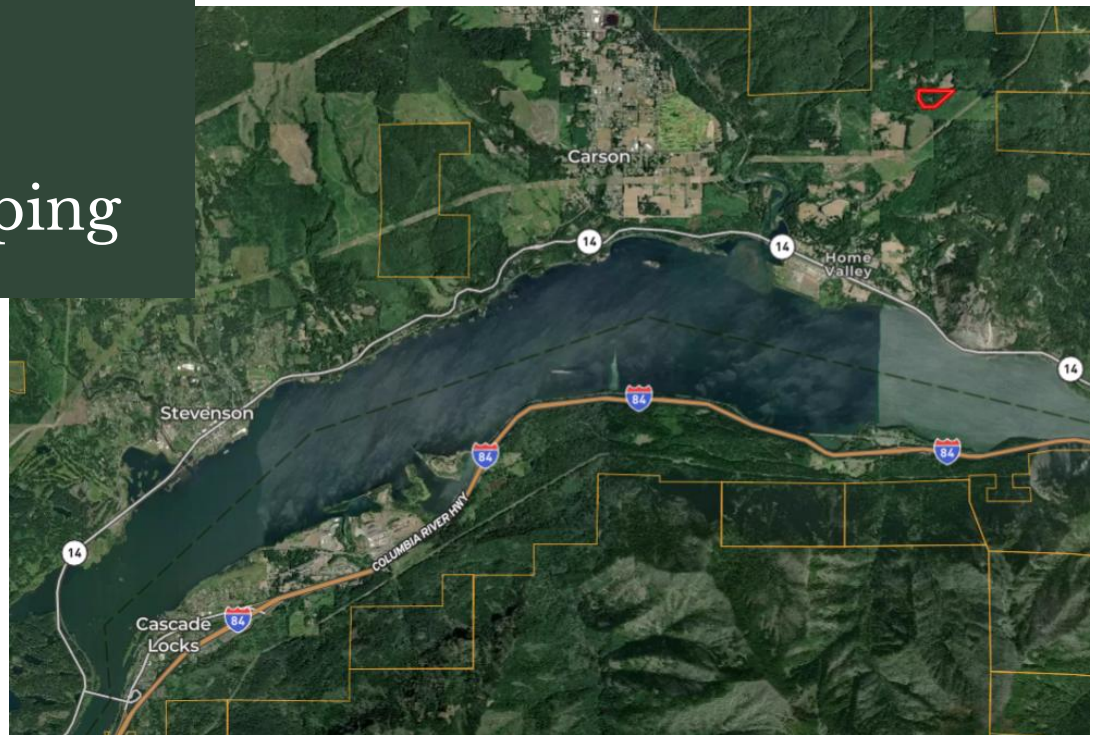
TIMBERLAKE CAMPGROUND & RV PARK



Land Use
A County's assessment of a property purpose for taxation. Land Use is not zoning.

Residential	Commercial
Industrial	Agricultural
Vacant	Exempt

Regional & Topographic Mapping



TIMBERLAKE CAMPGROUND & RV PARK

