

FOR SALE

RIVER PINES RESORT



**FORMER
PRIVATE
CAMPGROUND**



**GRAND
RIVER
FRONTAGE**

**17000 MAIN MARKET ROAD
PARKMAN, OHIO 44080**

- ★ This property has it all! A beautiful natural setting, 32 buildings totaling over 41,500 SF, 2 lakes, large indoor and outdoor pools, 14 cabins, 432 campsites, and a first class clubhouse with sauna and full kitchen on 135 scenic acres.

(1)	Sales Office	1,600 SF	(8)	Laundry	1,000 SF
(2)	Gate House	100 SF	(9)	Pool Bath & Lockers	800 SF
(3)	Clubhouse	17,974 SF	(10)	Games Building	200 SF
(4)	Storage Garages (2)	3,420 SF	(11)	Pool Pavilion	2,000 SF
(5)	Comfort Stations (4)	3,080 SF	(12)	Cabins (14)	6,336 SF
(6)	Activity Center	3,200 SF	(13)	Pumphouses (2)	288 SF
(7)	Kids Center	800 SF	(14)	Shelter House	960 SF

Square Footages are Approximate

- ★ Private sewage treatment plant on site with capacity to double the volume. Water is from high volume well and artesian spring.
- ★ This property represents a great opportunity for an owner/operator. Build upon the current "in place" tangible and intangible assets, customer base and goodwill to achieve strong upside value.

OFFERED FOR SALE AT \$895,000



For more information please call:
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COMMERCIAL ONE REALTORS
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bhamilton@c1realty.com

RIVER PINES RESORT
17000 Main Market Road
Parkman, Ohio 44080



**RIVER PINES RECREATIONAL VILLAGE
PARKMAN, OHIO**

PROPERTY OVERVIEW

1. SALES OFFICE (1,600 S/F +-):

- a. Converted residence at the park's entrance; Two-story frame design.
- b. Building is old with some updates and replacements.
- c. Roof is leaking causing interior drywall/plaster wall and ceiling damage.
- d. Gas forced air furnace.
- e. Window air conditioners: 3 units.
- f. Hot water tank (working?)
- g. Basement has a water problem.
- h. Full of files, office supplies, equipment and debris.

2. GUARD HOUSE (8' x 12'):

- a. Framed building with two electric gates for ingress and egress.
- b. Electric, phone, lighting and condition is functional.

3. CLUBHOUSE (17,974 S/F):

- a. Two story, clear span framed structure with indoor pool.
- b. New roof in 2005, but significant prior damage to some interior drywall and ceilings that has not been repaired.
- c. Heat for ground floor is gas boiler that was drained and winterized in fall of 2007. Condition of boiler is fair to good per RPRV staff.
- d. Heat for 2nd floor is two gas forced air furnaces (1 new / 1 older) both were functional in fall 2007.
- e. Central Air Conditioning was functional in fall 2007 per RPRV staff.
- f. Restrooms:
 - Men's room has 2 toilets stalls, 1 urinal, 3 showers & lockers.
 - Women's room has 3 toilets stalls, 2 showers & lockers.
- g. Sauna: Functional in fall 2007 per RPRV staff.
- h. Fitness Room: Eight (8) pieces of older exercise equipment.
- i. Indoor Pool: Partially full, but water has algae and needs to be cleaned and chemically treated. Pool pumps, filters and equipment are relatively new and were functional when winterized in fall 2007.
- j. Hot Tub: Will not hold water; needs repair to function.
- k. Large Inventory of furniture, kitchen equipment, office equipment, books, and personal property.
- l. Playground and related equipment.

Condition is good.

4. GARAGE #1 (1,680 S/F):

- a. Electric is turned off. Only source of heat is homemade wood burning furnace.
- b. Building is full of tools, parts, supplies, lawn equipment and misc. debris.
- c. Mini-Van, Lawn Mowers and Tractors are stored in garage.

Condition is fair.

5. GARAGE #2 (1,740 S/F):

- a. Electric is turned off. No heat source.
- b. Building is full of tools, parts, supplies, lawn equipment and misc. debris.
- c. Dump truck, Backhoe and Tractors are stored in garage.

Condition is fair to good.

6. PUMP HOUSE #1 (12' x 12'):

- a. Serves artesian well, which is not functional due to main pipe cut by road contractor. This water source is currently offline, but we are confirming that there is an agreement with the road contractor to hook the artesian well back up.
- b. Building is unheated and was winterized in the Fall of 2007.

Condition is fair.

7. PUMPHOUSE #2 (12' x 12'):

- a. This drilled well has good supply and currently provides all of the water for the entire property.

Condition is fair.

8. SEWAGE TREATMENT PLANT:

- a. Winterized, drained & closed down in fall 2007 per Bob Zeigler.
- b. One of members has filed inspection report to maintain compliance with OEPA requirements (copy attached).
- c. Has capacity to more than double current campground requirements, per RPRV staff.

Condition is assumed to be functional.

9. COMFORT STATIONS (4 @ 22' x 35' each / one story frame design):

Each framed one story building houses Men's bathroom, Women's bathroom with two showers in each.

Conditions are fair to good.

10. GUEST CABINS (14 total, one story frame design):

- a. Six (6) A-Frame Designs:
 - 1. All in fair to good condition.
 - 2. 432 S/F + loft.
 - 3. Furnished.
- b. Five (5) Bungalow Design
 - 1. All in fair to good condition.
 - 2. 480 SF + loft.
 - 3. Furnished.
- c. One (1) Bungalow Design that is unfinished (#31)
- d. Two (2) Hunter Design cabins: both are in fair to poor condition.

Cabin #30 Bungalow design has a two year old hot tub that is functional.

- e. Eleven (11) cabins are fully furnished with stove, microwave, refrigerator, TV, gas forced air heater, window AC unit, hot water tank, two beds, full bath, tables, chairs.

Condition is fair to poor.

11. OUTDOOR POOL and SHELTER HOUSE:

- a. In-ground pool : (40' x 80'). Possible leak repairs needed as pool won't hold water. Pumps, filter and related equipment replaced in 2005 per RPRV staff.
- b. Shelter House: This building (40' x 50') is approximately 50% open sided with concrete slab for shaded shelter and open air storage of pool furniture and equipment. The other 50% of the ground floor is unheated. Building also has a secured, unheated storage area with electric lighting. The second floor is open air with a partial roof that covers about 2/3 of the floor area. This level is set up for group parties or out-of-the-way lounging.
- c. Playground Equipment: There is children's swing, slide and playground equipment adjacent to the pool complex.
- d. Comfort Station / Pool Locker Rooms (22'x36'):
 - 1. Men's Room: 2 toilet stalls, 2 urinals and 3 showers.
 - 2. Women's Room: 4 toilet stalls and 3 showers.

Condition is fair to good.

12. LAUNDRY BUILDING (51' x 19', one story frame design):

- a. Building is same design as the comfort stations.
- b. Building has three (3) washing machines and three (3) dryers. The Receiver is investigating the equipment ownership.

Condition is fair to good.

13. ACTIVITY CENTER (3,200± S/F, one story frame design):

- a. This building sits on the State Route 422 frontage, North of the main entrance to RPRV. There is a separate ingress serving the building that was originally operated as a convenience store with groceries, lottery, videos, beer/wine, etc. RPRV staff said this store was historically very profitable as it was open to the general public. Liquor permit was sold by the Corporation.
- a. The building is currently set up with a kitchen, bar and restaurant style booths and table seating. The building was used for Bingo events and other social gatherings.
- c. Building has central HVAC, electric, water and sewer.

Condition is fair to good.

14. KIDSCAPE CENTER (20'x40' one story frame design)

- a. No heat. Has electric, water and sewer.
- b. Outdoor deck area.

Condition is fair to good.

15. GAMES BUILDING (10' x 20')

- a. Small, partially enclosed structure with covered viewing and eating area
- b. 18 hole Putt-Putt course in need of repair.
- c. Six (6) Horseshoe throwing pits.
- d. Baseball diamond.

Condition is fair to poor.

16. PICNIC SHELTER @ LAKE (24'x40)

Open-air shelter with concrete slab.

Condition is fair to good.

17. INDIVIDUAL CAMPSITES

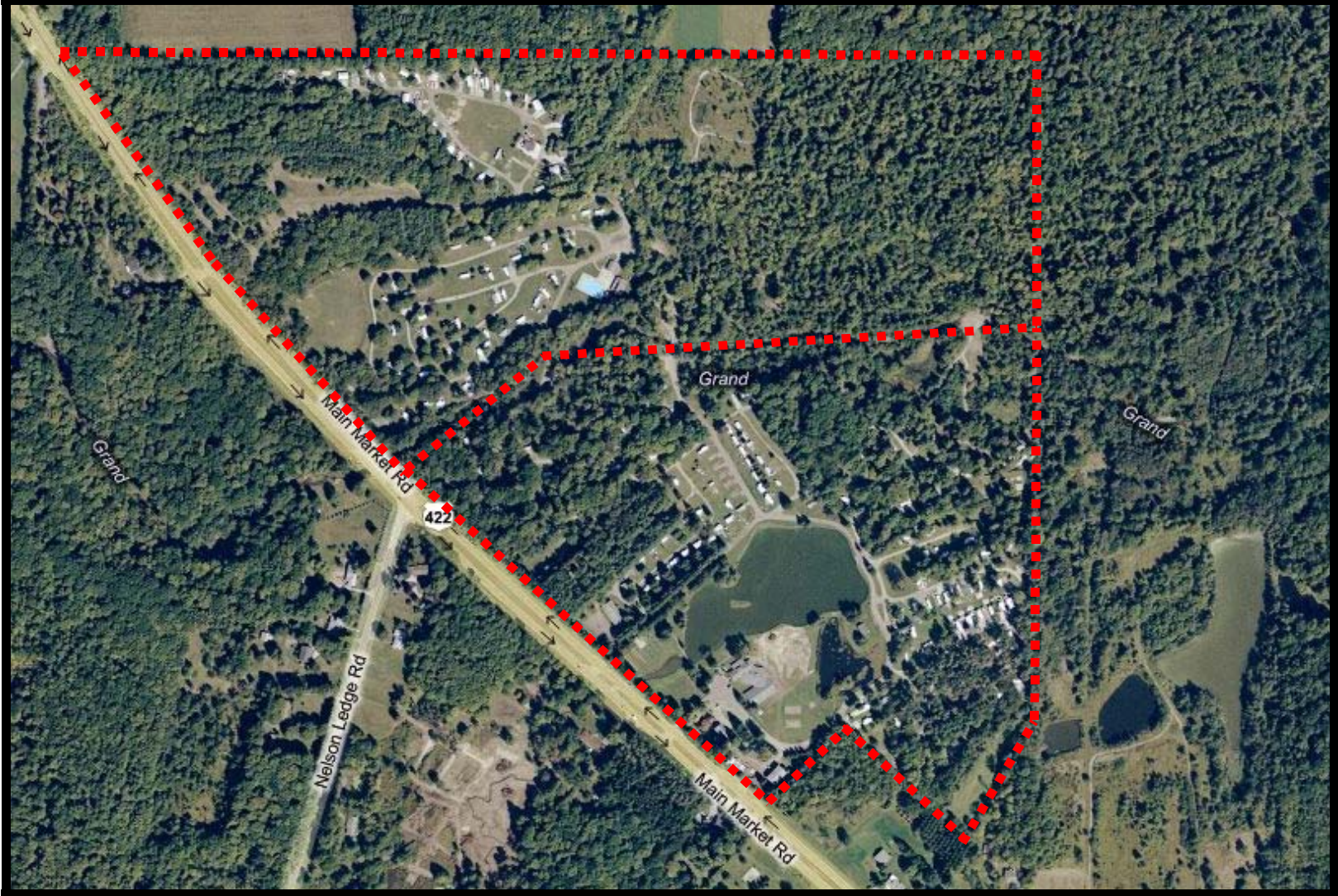
- a. 432 campsites

Serviced by electric & sewer:	70
Serviced by electric & honey dipper:	<u>362</u>

TOTAL:	432
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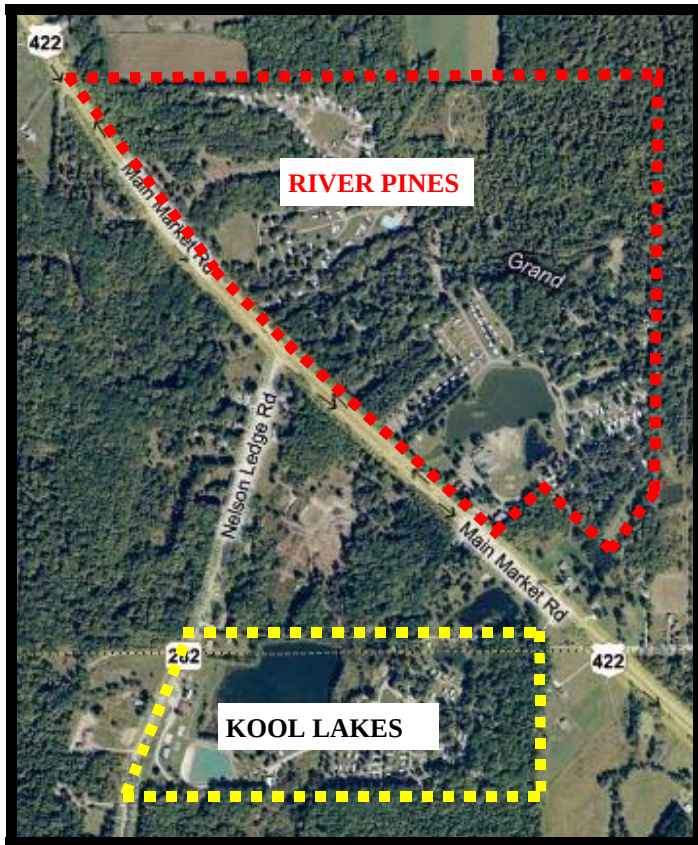
18. OTHER AMENITIES

- a. Baseball diamond. Road contractor will refurbish field per written contract for use of storage area (agreement available).
- b. Contractor will also supply 200 tons of asphalt millings for use in road repairs in the park.
- c. Two (2) lakes/ponds used for casual boating, fishing and recreation.
- d. Grand River runs through the property.
- e. Additional small storage sheds, lighting and amenities.



135-ACRE SITE

KOOL LAKES IS A NEARBY COMPETITOR THAT IS SUCCESSFUL IN SERVING THE NORTHEAST OHIO MARKET.

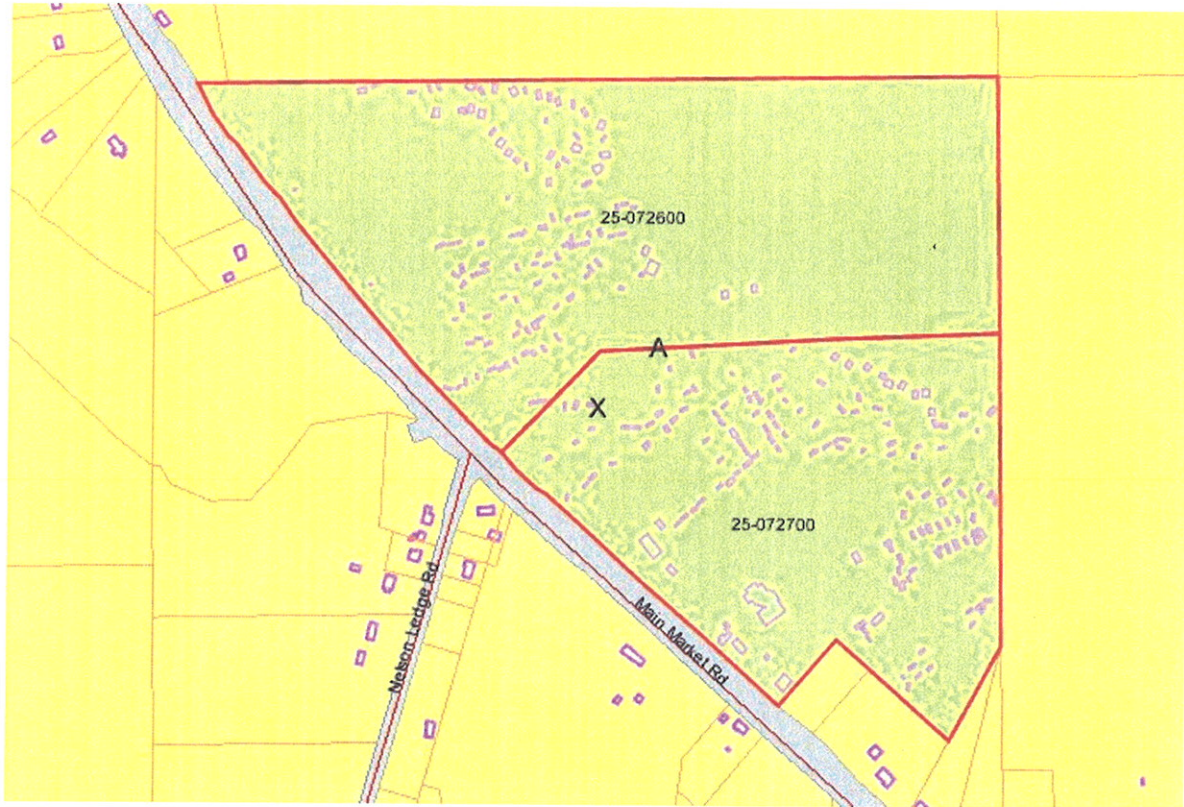


KOOL LAKES FAMILY RV PARK & CAMPGROUND
12990 State Route 282, Parkman, Ohio



CLUBHOUSE AND FISHING LAKES

SITE SKETCH



Welcome To

RIVER PINES RECREATIONAL VILLAGE

150 Semi-Wooded Acres
On Route 422

17000 Main Market Road
Parkman, OH 44080

www.rpv.com
Phone: 440-548-8819

Geauga County
Open Year Round

EMERGENCY NUMBERS

Fire (440) 548-5021
Sheriff (440) 635-1234
Ambulance (440) 632-1644
Hospital (440) 548-5655
Hospital (440) 834-1811

THINGS TO SEE AND DO

- Family and Childrens Activities (On Site)
- Geauga Lake Park
- Great Restaurants Nearby
- Amish Country: Arts, Crafts, Furniture and Food
- Nelson Ledges State Park and Raceway
- Boating and Waterskiing At Nearby Mosquito Reservoir
- Shopping For Antiques
- Nearby Golf Courses
- Century Village Museum

VILLAGE FACILITIES

- Clubhouse With Indoor Pool, Jacuzzi, Sauna,
- Workout Room, Open Fireplace & Game Room
- Large Campsites - All Full Hookups
- Comfort Station In Each Section
- Big Screen Satellite TV
- Kids Playground & Crafts
- Outdoor Pool
- Professional Horseshoe Pits
- Basketball/Volleyball Courts
- Laundromat
- Stocked Fishing Lakes
- Propane
- RV Dump Station
- 24 Hour Security
- Cabin A - Frames With Cable
- Putt-Putt Golf
- Firewood
- Picnic Areas
- Nature Trails
- Softball Field
- Metered Lots



TV STATIONS

NBC 3, 21
ABC 5, 33
CBS 8, 27

SATELLITE TV

Azimuth 217.5°
Elevation 37.9°

PARKMAN CHURCHES

St. Edward 16150 Center Street
Congregational 18255 Main Street
United Methodist College Street

RIVER PINES RULES

- All guests must register at the office. Members are responsible for their guests. Please refer to your Membership Manual for complete rules and regulations.
- Visiting CCC and CCR members please observe the CCC rules.
- Speed Limit is 10 M.P.H. Only licensed drivers may drive vehicles (including GOLF CARTS) on Village grounds.
- The use of firearms, BB guns, sling shots, bows and arrows, or any other type of weapon, may not be used on the village grounds. Fireworks of any kind are not allowed.
- Hunting, trapping or shooting is not allowed.
- NO LITTERING! Dumpsters are provided for trash and garbage generated during your stay at the resort.
- An RV Dump Station is available. This water is for RV tank rinsing only. DO NOT DRINK THIS WATER.
- Motorcycles, dirtbikes, minibikes, ATVs, snowmobiles, etc. are noisy and will not be ridden in the park.
- Quiet hours - 11 PM to 7 AM. NO LOUD MUSIC.
- Pets must be on a leash at all times. Clean up after your pet. Pets are not allowed in pools, buildings or lakes.
- Observe posted rules at both outdoor and indoor pools.
- Children must be accompanied by a parent or guardian.
- Keys to laundry are available at the guardhouse.
- Washing RVs is not permitted on weekends or holidays.
- No car or truck washing in the park.
- Gathering of firewood is restricted to dead or falling wood. No standing brush may be cut for firewood. No hardware or nails of any type may be attached to trees in the park.
- Cleaning of fish is not permitted in the comfort stations or cabins.
- Do not remove furniture from the cabins for outdoor use.
- Clotheslines are not allowed.
- Picnic tables and fire rings are provided for your use. Don't remove them from your campsite.
- Accidents do happen. Blatant destruction or vandalism may result in loss of privileges and/or criminal charges.

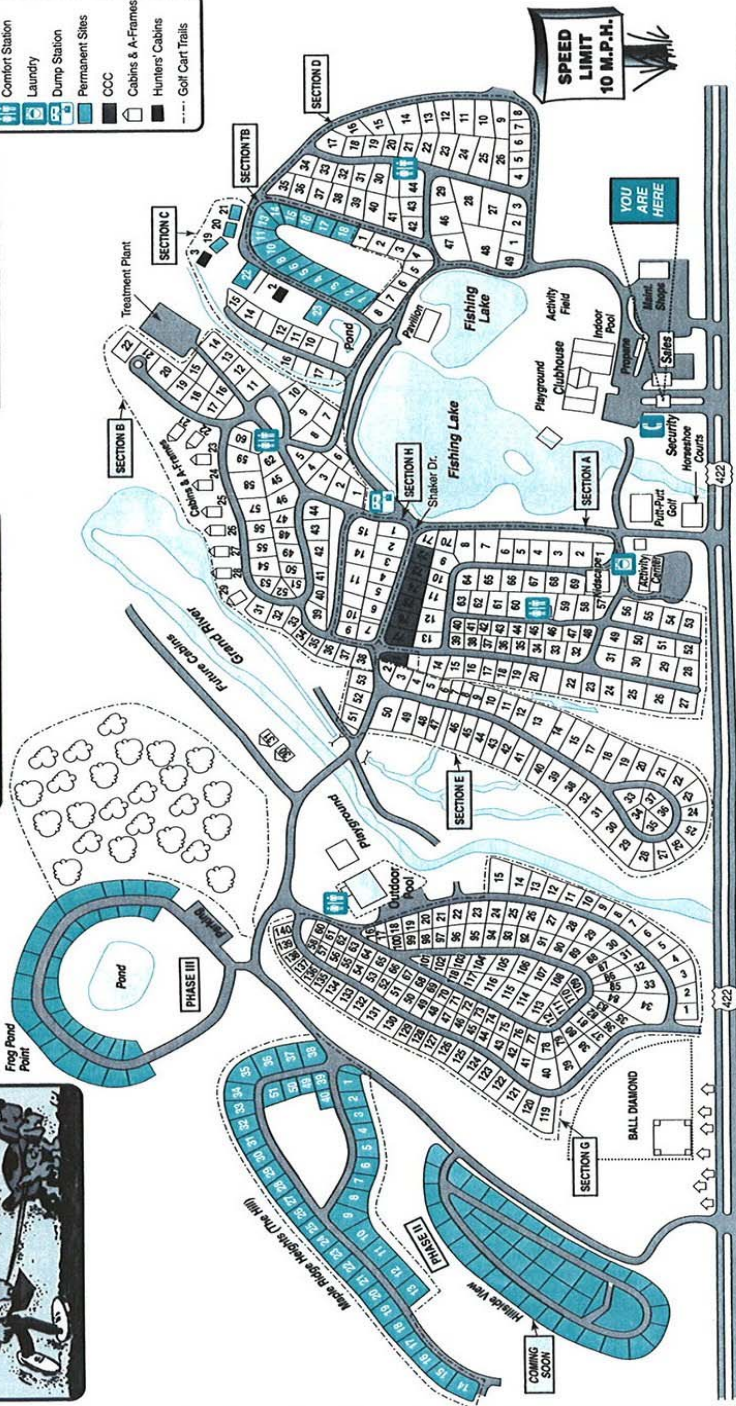
NO EXCEPTIONS PLEASE
RELAX AND ENJOY

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Legend

- Phone
- Comfort Station
- Laundry
- Dump Station
- Permanent Sites
- CCC
- Cabins & A-Frames
- Hunters Cabins
- Golf Cart Trails



River Pines

RECREATIONAL VILLAGE



Clubhouse with:

Indoor pool, Jacuzzi, Sauna,
Workout room, Fireplace, Pool Table,
Video Games and party room.

Comfort stations in each section. Activity center
with 60" TV Kidscape (crafts) for kids 12 and under.
Laundry facilities, Teen center, Professional
horseshoe pits, basketball & volleyball
courts & outdoor pool.

**Cabin & A-frame
rentals (rates by the day,
week, month)**

440 Campsites, 150 acres beautifully wooded land,
fishing lakes, putt-putt golf. Seasonal or VIP Memberships
available. Open Year-round with 24-hour security guards on duty.

**We're Here to Make Your Visit
the Best!**
Open Year-Round



RiverPines

RECREATIONAL VILLAGE

All the amenities you could possibly want on
150 beautiful acres of wooded property.

Come and see for yourself
what a "Special Place" this really is.

Call 440-548-8819, Ext 25 anytime
to schedule a tour; bring the entire family.



**Located just 25 miles from Geauga Lake &
tucked neatly into the Heart of Amish Country.**

Convenient access to The Cleveland Zoo,
a variety of Museums and many
other attractions.

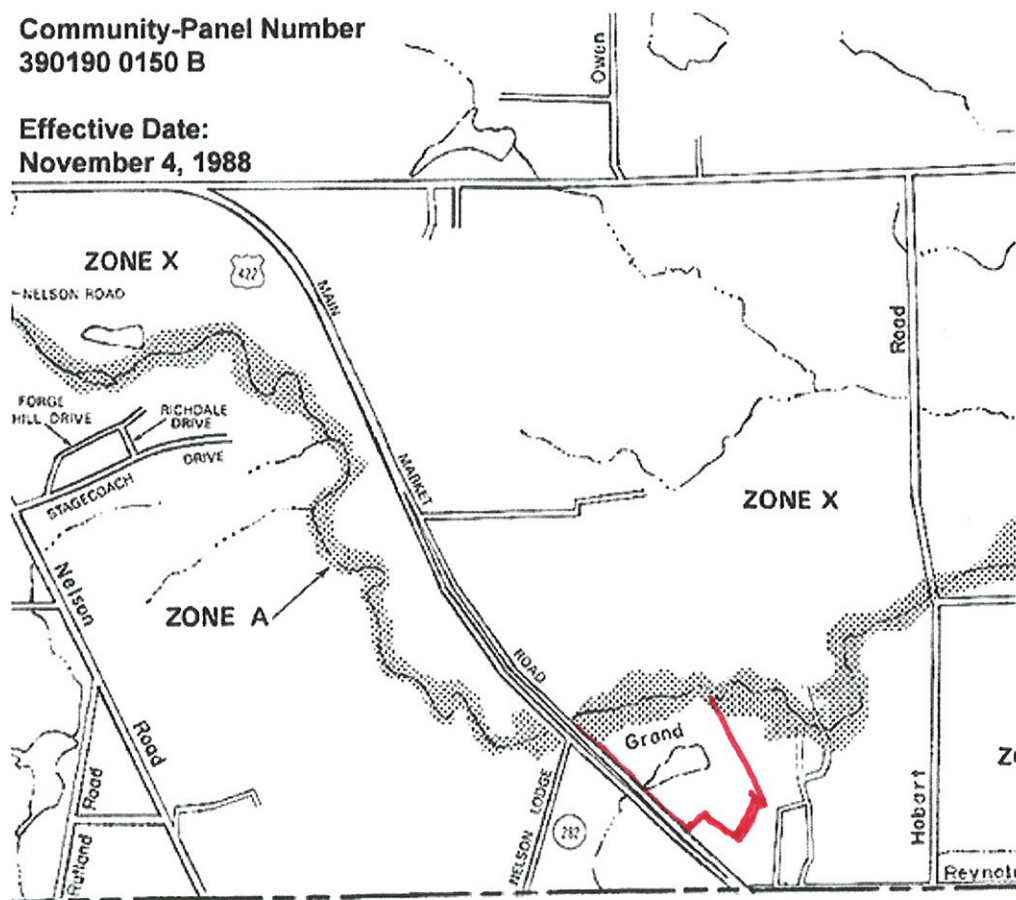
Bring this card
& receive
10% OFF your
1st Membership

You'll be

FLOOD MAP

Community-Panel Number
390190 0150 B

Effective Date:
November 4, 1988





ACTIVITY CENTER
(Former Carry-Out, Restaurant, Lotto Sales Building)



FISHING LAKE



CLUBHOUSE



CLUBHOUSE



A-FRAME CABINS



BUNGALOW CABINS



OUTDOOR POOL



OUTDOOR POOL EQUIPMENT



INDOOR POOL, JACUZZI AND WORKOUT ROOM





PUTT PUTT GOLF



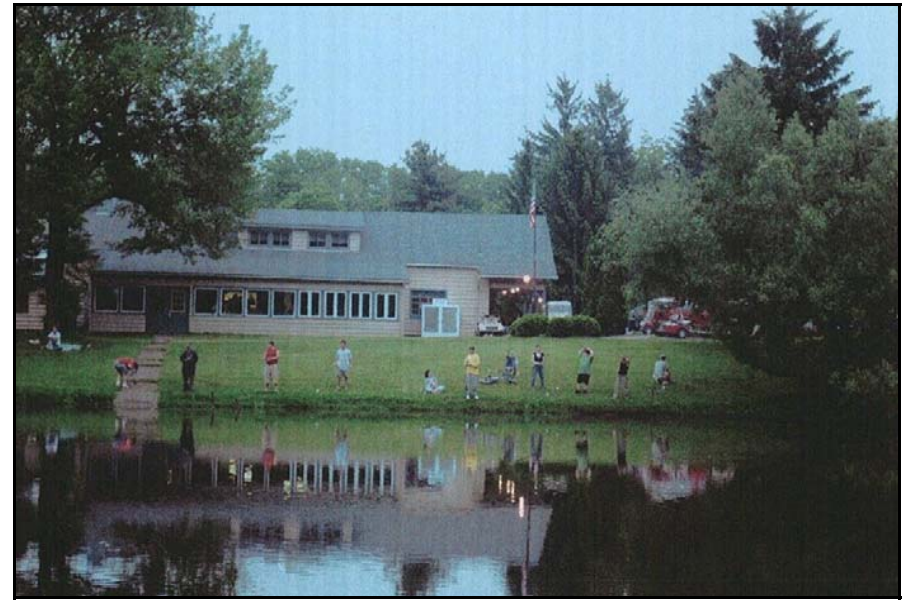
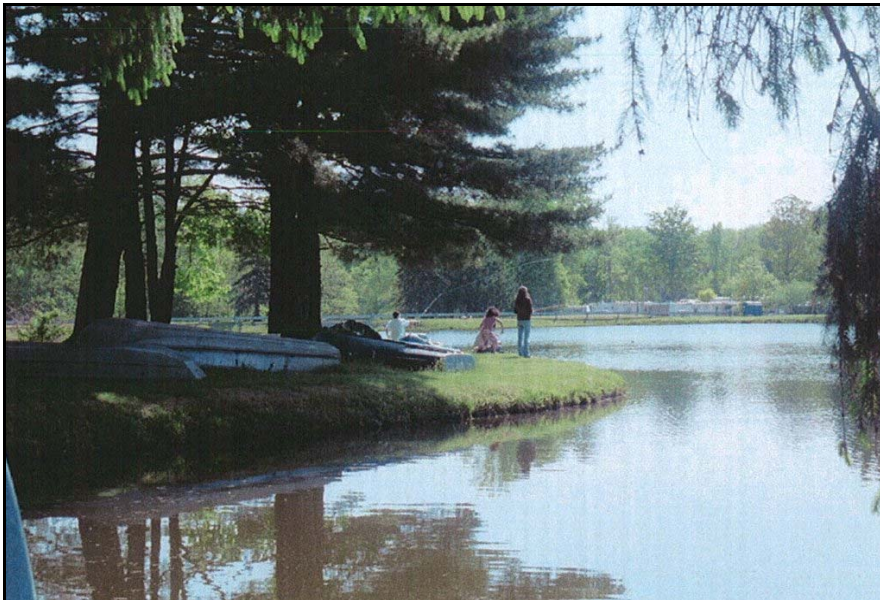
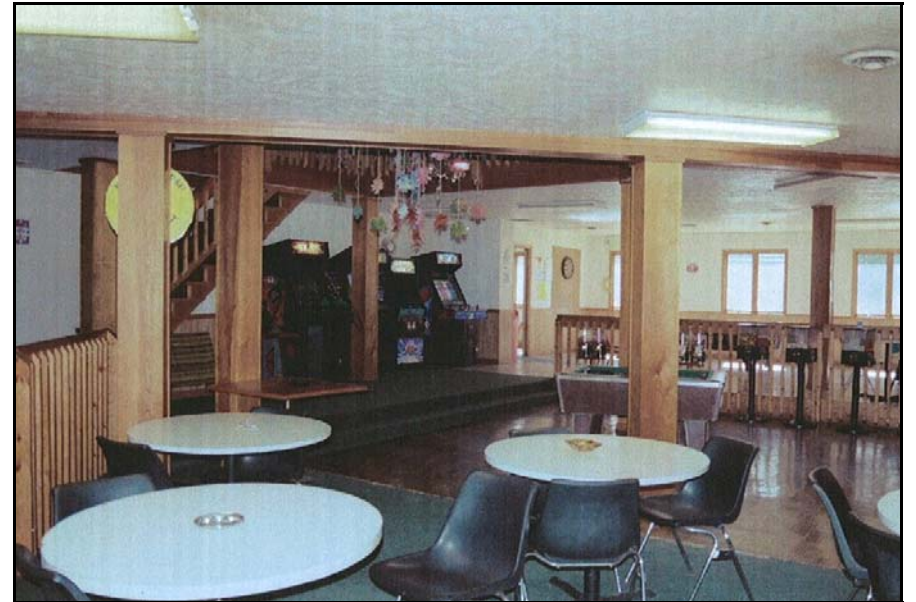
HORSESHOE PITS

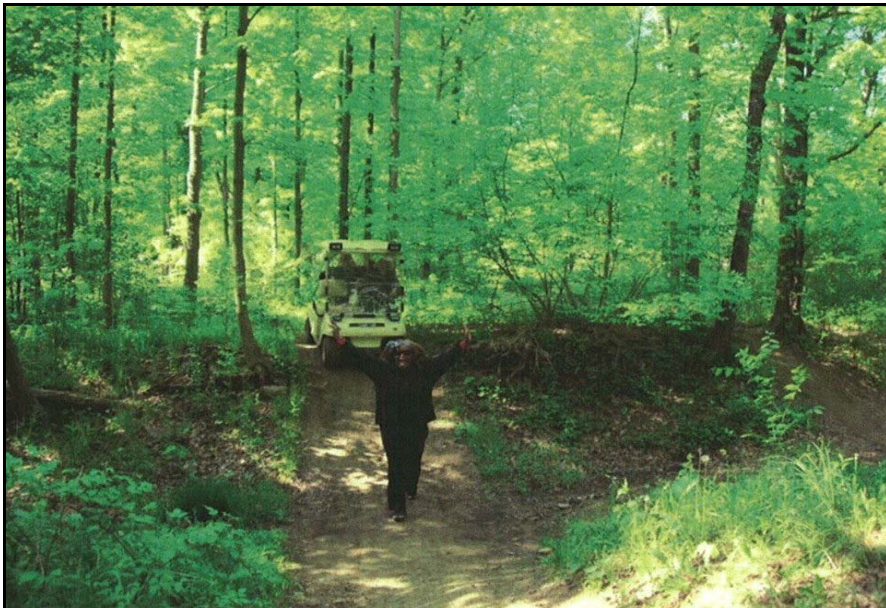


GAMES BUILDING AND SHELTER



LAUNDRY AND KIDS ESCAPE BUILDINGS



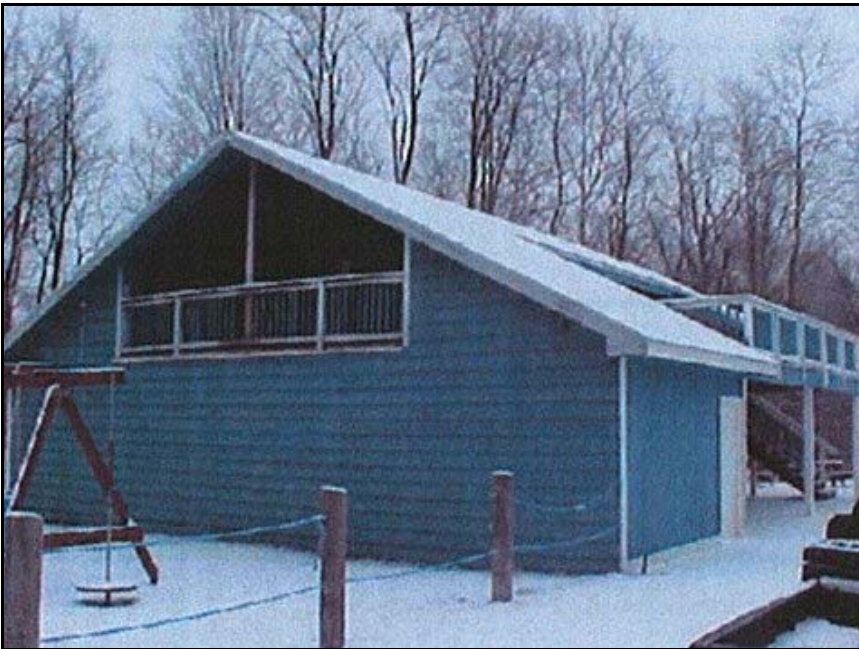




MAINTENANCE SHOP



HOUSE / SALES OFFICE



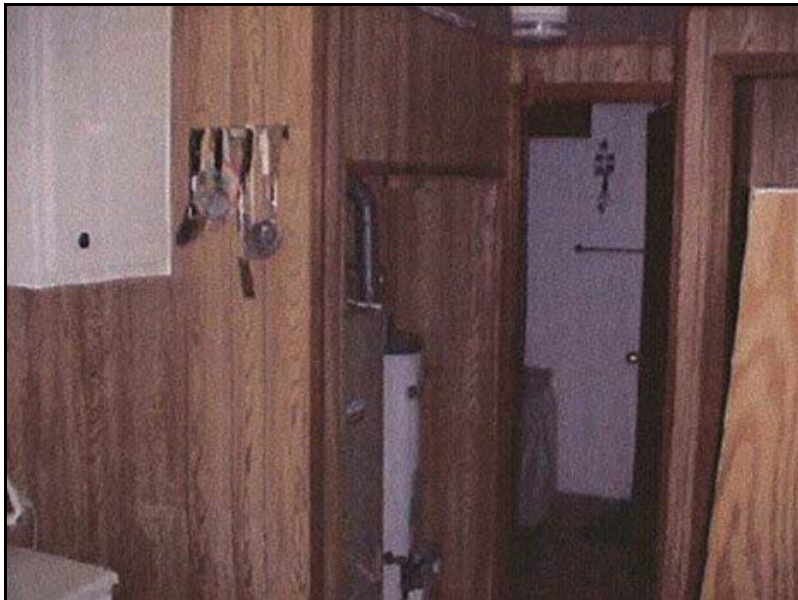
OUTDOOR POOL STORAGE / PAVILION



INDOOR POOL



KITCHEN IN CLUBHOUSE



TYPICAL CABIN INTERIOR



TYPICAL CABIN INTERIOR



STORAGE GARAGE



GUARD HOUSE

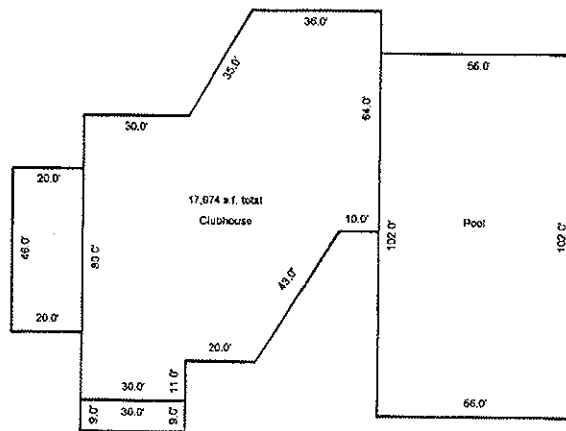


STORAGE GARAGE



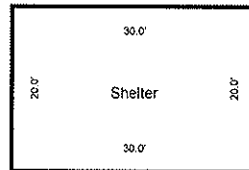
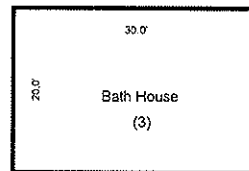
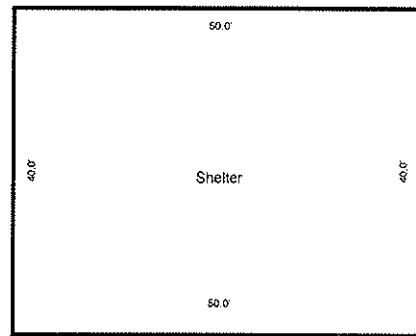
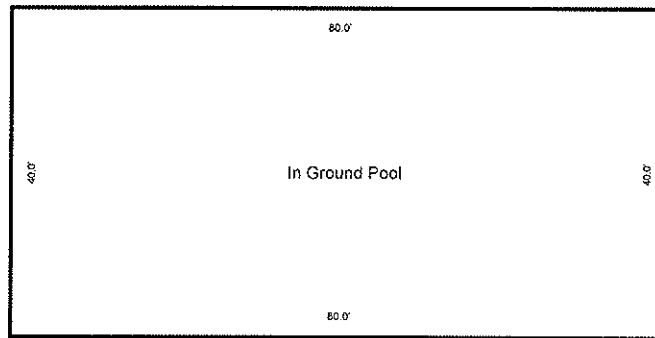
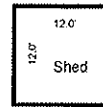
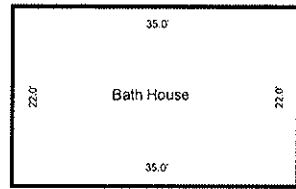
SEWAGE TREATMENT PLANT
Winterized & Current EPA Certified

IMPROVEMENT SKETCH

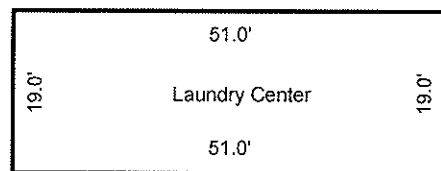
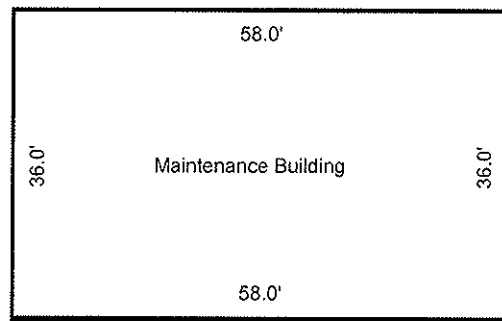
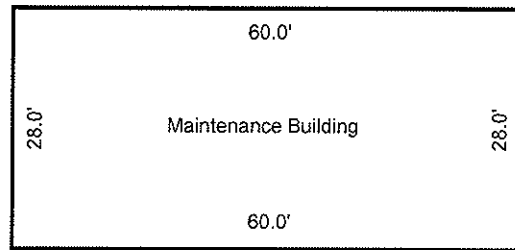


Sketch by Apex IV Windows™

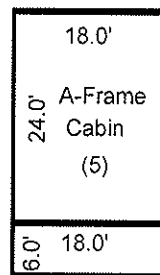
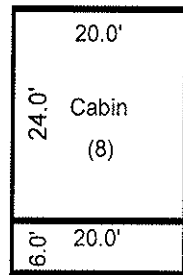
IMPROVEMENT SKETCH



IMPROVEMENT SKETCH



IMPROVEMENT SKETCH



River Pines Inventory

Activity Center

- 1 - 60' T.V.
- 1 - 26' T.V.
- 6 - Black jack tables
- 1 - Beer keg cooler
- 5 - Roasters
- 3 - Toasters
- 6 - Griddles
- Various kitchen supplies (pots, pans (large and small))
- Various cooking utensils
- Stainless steel kitchen app. Commercial
- 3 - Bowel sink
- 1 - Auto fryer
- 1 - Gas stove
- 2 - Bunn coffee makers
- Many tables, chairs, bar stools, and eatery booths
- 6 - Folding picnic tables (12' lg.)

Big Garage

- 1 - 4ft Auger hole driller
- 1 - John Deere back hoe 510
- 1 - Ford gas bucket tractor 2000
- 1 - Chevy 350 dump truck with snow plow
- 1 - Pull behind grader
- 2 - Brush hogs, pull behind
- 1 - York rake, pull behind
- 1 - Hay wagon
- 1 - Small road roller
- 2 - Utility trailers
- 1 - Lincoln electric 225 amp. welder
- 1 - Big set acetylene tanks
- 1 - Tire changer
- 1 - Air compressor
- 2 - Craft man tool boxes (large set) with tools
- 2 - Oil torpedo heaters 20,000 b.t.u
- 1 - Stihl chain saw
- Various hand grinders and air tools
- 6 - Folding picnic tables (12' lg.)

Small Garage

- 1 - Plymouth Voyager Van (red)
- 1 - Ford 1600 tractor (diesel)
- 1 - Kubota L-185 tractor with mower (diesel)
- 1 - Ford 2600 tractor (gas)

- 1 - Honey wagon (sewer pump)
- 1 - Husqavrna mower (riding)
- 1 - Toro GT2100 riding lawn mower
- 2 - Stihl weed whackers
- 1 - 3 ton floor jack
- Many plumbing and electrical parts used for repairs
- 7 - Brand new shower faucet sets

Utilities

- Under ground wiring
- 7 - Transformers (oil cooled)

Outside Pool

- 1 - Two story building
- 5 - Folding picnic tables (12' lg.)
- Many patio sets, table chairs, and umbrellas
- Many lounge chairs (tanning type)
- Outside pool (99,000 galloons complete with filters and chlorinators)

Club House

- 2 - 27' T.V.
- 1 - VCR player
- 2 - Microwaves
- 2 - Toasters
- 2 - Bunn coffee makers
- 4 - Commercial pop machines
- 8 - Candy machines
- Complete weight room (various weight machines)
- 2 - Gas hot water tanks
- Various cooking utensils
- Various cleaning supplies
- 1 - Each washer and dryer
- Many chairs, tables and bar stools.
- 2 - Gas furnaces with air conditioner
- 1 - Hot water box (gas) *BOILER*
- Inside pool (94,000 galloons complete with filters. Pool heater, and chlorinators)

Cabins

- 11 -Cabins (furnished as listed below)
- 1 - Microwave

- 1 - 20' T.V.
- 1 - VCR player
- 1 - Coffee pot maker
- 1 - Toaster
- 1 - Range
- 1 - Refrigerator
- 1 - Kitchen set (table and chairs)
- 1 - Bedroom set (bed and dresser)
- 1 - Living room set (chairs and couch)
- Various pots, pans, and utensils (dishes and flat wear)

Comfort Stations (4)

- 6 - Toilets
- 2 - Urinals
- 4 - Showers
- 2 - Three bowel vanities
- 1 - Water heater (each)

Office

- 3 - Window air conditioners
- 1 - Copy machine
- 1 - Water cooler
- 1 - Bunn coffee maker
- 3 - Computers (Various computer parts)
- 1 - Fax machine
- Various filing cabinets

Laundry Mat

- 1 - Small Building
- 3 - Washers
- 3 - Dryers
- 1 - Hot water heater
- (Machines are not owned by River Pines)

Kids escape

- 1 - Good size building
- 1 - 27' T.V.
- 4 - Picnic tables
- Huge outside deck
- Running water
- Various supplies for crafts and games.

Extras

- 2 - Complete pump houses for water supply
- 1 - Working sewer plant complete with pumps and blowers.