

The Shooting Star RV Resort - This property located in Escalante, UT is for sale. Don't miss out on this unique opportunity to own a turnkey RV resort! The resort is just under 25 acres and offers 9 Hollywood-themed Airstreams, 50+ RV sites (full and partial hook-ups), an outdoor movie theater with four 1960s classic cars for the best seat around to watch the movie from, and an additional Airstream that is the Snack Shack where all the great movie concessions are sold. You can work and live in the beautiful area without having to travel in rush hour traffic and be stuck in a cubicle. This property and business is being sold with all furniture, fixtures, and equipment included.

Location, Location, Location! The Escalante Utah area is being discovered and it has been termed the next Moab. We are nestled between National and State Parks along with having multiple additional outdoor opportunities for those wanting more adventure. Utah's population is projected to double in the next 20 years so tremendous growth in business is inevitable. We have also seen a consistent increase in International guests. They are intrigued by this resort and want to have the all-American experience by staying here.

This resort is the perfect location for a basecamp right off one of America's most gorgeous highways - UT State Highway 12. Besides being so close to so many wonderful outdoor adventures, there are beautiful panoramic views of mountains, red rock cliffs, plateaus, and mesas. The north side of the property borders the Escalante River and the south side borders the Grand Staircase Escalante National Monument. The Shooting Star RV Resort is centrally located where you can do day trips to places such as Brace Canyon National Park, Capitol Reef National Park, Calf Creek Falls State Park, Anasazi State Park, Kodachrome Basin State Park, Escalante Petrified Forest State Park, Posey Lake, Hells Backbone Road, Hole-in-the-Rock Road...just to name a few!

What Potential! The growth potential is limited only by your imagination! This resort could be developed to be all-inclusive by adding some or all of the following:

- ★ Restaurant and/or bar
- ★ Live music
- ★ Swimming pool with hot tub
- ★ Play area for children
- ★ Putt-putt golf
- ★ Bowling alley
- ★ Spa
- ★ Jeep/ATV rentals
- ★ Kayak/Paddleboard rentals
- ★ Rock shop
- ★ Photo shoot location

The Amazing House and Office - The property includes the 3,600 sq. ft. main building that was custom built in 2010. The two-story structure takes full advantage of the stunning views

with an open plan that features large windows all around and 2,200 sq. ft. of outdoor decking, perfect for entertaining or just enjoying the vistas, sunrises, and sunsets. Upstairs, the gourmet kitchen features granite countertops, a 4x8 foot island, and top of the line custom cabinetry with auto-close drawers and high-end features. All of the kitchen appliances are stainless steel. The appliances include a side-by-side refrigerator, a gas oven and range with center griddle, a convection microwave oven, and dishwasher. There is also a motorized dumb waiter next to the fridge, which is handy to haul groceries, etc. up from the 1st level. The flooring on the upper level is 16" tile, which looks great and makes cleaning a breeze. An in-floor radiant heating system efficiently keeps the tile floor and the entire house warm and comfy throughout the winter months. There is also an Osburn woodstove in the living room or added warmth and ambience. The master bedroom hosts a large walk-through closet and an in-wall gas fireplace with electronic ignition. The master bathroom features a custom-built tile shower with two shower heads, glass panels and door, and eye-level windows with a view of the Escalante Canyon. There are two vanities in the master bath with artist-made basins and granite tops. The toilet room is separate. There is also a large space that can be used as an office or turned into another bedroom. In the 2nd bathroom, there is a large jetted Jacuzzi tub, toilet, and pedestal sink. Most of the furnishings, sofas, bedroom set, etc. are included. The ground floor of the house was designed and built to serve the resort with an office and large common area for gathering. There is a bathroom with toilet and sink and a large full bathroom with tub/shower. The laundry room comes equipped with 2 sets of washers and dryers, a wash basin, folding table, and storage racks. There is a separate storage area with plenty of shelves for all of your supplies along with a 2nd refrigerator and freezer. There is also a storage room that houses the Phoenix water heater and Viega manifold and water distribution system. Another area is currently a small shop, but it could be converted to additional showers/bathrooms for guests. Both floors of this building can be used and enjoyed as they are, or they could easily be customized to create manger's quarters, etc. on the 1st floor and a restaurant on the 2nd floor.

Vacation Like a Hollywood Star! The resort features 9 Airstreams that have been refurbished and decorated to resemble the dressing trailer of a Hollywood movie star while they were shooting on location. Each Hollywood-themed Airstream features a furnished living room area with a flatscreen HDTV and each kitchen is fully equipped with everything you need to prepare a snack or a meal. There's a refrigerator, microwave, coffee maker, sink, food prep tools, pots, pans, BBQ tools, cutting board, plates, bowls, coffee mugs, glasses, and flatware. Each Airstream has a private bathroom with a shower, sink, and toilet along with a supply of paper towels and ECO biodegradable toiletries. The bedrooms are appointed with sheets, comforters, and pillows. Each Airstream has its own private deck with two Adirondack chairs and a propane barbecue.

The Outdoor Movie Theater! Relive your misspent youth at your very own private drive-in movie theater. At night when the sun sets behind the mountains, fire up the projector and light

up the screen with classic cartoons and films such as *Casablanca*, *Some Like It Hot*, and *Viva Las Vegas*! Then treat yourself and your guests to hot buttered popcorn, ice cold soda pop, and candy such as Junior Mints from your Snack Shack concession stand. You'll have an absolute blast!

What a Collection of Classics! Sit in your very own 1960's classic car to have the best seat in the house to watch the outdoor movie from. Choose from an American Motors Rambler, a Ford Galaxy, a Mercury Monterey, or a Dodge Polara.

The Outdoor Movie Theater Screen measures 32 feet wide by 24 feet high. The five structural utility poles are anchored in six-foot deep concrete footings. The screen itself is custom-sewn from specially manufactured, highly reflective material.

The Projection Tower is situated at an ideal distance and angle to the screen. The projector is a 50,000-lumen Sanyo with a long-throw lens calibrated to the distance to the screen. A short-range FM transmitter broadcasts the movie soundtrack to the classic cars' new FM radios along with to two outdoor speakers for those that simply bring a chair or blanket to sit on. The movies are played on a Sony Blu-ray DVD player and the library includes a wide range of cartoons, shorts, and films.

The Snack Shack is an Airstream refurbished into a concession stand equipped with refrigerated display case, NSF stainless steel tables and sinks, electric on-demand water heater, popcorn machine, two bar refrigerators, candy, soda, and supplies and is decorated in true vintage style.

The Intelligent Design of the Resort - The layout of the resort provides optimum views, ample privacy and native plant landscaping. Groves of oak and evergreen trees cover the property with illuminated strolling paths and benches throughout the grounds. At the center of the property is a grove of oak trees that features a river rock landscaped manmade creek along with two hammocks. The West Meadow features the Outdoor Movie Theater and four of the Airstreams. The Middle Meadow host the other five Airstreams. The East Meadow features 9 full hook-up and 9 partial hook-up RV sites. The other 30+ RV sites are scattered throughout the property including in between the Airstreams and in the trees.

The Property - Roads were built throughout the grounds and topped with native river rock. RV sites were created, sculpted spaces out of the groves of oak trees and leveling pads in three large meadows. Five septic systems were installed and permitted. Water piping was run throughout the entirety of the grounds. Heavy-duty electrical systems were installed underground throughout the grounds with four transformers on the property.

Developmental Potential - The 24.85-acre property is bisected by Scenic Byway 12 with 17 usable acres on the north side of the road. This section of the property has been fully developed as described above. The six acres south of the road border the Grand Staircase-Escalante

National Monument and hold great potential for development. There is a well permit granted for the parcel, several excellent building sites, and access can be easily graded directly from Highway 12 or from a dirt road on the southeast border of the property.

The Well and Water Filtration System - A well was dug in 2009 according to the State of Utah standards for a public water system and certified by a representative of the State of Utah Public Water Department. A heated well house was constructed to insulate the water system during cold weather. A 220-volt line was run underground to the well house and an aboveground access box was installed. A Grundfos variable speed water pump with pressurized tank was then installed. An MC Series 55-gpm Water Filtration System with Catalox media and RWE conditioners was added to remove minerals, specifically iron, from the water. There are five septic systems on the property. One serves the West Meadow, one serves the Middle Meadow, one serves the Main House, one serves as a dump station for mobile RVs, and one serves the East Meadow.

Power - There are four transformers serving the resort. There is a 1,000-gallon propane tank that supplies the Main House and a 500-gallon dispensing propane tank to supply the propane tanks that service the Airstreams. There is also a Generac 20KW backup generator, which supplies the house and water system with power when there is an outage.

Shooting Star RV Resort Asset List

Land: 24.85 acres

Water: Well on main property with water rights on 6 acres south of highway 12

3,600 sq. ft. House with office and all furnishings

Nine Hollywood-themed Airstream Trailers

Each are decorated and fully furnished with flatscreen HDTV, refrigerator, microwave, coffee maker, sink, food prep tools, pots, pans, BBQ tools, cutting board, plates, bowls, coffee mugs, glasses, and flatware, towels, sheets, comforters, pillows, private deck, two Adirondack chairs, and a propane BBQ grill.

Outdoor Movie Theater

Movie Screen - 32' x 24' custom-sewn, highly reflective

The Projection Tower

Sanyo 50,000-lumen projector with a long-throw specially calibrated lens

Sort-range FM transmitter broadcasts the movie soundtrack

Sony Blu-Ray DVD player

Library of cartoons, shorts and films

Four Classic Cars

1961 American Motors Rambler, 1965 Ford Galaxy, 1967 Mercury Monterey, 1968 Dodge Polara (1966 Cadillac convertible is negotiable)

The Snack Shack

Airstream, diner-decorated, equipped with refrigerated display case, NSF stainless steel tables and sinks, electric on-demand water heater, popcorn machine, two bar refrigerators, candy, soda, and supplies

50+ RV Sites - All with 20/30/50 power pedestals; includes Lifetime picnic tables in 30 of the RV sites

2,400 sq. ft. Pavilion

2014 John Deere Tractor (model 3038) with implements, which include a tiller, mower, sprayer, and rock box

24' Flatbed Trailer - Used for transporting vehicles, equipment, and supplies

10' Yard Trailer**1966 Vintage Taylor-Dunn Golf Cart**

Air Shed - An Airstream used for storage of various materials

20' and 40' Storage Containers

Shooting Star RV Resort Office Equipment and Supplies - Includes desktop computer, printer, desk, chair, shelves, table, office supplies

Store Inventory

Logo'd Camp Shirts, T-Shirts, Coffee Mugs, Pub Glasses, Hats, and more

Storage/Shop Inventory of tools, spare parts, building supplies, Airstream supplies, décor items, light fixtures, bulbs, plumbing parts, electrical supplies, etc.

Various Tools and Welders are negotiable

Shooting Star RV Resort Intellectual Property Business Assets

The Brand: Shooting Star RV Resort

Featured on The NBC Today Show, in the Southwest Airlines magazine, USA Today, the Aspen Times, Forbes.com, Salt Lake City Tribune, the San Diego Union Tribune, the Huffington Post, NPR stations in Utah, Colorado, Nevada, and Arizona, KSL-TV, KUTV, Sunset magazine, and multiple other media

The Website: www.shootingstar-rvresort.com

Established Marketing

Photographs

Tourism and Travel Contacts

Utah Office of Tourism Recommendation

The Guest Database