

## Rental versus Lot Certificate

Renting an RV lot makes absolute sense when one is unsure where they want to reside each winter season.

Factors such as park activities, park amenities, and a feeling of belonging weigh heavily in deciding to return to a park again and again.

Paradise Park, Inc. (PPI) offers the unique advantage of enabling renters to experience the park before reaching a decision to purchase a lot certificate.

For those considering the purchase of a lot certificate PPI has identified numerous advantages, including economic to be considered.

### Lot Certificate Advantages

- A lot certificate guarantees the same lot each year. Competition for lots is expected to increase as baby boomers retire.
- You can leave your qualified recreational vehicle tied and skirted to reduce towing expenses.
- You can place a qualified park model on your lot if it is preferred over a recreational vehicle.
- You can improve your lot with a patio cover, storage shed, and landscaping.
- You are able to participate and vote in PPI decisions that affect certificate holders.

- You have a transferable asset that can be passed to your heirs.
- Lot certificate holders may use the certificate toward purchase of a different PPI property.
- PPI monthly dues are controlled by an elected board of directors and certificate holders. You have a voice in controlling costs and dues.
- Certificate holders are permitted to lease the lot when they are not able to use it. It is necessary that one of the renters be age 55+.

### Fuel Towing Costs

	Tow Vehicle	Auto
Miles /	1000	1000
MPG =	10	25
Gallons X	100	40
\$ per Gallon =	\$3.00	\$3.00
Total/1K Miles	\$300.00	\$120.00
Savings per 1K Miles		\$180.00

Towing an RV is an increasing expense for Winter Texans. Ownership of a PPI lot certificate allows you to locate it permanently for much less than other parks charge. Fuel expenses are easy to calculate, but what about the ownership cost of the tow vehicle? There are depreciation, insurance, maintenance, registration and license fees that add to the cost of every mile driven.

## Cost Comparison

A survey of Rio Grande Valley (RGV) RV parks indicates a wide range of annual prices to leave an RV on site. Annual prices found were a low of \$2183.00 to \$4759.00.

The most common price was around \$2700.00 annually. PPI lot certificate holders monthly cost is \$110.00 or \$1320.00 annually. A \$9.00 per month fee for lot electric service adds \$81.00 to the annual cost.

PPI lot certificates vary in price, but the median price typically is \$6000.00. Many certificate holders improve their lot with sheds and patio covers and the price ask reflect improvements.

If one does a five year projection, it costs no more to own than to rent.

	RGV	PPI
<b>Annual Cost</b>	\$2,700.00	\$1,401.00
	X 5 Yrs	X 5 Yrs
	\$13,500.00	\$7,005.00
<b>Certificate</b>	0	\$6,000.00
	\$13,500.00	\$13,005.00

The comparison table shows that after five years a renter and a certificate holder are at virtually the same place.

Beginning with year six (6) the certificate holder saves substantially. The renter continues to pay \$2700.00 annually vs \$1401.00 for the PPI certificate holder.

## Facts About PPI RV Lots

- There are 148 RV Lots in Paradise Park, of which 45 are available to rent on a long or short term basis.
- With few exceptions lots are 26' wide by 40' long and able to accommodate park model trailers and recreational vehicles.
- Each RV lot has water, sewer, and electric service.
- Each lot has ability to subscribe to telephone, cable TV and Internet service.
- Subscription WIFI service is available throughout the park.
- PPI has new electric service that supports 50 amp and 30 amp RV units.
- Costs for water, sewer and garbage service are covered by park dues.
- The Park Board requires that units left on the lot be tied down and skirted.
- \* The Park Board must approve a unit to be left on a lot in order to keep up the park's appearance.

Please feel free to ask for a copy of PPI's policies and by-laws. It will cover all aspects of certificate ownership. It is important to you and to PPI certificate holders to feel comfortable about being a member of the park.

## Examples of RV Lots

**Moonstone Street in RV Section**



**Fifth Wheel with Shed**



**Park Model with Patio Cover**



## RV Lot Certificates

Enjoy Life as a Winter Texan at PPI!



Paradise Park, Inc.  
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