Budget-to-Park Planning Guide

Which campgrounds realistically fit your financial position and financing options? Your budget is the most honest filter you have.

Down payment	Park range it opens
$200K – $350K down	Parks under ~$1M — rustic / mom & pop, smaller seasonal.
$350K – $600K down	~$1M – $2M — solid seasonal, small overnight, light value-add.
$600K – $1M down	~$2M – $4M — established overnight, larger seasonal, some waterfront.
$1M – $3M+ down	$3M+ — resorts, mixed-use, premium waterfront, multi-stream parks.

It Is More Than the Down Payment

Budget for closing costs, immediate repairs, and a working-capital reserve to carry payroll, utilities, and a slow month before the season pays you back. Do not spend your last dollar at closing — the park will ask for more.

Get Pre-Qualified First

Knowing your real number keeps you out of parks you cannot finance and makes you a serious buyer on the ones you can. Shop with a number, not a dream.