

Budget-to-Park Type Guide

Your budget is the most honest filter you have. Roughly what your down payment opens up:

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.