

Cost-per-New-Site Calculator

Know the all-in, financed cost before you build.

Fill in the numbers for ONE site, then multiply. Tiers: Basic \$12k–\$20k · Full service + 50-amp \$20k–\$35k · Resort-quality \$40k–\$80k+. Region, weather, and ground move these — get a local bid.

Per-Site Build Cost

Site clearing & grading: \$ _____

Water / sewer / septic: \$ _____

Electrical service & pedestal: \$ _____

Road & drainage: \$ _____

Engineering & permits: \$ _____

Landscaping & site work: \$ _____

= ALL-IN COST PER SITE: \$ _____

Scale & Financing

Number of sites: _____ × cost/site = TOTAL: \$ _____

If financed, add interest over the loan term: \$ _____

A \$30,000 site financed can really cost \$40,000–\$60,000+ over time.

Does It Pay Back?

Nightly rate \$_____ × nights/yr _____ = annual revenue: \$ _____

" operating cost = annual NOI: \$ _____

Payback (years) = total cost ÷ annual NOI: _____