

Lake Siskiyou
camp resort

SUMMER 2025





Introducing Highway West

Highway West is dedicated to crafting unforgettable adventures for our guests by aligning their desires for a memorable stay with authentic experiences.

As a leader in both indoor and outdoor hospitality, our experienced team of experts in operations, revenue management, sales and marketing and food and beverage plays a pivotal role in driving performance across our diverse portfolio of Properties to ensure our guests enjoy unparalleled experiences at each of our destinations.

We take pride in our commitment to maintaining top-notch facilities and curating outstanding food and beverage offerings, providing a delightful environment for our guests throughout their stay. This dedication, combined with our passion for guest satisfaction, sets us apart from competitors in the hospitality industry.

Highway West is the affiliated hospitality management firm of Red Tail Acquisitions (“RTA”), a private real estate investment firm headquartered in Irvine, California. RTA acquires and develops multifamily, commercial, and hospitality assets throughout the United States. RTA has captive property management performed by subsidiaries Highway West Vacations, Red Tail Residential, and Red Tail Commercial. Together, the Red Tail companies are a vertically integrated owner-operator employing over 90 corporate team members and 900 on-site professionals for a portfolio spanning approximately 185 properties across 38 states valued in excess of \$4 billion.

Red Tail was founded and is owned by Gregory A. Fowler, a long-time veteran of the real estate industry and the Managing Partner of FPA Multifamily, LLC. Mr. Fowler founded FPA Multifamily in 1985 and currently manages over 50,000 apartment units valued in excess of \$10 billion on behalf of institutional investors.



Portfolio At A Glance

Property	Location	Acquisition Year	Number of Accommodations	Employees	Guests Served Annually	Google Rating	Food & Beverage?
Lake Siskiyou Camp Resort	Mount Shasta, CA	2025	380	70	50K	4.0	Yes
Costanoa Lodge & Resort	Pescadero, CA	2024	256	108	93K	4.4	Yes
Avila Pismo RV Resort	San Luis Obispo, CA	2024	92	7	34K	3.9	No
Flying Flags Avila Beach	Avila Beach, CA	2021	124	20	72K	4.5	No
Hotel Hygge	Buellton, CA	2021	23	2	10K	3.9	No
Conkling Marina	Worley, ID	2021	254	4	4K	4.4	Yes
Confidential	East Coast	2021	311	41	90K	4.5	No
Confidential	East Coast	2021	42	68	18K	4.6	Yes
The Winston	Solvang, CA	2020	14	3	6K	4.4	No
Vinland Hotel	Solvang, CA	2019	82	27	43K	4.2	Yes
Kilauea Lodge	Volcano, HI	2018	12	11	8K	4.5	Yes
Grand Lake Lodge	Grand Lake, CO	2017	74	48	21K	4.3	Yes
Sideways Inn	Buellton, CA	2016	112	38	53K	4.3	Yes
Shelter Cove Resort & Marina	Crescent Lake, OR	2015	86	15	35K	4.3	Yes
Borrego Valley Inn	Borrego Springs, CA	2015	15	2	6K	4.5	No
Palm Canyon Resort	Borrego Springs, CA	2013	145	8	29K	4.4	Yes
Pacific Marina Inn	Honolulu, HI	2006	120	31	75K	3.3	Yes
Flying Flags Buellton	Buellton, CA	2004	348	89	152K	4.5	Yes
Total/Average:			2,490	592	799K	4.3	12

National Portfolio

[See our Portfolio for yourself!](#)

HAWAI'I

- 1 Kilauea Lodge & Restaurant
- 2 Pacific Marina Inn

CALIFORNIA

- 3 Borrego Valley Inn
Palm Canyon Hotel & RV Resort
- 4 Flying Flags RV Resort & Campground
Hotel Hygge
Sideways Inn
Vinland Hotel & Lounge
The Winston
- 5 Avila Pismo RV Resort
Flying Flags Avila Beach
- 6 Flying Flags Yosemite (UNDER DEVELOPMENT)
- 7 Costanoa Lodge & Resort
- 8 Lake Siskiyou Camp Resort

OREGON

- 9 Shelter Cove Resort & Marina

IDAHO

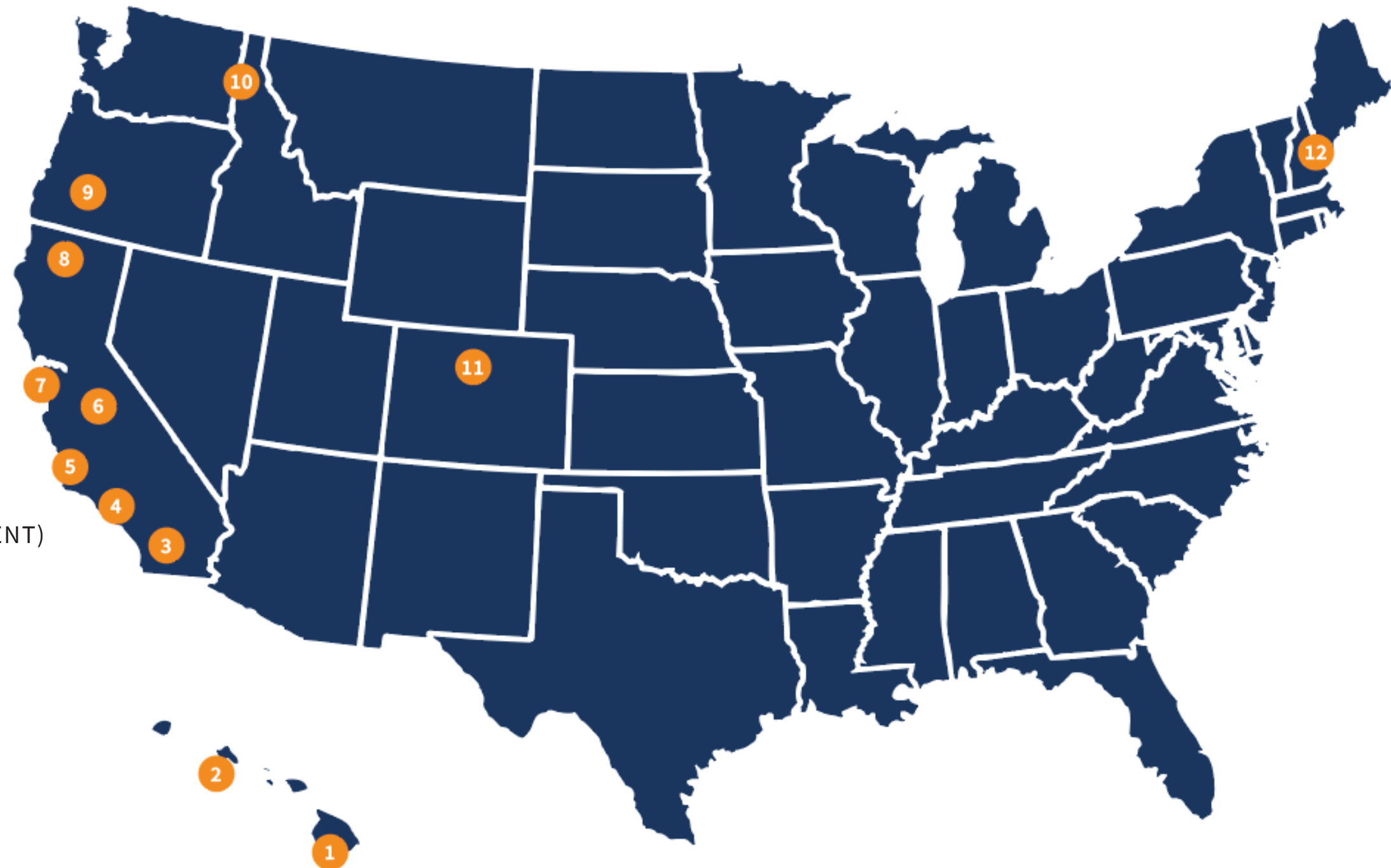
- 10 Conkling Marina & Resort

COLORADO

- 11 Grand Lake Lodge

NEW HAMPSHIRE

- 12 Danforth Bay Camping & RV Resort
King Pine Ski Area
Purity Spring Resort



Who We Are

BUSINESS ORIENTED

- Family Owned
PROFESSIONAL STRUCTURE
- Leading Reputation
40 YEAR TRACK RECORD
- Value-Add Strategy
EXPERTS IN REPOSITIONING ASSETS
- Access to Capital
STRONG BANKING AND LENDER
RELATIONSHIPS
- Diverse Portfolio
OVER 185 PROPERTIES IN 38 STATES

GUEST EXPERIENCE MOTIVATED

- Regain Your Sense of Wonder
AND FEEL LIKE A KID AGAIN
- Reinvented Destinations
IN UNEXPECTED LOCATIONS
- Gateway to Nature
AND PURE ADVENTURE
- Easy + Approachable Culture
COME AS YOU ARE
- No Two Properties Are The Same
ONE BIG FAMILY. EVERY ONE AN ORIGINAL.

COMMUNITY PARTNER

- Education
FOWLER FAMILY SCHOLARSHIP
- Career Access
FOWLER FAMILY INTERNSHIP PROGRAM
- Environmentally Focused
GREEN TEAM
- Local Support
CHARITABLE GIVING AND VOLUNTEERISM
- Responsive and Adaptable
ALWAYS SOLVING FOR THE HIGHEST IMPACT IN THE
COMMUNITIES WE SERVE



Highway West Community Highlights



Buellton Wine & Chili Festival
Flying Flags RV Resort



Troublesome Fest-Wildfire Awareness



Firefighters Weekend

Purity Spring Resort



Theaterfest- Local Performing Arts Sponsor
Vinland Hotel & Lounge



Annual Vendors Pop-up - Local Artisan Support

Grand Lake Lodge



Take a Vet Fishing

Shelter Cove Marina & Resort



Halloween Town

Purity Spring Resort



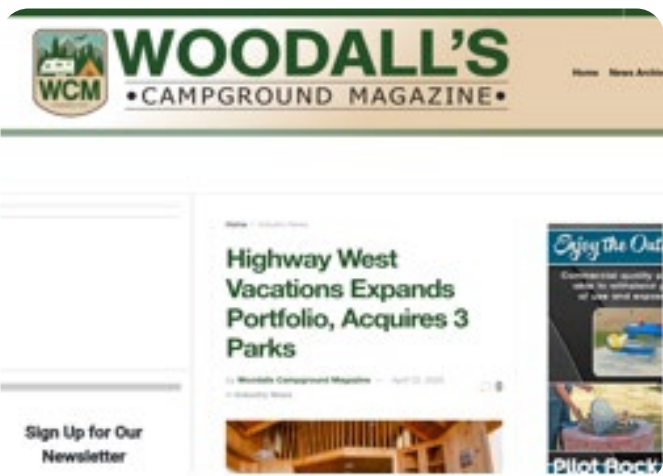
Highway West In The Press



Siskiyou News



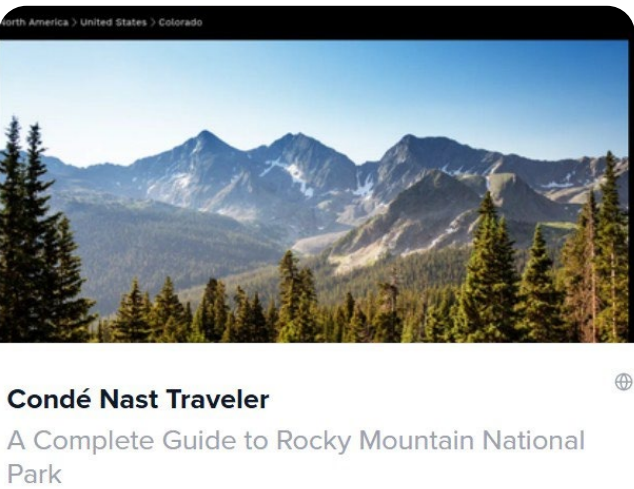
The Week



Woodall's Campground Magazine



Rocky Mountain Bride



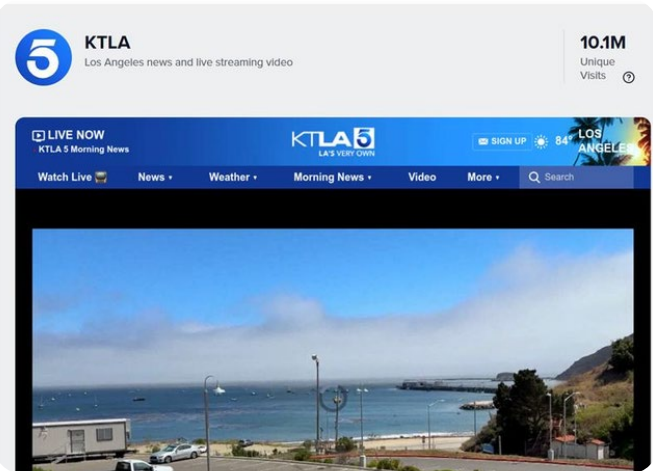
Conde Nast Traveler



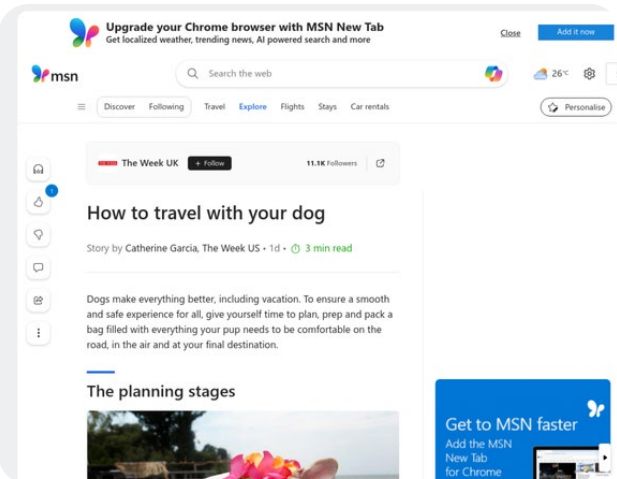
U.S. News



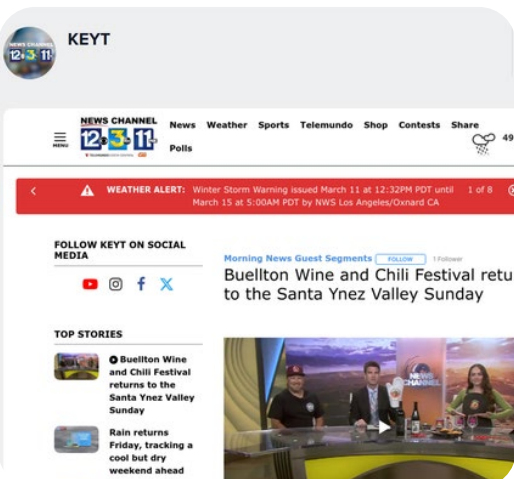
Outside



KTLA 5



MSN



News Channel 312



Lake Siskiyou Camp Resort: 2025 Season in Review

BUSINESS ORIENTED

Family Owned
RESET OPERATIONAL EXPECTATIONS

Leading Reputation
REBUILT LOCAL RELATIONSHIPS

Value-Add Strategy
OUTLINED FOUR YEAR BUSINESS PLAN

Access to Capital
EXECUTED \$300K OF IMMEDIATE REPAIRS

Diverse Portfolio
COMPLEMENTARY SALES FOR LAKE SISKIYOU

GUEST EXPERIENCE MOTIVATED

Regain Your Sense of Wonder
LOCALS WEDNESDAYS

Reinvented Destinations
IN UNEXPECTED LOCATIONS

Gateway to Nature
AND PURE ADVENTURE

Easy + Approachable Culture
COME AS YOU ARE

No Two Properties Are The Same
ONE BIG FAMILY. EVERY ONE AN ORIGINAL.

COMMUNITY PARTNER

Education
FOWLER FAMILY SCHOLARSHIP

Career Access
THREE FOWLER FAMILY INTERNSHIP PARTICIPANTS

Environmentally Focused
INVESTED IN SITE AND EQUIPMENT NEEDS

Local Support
THUNDER ON THE MOUNTAIN CAR SHOW

Responsive and Adaptable
COMMUNITY RESOURCE CENTER PARTNERSHIPS



Meet Our Lake Siskiyou Camp Resort Team



Sarah Strickland
General Manager

Born and raised in Northern California, Sarah has explored the country to experience its many wonders. With degrees in Education and Business, she has over 15 years of experience in management and property management—including overseeing properties in South Lake Tahoe. She is passionate about the outdoors and loves creating lasting memories for families.



Adin Castillo
Task Force Manager

Adin serves as a Task Force Manager, supporting multiple properties with operational expertise. He has successfully helped lead major events like Lake Siskiyou’s 4th of July celebration and brings a strong background in sales and team management, along with a deep passion for people and places.



Gavin Dixon
Task Force Chef

For over 20 years, Gavin has been proud to curate award-winning restaurants where hospitality is about so much more than food, cocktails or wine—it’s about people and creating experiences. Gavin truly cares about creating spaces where both guests and teams feel valued, connected, and inspired.



Johnny Wallace
Facilities Manager

Johnny was born in Southern California and then later moved north, where he began a career in construction, operating heavy equipment and driving trucks. Over time, he transitioned into the hospitality industry, eventually combining that experience with his passion for food by earning a culinary degree. He is now actively completing his degree in hospitality management, bringing both fields together.



Clarence Strickland
Operations Manager

Born and raised in southern Arkansas and holds a degree in Logistics and Operations Management. With a passion for travel and the outdoors, he has explored the country extensively in an RV, blending adventure with a deep appreciation for nature. He has led operations and logistics for several major companies, including a long tenure with UPS, where he honed his expertise in managing complex supply chains.

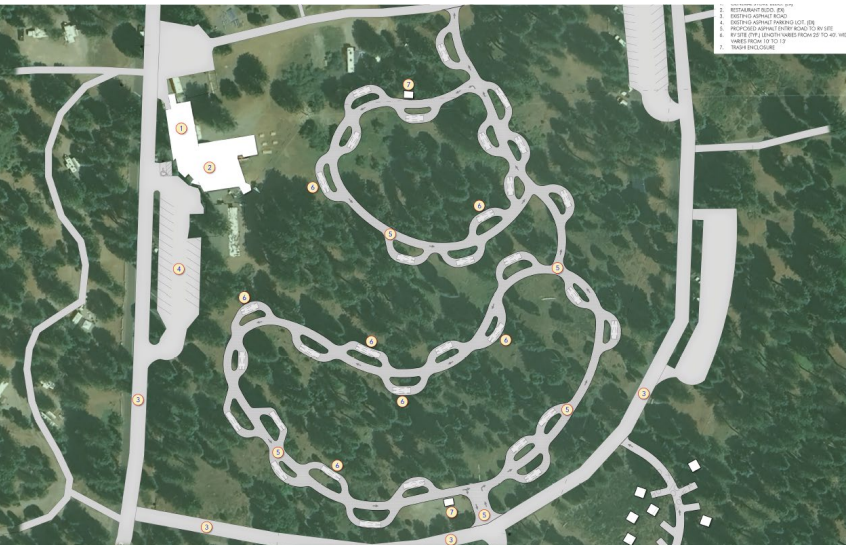
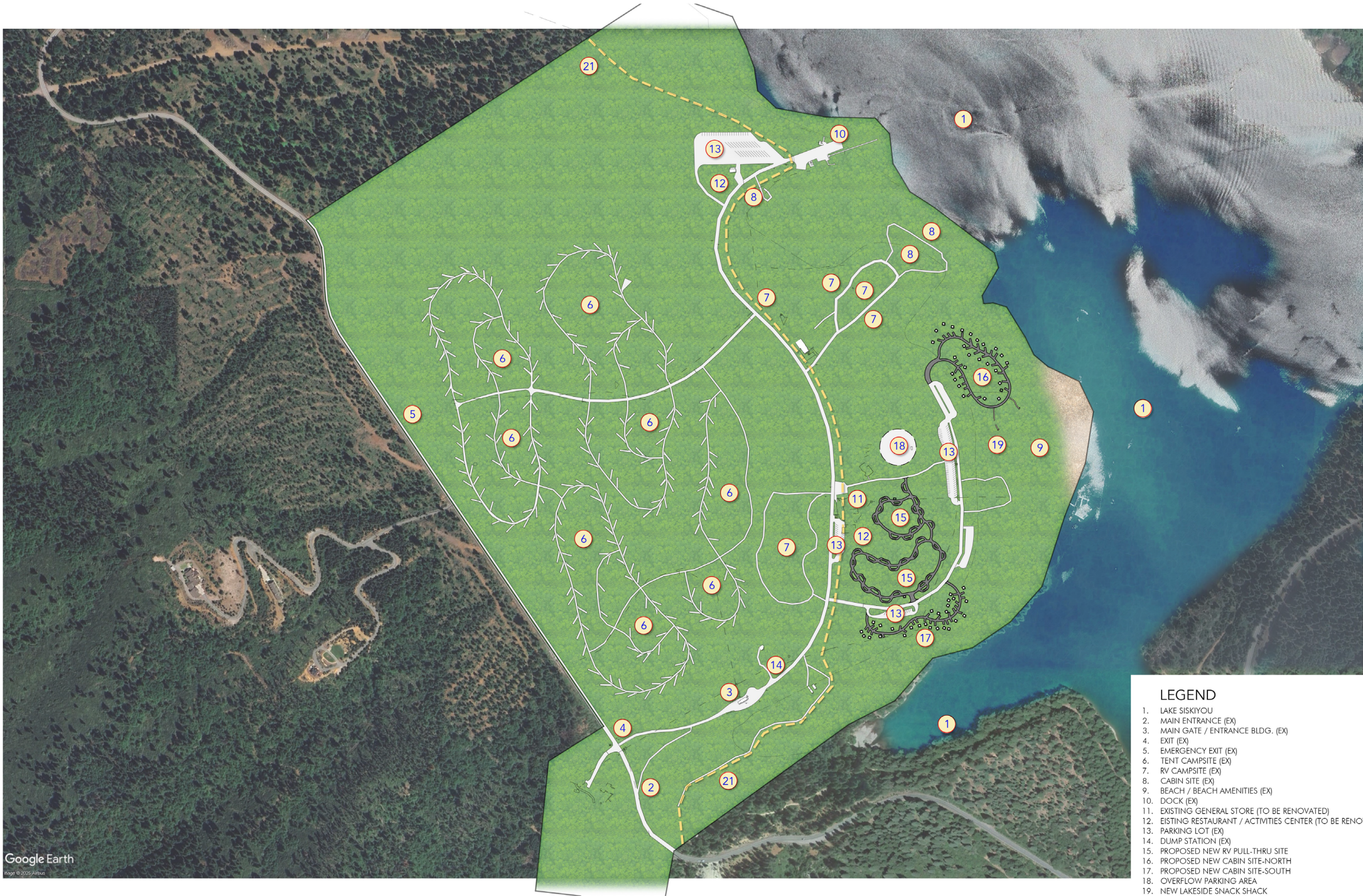


Rick Johnston
Docks Supervisor

Rick has decades of hard work and experience on ranches, farms and in the woods – giving him a firm foundation in the curriculum of all thing's nature. He has a long association with Lake Siskiyou and is glad to use the lessons learned to ensure that Lake Siskiyou continues to be the jewel of Siskiyou County.



Lake Siskiyou Camp Resort: Untapped Potential



LAKE SISKIYOU CAMP RESORT

MT. SHASTA CITY | CA
RED TAIL ACQUISITIONS | 25-051
DATE 09 | 02 | 25

LEGEND

- 1. LAKE SISKIYOU
- 2. MAIN ENTRANCE (EX)
- 3. MAIN GATE / ENTRANCE BLDG. (EX)
- 4. EXIT (EX)
- 5. EMERGENCY EXIT (EX)
- 6. TENT CAMPSITE (EX)
- 7. RV CAMPSITE (EX)
- 8. CABIN SITE (EX)
- 9. BEACH / BEACH AMENITIES (EX)
- 10. DOCK (EX)
- 11. EXISTING GENERAL STORE (TO BE RENOVATED)
- 12. EXISTING RESTAURANT / ACTIVITIES CENTER (TO BE RENOVATED)
- 13. PARKING LOT (EX)
- 14. DUMP STATION (EX)
- 15. PROPOSED NEW RV PULL-THRU SITE
- 16. PROPOSED NEW CABIN SITE-NORTH
- 17. PROPOSED NEW CABIN SITE-SOUTH
- 18. OVERFLOW PARKING AREA
- 19. NEW LAKESIDE SNACK SHACK
- 20. NEW PAVED WALKING PATH
- 21. LAKE SISKIYOU TRAIL

1" = 200'-0" SCALE NORTH

OVERALL SITE PLAN | SP1

URBA AREN

We appreciate the opportunity to partner with you.

As a leading hospitality company with a clear vision and a proven track record of creating extraordinary guest experiences, we look forward to continuing to partner with Siskiyou County and the greater Mt. Shasta region. Our unique approach aligns guests' adventures with their desires, offering a seamless blend of indoor and outdoor hospitality services.



APPENDIX



Destinations for All Types of Travelers

Palm Canyon Hotel & RV Resort

Borrego Springs . California

ACCOMMODATIONS



71 RV Sites



68 Hotel Rooms

AMENITIES

- Pool & Jacuzzi
- Dark Sky Community
- Pet-Friendly
- On-Site Dining & Saloon
- General Store
- Complimentary WiFi



Borrego Valley Inn

Borrego Springs . California

ACCOMMODATIONS



15 Hotel Rooms

AMENITIES

- Outdoor Hot Tubs
- Two Outdoor Pools
- Dark Sky Community
- Complimentary Coffee
- Telescopes
- Proximity to Desert State Park





Destinations for All Types of Travelers

Conkling Resort & Marina

Worley . ID

ACCOMMODATIONS



14 RV Sites



12 Tent Sites



204 Boat Slips

AMENITIES

- Moorage
- Lake Fishing
- Boat Dump Station
- On-Site Store
- Boat Trailer Storage
- Kayak Rentals

Confidential

East Coast

ACCOMMODATIONS



198 RV Sites
12 Extended Stay RV Sites

AMENITIES

- Swimming Beaches
- Pool
- Paddle Sports
- On-Site Hiking Trails
- On-Site Live Entertainment
- Snowmobiling





Destinations for All Types of Travelers

Grand Lake Lodge

Grand Lake . Colorado

ACCOMMODATIONS



70 Cabins



4 Glamping Jupes

AMENITIES

- Lake View Deck
- Pool l& Jacuzzi
- On-Site Dining
- Hiking Trail Access
- Paddle Sport Rentals
- Proximity to National Park



Confidential

East Coast

ACCOMMODATIONS



58 Hotel Rooms

AMENITIES

- Swimming Beaches
- Water-skiing
- Canoeing /Kayaking
- Hiking Trails
- On-Site Dining
- Variety of Snow Sports





Destinations for All Types of Travelers

Shelter Cover Resort & Marina

Crescent Lake . Oregon

ACCOMMODATIONS



72 RV Sites



14 Cabins

AMENITIES

- Lake Fishing
- Boat Rentals
- On-Site Dining
- Community Fire Pit
- General Store
- Snowshoe Trails



Lake Siskiyou Camp Resort

Mount Shasta . California

ACCOMMODATIONS



130 RV Sites



29 Cabins
3 Houses



48 Boat Slips



209 Tent Sites

AMENITIES

- Lake Fishing
- Boat Rentals
- On-Site Dining
- Lakeside Beach – Splash Zone & Beach Rentals
- General Store
- Easy Access to Lake Siskiyou Trail





Destinations for All Types of Travelers

Flying Flags RV Resort & Campground

Buellton . California

ACCOMMODATIONS



236 RV Sites



85 Cabins



8 Glamping Jupes

AMENITIES

- Pool & Jacuzzi
- Bocce Courts
- Playgrounds
- Pet-Friendly
- Complimentary WiFi
- Full Hookups & Dump Stations

Hotel Hygge

Buellton . California

ACCOMMODATIONS



20 Hotel Rooms

AMENITIES

- Bocce Courts
- Community Fire Pits
- Picnic Area
- Pool & Jacuzzi Access
- Fitness Center Access
- Pet-Friendly





Destinations for All Types of Travelers

The Winston
Solvang . California

ACCOMMODATIONS



14 Hotel Rooms

AMENITIES

- Convenient Location
- Honor Bar
- Robes & Slippers
- Boutique Bath Products
- In-Room Nespresso Machine
- In-Room Bluetooth Speakers



Destinations for All Types of Travelers

Avila Pismo RV Resort & Campground

San Luis Obispo . California

ACCOMMODATIONS



64 RV Sites



22 Cabins

AMENITIES

- Pool & Jacuzzi
- Game Room
- Bike Rentals
- Dog Park
- On-Site Playground
- General Store



Flying Flags Avila Beach

Port San Luis . California

ACCOMMODATIONS



55 RV Sites



24 Cottages



10 Glamping Jupes



45 Tent Sites

AMENITIES

- Beach Access
- Bocce Courts
- Open Ocean Views
- Fire Pits
- Pet-Friendly
- Large Bathhouses





Destinations for All Types of Travelers

Kilauea Lodge & Restaurant

Volcano . Hawai'i

ACCOMMODATIONS



12 Hotel Rooms

AMENITIES

- On-site Nature Trail
- Outdoor Jacuzzi
- On-Site Dining
- On-Site Gift Shop
- Garden View Gazebo
- Proximity to National Park



Pacific Marina Inn

Honolulu . Hawai'i

ACCOMMODATIONS

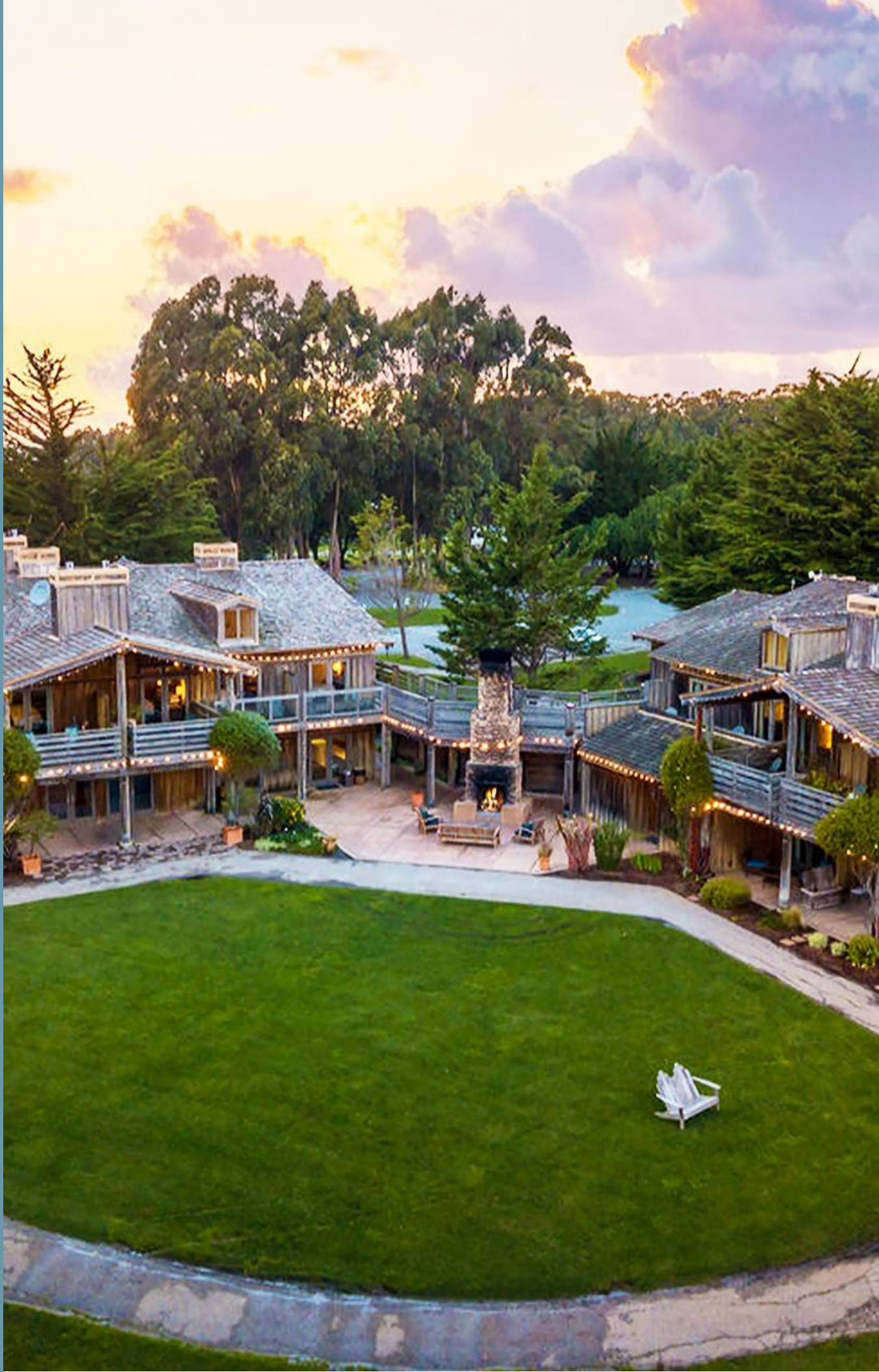


120 Hotel Rooms

AMENITIES

- Pool
- Airport Shuttle
- On-Site Store
- Complimentary WiFi
- Complimentary Coffee
- 24-Hour Front Desk





Destinations for All Types of Travelers

Costanoa Lodge & Resort Pescadero . California

ACCOMMODATIONS

- 
87 RV Sites
- 
12 Coastal Cabins
- 
12 Douglas Fir Cabins
- 
40 Hotel Rooms
- 
89 Tent Bungalows
- 
16 Tent Sites

AMENITIES

- Outdoor Jacuzzi
- On-Site Dining
- Daily Family Activities
- On-Site Gift Shop
- Picnic & BBQ Areas
- Proximity to Pescadero State Beach and many Hiking Trails & Biking Trails.

Meet Our Leadership Team



Greg Fowler
Founder



J.D. Carbone
President,
Red Tail Acquisitions



Sam Eisenman
President,
FPA Multifamily



Justin Gordon
Chief Financial Officer



Jacque Raffaele
Senior Vice
President



Ron Wu
Director,
Development



Jay Skjerven
Vice President,
Construction



Trevor Bridge
Regional Vice President,
Operations



Charity Baxter
Vice President,
Operations



Meg Milligan
Vice President,
Marketing



Thomas Prindle
Director, Marketing



Gary Preslar
Director, Facilities



Sheila Reed
Director, Sales



Cory Untch
Corporate Chef



Kaitlyn Williams
Digital Marketing Manager



George Murray
Revenue Manager



Emily Chang
Revenue Manager



Cody Perez
Task Force Manager

