



For Sale — High-Yield RV Park in Central Texas

2012 Fisher St, Goldthwaite, TX 76844

OFFERING MEMORANDUM

INVESTMENT HIGHLIGHTS

➤ RV SPACES & CABINS

Eagle's Nest Village has a total of 52 individually metered RV spaces on city utilities. Some back-in sites offer 30-amp power while the rest offer both 30 & 50-amp power. Eight cabins rent for \$750 per month—adding stable revenue.

➤ TURNKEY BUSINESS

This is a rare opportunity to purchase a turnkey RV park in Texas with in-place management. All operations and equipment needed to run the park on day one are included in the sales price. Ideal for absentee or first-time owner.

➤ COMMUNITY BUILDING

The park has a 2,500-sf main building that includes a general store, lounge with full kitchen, manager's office, and laundry facility. This could be enhanced to be a true amenity space and improve the overall guest experience.

➤ PROPANE

A 2,000-gallon propane tank was recently installed for propane tank refilling, adding a new revenue stream.

➤ SELF-STORAGE

The property has 24 self-storage units that rent for \$25 (small) and \$35 (large) per month. This is well below market.

➤ LOW PROPERTY TAXES

Goldthwaite has no local property taxes.

➤ UNRECOGNIZED INCOME

The next owner can increase revenue by billing for electricity or other utilities, increasing rents to market rates, and increasing occupancy. This could be achieved with minor operational changes.

➤ LACK OF COMPETITION

There are no direct competitors to the RV park in Mills County.

PROPERTY OVERVIEW

- **52 RV spaces**
 - City utilities
 - Gravel sites
 - 30 & 50-amp
 - Full hookups
- **8 Cabins**
- **24 Self-storage units**
- **10.4 Acres (2 acres for expansion)**
- **2,500 sf main building**
- **2,000 Gallon propane tank**
- **General store**
- **Laundry facilities**
- **Natural spring**
- **Dog park**
- **On-site property management**
- **Wi-Fi**



PRICING OVERVIEW

\$1,300,000

Price

10.5%

Cap Rate

\$137,000

NOI

15.6%

Pro Forma Cap Rate (80% Occupancy)

\$202,500

Pro Forma NOI (80% Occupancy)

39%

Expense Ratio



PROFIT & LOSS

ITEM	CURRENT T-12	PRO FORMA	COMMENTS
Occupancy	60%	80%	

REVENUE			
52 RV Spaces	137,500	184,000	
8 Cabins	72,000	72,000	Full year-round occupancy at \$750 per cabin per month
Propane	7,200	8,000	
24 Self-Storage Units	4,500	8,900	Assumes market rate increase + 80% occupancy
Store Sales & Other	4,700	6,200	
Electric Reimbursement	0	24,600	Assumes 60% recovery from billbacks
Total Revenue	225,900	303,700	

EXPENSES			
Electric	30,700	41,000	
Water	2,500	3,300	
Wastewater	2,200	2,200	Fixed expense
Trash	3,400	3,400	Fixed expense
Internet	1,100	1,100	Fixed expense
Management	34,900	34,900	Hourly wages are fixed. Includes front office and maintenance staff.
Repairs/Misc.	2,200	3,000	
Taxes	5,800	6,000	
Insurance	6,100	6,300	
Total Expenses	88,900	101,200	

NOI	\$137,000	\$202,500
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Cap Rate	10.5%	15.6%
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RV PARK AERIAL



MOBILE HOME AERIAL



LOCATION



PRIME CENTRAL TEXAS LOCATION

- **Central Access:** Less than 1.5 hours from Austin, Waco, and Fredericksburg. Less than 2 hours from Ft. Worth and San Antonio.
- **Hill Country Gateway:** Tourism + outdoor demand drivers
- **Stable Local Economy:** Agriculture, hunting, ranching, workforce housing
- **Limited Supply:** Primary RV park and cabin lodging option in the trade area
- **Strong Demographics:** ~\$70K avg HH income

This is an extremely low-cost entry into a high-demand Central Texas corridor.

Next Steps...

Seller is prepared to work diligently with a serious buyer. To request additional information or set up a tour, please submit your buyer profile to: **investors@althingproperties.com**

Materials will gladly be provided upon buyer prequalification. At a minimum, please include detail on the buyer, the equity source, and list of relevant real estate owned, if any.

Seller financing is not available.

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