



FranklinStreet

Franklin Street Real Estate Services, LLC

WAHA RV CAMP

801 Woodard Street | Pyote, TX 79777

62-Site Workforce RV Community | Pyote, Texas | Modern Infrastructure | Stable Income Opportunity

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This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.



- **Strategic Permian Basin Location** — Positioned between Pecos and Monahans with access to both the Permian and Delaware Basins.
- **Modern Construction (2018)** — 62 oversized RV pads with city water, 50/30A service, and durable infrastructure. Modern utilities (50/30A, city water, septic systems). Remote management capability, I-20 access.
- **Established Workforce Demand** — Strong renter base driven by regional energy employment, including corporate tenants such as Energy Transfer. Energy Transfer maintains a flexible 10-site master lease providing recurring base income.
- **Current Operational Performance** offers opportunity for improved efficiency and stronger revenue capture.
- **Low-Maintenance Operations** — Efficient layout and infrastructure support lean, remotely managed operations.

WAHA RV CAMP PYOTE, TEXAS

PROPERTY

SF GBA	121,968
Lot 1	1.92 AC
Lot 2	.96 AC
Built	2018
Zoning	F1
Units	62 RV Pads
Avg. Unit Size	1,500 SF
Occupancy	43%
County	Ward County
Hot Water	Individual Tenant-Supplied
HVAC	Individual Tenant-Supplied
Density	22 Pads Per AC
Type of Structure	Concrete/gravel RV pads with utility hookups and one small support building

OPERATIONAL HIGHLIGHTS

Oversized pads with 50/30A hookups

On-site laundry

Property-wide WiFi

Wide access drives for commercial vehicles

PROPERTY OVERVIEW

WAHA RV Camp is a 62-site, 2.88-acre workforce housing community serving the Permian Basin's industrial corridor. Built in 2018, the property features durable infrastructure, low-maintenance operations, and strong workforce-driven demand with clear upside through lease-up and rent growth.

Strategically positioned between Pecos and Monahans, WAHA RV Camp provides direct access to both the Permian and Delaware Basins. City water, 50/30A electrical to each pad, and three septic systems with six 1,500-gallon tanks. On-site amenities include WiFi, a laundromat, and eight 4K security cameras for tenant safety and efficient off-site management.

Tenancy includes both individual renters and corporate users. Energy Transfer holds a corporate lease for ten spaces at \$600/month, typically occupying about six sites at a time. Standard rates are \$450/month for 50A, \$400/month for 30A, and \$350/month for long-term tenants (6+ months). Storage rent is also charged for units on-site not using utilities.

Currently at 43% occupancy, WAHA RV Camp offers investors a value-add opportunity to increase performance through occupancy stabilization and rent adjustments.

With modern infrastructure, strong regional demand, and multiple paths for revenue growth, WAHA RV Camp represents a well-located, income-producing asset positioned for long-term success in one of Texas's most dynamic economic regions.

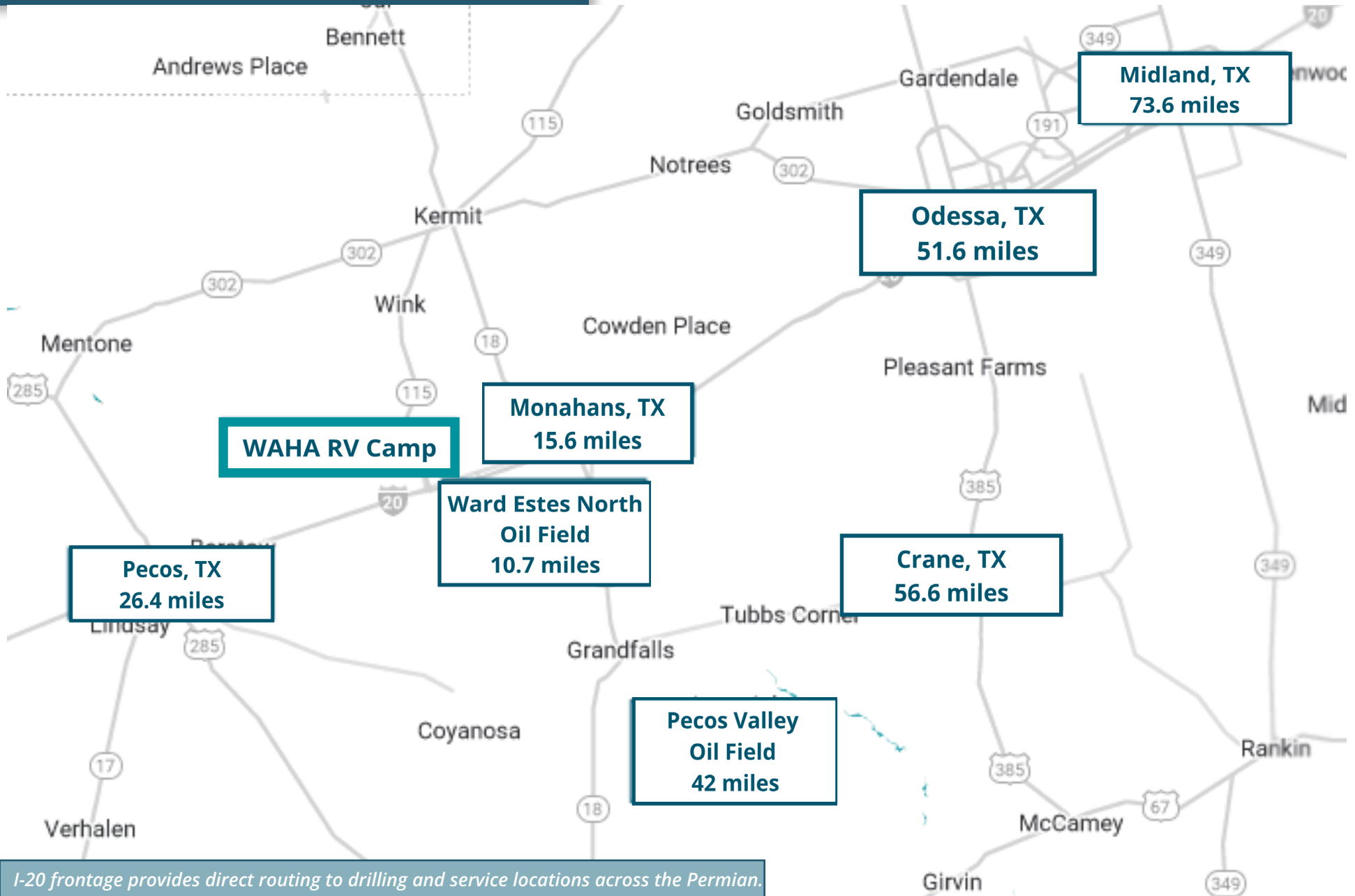
SITE AREA



Google

Map data ©2025 Google

REGIONAL MAP



I-20 frontage provides direct routing to drilling and service locations across the Permian.

LOCATION OVERVIEW

Pyote, Texas, is a small but strategically located community in Ward County along Interstate 20, squarely in the Permian Basin—one of the nation’s most productive oil and gas regions. Its proximity to Monahans, Pecos, and Odessa concentrates oilfield, construction, logistics, and service workers who consistently seek affordable, flexible accommodations. This steady labor flow has translated into durable occupancy for mobile home communities and RV parks, providing a reliable foundation for cash flow even as commodity cycles ebb and flow.

Direct access to I-20 ties Pyote to the Midland–Odessa employment corridor, regional suppliers, and service providers, while essential retail, healthcare, and schools are minutes away in Monahans, and expanded commercial and airport access in Odessa/Midland is less than an hour. The corridor’s visibility naturally captures transient workforce traffic, supporting tenant flow without heavy advertising. Importantly, the area’s outlook is reinforced by a stacked pipeline of energy and infrastructure projects—new power generation, solar-plus-storage, advanced fuels, and corridor improvements—that bring multi-year construction waves followed by smaller permanent operations crews. Those project timelines create continuous demand for month-to-month RV stays and semi-permanent MH tenancy, enhancing both occupancy stability and pricing power.



AVERAGE HOUSEHOLD INCOME (2025)



3 MILES
\$85,556

5 MILES
\$86,887

MEDIAN AGE



3 MILES
47.2

5 MILES
46.4

TOTAL HOUSEHOLDS (2025)



3 MILES
30

5 MILES
31

UNITS IN STRUCTURE (2025): MOBILE HOME OR TRAILER



3 MILES
5

5 MILES
6

RENT ROLL SUMMARY

UNIT TYPE	# OF UNITS	AVERAGE SF	SCHEDULED			POTENTIAL		
			AVERAGE RENT	AVERAGE RENT/SF	MONTHLY INCOME	AVERAGE RENT	AVERAGE RENT/SF	MONTHLY INCOME
Oversized Pad	62	1,800	\$384	\$0.21	\$23,788	\$450	\$0.25	\$27,900
Totals/Weighted Averages	62	1,800	\$384	\$0.21	\$23,788	\$450	\$0.25	\$27,900
Gross Annualized Rents			\$285,462			\$334,800		

- (1) Proforma assumes existing rate structure (\$350-\$450/month).
- (2) Corporate lease income from Energy Transfer included in current revenue base.
- (3) Owner self-manages; a 3% management fee is modeled for investor comparison.

OPERATING STATEMENT

INCOME	TRAILING 9		TRAILING 6		TRAILING 3		CURRENT		YEAR 1		Per Unit	Per SF
Gross Potential Rent	\$334,800		\$334,800		\$334,800		\$334,800		\$334,800		5,400	3.00
Loss / Gain to Lease	\$-	0.0%	\$-	0.0%	\$-	0.0%	\$(49,338)	14.7%	\$(49,338)	14.7%	(796)	(0.44)
Gross Scheduled Rent	\$334,800		\$334,800		\$334,800		\$285,462		\$285,462		4,604	2.56
Physical Vacancy	\$(206,620)	61.7%	\$(210,100)	62.8%	\$(210,360)	62.8%	\$(155,799)	54.6%	\$(155,799)	54.6%	(2,513)	(1.40)
Total Vacancy	\$(206,620)	61.7%	\$(210,100)	62.8%	\$(210,360)	62.8%	\$(155,799)	54.6%	\$(155,799)	54.6%	(\$2,513)	(\$1)
Economic Occupancy	38.29%		37.25%		37.17%		45.42%		45.42%			
Effective Rental Income	\$128,180		\$124,700		\$124,440		\$129,663		\$129,663		2,091	1.16
Effective Gross Income	\$128,180		\$124,700		\$124,440		\$129,663		\$129,663		\$2,091	\$1.16

- Gross Potential Rent: Based on Trailing 6 | Average Rent Roll
- Loss to Lease: Based on Trailing 6 | Average Rent Roll
- Vacancy: Based on Trailing 6 | Average Rent Roll

OPERATING STATEMENT

EXPENSES	TRAILING 9	TRAILING 6	TRAILING 3	CURRENT	YEAR 1	PER UNIT	PER SF
Real Estate Taxes	\$2,415	\$2,346	\$2,415	\$2,415	\$2,415	39	0.02
Insurance	\$2,683	\$3,133	\$2,683	\$2,683	\$2,683	43	0.02
Utilities - Electric	\$22,720	\$28,740	\$22,720	\$22,720	\$22,720	366	0.20
Utilities - Water & Sewer	\$9,918	\$10,319	\$9,918	\$9,918	\$9,918	160	0.09
Repairs & Maintenance	\$13,498	\$7,948	\$13,498	\$13,498	\$13,498	218	0.12
Marketing & Advertising	\$4,094	\$4,942	\$4,094	\$4,094	\$4,094	66	0.04
Contract Services	\$1,000	\$250	\$1,000	\$1,000	\$1,000	16	0.01
General & Administrative	\$3,973	\$653	\$3,973	\$3,973	\$3,973	64	0.04
Cable- Internet- Phone	\$16,123	\$20,428	\$16,123	\$16,123	\$16,123	260	0.14
Total Expenses	\$76,425	\$84,759	\$76,425	\$76,425	\$76,425	\$1,233	\$0.68
Expenses as % of EGI	59.6%	68.0%	61.4%	58.9%	58.9%		
Net Operating Income	\$51,755	\$39,941	\$48,015	\$53,238	\$53,238	\$859	\$0.48

Underwriting reflects current operations and preserves upside through incremental lease-up and operational efficiency.

- Insurance: Based on 2025 Profit & Loss Statement (Annualized)
- Real Estate Taxes: Based on 2025 Profit & Loss Statement (Annualized)

WAHA RV PARK

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WAHA RV CAMP
2.88 AC

The image is an aerial photograph of a residential area in Pyote, Texas, overlaid with a semi-transparent blue filter. A teal-colored rectangular outline highlights a specific lot, which is identified by a callout box as 'WAHA RV CAMP' and '2.88 AC'. The lot is situated between Woodward St and Camp St, and between 8th St and 9th St. Other streets visible include 10th St, Pyote St, and Ward St. The map shows various buildings, including houses and a large blue swimming pool, and a grid of streets.