

Lost Buoys RV Resort

1543 and 1573 FM 1781, Rockport TX 78282-7163

OFFERING MEMORANDUM

Stabilized RV Park with Two Single Family Residences



Lost Buoys RV Resort

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01

Executive Summary

Investment Summary

LOST BUOYS RV RESORT

OFFERING SUMMARY

ADDRESS	1543 and 1573 FM 1781 Rockport TX 78382-7163
COUNTY	Aransas
LAND ACRES	9.361
YEAR BUILT	2021
APN	1925-065-020-000
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,575,000
NOI (2025)	\$147,290
NOI (Pro Forma)	\$151,683
CAP RATE (2025)	9.35%
CAP RATE (PRO FORMA)	9.63%
CASH ON CASH (2025)	19.76%
CASH ON CASH (PRO FORMA)	21.15%
GRM (2025)	5.73
GRM (PRO FORMA)	5.52

PROPOSED FINANCING

Bank Financing	
LOAN TYPE	Interest Only
DOWN PAYMENT	\$315,000
LOAN AMOUNT	\$1,260,000
INTEREST RATE	6.75%
LOAN TERMS	20
ANNUAL DEBT SERVICE	\$85,050
LOAN TO VALUE	80%

DEMOGRAPHICS

	5 MILE	15 MILE	30 MILE
2026 Population	19,286	47,775	265,850
2026 Median HH Income	\$65,723	\$65,750	\$59,607
2026 Average HH Income	\$98,190	\$90,121	\$80,633



Property Overview

- 39 RV spaces and 2 SFR
Established RV resort operating since March 2021
Strong average annual occupancy of approximately 83%
RV park Located on 7.5 acres with a 0.5-acre U-shaped pond
House located on an additional 1.8 acres
Quiet coastal setting attractive to long-term and seasonal guests
Opportunity for future expansion and/or additional amenity development

RV Sites & Infrastructure

- 39 RV sites
All sites equipped with full hookups and 20/30/50 amp service
Most sites accommodate two vehicles; select smaller sites accommodate one vehicle
Positioned competitively for monthly and seasonal guests
City water service to RV and buildings
300+ft Well system utilized for irrigation (3 pipes to back of park, available to guests)
Septic - Lift station/leach fields
High-speed Spectrum internet throughout the property

2 Single Family Residences

- 1543 FM 1781/Rental Home:
 - 1,792 SF
 - 3 bedrooms / 2 bathrooms
 - Rents for \$2500/mo
 - Just began renting in February 2026
 - Aerobic septic system for house

- 1573 FM 1781/Owner Occupied Home:
 - 2,100 SF
 - 3bedrooms + Office or 4 bedrooms / 2 bathrooms
 - Possible rental for \$3,000/mo

Guest Amenities

- Heated resort-style pool and spa overlooking 0.5 acre pond
Laundry facilities with 3 washers and 3 dryers (free to guests)
Private bathhouse with two full bathrooms (coded door locks)
Pet-friendly environment with an approximately 10,000 SF dog park

1,100 SF clubhouse featuring:

- Full kitchen
- Bathroom
- Movie room
- Recreational games
- Could possibly be rented as a 1 bed/1bath house

Outdoor gathering area with:

- Fire pits with provided firewood
- BBQ area w/propane ready for hook-up
- Seating space



02

Location

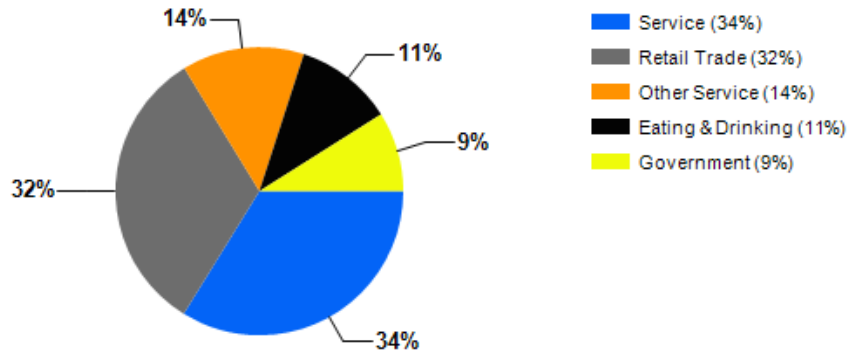
Location Summary

LOST BUOYS RV RESORT

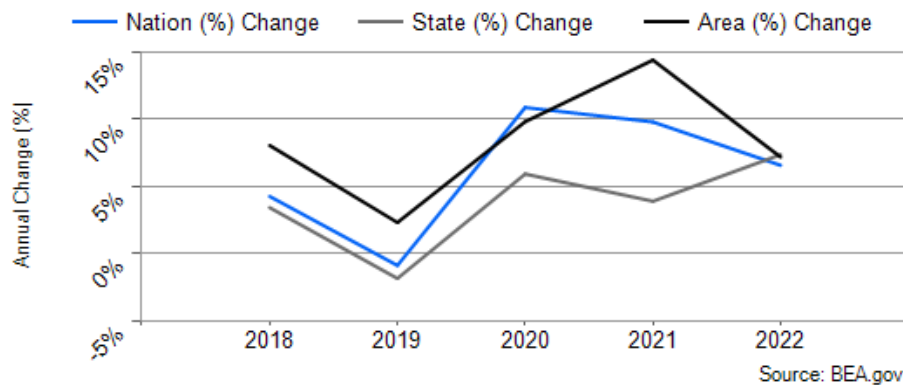
Local Highlights

- Rockport, Texas offers a unique blend of coastal charm, tourism, and business opportunity. Located along the well-traveled FM 1781 corridor, this property benefits from excellent visibility and convenient access in one of the Gulf Coast's most desirable destinations. Known for its vibrant art scene, world-class fishing, and scenic waterfront views, Rockport attracts both visitors and residents year-round. Nearby attractions including Rockport Beach Park, the Texas Maritime Museum, and Fulton Mansion enhance the area's appeal, while popular local restaurants and surrounding retail and residential developments create a lively and growing business environment ideal for commercial growth and customer engagement.

Major Industries by Employee Count



Aransas County GDP Trend





03

Property Description

- Property Features
- Site Plan
- Parcel Map
- Property Images

GLOBAL

NUMBER OF UNITS	41
LAND ACRES	9.361
# OF PARCELS	2
YEAR BUILT	2021
NUMBER OF PADS	39
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

MULTI-FAMILY VITALS

GUEST WASH ROOMS	2
POOL / JACUZZI	1/1
WASHER/DRYER	3/3
CLUB HOUSE	1

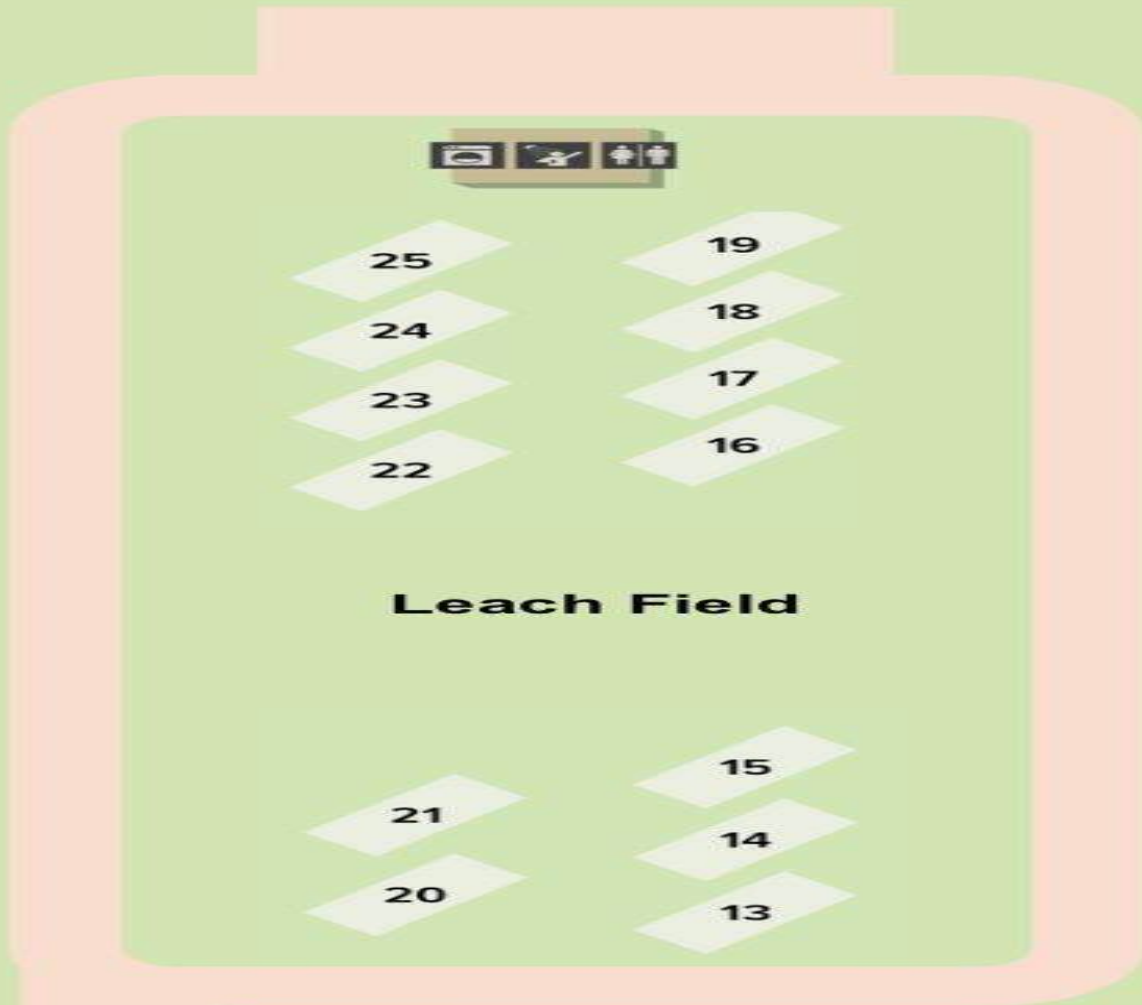
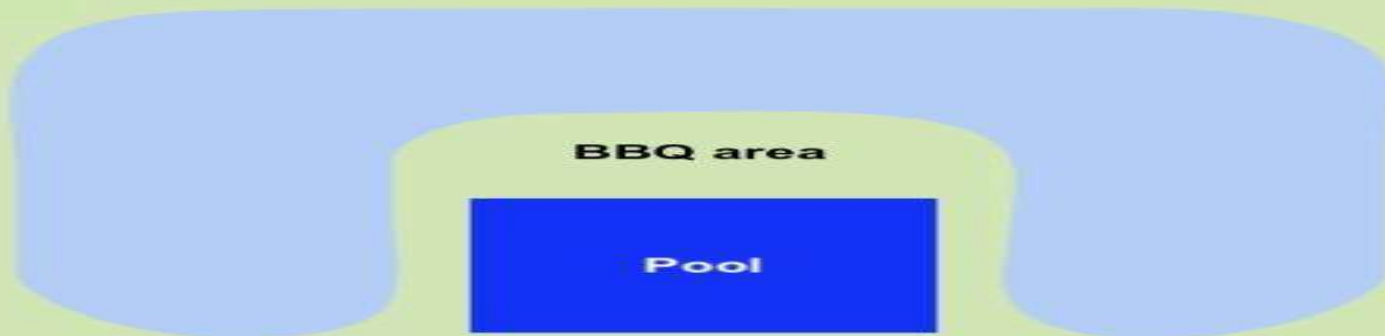
COMMERCIAL VITALS

LEASE TYPE	Month-to-Month
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CONSTRUCTION

WATER	Public & Private available
SEWER	Private
PAD SITES	Concrete
ROADS	Gravel





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GOODLOCK BRUC

18866
CORRING JOHN R

71146
MORENO TONY ETUX SUE

18821
MOON WALLACE ETUX MICHELLE

18828
MOON MICHELLE & LUENSMANN TAYLOR

FM 1781



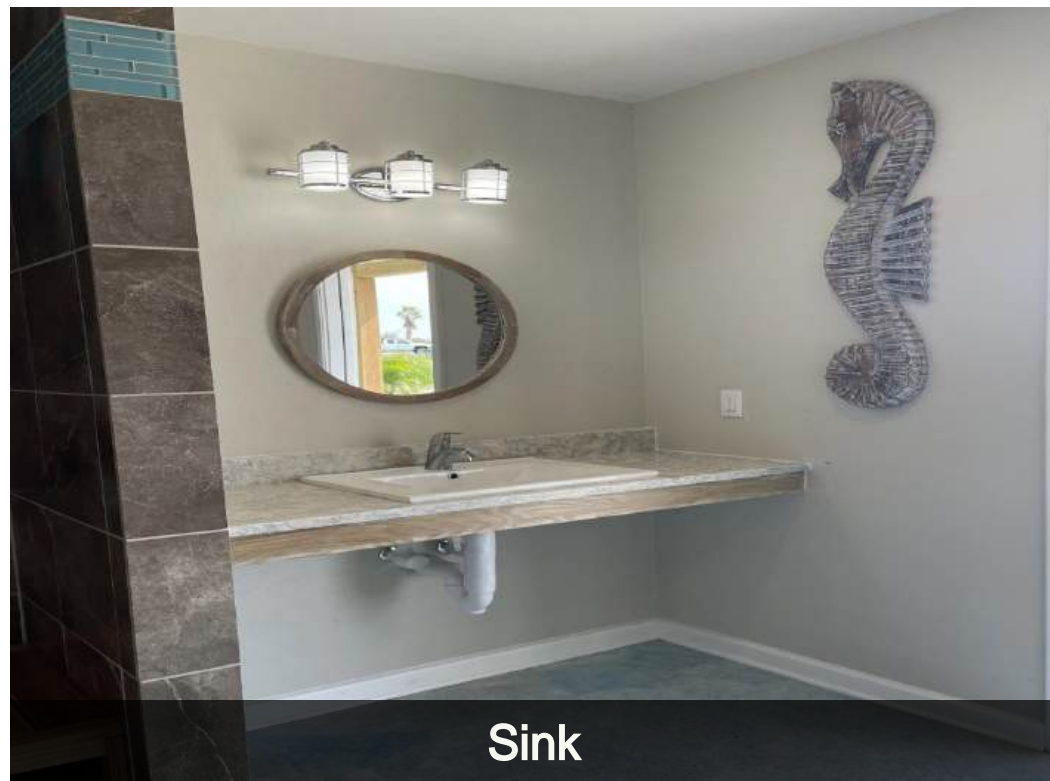
Bath House



Shower



Toilet



Sink



Club House Kitchen



Living Room



Dining Room



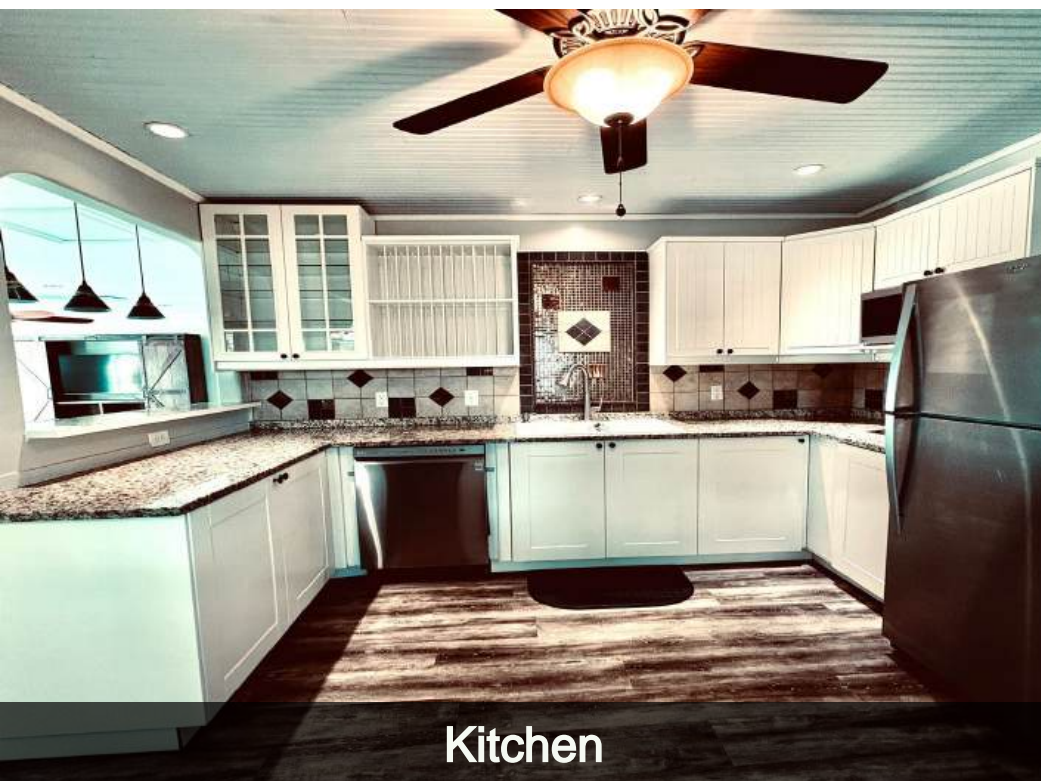
Game Room



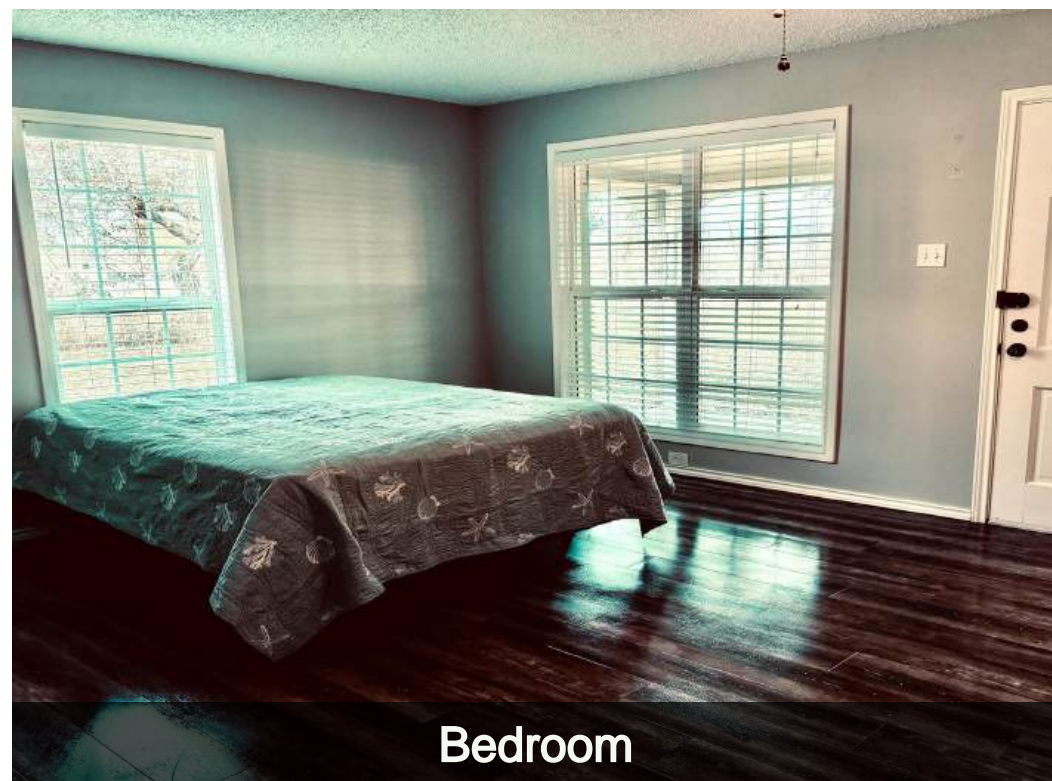
1543 FM 1781 Backyard



Living Room



Kitchen



Bedroom



1573 FM 1781 Front of House



Living Room



Bedroom



Back Patio



04

Rent Roll

June Rent Roll

Lost Buoys RV Resort

Rent Roll June 2026

<u>Spot #</u>	<u>Move In Date</u>	<u>Move Out Date</u>	<u>June Rentals</u>	<u>100% Occupied</u>
Rental House	2/20/2026	2/20/2027	\$2,500	\$2,500
Owner Occupied House/1573 FM 1781			\$0	\$3,000
1	5/31/2024	TBD	\$500	\$500
2	9/1/2025	TBD	\$450	\$475
3	Under Construction		\$0	\$525
4	7/5/2025	TBD	\$475	\$475
5	Under Construction		\$0	\$525
6	4/30/2026	TBD	\$475	\$475
7	Under Construction		\$0	\$525
8	Owner Occupied		\$0	\$450
9	Under Construction		\$0	\$525
10	3/9/2026	TBD	\$475	\$475
11	2/28/2025	TBD	\$475	\$475
12	12/26/2023	TBD	\$500	\$500
13	2/1/2025	9/1/2026	\$535	\$535
14	5/22/2026	9/19/2026	\$525	\$525
15	3/27/2026	TBD	\$535	\$535
16	4/25/2025	TBD	\$535	\$535
17	9/17/2022	TBD	\$525	\$525
18	7/23/2021	TBD	\$525	\$525
19	4/9/2026	10/9/2026	\$535	\$535
19 3/4	6/29/2025	TBD	\$535	\$535
20	6/1/2026	7/1/2026	\$535	\$535
21	4/25/2026	5/9/2026	\$470	\$535
22	3/13	TBD	\$535	\$535
23	5/2/2026	11/2/2026	\$525	\$525
24	11/6/2021	TBD	\$525	\$525
25	7/31/2021	TBD	\$535	\$535
26	6/1/2026	8/31/2026	\$500	\$500
27	6/15/2026	9/15/2026	\$525	\$525
28	Vacant		\$0	\$525
29	9/14/2024	TBD	\$450	\$450
30	6/4/2025	TBD	\$475	\$475
31	Vacant		\$0	\$475
32	Vacant		\$0	\$475
33	8/11/2025	TBD	\$475	\$475
34	8/5/2025	TBD	\$475	\$475
35	6/1/2026	8/31/2026	\$450	\$450
36	10/15/2021	TBD	\$475	\$475
37	6/30/2026	TBD	\$475	\$475
38	1/12/2023	TBD	\$500	\$500
Totals			\$18,025	\$25,140



05

Financial Analysis

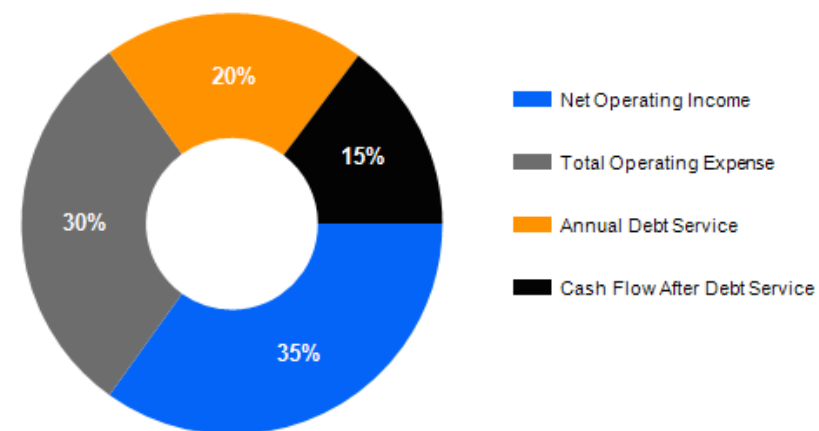
- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics

REVENUE ALLOCATION

2025

INCOME	2025		PRO FORMA	
39 RV Spaces (Actual)	\$208,880	76.0%	\$219,324	76.9%
1543 FM 1781 / SFR Rental (Pro Forma)	\$30,000	10.9%	\$30,000	10.5%
1573 FM 1781 / SFR Rental (Pro Forma)	\$36,000	13.1%	\$36,000	12.6%
Effective Gross Income	\$274,880		\$285,324	
Less Expenses	\$127,590	46.41%	\$133,641	46.83%
Net Operating Income	\$147,290		\$151,683	
Annual Debt Service	\$85,050		\$85,050	
Cash flow	\$62,240		\$66,633	
Debt Coverage Ratio	1.73		1.78	

Income Notes: Pro Forma figured at 5% increase in Income

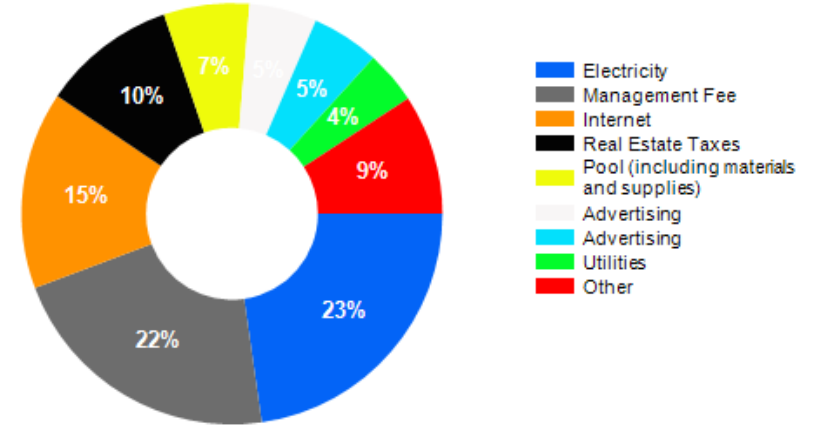


Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

EXPENSES	2025	PRO FORMA
Real Estate Taxes	\$13,161	\$13,819
Property Insurance	\$2,966	\$3,114
Liability Insurance	\$1,850	\$1,943
Management Fee (10.00% of EGI)	\$27,488	\$28,532
Pool (including materials and supplies)	\$8,390	\$8,810
Ring Security System App	\$129	\$135
Accountant & Legal Fees	\$2,177	\$2,286
Advertising	\$6,630	\$6,962
Utilities	\$5,171	\$5,430
Electricity	\$29,004	\$30,454
Internet	\$19,351	\$20,319
Sanitation	\$3,694	\$3,879
Bank & Merchant Fees	\$949	\$996
Advertising	\$6,630	\$6,962
Total Operating Expense	\$127,590	\$133,641
Annual Debt Service	\$85,050	\$85,050
% of EGI	46.41%	46.83%

DISTRIBUTION OF EXPENSES

2025



Expense Notes: Pro Forma figured at 5% increase in Expenses

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GLOBAL

Price **\$1,575,000**

INCOME - Growth Rates

39 RV Spaces (Actual)	3.00%
1543 FM 1781 / SFR Rental (Pro Forma)	3.00%
1573 FM 1781 / SFR Rental (Pro Forma)	3.00%

Notes 3% YOY increase in Income

EXPENSES - Growth Rates

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Advertising	3.00%
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Electricity	3.00%
Internet	3.00%
Sanitation	3.00%
Bank & Merchant Fees	3.00%
Advertising	3.00%

Notes 3% YOY increase in Expenses

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PROPOSED FINANCING

Bank Financing	
Loan Type	Interest Only
Down Payment	\$315,000
Loan Amount	\$1,260,000
Interest Rate	6.75%
Loan Terms	20
Annual Debt Service	\$85,050
Loan to Value	80%

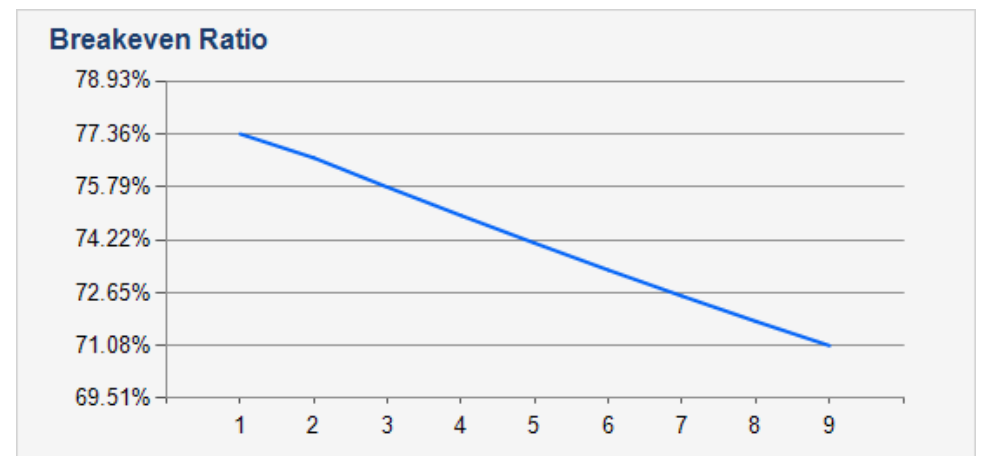
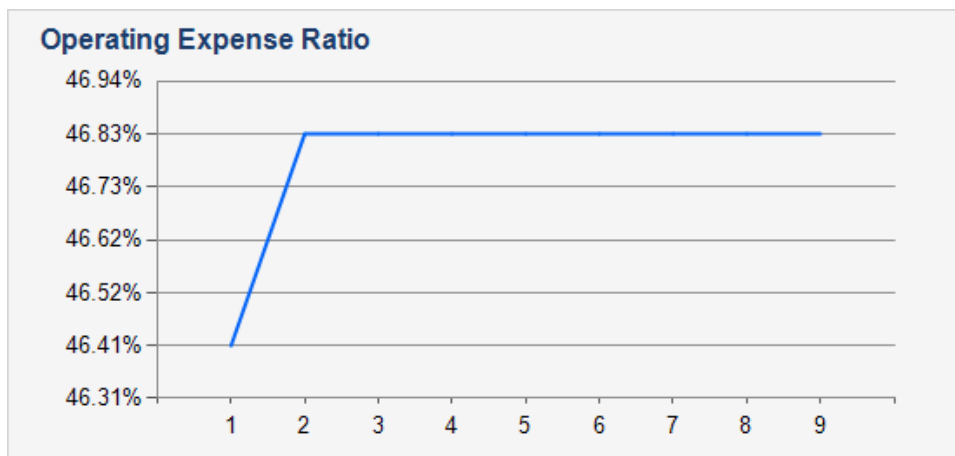
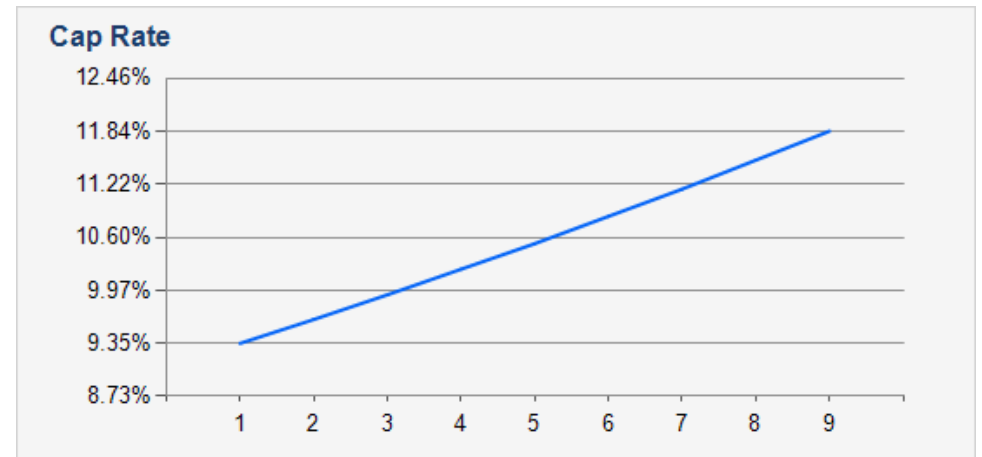
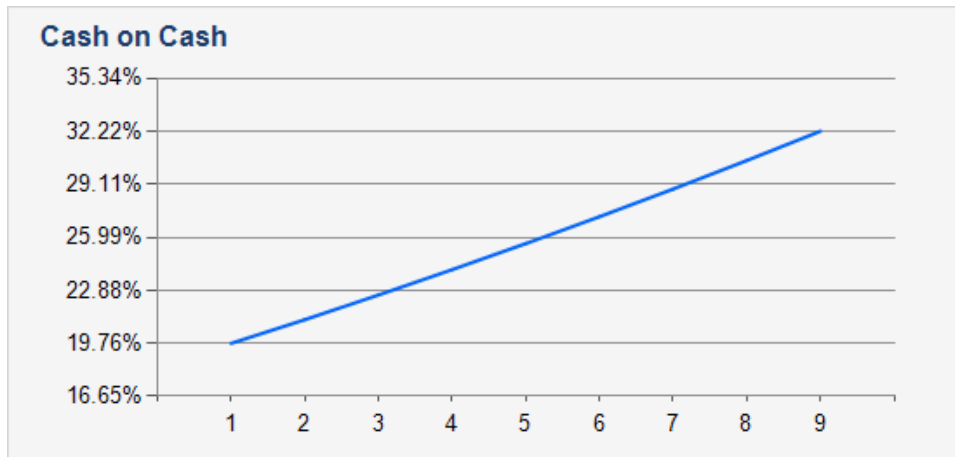


Calendar Year	2025	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
39 RV Spaces (Actual)	\$208,880	\$219,324	\$225,904	\$232,681	\$239,661	\$246,851	\$254,257	\$261,884	\$269,741	\$277,833
1543 FM 1781 / SFR Rental (Pro Forma)	\$30,000	\$30,000	\$30,900	\$31,827	\$32,782	\$33,765	\$34,778	\$35,822	\$36,896	\$38,003
1573 FM 1781 / SFR Rental (Pro Forma)	\$36,000	\$36,000	\$37,080	\$38,192	\$39,338	\$40,518	\$41,734	\$42,986	\$44,275	\$45,604
Effective Gross Income	\$274,880	\$285,324	\$293,884	\$302,700	\$311,781	\$321,135	\$330,769	\$340,692	\$350,913	\$361,440
Operating Expenses										
Real Estate Taxes	\$13,161	\$13,819	\$14,234	\$14,661	\$15,100	\$15,553	\$16,020	\$16,501	\$16,996	\$17,505
Property Insurance	\$2,966	\$3,114	\$3,207	\$3,304	\$3,403	\$3,505	\$3,610	\$3,718	\$3,830	\$3,945
Liability Insurance	\$1,850	\$1,943	\$2,001	\$2,061	\$2,123	\$2,187	\$2,252	\$2,320	\$2,390	\$2,461
Management Fee	\$27,488	\$28,532	\$29,388	\$30,270	\$31,178	\$32,113	\$33,077	\$34,069	\$35,091	\$36,144
Pool (including materials and supplies)	\$8,390	\$8,810	\$9,074	\$9,347	\$9,627	\$9,916	\$10,213	\$10,520	\$10,835	\$11,160
Ring Security System App	\$129	\$135	\$139	\$143	\$148	\$152	\$157	\$161	\$166	\$171
Accountant & Legal Fees	\$2,177	\$2,286	\$2,355	\$2,425	\$2,498	\$2,573	\$2,650	\$2,730	\$2,811	\$2,896
Advertising	\$6,630	\$6,962	\$7,171	\$7,386	\$7,608	\$7,836	\$8,071	\$8,313	\$8,562	\$8,819
Utilities	\$5,171	\$5,430	\$5,593	\$5,761	\$5,934	\$6,112	\$6,295	\$6,484	\$6,678	\$6,879
Electricity	\$29,004	\$30,454	\$31,368	\$32,309	\$33,278	\$34,276	\$35,305	\$36,364	\$37,455	\$38,578
Internet	\$19,351	\$20,319	\$20,929	\$21,556	\$22,203	\$22,869	\$23,555	\$24,262	\$24,990	\$25,740
Sanitation	\$3,694	\$3,879	\$3,995	\$4,115	\$4,239	\$4,366	\$4,497	\$4,632	\$4,771	\$4,914
Bank & Merchant Fees	\$949	\$996	\$1,026	\$1,057	\$1,088	\$1,121	\$1,155	\$1,189	\$1,225	\$1,262
Advertising	\$6,630	\$6,962	\$7,171	\$7,386	\$7,608	\$7,836	\$8,071	\$8,313	\$8,562	\$8,819
Total Operating Expense	\$127,590	\$133,641	\$137,651	\$141,780	\$146,034	\$150,415	\$154,927	\$159,575	\$164,362	\$169,293
Net Operating Income	\$147,290	\$151,683	\$156,233	\$160,920	\$165,748	\$170,720	\$175,842	\$181,117	\$186,550	\$192,147
Annual Debt Service	\$85,050	\$85,050	\$85,050	\$85,050	\$85,050	\$85,050	\$85,050	\$85,050	\$85,050	\$85,050
Cash Flow	\$62,240	\$66,633	\$71,183	\$75,870	\$80,698	\$85,670	\$90,792	\$96,067	\$101,500	\$107,097

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Calendar Year	2025	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash on Cash Return b/t	19.76%	21.15%	22.60%	24.09%	25.62%	27.20%	28.82%	30.50%	32.22%	34.00%
CAP Rate	9.35%	9.63%	9.92%	10.22%	10.52%	10.84%	11.16%	11.50%	11.84%	12.20%
Debt Coverage Ratio	1.73	1.78	1.84	1.89	1.95	2.01	2.07	2.13	2.19	2.26
Operating Expense Ratio	46.41%	46.83%	46.83%	46.83%	46.83%	46.83%	46.83%	46.83%	46.83%	46.83%
Gross Multiplier (GRM)	5.73	5.52	5.36	5.20	5.05	4.90	4.76	4.62	4.49	4.36
Loan to Value	79.99%	79.99%	80.00%	80.02%	79.97%	80.00%	79.97%	80.00%	79.97%	80.00%
Breakeven Ratio	77.36%	76.65%	75.78%	74.94%	74.12%	73.32%	72.55%	71.80%	71.08%	70.37%
Price / Unit	\$38,415	\$38,415	\$38,415	\$38,415	\$38,415	\$38,415	\$38,415	\$38,415	\$38,415	\$38,415

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06

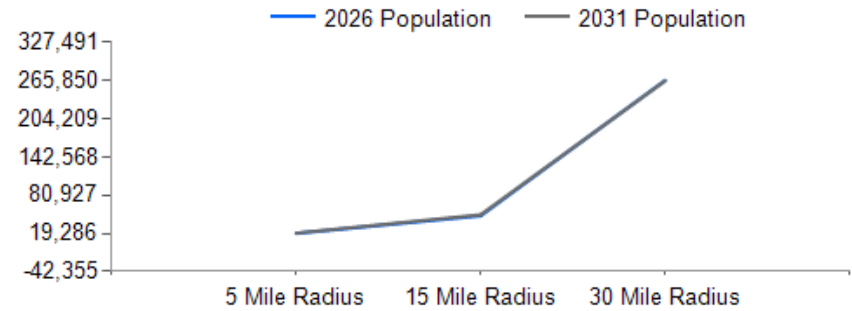
Demographics

General Demographics

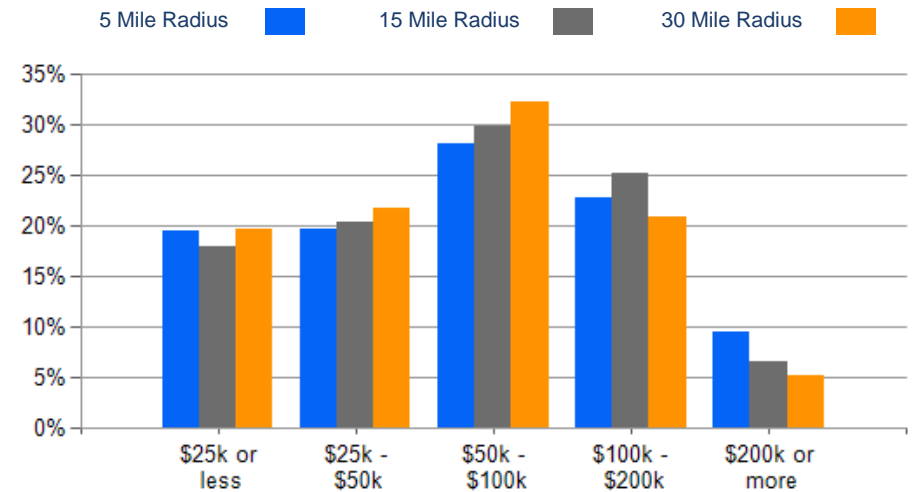
Race Demographics

POPULATION	5 MILE	15 MILE	30 MILE
2000 Population	16,873	43,567	268,951
2010 Population	17,873	43,907	273,017
2026 Population	19,286	47,775	265,850
2031 Population	19,814	49,364	265,209
2026 African American	245	759	10,383
2026 American Indian	186	475	2,460
2026 Asian	427	765	4,587
2026 Hispanic	5,264	16,895	160,234
2026 Other Race	1,324	4,279	35,829
2026 White	14,240	33,289	146,081
2026 Multiracial	2,851	8,154	66,168
2026-2031: Population: Growth Rate	2.70%	3.30%	-0.25%

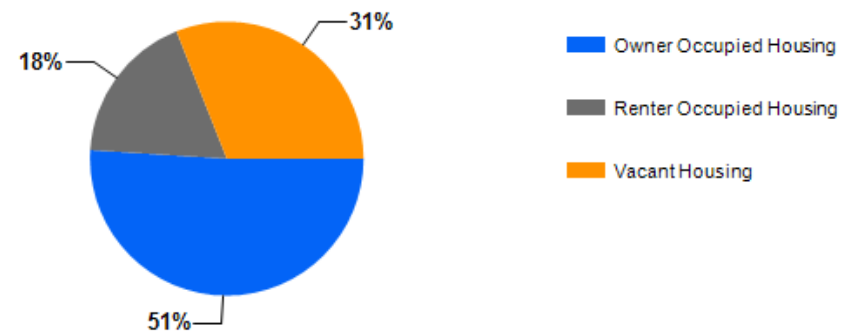
2026 HOUSEHOLD INCOME	5 MILE	15 MILE	30 MILE
less than \$15,000	903	1,840	11,869
\$15,000-\$24,999	779	1,781	8,760
\$25,000-\$34,999	671	1,841	10,388
\$35,000-\$49,999	1,030	2,239	12,305
\$50,000-\$74,999	1,404	3,498	20,685
\$75,000-\$99,999	1,017	2,485	13,140
\$100,000-\$149,999	1,386	3,734	15,826
\$150,000-\$199,999	583	1,306	6,131
\$200,000 or greater	827	1,312	5,460
Median HH Income	\$65,723	\$65,750	\$59,607
Average HH Income	\$98,190	\$90,121	\$80,633



2026 Household Income



2026 Own vs. Rent - 5 Mile Radius

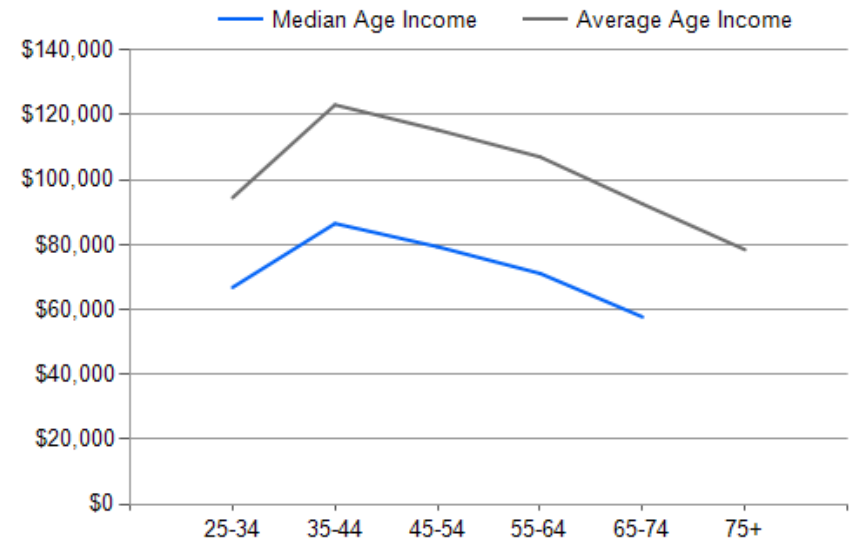
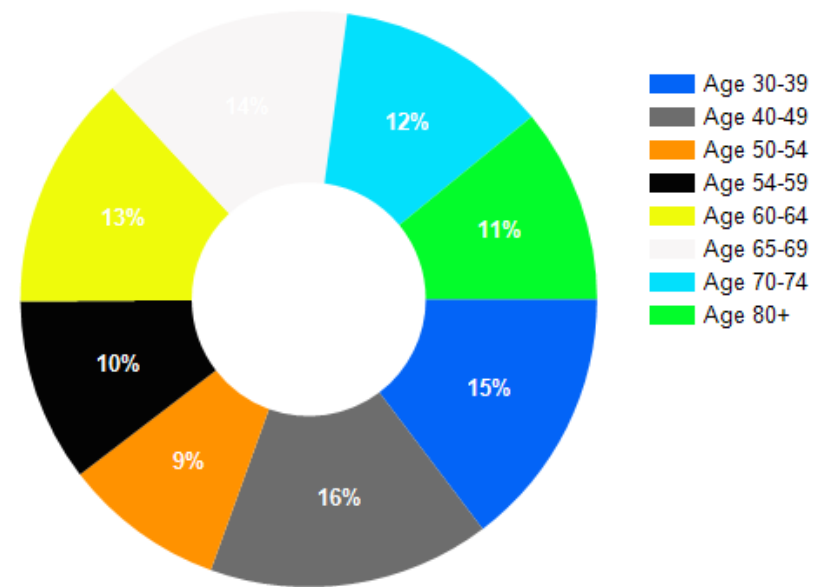


Source: esri

2026 POPULATION BY AGE	5 MILE	15 MILE	30 MILE
2026 Population Age 30-34	945	2,645	17,611
2026 Population Age 35-39	900	2,552	15,928
2026 Population Age 40-44	1,001	2,698	16,492
2026 Population Age 45-49	986	2,663	15,295
2026 Population Age 50-54	1,138	2,818	15,338
2026 Population Age 55-59	1,292	3,151	14,979
2026 Population Age 60-64	1,658	3,796	17,378
2026 Population Age 65-69	1,765	3,895	16,492
2026 Population Age 70-74	1,498	3,205	13,866
2026 Population Age 75-79	1,372	2,698	10,437
2026 Population Age 80-84	884	1,615	6,330
2026 Population Age 85+	724	1,166	5,256
2026 Population Age 18+	16,286	39,012	210,375
2026 Median Age	53	47	40
2031 Median Age	54	48	41

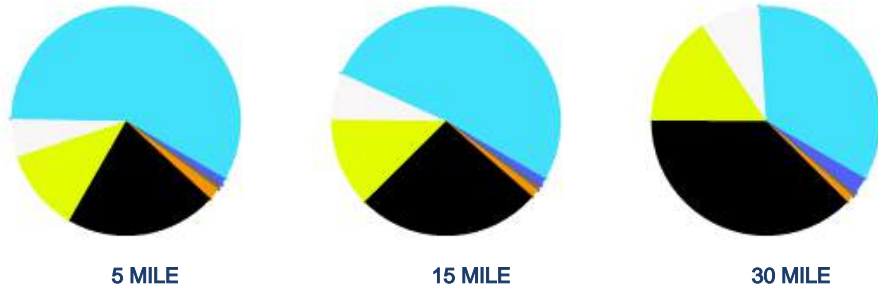
2026 INCOME BY AGE	5 MILE	15 MILE	30 MILE
Median Household Income 25-34	\$66,830	\$70,732	\$63,797
Average Household Income 25-34	\$94,524	\$89,384	\$80,686
Median Household Income 35-44	\$86,528	\$86,960	\$71,088
Average Household Income 35-44	\$123,115	\$110,654	\$95,028
Median Household Income 45-54	\$79,374	\$81,452	\$72,720
Average Household Income 45-54	\$115,399	\$105,054	\$95,292
Median Household Income 55-64	\$71,158	\$73,690	\$62,898
Average Household Income 55-64	\$107,088	\$98,974	\$87,462
Median Household Income 65-74	\$57,737	\$55,344	\$49,926
Average Household Income 65-74	\$92,560	\$81,936	\$71,366
Average Household Income 75+	\$78,464	\$68,634	\$59,906

Population By Age



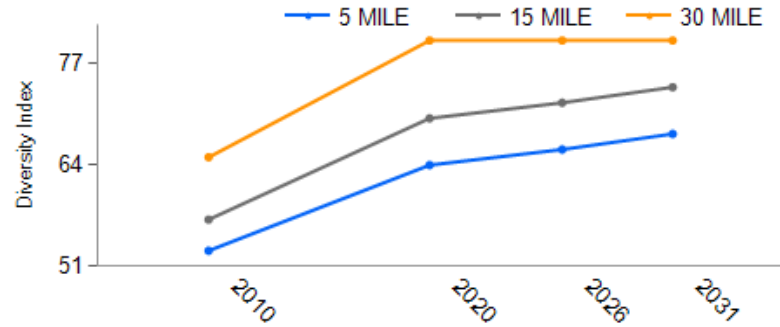
DIVERSITY INDEX	5 MILE	15 MILE	30 MILE
Diversity Index (+5 years)	68	74	80
Diversity Index (current year)	66	72	80
Diversity Index (2020)	64	70	80
Diversity Index (2010)	53	57	65

POPULATION BY RACE



2026 POPULATION BY RACE	5 MILE	15 MILE	30 MILE
African American	1%	1%	2%
American Indian	1%	1%	1%
Asian	2%	1%	1%
Hispanic	21%	26%	38%
Multiracial	12%	13%	16%
Other Race	5%	7%	8%
White	58%	52%	34%

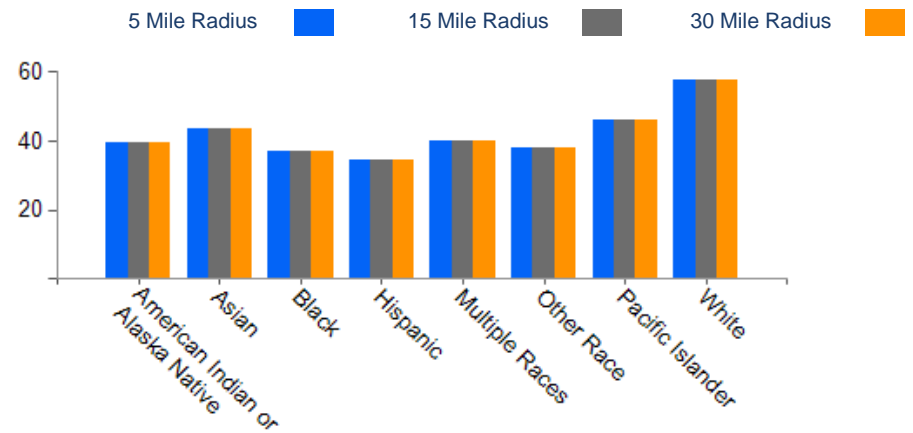
POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE

	5 MILE	15 MILE	30 MILE
Median American Indian/Alaska Native Age	39	41	40
Median Asian Age	44	45	39
Median Black Age	37	33	33
Median Hispanic Age	34	33	35
Median Multiple Races Age	40	36	37
Median Other Race Age	38	36	36
Median Pacific Islander Age	46	29	34
Median White Age	58	52	43

2026 MEDIAN AGE BY RACE



Lost Buoys RV Resort

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