

SELF-STORAGE FACILITY RV PARK

1432 FM 1929, Voss, TX



Each office is independently owned and operated.

FOR SALE

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Confidentiality and Restricted Use Agreement

This Confidential Offering Memorandum (“COM”) is provided by Keller Williams Real Estate and Sterling Property Group, LLC, solely for your consideration of the opportunity to acquire the commercial property described herein (the “Property”). This COM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization of Keller Williams Real Estate and/or Sterling Property Group, LLC.

This COM does not constitute or pertain to an offer of a security or an offer of any investment contract. This COM contains descriptive materials, financial information, and other data compiled for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. Keller Williams Real Estate and Sterling Property Group, LLC have not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon Keller Williams Real Estate and/or Sterling Property Group, LLC.

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BY ACCEPTING THIS COM, YOU AGREE THAT: 1) all information contained herein, and all other information you have received or may hereafter receive from Keller Williams Real Estate and/or Sterling Property Group relating to the Property, whether oral, written, or in any other form (collectively, the “Information”), is strictly confidential; 2) you will not copy or reproduce, and claim as your own without attribution to Keller Williams Real Estate and/or Sterling Property Group, LLC, all or any part of this COM or the Information; 3) upon request by Keller Williams Real Estate and/or Sterling Property Group, LLC at any time, you will return and/or certify your complete destruction of all copies of this COM and the Information; 4) for yourself and all your affiliates, officers, employees, representative, agents and principals, you hereby release and agree to indemnify and hold harmless Keller Williams Real Estate and/or Sterling Property Group, LLC all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this COM and/or any other Information concerning the Property; 5) you will not provide this COM or any of the Information to any other party unless you first obtain such party’s acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and 6) monetary damages alone will not be an adequate remedy for a violation of these terms and that Keller Williams Real Estate and/or Sterling Property Group, LLC shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond with obtaining such relief.

PREPARED BY

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SECTION 1

PROPERTY INFORMATION



RV PARK/BOAT STORAGE FACILITY



OFFERING SUMMARY

Building Name	OH Ivie RV Park and Boat Storage
Number of Units	10 RV Spaces with boat storage
Cap Rate	7.49%
Reconstructed 2024 NOI	\$86,106
Lot Size	10.00 AC
Market	Lake OH Ivie

PROPERTY OVERVIEW

The OH Ivie RV Park and Boat Storage consists of 10 RV spaces with full hook ups and 30-amp and 50-amp services available. Each rental unit comes with a secured roll-up door for vehicle or boat storage. The park was originally built in 2024 and is in good condition.

The property is located on FM 1929 just minutes away from Lake OH Ivie, one of the premier bass fishing lakes in the state, if not the nation. It is situated on 10 acres, which allows a buyer to expand the footprint and add more units. The owners have indicated they receive calls all the time asking for more units.

RV PARK/BOAT STORAGE FACILITY



LOCATION INFORMATION

Building Name	OH Ivie RV Park and Boat Storage
Street Address	1432 FM 1939
City, State, Zip	Voss, TX
Asset Type	RV Spaces and Boat Storage
Market	Lake OH Ivie
Year Built	2024
Lot Size	10.00 AC

FINANCIAL INFORMATION

Reconstructed 2024 NOI	\$86,106
List Price	\$1,150,000
Cap Rate	7.49%

HIGHLIGHTS AND VALUE ADD

- Located on 10 acres with plenty of room to expand and add units
- Full RV hookups (30 & 50 amp services)
- Common area building with fireplace, TV, and grill
- Located minutes from Lake OH Ivie
- Opportunity to implement online booking for easier management

RV PARK/BOAT STORAGE FACILITY



PROPERTY INFORMATION || ADDITIONAL PHOTOS

1732 Sunset Drive || San Angelo, TX 76904 || 325-276-0757 || www.kw.com

RV PARK/BOAT STORAGE FACILITY



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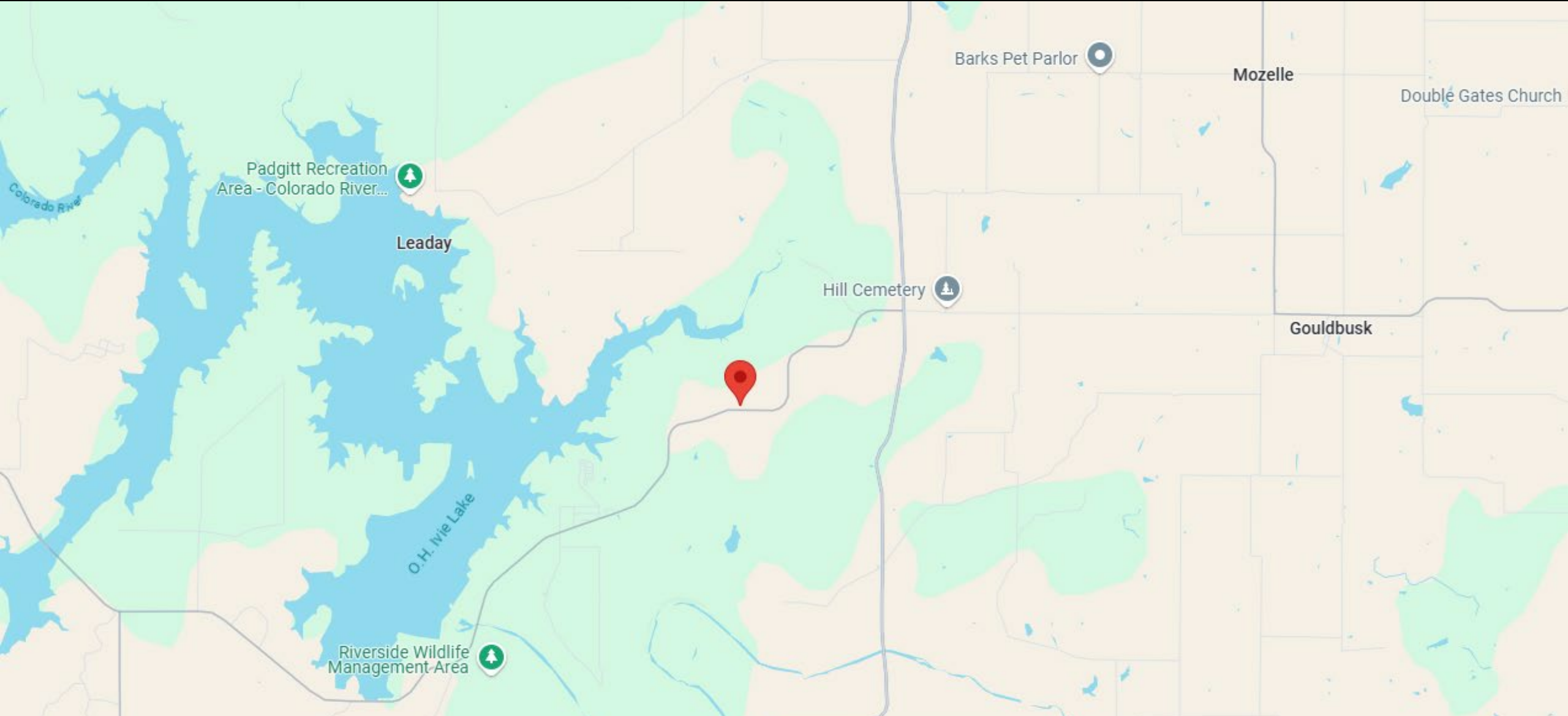


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SECTION 2 LOCATION INFORMATION



RV PARK/BOAT STORAGE FACILITY



LOCATION INFORMATION || LOCATION MAPS

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SECTION 3 FINANCIAL ANALYSIS



RV PARK/BOAT STORAGE FACILITY

Unit Type	Count	% Total	Size	Rent/Unit (Avg)	Gross Potential Income	Included in Rent*	Lease Strength
RV Spaces	10	100%	-	\$900.00	\$108,000.00	All bills paid	Monthly

INVESTMENT OVERVIEW

CURRENT

Price	\$1,150,000
Price/Unit	\$115,000
GRM	10.65
Cap Rate	7.49%

OPERATING DATA

Gross Scheduled Income	\$108,000
Vacancy Cost	\$0
Effective Gross Income	\$108,000
Total Expenses	\$21,894
Net Operating Income	\$86,106

RV PARK/BOAT STORAGE FACILITY

NET INCOME SCHEDULE

		Annual Amount
GROSS ANNUAL RENTAL INCOME		\$108,000
LESS: VACANCY AND COLLECTION LOSS	0%	\$0
EFFECTIVE GROSS RENTAL INCOME		\$108,000
LESS: EXPENSE RATIO		
Insurance		\$7,055
Taxes		\$5,469
Water		\$600
Electric		\$6,600
Trash		\$1,020
Wifi		\$960
Camera Security		\$190
TOTAL EXPENSE ESTIMATE		\$21,894
NET INCOME ESTIMATE		\$86,106

CONCLUSION OF VALUE VIA INCOME APPROACH

I/R	=	V	
I	=	Net Operating Income (Net Reserve)	
R	=	Capitalization Rate	
V	=	Value Estimate	
I	=	\$86,106	NET INCOME
R	=	7.49%	CALCULATING
\$86,106	=	\$1,150,000	LIST PRICE
7.49%			
LIST PRICE OF SUBJECT	=	\$1,150,000	
ROUNDED:		\$1,150,000	



Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date

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