

CONFIDENTIAL OFFERING MEMORANDUM · CANYON LAKE, TEXAS

Canyon Lake

Vacation Rental Portfolio

Acquire a boutique hospitality portfolio positioned to capitalize on one of the fastest-growing leisure markets in Central Texas. This four-home portfolio offers multiple operating strategies with immediate upside through completion, furnishing, professional management, and operational execution.

OFFERING PRICE

\$999,900

PORTFOLIO

Four Homes

GROSS LIVING AREA

±6,150 SF

CONSTRUCTION

2024 · New

FLEXIBLE OPERATING STRATEGIES

Vacation Rentals

Mid-Term Rentals

Corporate Housing

Long-Term Rentals

Luxury Weekend Retreats

Build your own hospitality platform.

THE OPPORTUNITY

Acquire four newly constructed homes designed for today's hospitality market. The portfolio is delivered vacant, allowing the next owner to complete remaining make-ready work, furnish the homes, establish their own operating platform, and launch a professionally managed hospitality portfolio without tenant transition or legacy operational challenges.

Unlike many existing vacation rentals, this portfolio does not require extensive renovation or inherited operating practices. Investors can create their own guest experience, pricing strategy, branding, and management platform while benefiting from modern construction and multiple exit strategies.

WHY BUY THIS PORTFOLIO



Modern Construction

Recently completed homes with minimal deferred maintenance versus older vacation rentals.



Build Your Own Brand

Launch a managed hospitality platform and control the guest experience — no inherited operations or reviews.



Multiple Revenue Strategies

Operate as vacation, mid-term, corporate, or traditional rentals as market conditions shift.



Multiple Exit Opportunities

Sell as an income-producing portfolio, refinance after stabilization, or sell homes individually over time.

INVESTMENT HIGHLIGHTS

- Four newly constructed homes
- Light make-ready work remaining
- Flexibility across multiple rental strategies
- Institutional-quality construction in an established Hill Country destination
- Delivered completely vacant
- Modern layouts designed for today's traveler
- Value created through execution, not heavy renovation

INVESTMENT SUMMARY

Purchase Price	\$999,900
Number of Homes	4
Year Built	2024
Gross Living Area	±6,150 SF
Configuration	Four Homes · 3 BR Each
Occupancy	Delivered Vacant
Sale Type	Bank-Owned

Build your own hospitality platform rather than inheriting someone else's operating model.

Portfolio Overview

Four 2024 homes · ±6,150 SF total · 0.671-acre site · 185 Hidden Dr, Canyon Lake


THE HOMES

HOME	BEDS	BATHS	LIVING AREA	STATUS
Home 1	3	2.0	1,066 SF	Vacant
Home 2	3	2.0	1,490 SF	Vacant
Home 3	3	2.0	1,490 SF	Vacant
Home 4	3	2.1	2,104 SF	Vacant
Portfolio Total	12	8.1	±6,150 SF	4 Homes


PORTFOLIO ADVANTAGES

- Four detached homes offer greater privacy than traditional multifamily
- Modern construction minimizes future capital expenditures
- Strong curb appeal enhances guest appeal and long-term value
- Designed to accommodate families and group travel
- Efficient floor plans support multiple operating strategies
- Professionally positioned for hospitality operations


FLEXIBLE EXIT STRATEGIES




Vacation Rentals




Corporate Housing




Mid-Term Rentals



Traditional Rentals

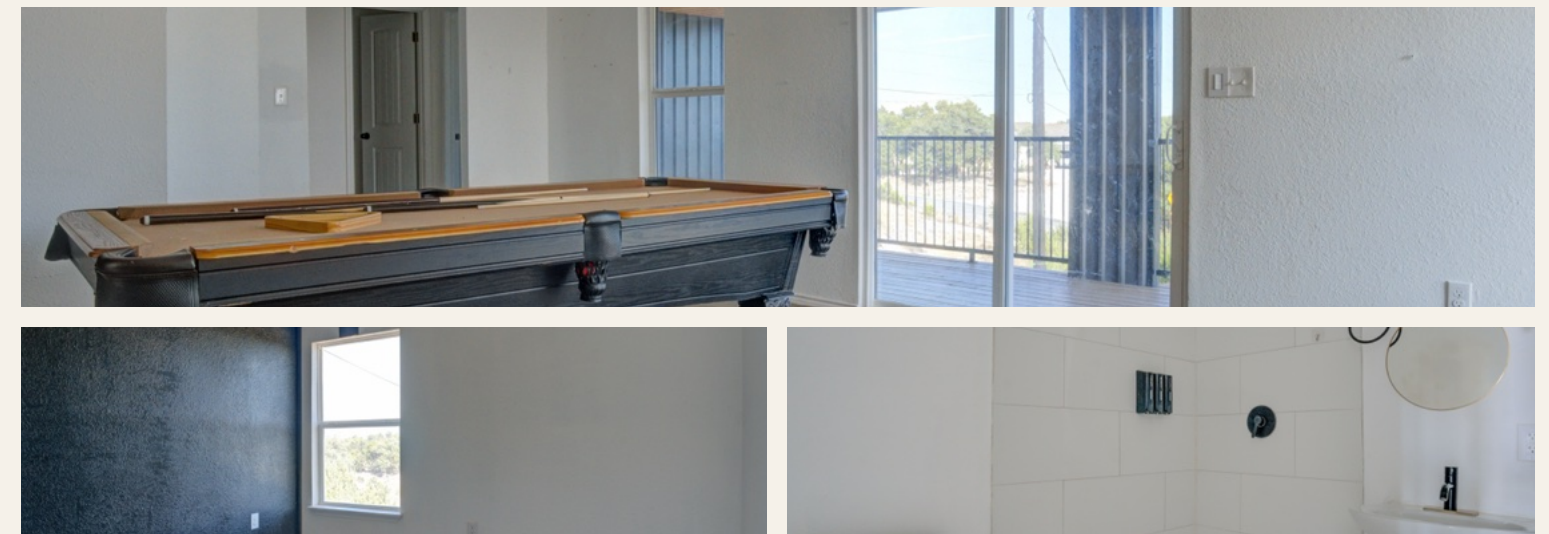


Individual Home Sales



Long Term Investment Hold

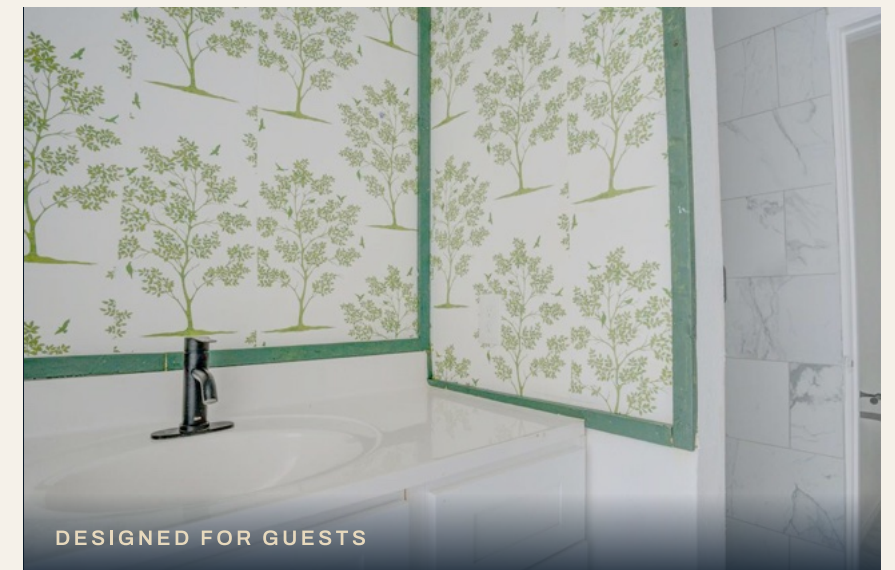
INTERIOR FEATURES



- Designed for Families
- Modern Hospitality Finishes
- Flexible Guest Layouts
- Low Maintenance Construction
- Private Outdoor Living

Experience the property.

Every successful hospitality investment begins with a product guests want to experience. Modern construction, functional layouts, and inviting outdoor spaces provide a strong foundation for a memorable guest experience while minimizing future capital improvements.

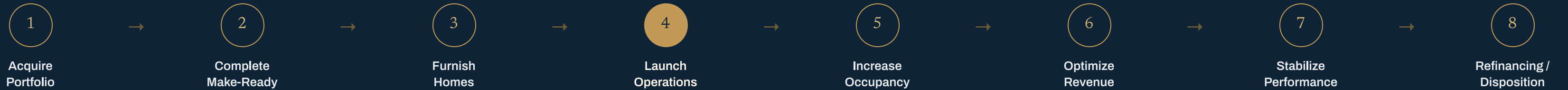


DESIGNED FOR HOSPITALITY
A modern foundation

Unlike older vacation rental inventory requiring significant updates, these homes provide a modern foundation that allows investors to focus on branding, furnishing, guest experience, and operational performance.

Business Plan

This investment is not dependent on major renovation or redevelopment. Value is created through completing remaining make-ready work, furnishing each home, implementing professional hospitality management, maximizing occupancy, and increasing revenue through disciplined operations.



PORTFOLIO REVENUE & NOI BY OPERATOR

Annual, four-home portfolio · illustrative estimates based on current Canyon Lake STR performance

Operator Type	Performance Description	Est. Annual Revenue	Est. Annual NOI	Notes
Conservative Operator	Market-average performance	\$120K–\$160K	~\$75K–\$90K	
Experienced Operator	Strong operations & marketing	\$180K–\$220K	~\$100K–\$120K	
Optimized Operations	Optimized revenue management	\$240K–\$280K+	~\$120K–\$130K+	TOP TIER

Nightly Rate \$200–\$240 **Typical Occupancy** 40%–50% **Pro-Forma Cap Rate** 10%

Revenue and NOI figures are illustrative estimates based on current market performance and are not guarantees. Actual results will vary by operator, season, financing, and execution. Buyers should perform independent due diligence.

Why Canyon Lake.

DESTINATION HIGHLIGHTS

<p>Canyon Lake Lakefront recreation</p>	<p>Guadalupe River Tubing & fishing</p>	<p>Whitewater Amphitheater ~10 min · live music</p>
<p>New Braunfels ~20 min</p>	<p>Gruene District ~25 min · historic</p>	<p>Schlitterbahn ~25 min · waterpark</p>
<p>San Antonio ~50 min</p>	<p>Austin ~75 min</p>	<p>Texas Hill Country Surrounding region</p>

DEMAND DRIVERS

- Weekend travel from Austin and San Antonio
- Guadalupe River tourism
- Texas Hill Country destination travel
- Strong demand for larger group accommodations
- Canyon Lake recreation throughout the year
- Whitewater Amphitheater concerts and events
- Limited inventory of newer vacation rentals
- Long-term regional population growth



MARKET FUNDAMENTALS

<p>\$104,912 MEDIAN HH INCOME*</p>	<p>+26% POPULATION GROWTH*</p>
<p>\$200–240 ESTIMATED MARKET ADR</p>	<p>< 90 min TO AUSTIN / SA</p>

*5-mile radius demographics. Population growth since 2020. Source: market demographic data; figures approximate.

ACQUIRE · FURNISH · LAUNCH · OPTIMIZE

Let's discuss the opportunity.

ABOUT ASSETLYONE

AssetlyOne specializes in investment sales throughout Texas with a focus on REO, lender-owned, distressed, hospitality, and value-add opportunities. We combine local market expertise, strategic marketing, and operational insight to help investors identify opportunities that create long-term value.

EXCLUSIVE INVESTMENT ADVISOR

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SCAN TO ACCESS
DUE DILIGENCE
MATERIALS