TRINITY GROUP
REALTY

EAGLE POINT RV PARK

LAKEFRONT RV INVESTMENT OPPORTUNITY

$1,100,000

15 RV SITES | APPROX. 100 FT OWNED LAKE FRONTAGE | 2 BOAT SLIPS

EXECUTIVE SUMMARY

Boutique lakefront RV investment with stabilized income upside and direct boating/fishing access.

$1.10M OFFERING PRICE	**15** RV SITES	**$62,277** STABILIZED NOI
5.66% CAP AT ASK	**8.00%** PRO FORMA TARGET	**$93,480** ANNUAL SITE RENT

INVESTMENT OVERVIEW

Eagle Point RV Park is a boutique, income-producing lakefront RV property positioned for investors seeking a smaller-footprint recreational asset with direct water access, a private dock configuration with two boat slips, and a clear path to stronger stabilized income through full occupancy and updated site rents.

The proposed rent structure produces $93,480 in annual site rent at full occupancy. Using adjusted normalized operating expenses of approximately $31,203, including $8,577 of annual property taxes, the resulting stabilized NOI is approximately $62,277. At the $1,100,000 offering price, that equates to an approximate 5.66% capitalization rate. A separate pro forma scenario is included to show the income level required to achieve an 8.00% capitalization rate at the offering price.

Private waterfront access and two-slip dock setting.

POSITIONING

The lake frontage, two boat slips, fishing and boating access, and boutique scale differentiate the property from standard inland RV communities. Income remains the primary underwriting metric, while the waterfront features can support tenant retention, premium rents and buyer interest.

INVESTMENT HIGHLIGHTS

- 15 total RV sites with a defined stabilized rent schedule.
- Approximately 100 feet of owned lake frontage.
- Two boat slips with direct fishing and boating access.
- Projected stabilized gross site rent of $93,480 annually at full occupancy.
- Projected stabilized NOI of approximately $62,277 based on the adjusted normalized expense base including property taxes.
- Value-add opportunity through full occupancy, rent stabilization and ancillary waterfront revenue.
- Regional buyer appeal from the broader Azle / Springtown / Weatherford / northwest Fort Worth corridor.

EAGLE MOUNTAIN LAKE LIFESTYLE

Recreational lake setting, marina infrastructure and waterfront demand drivers.

Eagle Point RV Park benefits from direct frontage on Eagle Mountain Lake, a recognized Fort Worth-area recreational reservoir on the West Fork Trinity River. **Texas Parks & Wildlife lists Eagle Mountain Lake at approximately 8,738 surface acres with a maximum depth of approximately 47 feet.** The lake setting supports a stronger lifestyle-oriented investment story than a conventional inland RV park.

Source notes: Lake characteristics are from Texas Parks & Wildlife Department. Marina and dining references reflect current public restaurant and marina information reviewed in August 2026 and should be reconfirmed during buyer due diligence.

NEARBY LAKE AMENITIES

- Public access facilities and boat ramps listed by TPWD.
- West Bay Marina near Azle, with Eagle Mountain Lake Bar & Grill and marina amenities.
- Lakeview Marina, home to The Anchor, with boat launch, wet/dry storage and a ship store.
- Harbor One Marina, home to The Lakehouse, with slips, boat launch, storage and fuel service.
- Augie’s Sunset Cafe & Marina, offering waterside dining and marina access.
- Eagle Mountain Marina with wet/dry slips, fuel dock, boat ramp, storage and boat/PWC rentals.

BUYER / TENANT APPEAL

- Direct fishing and boating access creates a lifestyle amenity, not just a pad-rental operation.
- Two boat slips and owned frontage help differentiate the park from standard RV communities.
- Water access can support premium site pricing, tenant retention and ancillary income.
- Scarcity of lakefront RV income property strengthens the marketing position.
- Recreational demand broadens the buyer pool beyond traditional workforce-RV investors.

8,738 ACRES	47 FT. MAX DEPTH	MULTIPLE MARINAS	BOATING + FISHING
Surface area listed by TPWD	Reservoir depth listed by TPWD	West Bay, Lakeview, Eagle Mountain and others	Bass, catfish, white bass and crappie

PROPERTY OVERVIEW

Operational profile and distinguishing physical attributes.

Property Attribute	Summary
Property	Eagle Point RV Park
Property Type	RV Park / Recreational Income Property
Market	Northwest Fort Worth / Azle-area market
RV Sites	15
Waterfront	Approximately 100 feet of owned lake frontage
Boat Access	Two boat slips; fishing and boating access
Occupancy Goal	15 of 15 sites occupied
Offering Price	$1,100,000
Primary Valuation Method	Income capitalization with comparable-sale support

Aerial perspective with approximate property outline; boundary depiction is not survey-accurate.

Direct lake access from the property to the covered dock.

WHY THE WATERFRONT MATTERS

For an RV investment, the lakefront component is best viewed as a revenue and marketability enhancer rather than as a stand-alone add-on. Direct water access can improve tenant retention, support premium pricing, broaden the buyer pool, and help the property compete differently from conventional inland RV parks.

POTENTIAL ANCILLARY REVENUE OPPORTUNITIES

- Boat-slip or dock-use fees where permitted and operationally practical.
- Premium pricing for sites with the strongest water access or views.
- Boat or trailer storage where site layout and regulations allow.
- Recreational amenity packages tied to fishing and boating access.
- Future site or amenity enhancements, subject to utility capacity, zoning and permitting.

STABILIZED RENT ROLL

Full-occupancy rent structure provided by ownership.

Rent Tier	Sites	Monthly / Site	Monthly Total	Annual Total
Sites 1-13	13	$525	$6,825	$81,900
Premium Site	1	$650	$650	$7,800
Reduced-Rate Site	1	$315	$315	$3,780
TOTAL	**15**	—	**$7,790**	**$93,480**

Interior view of the established RV site area.

STABILIZED INCOME PROFILE

$7,790	$93,480	$519.33
MONTHLY SITE RENT	ANNUAL SITE RENT	AVG. RENT / SITE

The weighted average rent is approximately $519.33 per site per month. The rent roll includes one premium $650 site and one $315 site, with the remaining 13 sites at $525 per month.

Aerial overview of the RV pad layout and internal drive.

FINANCIAL ANALYSIS

Historical operating base and stabilized income capitalization.

2025 HISTORICAL OPERATING BASE

Metric	2025 Amount
Effective Gross Income	$80,844
Reported Operating Expenses	$28,679
Owner / Non-Normalized Add-Backs	$6,053
Normalized Operating Expenses (excl. property taxes)	$22,626
Annual Property Taxes	$8,577
Adjusted Normalized Operating Expenses	$31,203
Adjusted Historical NOI	$49,641

The normalized analysis excludes owner-specific or non-property operating items previously identified in the P&L. The resulting normalized operating-expense base is approximately $22,626 annually before property taxes. Annual property taxes of $8,577 are then added for underwriting purposes, producing adjusted normalized operating expenses of approximately $31,203.

STABILIZED SCENARIO

Metric	Amount / Result
Annual Gross Site Rent	$93,480
Adjusted Normalized Operating Expenses (incl. taxes)	$31,203
Projected Stabilized NOI	**$62,277**
Cap Rate at $1,100,000	5.66%
NOI Required for 8.00% Cap at $1,100,000	**$88,000**

8.00% CAP RATE PRO FORMA

Income level required to produce an 8.00% cap rate at the $1,100,000 offering price.

At the current stabilized rent schedule, projected NOI is approximately $62,277, creating a 5.66% cap rate at the $1,100,000 offering price. To reach an 8.00% cap rate at the same offering price, the property would need approximately $88,000 of NOI. Using adjusted normalized operating expenses of approximately $31,203, including annual property taxes, this requires approximately $119,203 of annual gross site revenue, or about $9,934 per month in collected site rents.

Illustrative pro forma rent schedule to reach approximately an 8.00% cap rate at the $1,100,000 offering price:

Metric	Current Stabilized	8.00% Cap Pro Forma
Monthly Site Rent	$7,790	**$9,935**
Annual Site Rent	$93,480	**$119,220**
Adjusted Normalized Operating Expenses (incl. taxes)	($31,203)	**($31,203)**
Projected NOI	$62,277	**$88,017**
Cap Rate at $1,100,000	5.66%	**8.00%**
NOI Increase Required	-	**$25,740**

ILLUSTRATIVE 8.00% RENT SCHEDULE

Rent Tier	Sites	Current Rent	Pro Forma Rent	Pro Forma Monthly Total
Core Sites	13	$525	$675	$8,775
Premium Site	1	$650	$800	$800
Reduced-Rate Site	1	$315	$360	$360
TOTAL	15	-	-	$9,935

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Important information for prospective purchasers.

This Offering Memorandum has been prepared by Trinity Group Realty solely for the use of prospective purchasers in evaluating the potential acquisition of Eagle Point RV Park. The information contained herein has been obtained from ownership, operating statements and market data believed to be reliable; however, Trinity Group Realty has not independently verified all information and makes no representation or warranty, express or implied, as to its accuracy or completeness.

Financial projections, capitalization-rate analyses, stabilized rents, occupancy assumptions and value indications are estimates for discussion purposes only and are not guarantees of future performance or value. Prospective purchasers should conduct their own independent investigation and due diligence, including review of leases, operating statements, taxes, insurance, utilities, zoning, title, survey, environmental conditions, shoreline rights, dock permits and physical condition.

The property is subject to prior sale, withdrawal, price change or other modification without notice. No representation is made regarding the legal, tax, engineering, environmental or financial consequences of any transaction. Prospective purchasers should consult their own attorneys, accountants, lenders, engineers and other advisors.

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