

04/09/26

#07438552

>> SKIP TO NDA

Houston, TX MSA  
**Texas RV Park**

3.5 Star • 200-250 Sites • All Age



**\$17,000,000** Target Price

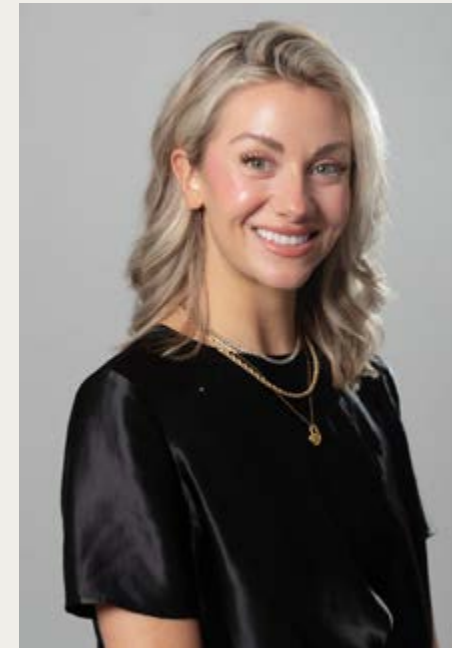


#07498552 | YALE REALTY & CAPITAL ADVISORS

Version 01 | Presented by: Dana Smith & Alexis Threlkeld



Presented by



**Dana Smith**  
Director, Texas  
Dana@yleadvisors.com  
303-323-5649



**Alexis Threlkeld**  
Director, Texas Lead  
Alexis@yleadvisors.com  
214-281-8132



**Silo Alcantara**  
Senior Analyst  
Silo@yleadvisors.com



**Joe Bono**  
Research Analyst  
Joe@yleadvisors.com



**Blaise DeAngelo**  
Marketing & Creative Director  
Marketing@yleadvisors.com



**Yeleine Caicedo**  
Operations Manager  
Office@yleadvisors.com

# Offering Timeline



#07438552 | YALE REALTY & CAPITAL ADVISORS





## Property Highlights

Below market rents for the location and size of the community

Prime Location in High-Growth MSA - Tesla to build a 1.6MM SF industrial park within 2 miles of the community, bringing in 1,500 blue collar jobs over the next 3 years

City Utilities, included in a utility fee. Strong ancillary income streams of laundry and storage

Highly amenitized with a pool, large fishing pond, dog park, and more

Competitive seller financing terms

Stable cash flow supported by a base of long-term tenancy and high occupancy

opportunity to incorporate approximately 20 additional sites in the storage area, along with ~10 more across select locations around the lake.



## Property Discussion

This offering presents a unique opportunity to acquire a high-quality, stabilized RV resort in the rapidly growing Houston MSA. This property is a well-maintained, 3.5-star, 200+ site all-age community situated on 20+/- acres. The property has been thoughtfully operated and demonstrates strong in-place performance, with efficient infrastructure and a diverse mix of long-term and transient residents.

Ownership has maintained consistent operations and steady rent growth, creating a clear opportunity for new ownership to implement additional rent increases to align with market comparables. Current average rents fall below nearby competing RV resorts, with meaningful room to push the rents over time, and further revenue growth can also be achieved by optimizing ancillary income streams such as onsite storage with ~40 sites, not fully utilized.

The property benefits from municipal water and sewer, with all sites individually metered and equipped with 30/50 amp hookups, allowing for streamlined management and expense recoverability. Roads are well-maintained gravel, and the layout supports operational efficiency.

It is highly amenitized relative to the surrounding market, featuring a swimming pool, fishing lake, clubhouse, spa, laundry facilities, restrooms/showers, camp store, dog park, playground, and on-site management. These features position the asset competitively within the market and support its strong occupancy and resident retention.

The property is effectively operating at full economic occupancy, with a majority of tenants on monthly, long-term stays for 6 months or longer, providing stable and predictable cash flow. The combination of in-place income, below-market rents, and ancillary revenue opportunities creates a compelling value-add investment with both immediate yield and long-term upside in one of the nation's strongest and most diverse economic regions.

#07438552 | YALE REALTY & CAPITAL ADVISORS

## Property Parcel Map

### Property Details

Property Type	RV Resort
Star Rating	3.5 Stars
Age Restriction	All-Age
Number of Sites	200-250 Sites
Property Acreage	20 Ac +/-
Sites/Acre	~10 Sites/Ac
Avg. Annual Revenue Per Site	\$7,055
Flood Zone	Zone X - No Flood Risk
HOA	N/A

### Infrastructure

Water Service	Municipal
Sewer Service	Municipal
Water & Sewer Line Maintenance	Resort Responsibility
Water & Sewer Meters Available	None
Trash Service	Dumpster
Electric Amperage	30/50 Amp
Utility Billing	Paid by long term tenants based on electric amperage usage
Tenant Lawn Maintenance	Resort Responsibility
Road Construction	Gravel
Road Maintenance	Resort Responsibility



## Property Amenities Highlights



- Swimming Pool
- Fishing
- Lake
- Clubhouse
- Walking Trail
- Library
- Laundry Facility
- Restroom/Showers
- Camp Store
- Playground
- Dog Park
- On-Site Management

#07438552 | YALE REALTY & CAPITAL ADVISORS



# Property Photos

Property Aerial	1	Street View	2	Street View	3	Street View	4
Street View	5	Street View	6	Street View	7	Street View	8



#07438552 | YALE REALTY & CAPITAL ADVISORS



# Property Photos

Swimming Pool & Office 9  
 Playground 13

Office/Lobby Interior 10  
 Lakefront Trail 14

Gaming Room 11  
 Laundry Facility Exterior 15

Dog Park 12  
 Laundry Facility Interior 16



#07438552 | YALE REALTY & CAPITAL ADVISORS



### Purchase Overview

**6.5%**  
 1st Year  
 Cap Rate

**17.6%**  
 5th Year  
 IRR

**\$68,000 - \$85,000**  
 Price  
 Per Site

#### Purchase Overview

<b>Target Price</b>	<b>\$17,000,000</b>
Down Payment	\$5,000,000
Loan Amount	\$12,000,000
<b>Per Site Overview</b>	
Purchase Price Per Site	\$68,000 - \$85,000
Revenue Per Site	\$7,500 - \$9,350
<b>Expense Per Site</b>	<b>(\$3,050 - \$3,800)</b>
<b>Disposition Assumptions</b>	
Exit Capitalization Rate	3.00%
Projected Selling Expenses	7.50%

#### Financial Measurements

	Year 1	Year 3	Year 5
<b>Effective Gross Income</b>	<b>1,871,179</b>	<b>2,128,885</b>	<b>2,422,129</b>
<b>Less: Operating Expenses</b>	<b>(758,946)</b>	<b>(902,763)</b>	<b>(966,722)</b>
Operating Expenses Ratio	40.6%	42.4%	39.9%
<b>Net Operating income</b>	<b>1,112,233</b>	<b>1,226,122</b>	<b>1,455,406</b>
<b>Less: Annual Debt Service</b>	<b>(600,000)</b>	<b>(600,000)</b>	<b>(600,000)</b>
Debt Coverage Ratio	1.85	2.04	2.43
<b>Net Cash Flow</b>	<b>512,233</b>	<b>626,122</b>	<b>855,406</b>
Cap. Rate on Cost	6.54%	7.21%	8.56%
Exit Cap. Rate Assumption	7.50%	7.50%	7.50%
Economic Occupancy %	100.0%	100.0%	100.0%
Gross Rent Multiplier	9.1	7.7	8.0
<b>Cash on Cash Return</b>	<b>10.2%</b>	<b>12.5%</b>	<b>17.1%</b>
<b>Internal Rate of Return (IRR)</b>	<b>N/A</b>	<b>3.7%</b>	<b>17.6%</b>

### Proposed Financing Overview

**Seller**  
 Financing  
 Type

**5.00%**  
 Interest  
 Rate

**5**  
 Year  
 Term

#### Proposed Financing Overview

Down Payment	\$5,000,000
<b>Loan Amount</b>	<b>\$12,000,000</b>
Loan to Value	71%
Interest Rate	5.00%
Amortization	Full Term IO
Interest Only Period	5 Years
Loan Term	5 Years
Interest Only Payment	\$50,000
Amortization Payment	\$64,419
Financing Type	Seller Financing



## Pro Forma Growth Assumptions

<b>Start Date &amp; Hold Period</b>	- Pro Forma Start Date: 9/1/2026 - Projected Hold Period: 5+ Years					
<b>Rental Revenue Growth</b>		<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>
	Rent Increase Schedule	7.0%	7.0%	7.0%	7.0%	7.0%
<b>Global Other Income Growth</b>	- Global other income growth of 5% per year					
<b>Off-Site Management Fees</b>	- Budgeted to remain at 4.0% of EGI					
<b>Global Expense Growth</b>	- Global expense growth of 3% per year					
<b>Real Estate Taxes</b>	- Tax Reassessment Value: We have estimated Taxable Value to increase by ~120% in Year 2 of ownership. - Tax Reassessment We estimate taxes will grow by ~\$87K.					
<b>Disposition Assumptions</b>	- Exit Capitalization Rate: 7.50% - Selling Expenses: 3.00%					
<b>Proposed Financing Overview</b>						
<b>Interest Rate</b>	<b>Loan Amount</b>	<b>Amortization</b>	<b>Interest Only Period</b>	<b>Loan Term</b>	<b>Financing Type</b>	
5.00%	\$12,000,000	Full Term IO	5 Years	5 Years	Seller Financing	

## 5-Year Pro Forma

	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>
<b>Income</b>					
Rental Income	1,460,435	1,562,279	1,671,575	1,788,323	1,912,523
Rental Income Increase	101,844	109,296	116,748	124,200	134,136
Other Income	308,900	324,345	340,562	357,590	375,470
<b>Effective Gross Income</b>	<b>1,871,179</b>	<b>1,995,920</b>	<b>2,128,885</b>	<b>2,270,113</b>	<b>2,422,129</b>
<b>Expenses</b>					
Advertising	10,000	10,300	10,609	10,927	11,255
Ancillary Operational Expenses	6,500	6,695	6,896	7,103	7,316
Auto Expense	1,500	1,545	1,591	1,639	1,688
Cable, Phone, Internet	8,200	8,446	8,699	8,960	9,229
General & Administrative	7,000	7,210	7,426	7,649	7,879
General & Administrative - CC Fees	27,875	29,733	31,714	33,818	36,083
Insurance	20,700	21,321	21,961	22,619	23,298
Licenses & Permits	2,200	2,266	2,334	2,404	2,476
Meals, Travel, & Entertainment	1,000	1,030	1,061	1,093	1,126
Off-Site Management Fees @ 4.0%	74,847	79,837	85,155	90,805	96,885
Payroll Expense	150,000	154,500	159,135	163,909	168,826
Professional Fees	5,000	5,150	5,305	5,464	5,628
Real Estate Taxes	133,774	137,787	141,921	146,178	150,564
Real Estate Taxes Reassessment		87,093	89,706	92,397	95,169
Repairs & Maintenance	30,000	30,900	31,827	32,782	33,765
Replacement Reserves	10,350	10,661	10,980	11,310	11,649
Trash	20,000	20,600	21,218	21,855	22,510
Utilities	250,000	257,500	265,225	273,182	281,377
<b>Total Expenses</b>	<b>758,946</b>	<b>872,574</b>	<b>902,763</b>	<b>934,093</b>	<b>966,722</b>
<b>Net Operating Income</b>	<b>1,112,233</b>	<b>1,123,346</b>	<b>1,226,122</b>	<b>1,336,020</b>	<b>1,455,406</b>
<b>Less: Annual Debt Service</b>	<b>(600,000)</b>	<b>(600,000)</b>	<b>(600,000)</b>	<b>(600,000)</b>	<b>(600,000)</b>
<b>Net Cash Flow</b>	<b>512,233</b>	<b>523,346</b>	<b>626,122</b>	<b>736,020</b>	<b>855,406</b>



## Cash Flow Analysis

	Year 1	Year 2	Year 3	Year 4	Year 5
<b>Operating Income Summary</b>					
Effective Rental Income	1,562,279	1,671,575	1,788,323	1,912,523	2,046,659
Other Income	308,900	324,345	340,562	357,590	375,470
<b>Effective Gross Income</b>	<b>1,871,179</b>	<b>1,995,920</b>	<b>2,128,885</b>	<b>2,270,113</b>	<b>2,422,129</b>
Less: Operating Expenses	(758,946)	(872,574)	(902,763)	(934,093)	(966,722)
Operating Expense Ratio	40.6%	43.7%	42.4%	41.1%	39.9%
<b>Net Operating Income</b>	<b>1,112,233</b>	<b>1,123,346</b>	<b>1,226,122</b>	<b>1,336,020</b>	<b>1,455,406</b>
Less: Annual Debt Service	(600,000)	(600,000)	(600,000)	(600,000)	(600,000)
<b>Net Cash Flow</b>	<b>512,233</b>	<b>523,346</b>	<b>626,122</b>	<b>736,020</b>	<b>855,406</b>
<b>Property Resale Analysis</b>					
Projected Sales Price	14,829,773	14,977,950	16,348,293	17,813,604	19,405,420
Less: Selling Expenses	(444,893)	(449,338)	(490,449)	(534,408)	(582,163)
Less: Loan Balance	(12,000,000)	(12,000,000)	(12,000,000)	(12,000,000)	(12,000,000)
<b>Net Sale Proceeds</b>	<b>2,384,880</b>	<b>2,528,611</b>	<b>3,857,844</b>	<b>5,279,196</b>	<b>6,823,257</b>
<b>Cash summary</b>					
Net Cash Flow	512,233	523,346	626,122	736,020	855,406
Previous Years Net Cash Flow		512,233	1,035,579	1,661,701	2,397,721
Net Sale Proceeds	2,384,880	2,528,611	3,857,844	5,279,196	6,823,257
Down Payment	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)
<b>Total Cash Generated</b>	<b>(2,102,887)</b>	<b>(1,435,809)</b>	<b>519,546</b>	<b>2,676,917</b>	<b>5,076,385</b>
<b>Financial Measurements</b>					
Cap. Rate on Cost	6.5%	6.6%	7.2%	7.9%	8.6%
Exit Cap. Rate Assumption	7.5%	7.5%	7.5%	7.5%	7.5%
Loan Constant	5.0%	5.0%	5.0%	5.0%	5.0%
Debt Coverage Ratio	1.85	1.87	2.04	2.23	2.43
Loan to Value Ratio	81%	80%	73%	67%	62%
Gross Rent Multiplier	91	7.5	7.7	7.8	8.0
<b>Cash on Cash Return</b>	<b>10.2%</b>	<b>10.5%</b>	<b>12.5%</b>	<b>14.7%</b>	<b>17.1%</b>
<b>Internal Rate of Return (IRR)</b>	<b>N/A</b>	<b>N/A</b>	<b>3.7%</b>	<b>12.9%</b>	<b>17.6%</b>



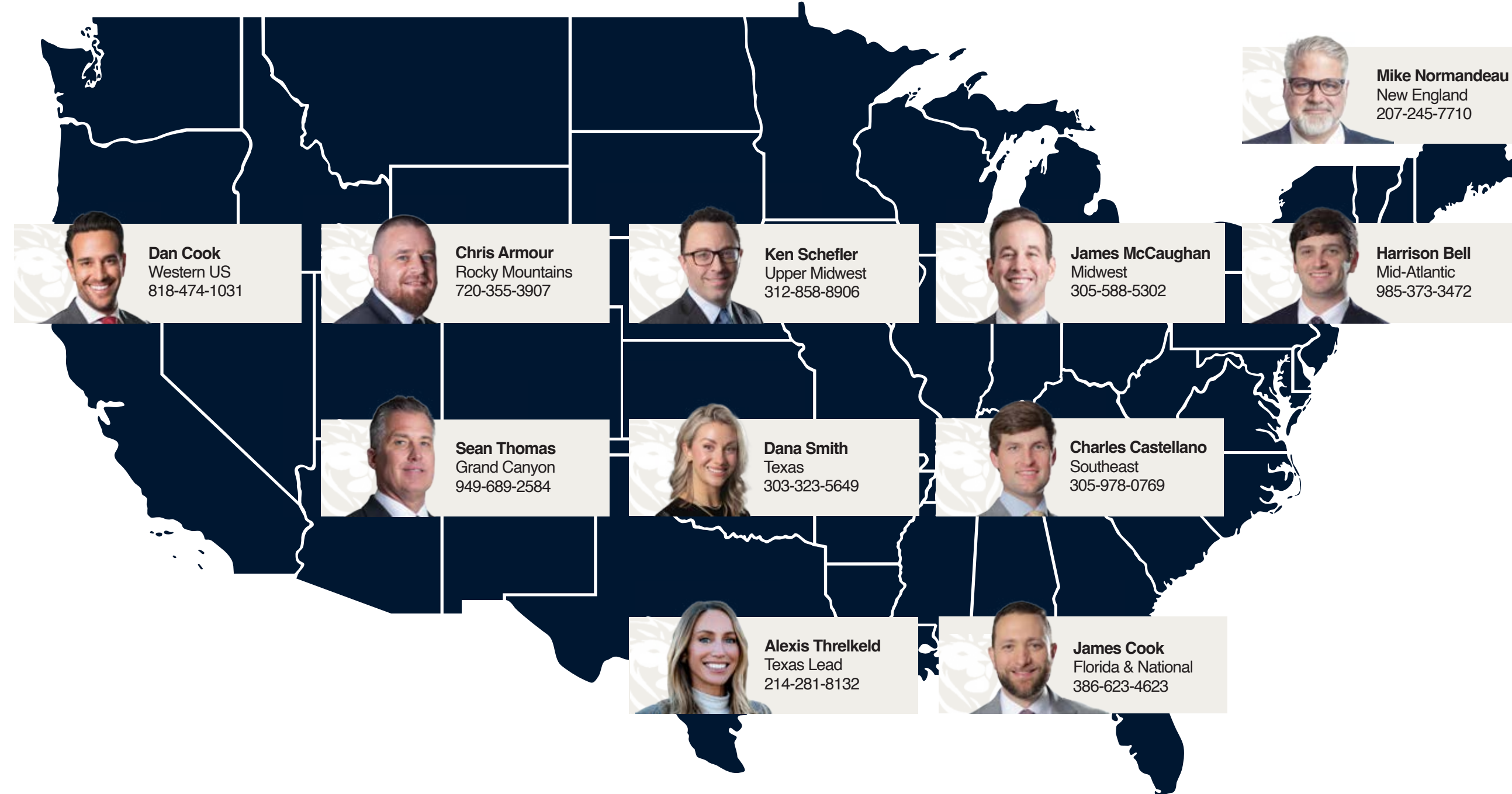
# The First True Nationwide MH & RV Advisory



**829+**  
Communities

**134,842+**  
Sites

**\$8.18B+**  
Production



## YALE REALTY

Sell for 10-20% more than with direct sales using comprehensive analyses from a proven brokerage.



## YALE REALTY

Rest assured from initial inquiry to closing with careful underwriting from expert advisors.



## YALE REALTY

Protect your property, residents, and employees from disturbances throughout the process.



## Yale Capital



Chris San Jose  
President of Lending  
Chris@yaleadvisors.com



Greg Ramsey  
Vice President of Lending  
Greg@yaleadvisors.com



Jake Levin  
Director of Equity Capital Markets  
Jake@yaleadvisors.com

Building strong partnerships and taking care of our clients with the highest standard of professionalism since 2012.

### Fannie Mae | Freddie Mac

- 10 to 30 Year Terms
- 30 Year AM, up to Full Term Interest-Only
- Up to 80% LTV
- Non-Recourse

### CMBS

- 5 to 10 Year Terms
- 30 Year AM, up to Full-Term Interest-Only
- Up to 80% LTC
- Non-Recourse

### Bank Loans

- 5 to 10 Year Terms
- Up to 30 Year AM, Partial Interest-Only
- Up to 80% LTC
- Recourse or Partial Recourse

### Bridge Loans

- 2 to 4 Year Terms
- Interest-Only
- Up to 80% LTC Including Cap-Ex
- Non-Recourse, Flexible/No Prepayment Penalty

### Equity

- Sourcing Single Investor Funds for Proven MHC and RV Operators/Developers
- Development, Portfolio Expansion, Recapitalizations
- Flexible Deal Structure; Common, Preferred and Joint Venture Equity

## Yale Transaction & Marketing Management



Silo Alcantara  
Senior Analyst  
Silo@yaleadvisors.com



Grant Hawkins  
Analyst  
GHawkins@yaleadvisors.com



Joe Bono  
Research Analyst  
Joe@yaleadvisors.com



Blaise DeAngelo  
Marketing & Creative Director  
Blaise@yaleadvisors.com



Yeleine Caicedo  
Office Manager  
Office@yaleadvisors.com



(877) 889-9810  
info@yaleadvisors.com  
Fax: (941) 827-7977  
yaleadvisors.com



© 2026 Yale Realty & Capital Advisors

All rights reserved, no part of this document may be reproduced, stored in a retrieval system or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without the prior permission of Yale Realty & Capital Advisors. In accordance with our normal practice, we must state that this offer is for the use of the recipient only. None of its content may be disclosed to parties other than the recipient without the prior written permission of Yale Realty & Capital Advisors. Such disclosure will only be made on the basis that the contents are not passed to persons other than those specified in the consent. In addition, neither the whole nor any part of this offering, nor any reference thereto may be included in any document, circular or statement without our prior written approval of the form and context in which it will appear.

# Non-Disclosure Confidentiality Agreement



Regarding Property: Offering #07438552 - 200-250 Site RV Park in the Houston, TX MSA

Our policy requires that we obtain this Non-Disclosure Agreement (the "Agreement") before disclosing certain information about certain real estate that may be available for sale or investment. This information must be kept confidential. In consideration of Yale Realty Advisors ("Yale") and Dana Smith & Alexis Threlkeld (or any party designated by Dana Smith & Alexis Threlkeld) (the "Broker") providing the information on such real estate which may be available for purchase or for sale (the "Potential Transaction"), I understand and agree:

1. (a) That any confidential or proprietary information (the "Confidential Information") of the potential selling party (the "Seller") provided is sensitive and confidential, and that its disclosure to others may be damaging to the Seller. I agree that upon the earlier of: (i) two (2) years from the date of this Agreement and (ii) the request of Broker, Yale or Seller, any Confidential Information furnished to me shall be either returned or destroyed, and I shall certify to such destruction.

(b) Not to disclose, for a period of two (2) years from the date I sign this Agreement, any Confidential Information regarding the Potential Transaction to any other person who has not also signed this Agreement or a joinder thereto, except to the extent necessary to secure the advice and recommendations of my employees, officers, directors, members, managers, advisors, attorneys, accounts or financing sources (collectively, the "Representatives") regarding the Potential Transaction. "Confidential Information," as used in this Agreement, shall include the fact that the Potential Transaction is for sale or open to offers, and any other data provided. My Representatives shall abide by the terms of this Agreement, and I agree to be liable for any breach of the provisions of this Agreement by any of my Representatives.

(c) Not to contact the Seller or its Representatives, suppliers or customers except through the Broker. I shall present all correspondence, inquiries, offers to purchase and negotiations relating to the Potential Transaction directly to the Broker, and all such negotiations shall be conducted exclusively through the Broker. At such a time as a LOI or PSA is reached regarding the Potential Transaction, I agree to copy the Broker on all communication and negotiations related to the Potential Transaction.

2. That all information regarding the Potential Transaction is provided by the Seller or other sources and is not verified by the Broker or Yale. The Broker and Yale have done their best to ensure the accuracy of said information, but the Broker and Yale make no, representation or warranty, express or implied, as to the accuracy of such information. I agree that the Broker and Yale are not responsible for the accuracy of any other information I receive, and I agree to indemnify and hold the Broker, Yale, and each of their Representatives harmless from any claims or damages which may occur by reason of the inaccuracy or incompleteness of any information provided to me with respect to any Potential Transaction.

I acknowledge that I have received an exact copy of this Agreement and that I have read this Agreement carefully and fully understand it.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Email

\_\_\_\_\_  
Company

\_\_\_\_\_  
Phone

[>> Click Here to Sign Electronic NDA](#)