

MINNOW BUCKET

MARINA, MOTEL, & RV PARK



BROKERAGE TEAM

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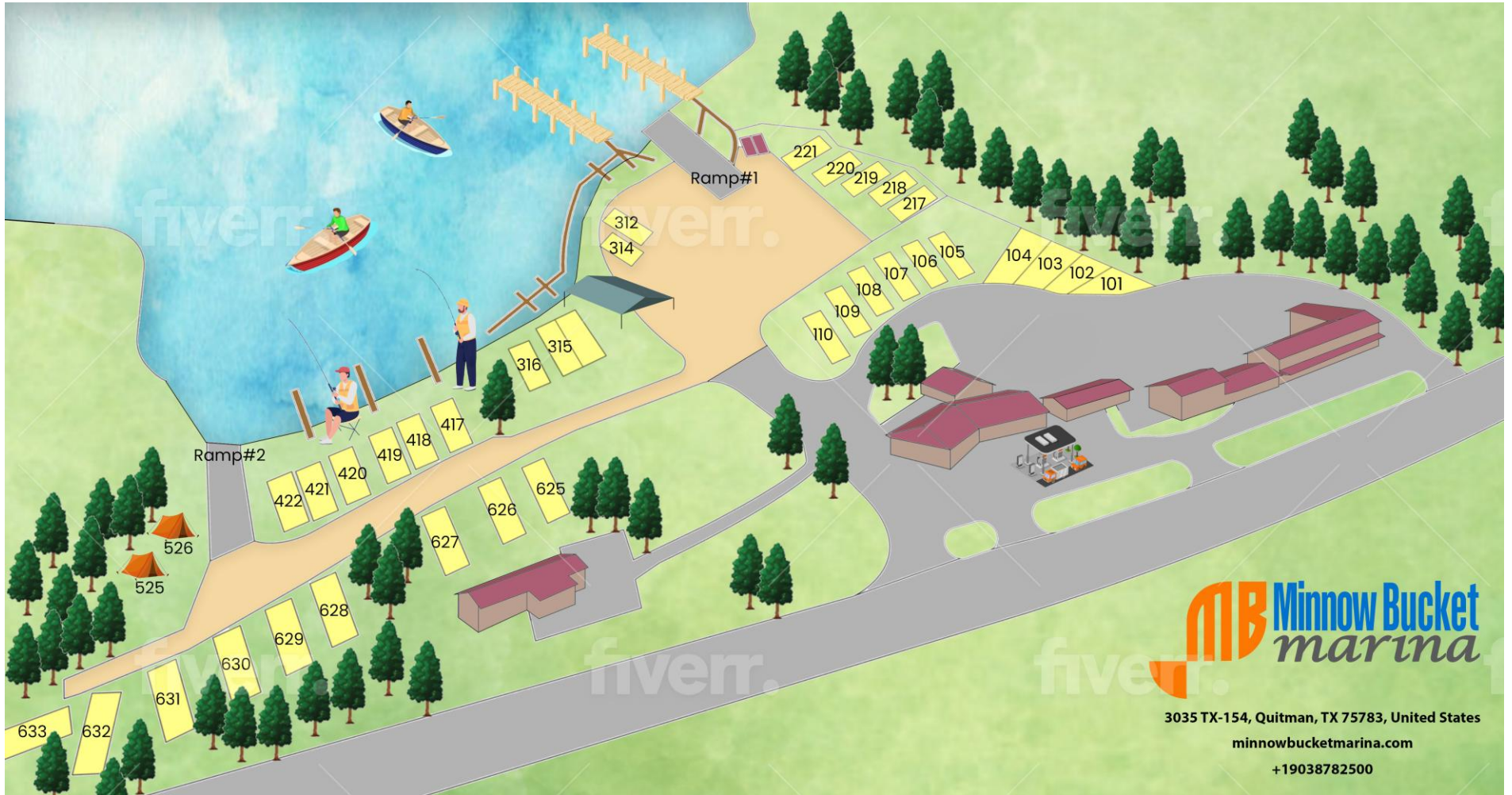
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INVESTMENT OVERVIEW

Executive summary
Investment highlights
Revenue Potential
Survey

EXECUTIVE SUMMARY

JTACR Real Estate Group is pleased to present Minnow Bucket Marina – The Only property offering this extent of amenities on Lake Fork. The property consists of 32 RV sites; a 36 room motel and lodge; a cabin rental; a recently upgraded, full-service gas station; a convenience store with deli food; a bait & tackle shop; a boat ramp and fishing dock; a non-operated, dock side gas pump; a fully equipped kitchen for a restaurant; a propane filling station; and much more. The property is located directly off Highway 154 with 5,000 cars passing through daily. Additionally, the property is situated on Lake Fork, one of the premier trophy Bass fishing lakes in the world, bringing prize winning fishermen and tourism from all over the world. Current ownership has helped streamline the business while increasing revenue from multiple sources. Additional revenue opportunities can be found in improvements of the occupancy; improving the Wi-fi offering to charge customers for usage; implementation of roadside advertisements such as the billboard and business signage; repairing the dock side gas pump; and more operational improvements.



Quitman, Texas USA

CITY/STATE



Marina

TYPE



32 RV Sites, 36 Motel Rooms

SITES



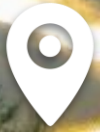
1.02 Deeded ; 5.48 Lease Back

SITES



5,000

AVERAGE DAILY TRAFFIC



LAKE FORK IS A WORLD RENOWNED FISHING DESTINATION, A 2ND HOME LOCATION OF CHOICE, AND A QUIET, RURAL ENVIRONMENT

INVESTMENT HIGHLIGHTS



ON SITE WWTP & PUBLIC WATER



SITUATED WITH DIRECT FRONTAGE TO HWY 154 AND BACKING DIRECTLY TO THE LAKE FORK MAIN BODY



UPSIDE IN BOOSTING OCCUPANCY, STREAMLINING OPERATIONS, AND ADDING PROMOTIONS/ADVERTISEMENTS

REVENUE POTENTIAL



OPERATION OF THE RESTAURANT WITH
PRIVATE CLUB, NEW MENU, AND
ALCOHOL SALES



OBTAIN WASTE WATER TREATMENT PLANT
OPERATOR'S LICENSE



REPLACE SATELLITE TV WITH WIFI
STREAMING & CHARGE CUSTOMERS



ENTER INTO GAS CONTRACT



REPAIR/UPGRADE DOCK-SIDE GAS PUMP
TO SELL GAS OFF OF THE DOCK



BILLBOARD AND HIGHWAY SIGNAGE
ADVERTISEMENTS



LAKE FORK  **EMORY, TEXAS**

FOR SALE

beautiful **LAKE FORK RESERVIOR**

a major tributary of the Sabine River, Lake Fork was designed a premier bass fishing lake and currently holds records for 34 out of the Top 50 largemouth bass caught in Texas.

PREMIER FISHING LOCATION

Lake Fork Reservoir is a 27,690 acre impoundment located approximately 90 miles east of the Dallas-Fort Worth metroplex. Peak fishing for largemouth bass occurs during spring (mid-February to April) when anglers concentrate their efforts along the shoreline for spawning fish.

LAKE FORK RESERVIOR



FAVORITE WATER SPORTS



TROPHY BASS FISHING



FISHING HUNTING GUIDES



Established by the Texas Parks and Wildlife in 1979 Lake Fork offers excellent fish habitat with 80% standing timber left intact, and hydrilla, milfoil, and duckweed being the predominant vegetation.



MARKET OVERVIEW

Area Overview

Amenities Map

Location Map

Regional Map

Population Density

Median Household Income

AREA OVERVIEW

The County Seat of Wood County, Quitman is a scenic town about 90 minutes east of Dallas and easily accessible at the convergence of state highways 182, 154, and 37.

World Class Fishing

One of the primary attractions of the area is the world class fishing! Lake Fork is arguably the greatest bass fishing lake in the country and home to nearly all of the Texas Top 50 Giants. Anglers travel to Lake Fork from all over the state, country, and even the world to have a chance to catch the next giant bass. Fishing tournaments, guides, and boat rentals create opportunities for fishermen of any experience or skill level to get on the lake and fish. In addition to bass fishing, Lake Fork boasts excellent crappie, bream, catfish, bowfin, carp, and more.

Tourism

With more than 50 fishing tournaments scheduled on Lake Fork throughout the course of a year (multiple tournaments per month, every month except January), there's a constant flood of fisherman and spectators traveling to the lake for fishing related events - estimated over 300,000 people annually. There's a tourism market outside of these tournaments as well, with residents of larger cities retreating to the lake to enjoy the peace and quiet. About 15% of homes in the area are owned as vacation homes, contributing to the regular flow of guests to the area. This creates a great opportunity for local businesses in the tourism industry.



AREA OVERVIEW

ECONOMY

Quitman, TX is a small town with a modest economy. It relies heavily on agriculture, with farming and ranching being significant contributors. Small businesses, including local shops and restaurants, also play a role in sustaining the local economy. However, job opportunities are somewhat limited, and many residents commute to nearby cities for employment. The town has a tight-knit community feel, and while it may not offer the same level of economic prosperity as larger urban areas, it provides a sense of belonging and charm for its residents.

POPULATION

Quitman, Texas, is a small city with a population of almost 2,000 residents. It's known for its setting near Lake Fork - a world famous trophy fishing lake. The city sees a great influx of people throughout the fishing tournament season, which runs year round.

INFRASTRUCTURE

The infrastructure of Quitman, Texas, and Wood County is characteristic of most rural areas. The road network includes local roads and highways, with an emphasis on connecting these smaller towns to nearby cities, such as Tyler (about 35 miles southeast), or Dallas (about 95 miles to the west). The local hospital is a 5-star rated member of the UT Health family, and public schools adequately serve education needs. While parks and natural areas offer recreational opportunities, the biggest draw to the area is fishing. Overall, the infrastructure supports the rural lifestyle of the community, with an understanding of resource limitations compared to urban areas. The local businesses enjoy a large percentage of their revenue from the tourism industry.

TOP EMPLOYERS IN YOUR CITY

Sector	Employees
Office & Administrative Support	126
Sales & Related Occupations	79
Management Occupations	74
Installation, Maintenance, Repair	59
Production Occupations	54

POPULATION Source: U.S. Census Bureau

	2020	2010	2000	1990
Quitman	1,961	1,794	2,040	1,688
Mineola	4,868	4,510	4,727	4,482
Tyler	105,976	97,047	85,026	75,669



POINTS OF INTEREST

Waldo Way Dairy Farm

- A Grade A Raw Milk Dairy Farm with a country store that features Guernsey rich, velvety golden milk, yogurt, butter and Kefir.

The Links at Land's End

- A challenging 18 hole, par 71 layout plays to 6664 yards, with a course rating of 72.6 and a slope rating of 130 that is sculpted along the shorelines of Lake Fork.

LW Antiques

- Vintage jewelry and gift shop - offering a little something for everyone!

Uniques and Antiques

- A fun collection of unique items - old and new.

Mineola Depot and Train Museum

- The Historic Depot Museum features railroad memorabilia and interactive train models.

Mini "S" Exotic Zoo

- A zoological facility housing more than 30 species of exotic wildlife from around the world. Tours are offered only by appointment.

Coffee Creek Landing Marina

- Offers a concrete boat launch to access Northeast Lake Fork, along with fishing tackle, bait, ice, drinks, and snacks in the Bait Store.

Lake Fork Stables

- A 501c3 nonprofit offering hands on horsemanship and introduction to horses experience.

Mineola Nature Preserve

- Pristine nature preserve with walking, hiking, biking, birding, wildlife viewing, equestrian trails (over 20 miles), fishing ponds, picnic areas, primitive and RV camping.

TOP 10 THINGS TO DO IN THE AREA according to trip advisor

1. Waldo Way Dairy Farm
2. The Links at Land's End
3. LW Antiques
4. Uniques and Antiques
5. Mineola Depot and Train Museum
6. Mini "S" Exotic Zoo
7. Coffee Creek Landing Marina
8. Lake Fork Stables
9. Mineola Nature Preserve
10. The Boat Rental at Lake Fork





Scenic Beauty

Quitman is a rural community with beautiful lakes and trees that enhance its quiet atmosphere.

World Class Fishing

With most of Texas' record-holding Bass being caught on Lake Fork, this area hosts a steady stream of fisherman from around the world.

Small Town Charm

Excellent schools, churches, and a hospital that is part of the UT Health family, Quitman is a wonderful place for families.

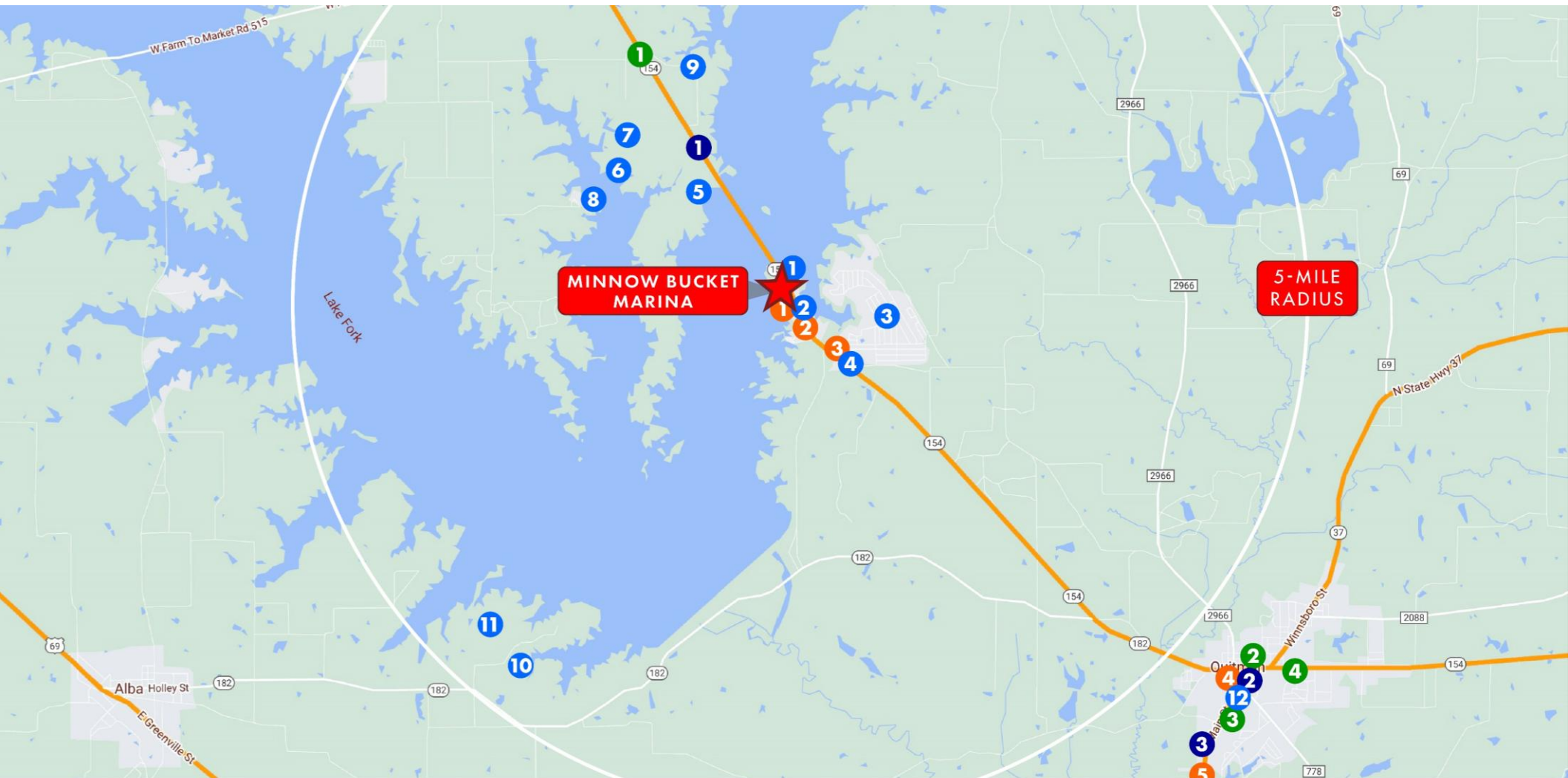
Business Friendly

The local government has an active and capable economic development corporation board that encourages new business.





AREA OVERVIEW



HOTELS

1. Oak Ridge Marina
2. Reel Inn and Lodge
3. Holiday Villages
4. Towner Motel
5. Clear Lakes Inn

EATERIES

1. Gateway Bar & Grill
2. Country Kitchen
Your Appetites
Speakeasy Coffeehouse
Sonic Drive-In
Rockin S & S Grill
3. Peralta's Authentic Mexican
Red Dome Smokehouse
4. Subway
Donut Palace

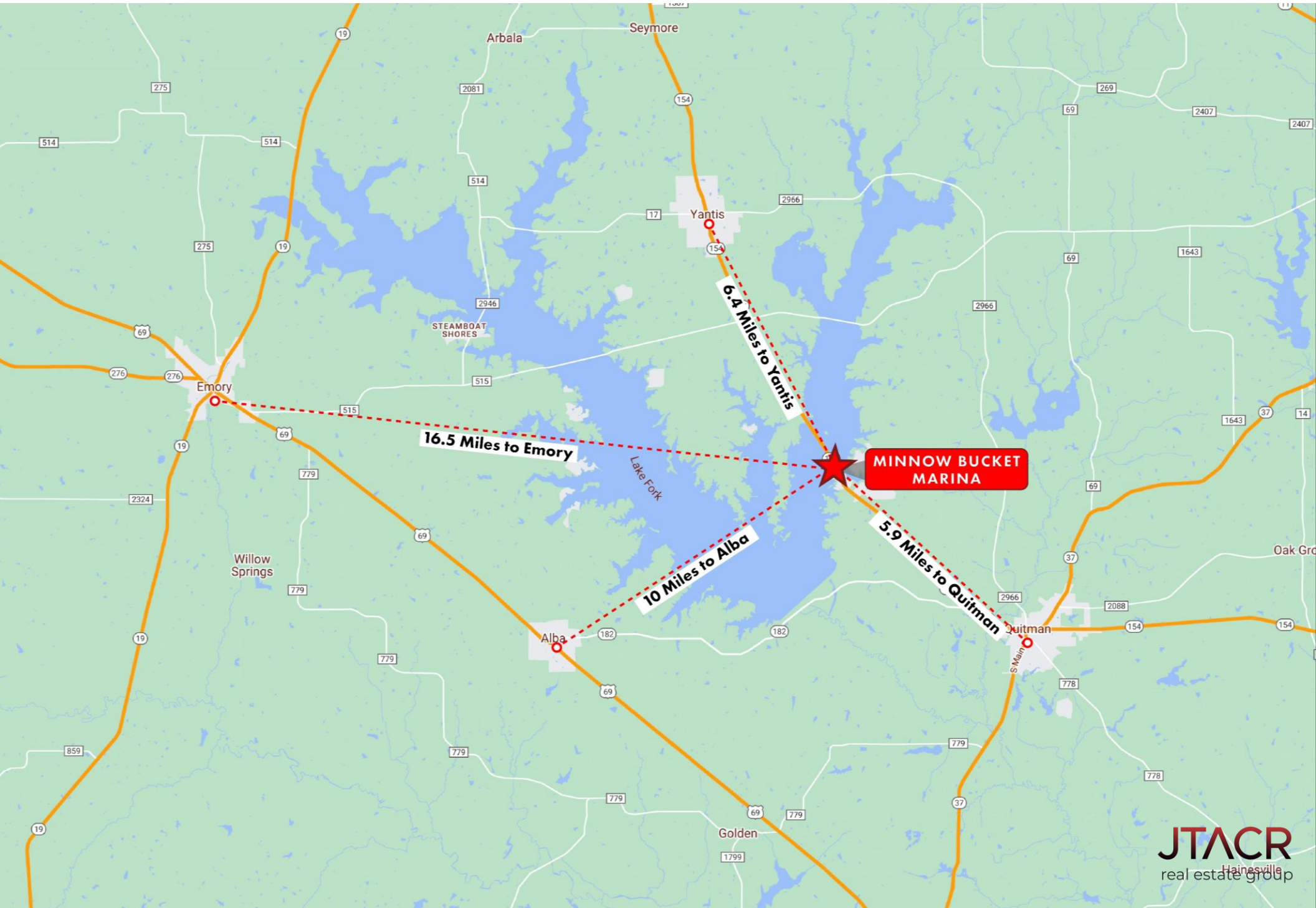
RETAILS

1. GoFish Lures & Cafe
2. Minuteman Ordnance
The Shops at 107
Dollar General
G&S Sales
Brookshire's
Brian Toliver Ford
3. Double H Package Store
S2 Marine
7-H Processing

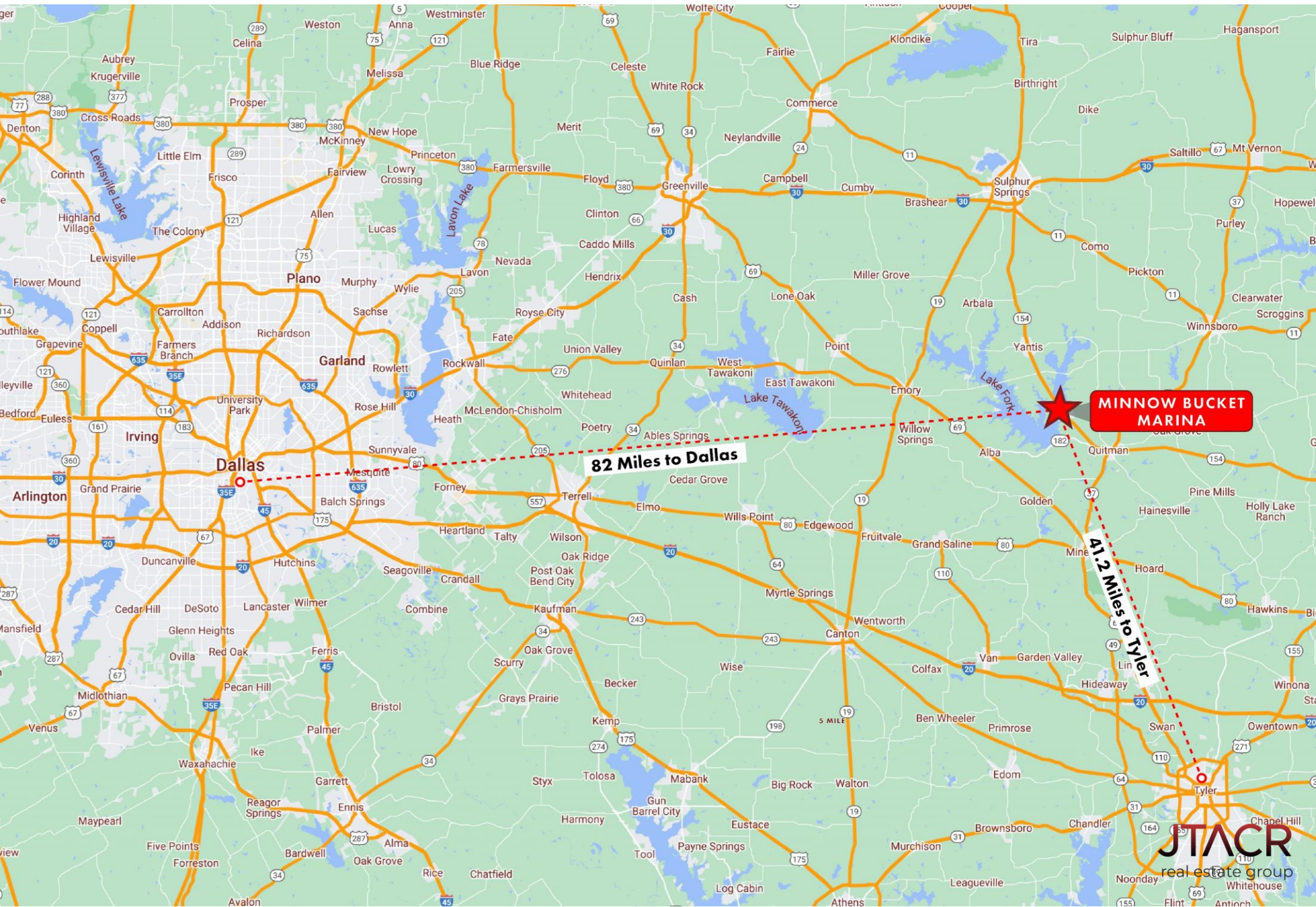
RV PARKS

1. Owens Brothers RV Park
2. Fork in the Road RV Park
3. Holiday Villages Resort
4. One Fifty Fork RV Park
Providence RV Parks
5. Caney Point RV Resort
6. Shady Shores RV Park
7. White's Landing RV Park
8. Patriot RV Park Lake Fork
9. Highlandshores RV Park
10. Chaney Point RV Park
Secret Haven RV Resort
11. The Peninsula at Lake Fork
12. Starlight Park
The City of Quitman RV Park

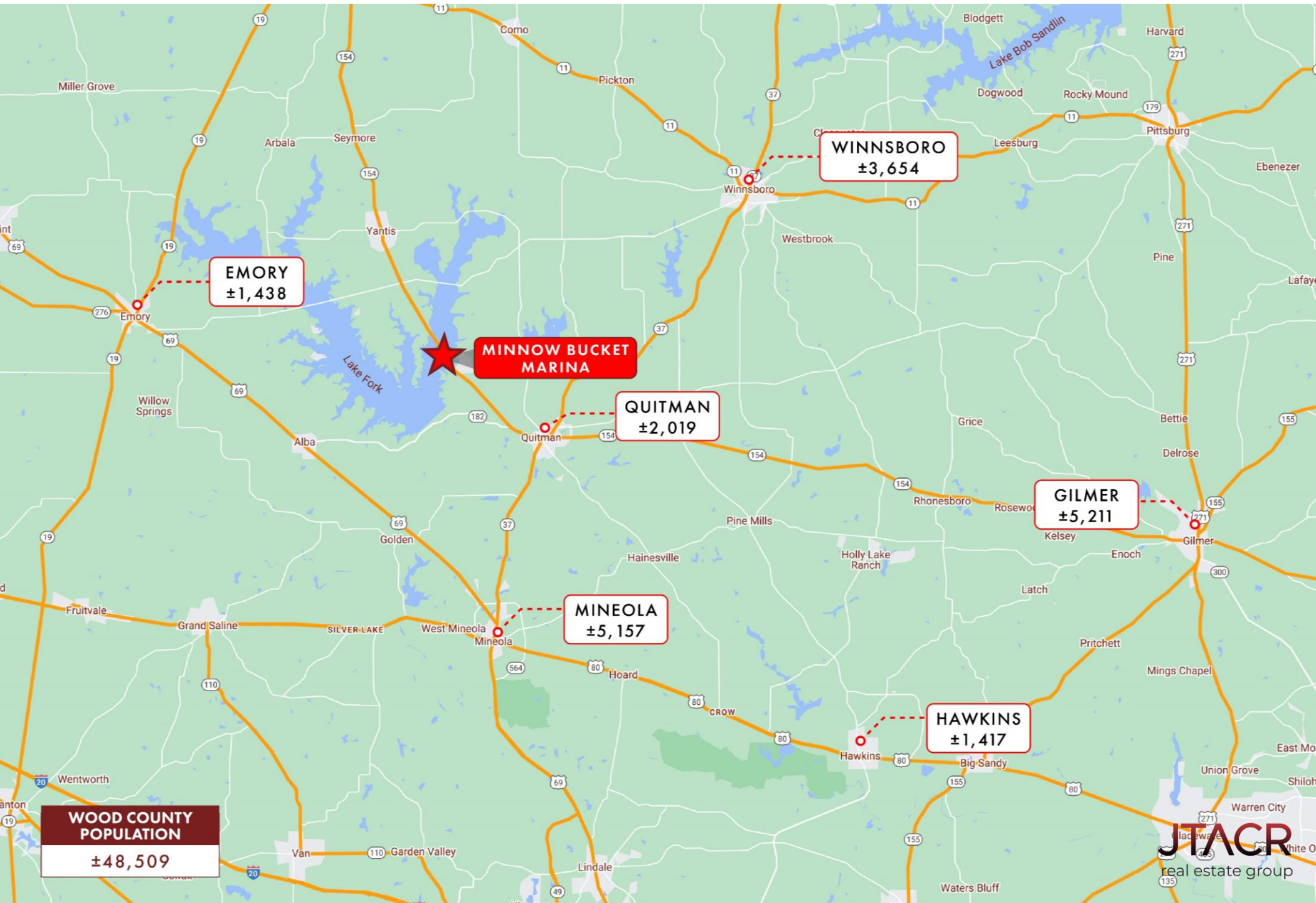
LOCATION MAP



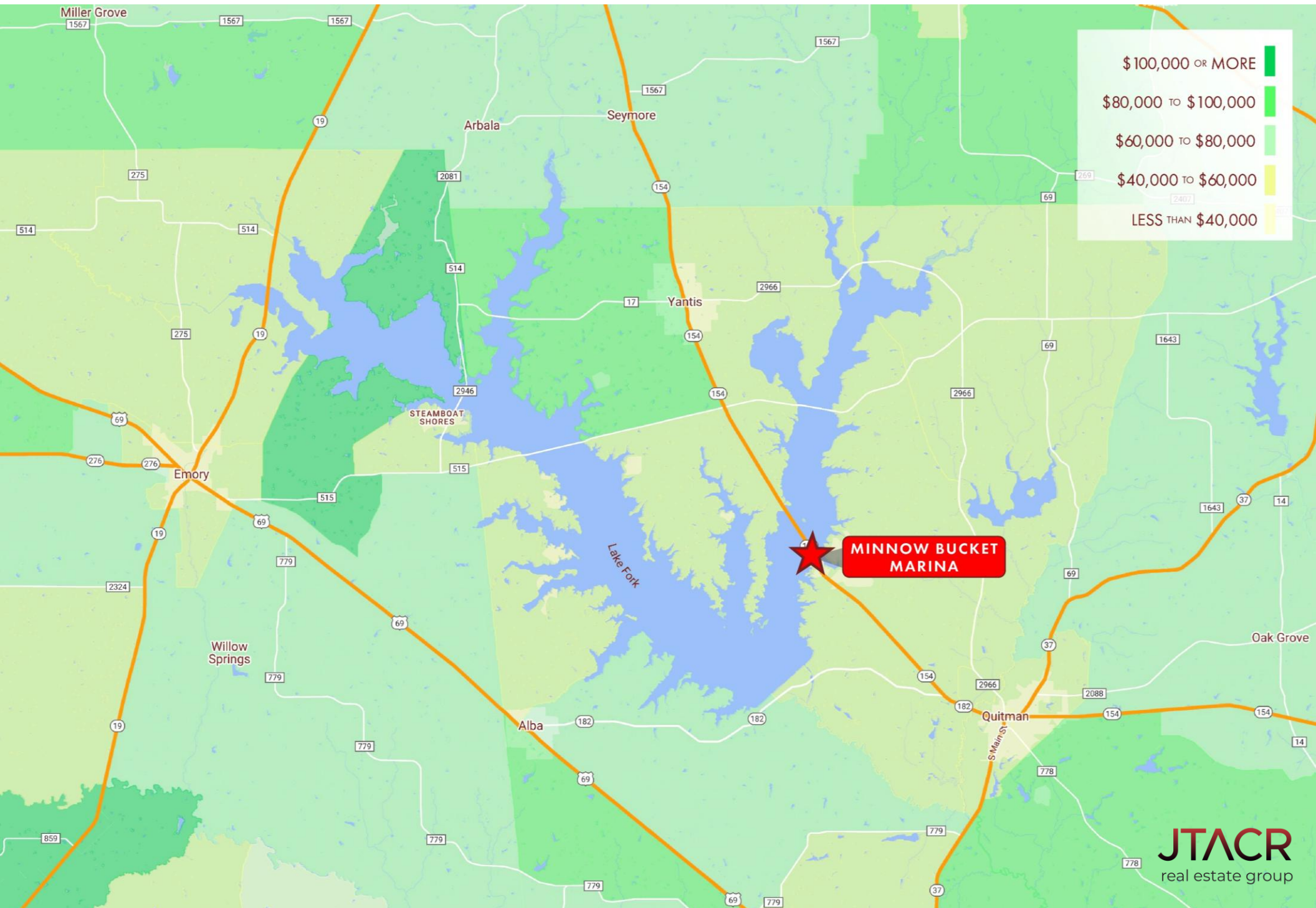
REGIONAL MAP



COUNTY POPULATION DENSITY



MEDIAN HOUSEHOLD INCOME



PROPERTY DESCRIPTION

Property details

Infrastructure & Management

RV Site Mix & Utilities

Hotel Unit Mix & Utilities

Gas Station & Convenience Store

Amenities & Equipment

Parcel view

PROPERTY DETAILS

Street Address	3035 TX-154
City, State	Quitman, TX 75783
County	Wood
MSA	Non Metro
Property Type	Marina
Community Type	ALL AGES
Total Rental Sites	32 RV ; 36 Hotel
Total Acreage	1.02 deeded ; 5.48 leased
Parcel Number(s)	17395
Opportunity Zone	NO
Year of Construction	1986 & 2016
Flood Zone	NO



INFRASTRUCTURE & MANAGEMENT

UTILITIES

TYPE	PROVIDER	PAID BY	TYPE
Water	JONES WATER SUPPLY	PARK	MASTER METER
Sewer	Private	PARK	WASTE WATER TREATMENT
Electricity	WOOD COUNTY COOP	MIX	INDIVIDUAL & MASTER
Trash	REPUBLIC	PARK	MASTER
Cable/Internet/Phone	Multiple	Resident	Direct-Billed

ADDITIONAL SERVICES

TYPE	RESPONSIBILITY	PAID BY
LANDSCAPING MAIN	OWNER	OWNER
PEST	OWNER	OWNER

STAFF/THIRD PARTY MANAGEMENT

On-site Staff	YES (5)
In-House Management	YES
Third-Party Management	NO

OWNER RESPONSIBILITY

ABSENTEE	NO
INVOLVEMENT	PART TIME

INFRASTRUCTURE

TYPE	
ROAD SURFACE	ASPHALT/GRAVEL
DRIVEWAY SURFACE	ASPHALT/GRAVEL
PARKING	2
RV ELECTRICAL AMPERAGE	30-50

SOFTWARE & SYSTEMS

CLOCK IN/CLOCK OUT	CLOUD PUNCH
PAYROLL	GUSTO

RV SITE MIX & UTILITIES

	TOTAL	OCCUPIED	MONTHLY LOT RENT
TOTAL RENTAL SITES	32	30	
BACK IN INTERIOR LOT	10	10	\$340
BACK IN WATERVIEW LOT	14	14	\$340
BACK IN WATERFRONT LOT	6	6	\$350
BACK IN OVERNIGHT LOT	2		

*3 RV sites are needing electrical

RV SITE UTILITIES

TYPE	PROVIDER	PAID BY	TYPE
Water	JONES WATER SUPPLY	PARK	MASTER METER
Sewer	Private	PARK	WASTE WATER TREATMENT
Electricity	WOOD COUNTY COOP	MIX	INDIVIDUAL & MASTER
Trash	REPUBLIC	PARK	MASTER

SOFTWARE & SYSTEMS

BOOKINGS LONG TERM	QUICKBOOKS
BOOKINGS OVERNIGHT	LITTLE HOTELIER

HOTEL UNIT MIX & UTILITIES

	TOTAL	OCCUPIED	NIGHTLY RATES
TOTAL ROOM COUNT	36	VARIES	
STANDARD	11		\$85
DELUXE	16		\$95
FAMILY SUITES	4		\$140
L1-3 COTTAGES	5		\$280

INFRASTRUCTURE

PARKING AREA	ASPHALT
BUILDING TYPE	FRAME

SOFTWARE

SOFTWARE & SYSTEMS	
BOOKINGS	LITTLE HOTELIER

GAS STATION & CONVENIENCE STORE

STORE OFFERINGS

Tackle	Apparel	Fishing Licenses	Pizza
Coffee, tea, beverages	Propane	Live Bait	Gasoline
Lottery	Ice	Hot Sandwiches	Hot Breakfast
Firewood	Rods & Reels	Batteries	Oil
Boat Accessories	Snacks	Cigarettes	Hygiene Items

INFRASTRUCTURE

ROAD SURFACE	ASPHALT
DRIVEWAY SURFACE	ASPHALT
BUILDING TYPE	BRICK/FRAME

GAS PUMP DETAILS

PUMP REPLACED IN 2022
3 - 4,000 GALLON ABOVE THE GROUND STORAGE TANKS
1 Island; EMV compliant Gilbarco Encore 700 (3 Gasoline and 1 Diesel on each side) with 10.4" color screen

SOFTWARE & SYSTEMS

POINT OF SALE	GILLBARCO PASSPORT
FUEL TANK MONITORING	VEEDER ROOT
BACK END INTEGRATION	C STORE ESSENTIAL

MARINA AMENITIES

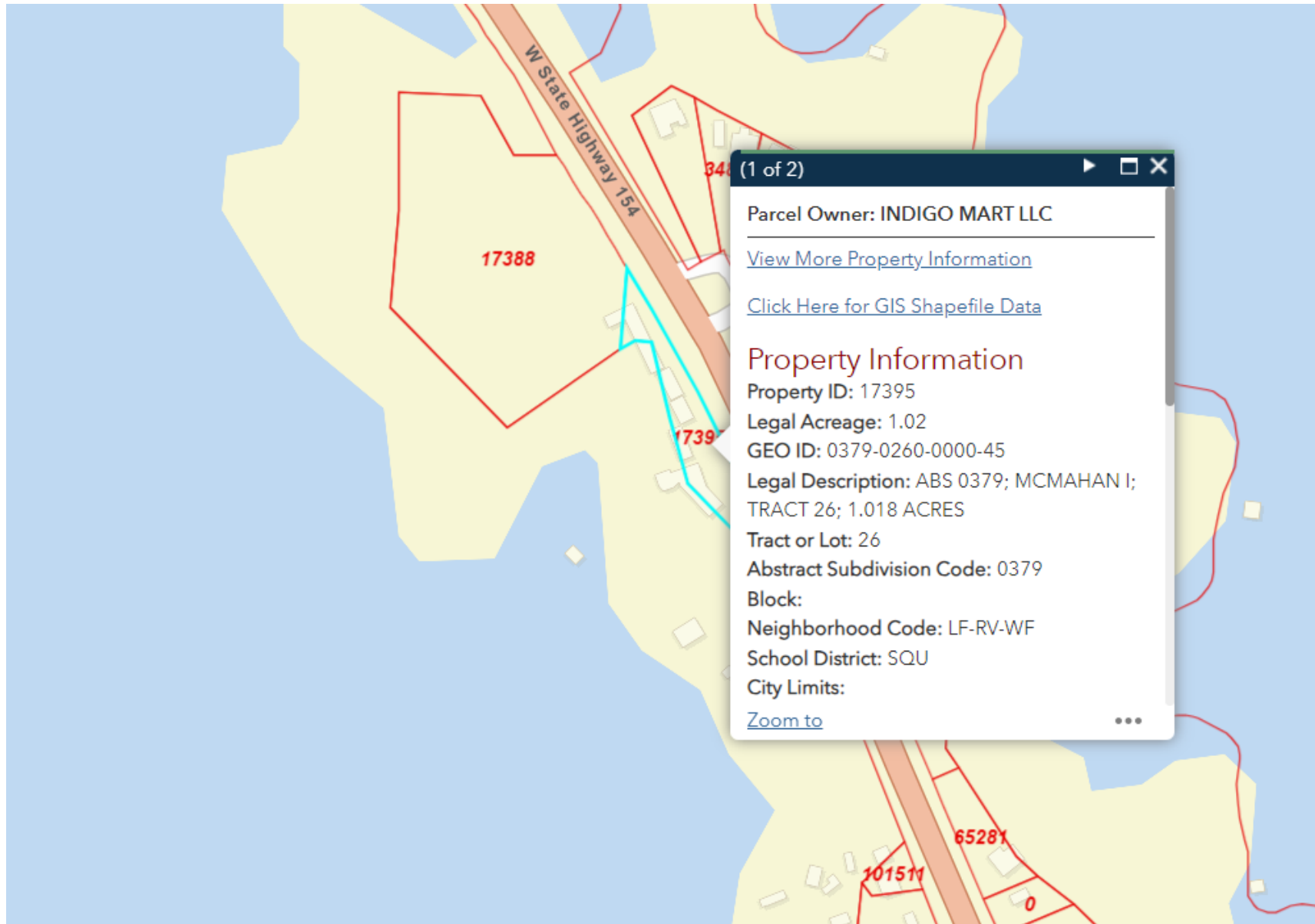
Convenience Store	Concrete Pads	Fridge, Microwave, & TV to every room
Vending Machines	On Site Staff	Various Room Size Options
Public Showers & Restrooms	Outdoor Pavilion	Direct TV Satellite Television
Gas Station	Gas Dock on Water (not in operation)	Large Parking Area with Outlets
Drinks, Pizza, Ready to eat Breakfast	Boat Ramps x2	Cabin Rental
Tackle & Live Bait on Site	Fish Cleaning Station	Pavilions, Picnic Tables & Grills
Fishing Licenses	Fishing Dock	Propane Sales

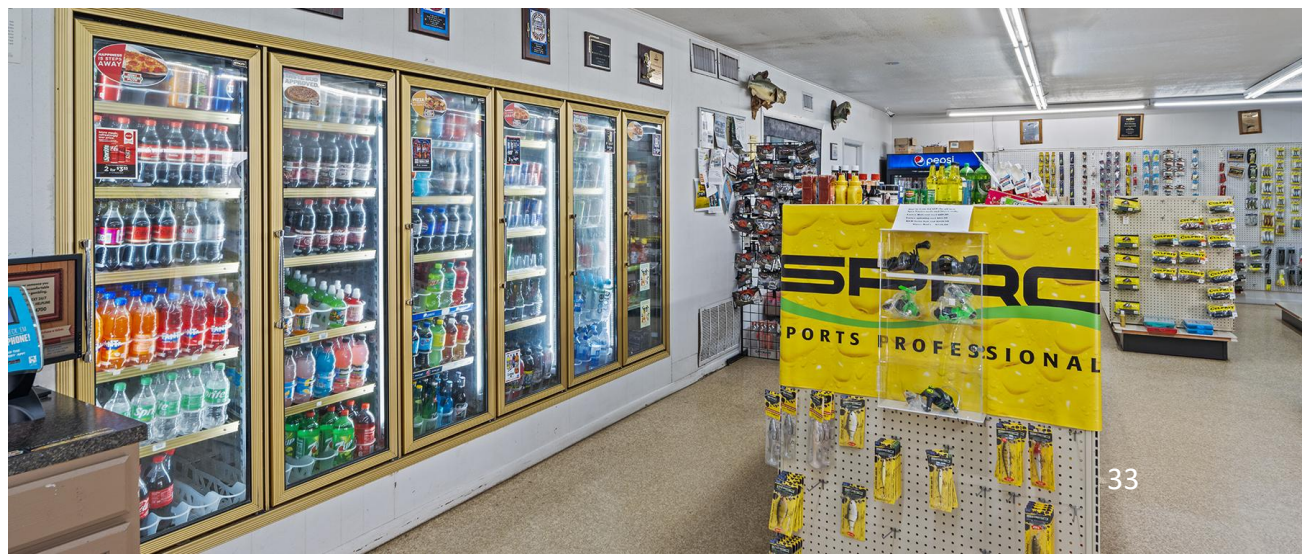
EQUIPMENT

FOUR WASHERS
GOLF CART
FOUR DRYERS
FULL SERVICE KITCHEN EQUIPMENT



PARCEL VIEW





RV PARK MARKET

Local Map

Regional Map

Comparable Rents

Comparable sales

QUITMAN



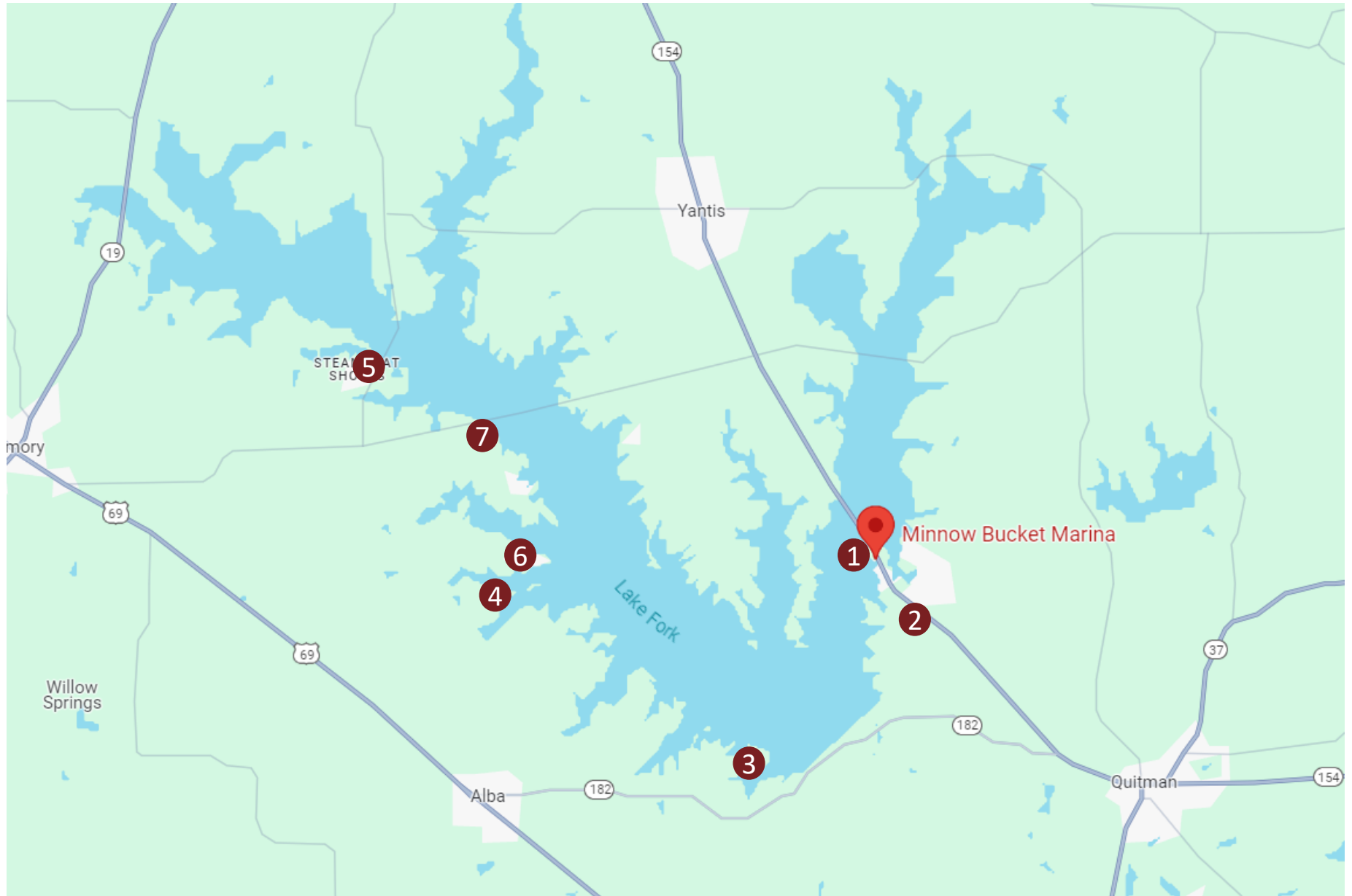
COMPARABLE RV PARK SALES

	PROPERTY	ADDRESS	CITY/STATE	SITES	PRICE/PAD	SALE DATE	Cap Rate
1	Fat Bobz	6074 US-380	Decatur TX	18	\$50,000	2023	
2	Axton's Bass City	2959 FM2946	Emory TX	49	NA	2023	NA
3	I35 RV Resort	15131 N Interstate 35	Elm Mott TX	250	\$51,200	2022	5.8%
4	Hilltop Community	4020 W Oak St	Palestine TX	40	\$26,875	2022	8%
5	Sea Garden Park	47975 Michigan St	Laguna Heights TX	54	\$27,778	2021	6.5%
6	Lake Ray Hubbard	2065 E FM 544	Wylie TX	109	\$73,394	2021	6.8%
7	Acme RV Park	3807 S County Rd 1210	Midland TX	66	\$30,909	2020	15%
8	American RV Park	4345 State Hwy 31 W,	Corsicana TX	156	\$24,359	2020	9.4%
9	Circle 8 RV Park	2600 S Janice St,	Monahans TX	96	\$16,842	2019	14%
10	Red Bear Resort	10169 Red Bear Resort,	Wills Point TX	112	\$17,857	2019	10%
	Average				\$34,983		

RV RENT COMPARABLES

	PROPERTY	ADDRESS	CITY/STATE	MONTHLY RENT	ELECTRICITY INCLUDED
	SUBJECT	3035 TX-154	Quitman	\$250-333	PARTIAL
1	Owens Brothers	3035 TX-154	Quitman	\$154-304	NO
2	Providence RV	1762 FM288	Quitman	\$233-400	NO
3	Chaney Point	800 Co Rd 1590	Alba	\$167	NO
4	Hangout Cove	2712 N 2712 FM 17	Alba	\$180	NO
5	Axton's Bass City	2959 FM2946	Emory	\$300-400	NO
6	Fishin' Hole	382 Co Rd 1550	Alba	\$195-320	NO
7	Lake Fork Resort	5004 FM 17	Alba	\$158-183	NO

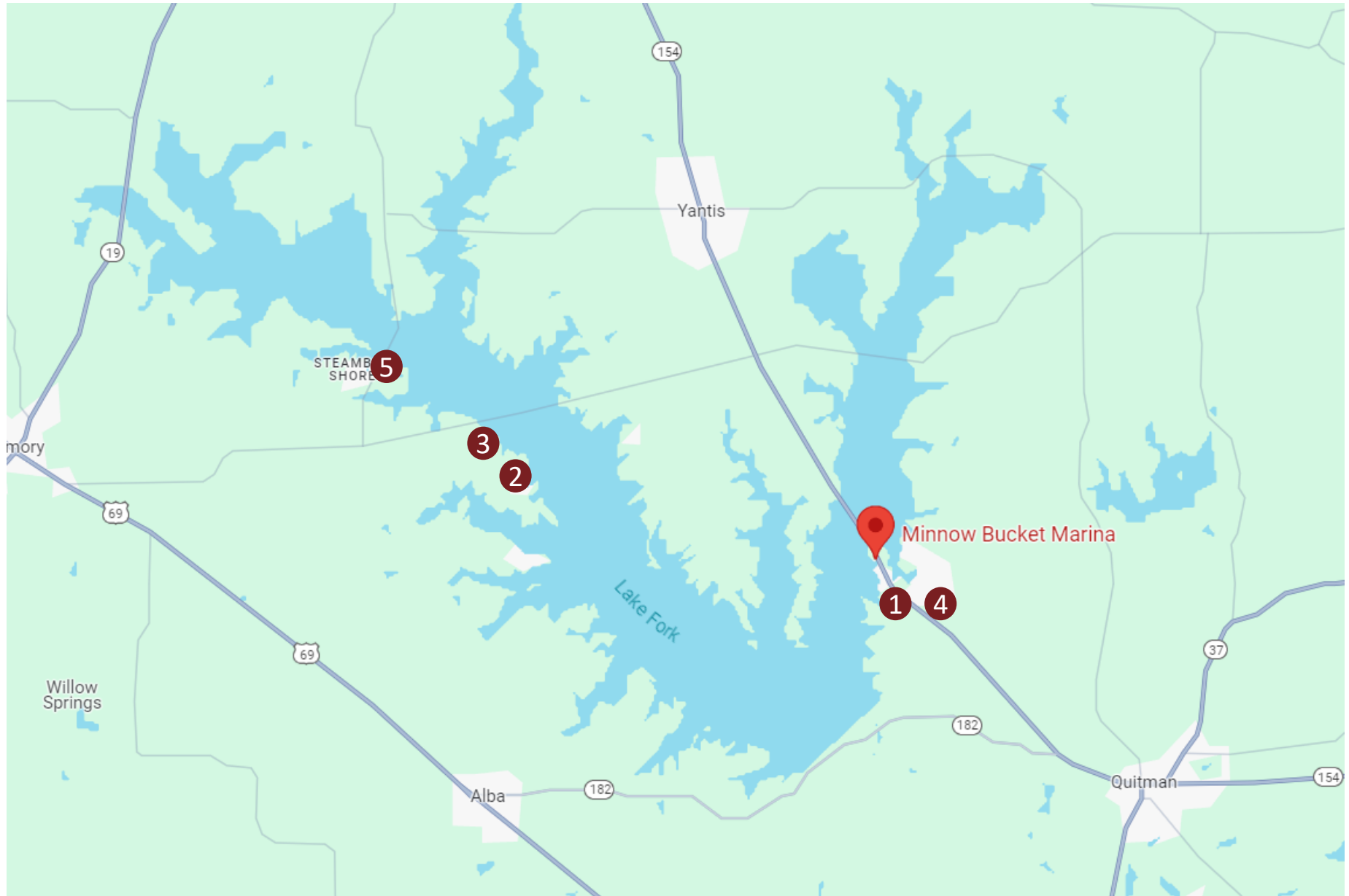
RV RENT COMPARABLES



MARINA & HOTEL COMPARABLES

	PROPERTY	ADDRESS	CITY/STATE	NIGHTLY RATES	BOAT DOCK & RAMPS	CONVENIENCE STORE	GAS (ON & OFF WATER)
	SUBJECT	3035 TX-154	Quitman	\$85-280	YES	YES	YES (non-operational)
1	Oak Ridge Marina	2949 TX-154	Quitman	\$79-99	YES	NO	NO
2	Lake Fork Marina	275 Co Rd 1558	Alba	\$105-155	YES	NO	NO
3	Lake Fork Resort & Hotel	5004 FM 17	Alba	\$75-87	YES	YES	NO
4	Reel Inn & Lodge	2784 TX-154	Quitman	\$90-102	NO	NO	NO
5	Axton's Bass City	2959 FM2946	Emory	\$79-89	YES	YES	NO

MARINA & HOTEL COMPARABLES





FINANCIAL ANALYSIS

Assumptions

Annual Cash Flows

Financing

Proforma				2023 Actuals	2024
Assumptions					
Total Rooms/Sites on Property				68	68
Total RV Sites on Property				32	32
Total RV Sites Occupied on Property					25
Average RV Site Occupancy Rate					78%
Interior Sites	Monthly Rent	\$350	10	8	
Waterview Sites	Monthly Rent	\$340	14	11	
Waterfront Sites	Monthly Rent	\$340	6	5	
Nightly RV Sites	Nightly Rent	\$30	2	2	
Total Motel Rooms on Property				36	36
Average Annual Occupancy Rate					13.0%
Standard	Nightly Rent	\$85	11		
Deluxe	Nightly Rent	\$95	16		
Family	Nightly Rent	\$140	4		
Cottage Suites	Nightly Rent	\$220	5		
Income Loss Assumptions					
Vacancy (% of Unoccupied Units)					22.0%
Bad Debt (as % of Gross Potential Rent)					1.0%
Other Income			YoY Growth		
Merchandise Sales		10.0%	\$747,787	\$822,566	
Non-Merchandise Sales		10.0%	\$375,903	\$413,494	
Gaming		10.0%	\$54,000	\$59,400	
Expenses			YoY Discount		
Cost of Goods Sold (% of Other Income)		1.0%	72.5%	75.0%	
Cable, Phone and Internet (Per Month)			\$808.67	\$808.00	
Management Fees				5.0%	
Repairs and Maintenance (% of Revenue)			0.8%	1.0%	
Electricity (Per Month)			\$5,617.93	\$5,700.00	
Taxes (% of Sale Price)			0.8%	0.9%	

Annual Cash Flows	2023	2024
RV & Motel Rental Income	\$244,558.85	\$294,511.75
Gross Potential Rent	\$244,558.85	\$294,511.75
Vacancy	\$0.00	(\$64,792.59)
Bad Debt	(\$268.92)	(\$2,945.12)
Effective Rental Income	\$244,289.93	\$226,774.05
Other Income	\$1,177,959.77	\$1,295,459.94
Effective Gross Income	\$1,422,249.70	\$1,522,233.98
Cost of Goods Sold	\$846,225.05	\$971,594.95
Advertising and Promotion	\$839.00	\$839.00
Cable, Phone and Internet Service	\$9,704.03	\$9,696.00
Insurance Expense	\$23,344.54	\$23,344.54
Management Fees	\$92,524.04	\$76,111.70
Repairs and Maintenance	\$11,751.00	\$15,222.34
Property Taxes	\$25,524.80	\$24,525.00
Utilities (Trash & Water)	\$12,089.19	\$12,089.19
Electricity	\$67,415.13	\$68,400.00
Total Expenses	\$1,141,809.07	\$1,201,822.72
Net Operating Income (NOI)	\$280,440.63	\$320,411.26
<i>NOI Margin</i>	19.7%	21.0%
<i>Cap Rate</i>	10.3%	11.8%

Financing

Total Sale Price for Property	\$2,495,000	
Interest Rate	8.00%	
Loan Period (in years)	30	
Down Payment %	30.0%	
Opening Balance	\$1,746,500	\$1,746,500
(Repayments)	(\$155,137)	-\$155,137
Interest Accrued	\$551,077	\$139,720
Ending Balance		\$1,731,083
Net Operating Income (NOI)		\$322,481
Principal Repayments		-\$15,417
Interest Expense		-\$139,720
Beginning Cash Balance		\$0
<i>Change in Cash Flow</i>		<i>\$167,344</i>
Net Cash Flow		\$167,344

OFFERING DETAILS

JTACR Real Estate Group and Angel Brokers Group has been engaged as the exclusive listing Broker representative of the Owner for the sale of this property. No contact shall be made by any prospective purchaser or agents to the Owner, its executives, staff, personnel, tenants, or related parties.

This Investment Offering Memorandum is a confidential solicitation of interest, and the information provided herein is provided for the sole purpose of considering the purchase of the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property or to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Purchase Agreement on terms acceptable to the Owner. By receipt of this Offering Memorandum, prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any and all liability with respect hereto.

The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible. All information contained herein is confidential in nature, and recipient agrees not to photocopy, duplicate, forward, distribute, or solicit third party interest without written permission and consent from Owner or JTACR Real Estate Group.

Neither JTACR Real Estate Group/Angel Brokers Group nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property.

OFFER SUBMISSION

Offers should be presented in the form of a non-binding Letter of Intent, spelling out all significant terms and conditions of Purchaser's offer including, but not limited to, (1) asset pricing, (2) due diligence and closing timeframe, (3) deal structure and each party's rights and responsibilities (as applicable), (4) earnest money deposit, and to include (5) a resume of previous multi-family ownership experience, as well as (6) qualifications to close, and (7) details of debt and equity financing.

ASKING PRICE & TERMS

\$2,495,000

SOURCES

--www.txdot.org

MINNOW BUCKET

Marina, Motel, & RV Park

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