

For Sale: Sand Creek RV Park – Post, TX

Price: \$550,000

Cap Rate: 9.35% | **NOI:** \$51,400



Property Overview

Sand Creek RV Park is a newly renovated, turn-key investment opportunity located in Post, Texas. The property features **19 RV slots** with flexible rental options and a fully remodeled **duplex** at the front of the property. Both the RV park and duplex were substantially upgraded in late 2023 and early 2024, making this an attractive, low-maintenance asset with strong income.

This is a **completely passive investment** – the property is overseen by a **full-time on-site property manager**, handling all day-to-day operations and tenant management.

Income Highlights

- **Net Operating Income (NOI):** \$51,400
 - **Cap Rate:** 9.35%
 - **RV Slots (19 total):**
 - \$375 / month
 - \$150 / week
 - \$35 / night
 - **Duplex:** \$2,000+ per month rental income
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Renovations & Improvements (2023–2024)

- **Duplex:** Full gut renovation down to studs, including new finishes, systems, and interiors.
 - **RV Park Expansion:** New dirt work, upgraded electrical infrastructure, new water lines, and expanded capacity.
 - **Amenities:** On-site laundry, Wi-Fi, and modernized utilities for reliable long-term operation.
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Investment Highlights

- **Truly Passive:** Full-time property manager in place handling all operations.
 - **Strong cap rate at 9.35%** in a growing West Texas market.
 - Recent renovations significantly reduce near-term maintenance costs.
 - Multiple rental streams (RV slots + duplex).
 - Attractive nightly, weekly, and monthly RV rates offering stable cash flow with upside potential.
 - Well-positioned in Post, TX with access to regional traffic and demand drivers.
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Financials

Income Statement (Profit and Loss)

S&S RV Parks LLC

For the month ended May 31, 2025

RV Park Occupancy	68%	66%	80%	79%	81%	84%	79%	83%
Account	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25
	<i>Actual</i>	<i>Actual</i>	<i>Actual</i>	<i>Actual</i>	<i>Actual</i>	<i>Actual</i>	<i>Actual</i>	<i>Actual</i>
Income								
Rental income - Duplex (2 Bed 2 Bath)	1,293.00	1,400.00	1,367.00	1,287.00	1,200.00	1,200.00	1,300.00	1,300.00
Rental income - Duplex (1 Bed 1 Bath)*	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00
Rental Income - RV Park	4,827.40	4,722.09	5,735.03	5,609.90	5,784.11	5,964.41	5,642.00	5,890.73
Total Income	6,870.40	6,872.09	7,852.03	7,646.90	7,734.11	7,914.41	7,692.00	7,940.73
Gross Profit	6,870.40	6,872.09	7,852.03	7,646.90	7,734.11	7,914.41	7,692.00	7,940.73
Operating Expenses								
Advertising	304.19	154.85	129.83	196.19	125.17	177.56	191.33	273.58
Property Manager	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00
Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Repairs & Maintenance	375.00	0.00	0.00	0.00	0.00	250.00	500.00	250.00
Utilities - Electricity	690.71	1,869.17	1,747.28	1,294.58	1,542.41	1,477.56	1,850.22	2,412.31
Utilities - Internet	199.94	199.94	199.94	199.94	199.94	199.94	199.94	199.94
Utilities - Water and Sewer	155.24	332.36	273.50	194.65	204.88	207.36	182.99	201.69
Total Operating Expenses	2,275.08	3,106.32	2,900.55	2,435.36	2,622.40	2,862.42	3,474.48	3,887.52
Operating Income	4,595.32	3,765.77	4,951.48	5,211.54	5,111.71	5,051.99	4,217.52	4,053.21