



\$3,212,983

MCCAMEY, TX

**RV PARK AND LODGING
PORTFOLIO**



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Griffin Partners in compliance with all applicable fair housing and equal opportunity laws.

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Opportunity Summary



OPPORTUNITY DESCRIPTION

McCamey Lodging - 5 trailers with five rooms each (25 rooms total) Located on McCamey Properties

McCamey RV Park - 100 RV sites, RV Supply store, Propane filling station, Ice Kiosk, property on septic with city water access

McCamey Properties - 136 RV Sites, 8 cabins (6 one room, 2 two room), laundromat, 11 storage units, bath house, pavilion

LOCATION DESCRIPTION

McCamey, Texas, is situated in the heart of the Permian Basin, one of the largest and most productive oil fields in the United States. The region is known for its significant reserves of crude oil and natural gas. The Permian Basin has been a major contributor to the U.S. oil industry for decades. The oil fields surrounding McCamey have historically been a crucial part of the local economy, driving growth and development in the area. In addition to oil fields, McCamey is also surrounded by expansive wind farms, earning it the title of the "Wind Energy Capital of Texas." The town's landscape is a mix of rugged West Texas terrain, wind turbines, and oil infrastructure, reflecting its diverse economic background.

OFFERING SUMMARY

Sale Price:	\$3,212,983
NOI:	\$308,313
Cap Rate:	9.60%
Rentable Units:	280

DEMOGRAPHICS

	1 MILE	10 MILES	20 MILES
Total Households	503	794	2,588
Total Population	1,356	2,131	7,392
Average HH Income	\$61,882	\$66,279	\$83,249



SECTION 1

PROPERTY INFORMATION

Property Summary- McCamey Lodging



PROPERTY HIGHLIGHTS

- McCamey Lodging - 5 trailers with five 250 sf rooms each (25 rooms total)
- Location: 200 W. 3rd Street, McCamey, TX 79752
- Rental rate: \$66/night or \$350/week
- Amenities include: Kitchenettes with a 2 burner stove, full sized fridges, full size beds, 32" flat screen TVs with satellite, dresser and closet, high speed internet (200 MB), full size bathrooms with showers, and a full cleaning and turn down service

OFFERING SUMMARY

Number of Units:	25
Total Rentable Space:	6,250 SF

Property Summary- McCamey RV Park



PROPERTY HIGHLIGHTS

- McCamey RV Park - 100 RV sites, RV Supply store, Propane filling station, Ice Kiosk, property on septic with city water access
- Location: 1673 State Hwy 385, McCamey, TX 79752
- Rent Rate: \$20/day or \$550/month includes water, septic, electricity, and trash removal
- Full hook-ups: including electricity with 50/30/20 amp breakers, and sewage

OFFERING SUMMARY

Number of Units:	100
Lot Size:	6.5 Acres

Additional Photos- McCamey RV Park



Property Summary- McCamey Properties



PROPERTY HIGHLIGHTS

- McCamey Properties - 136 RV Sites, 8 cabins (6 one room, 2 two room), laundromat, 11 storage units, bath house, and pavilion
- Location 1: 200 W. 3rd Street, McCamey, TX 79752
- 76 RV Sites, 8 Cabins, 11 Storage Units, Commercial Laundromat, Bath House, Pavillion
- Rent Rates: RV Spots at \$20/day, or \$550/month. Cabins at \$1250/month for One Bedroom or \$1450/month for Two Bedroom
- Location 2 (expansion site): 109 E. 1st Street, McCamey, TX 79752
- 60 RV Sites
- Rent Rates: RV Spots at \$20/day, or \$550/month
- Full hook-ups: including electricity with 50/30 amp breakers

OFFERING SUMMARY

Number of Units:

155

Additional Photos- McCamey Properties



SECTION 2

FINANCIAL BREAKDOWN



Financial Summary 2023



P/L 2023	McCamey Lodging LLC		McCamey Properties LLC		McCamey RV Park LLC		Total
Revenue	\$	309,279.68	\$	120,654.50	\$	213,993.14	\$ 643,927.32
COGS	\$	9,314.56	\$	3,934.81	\$	18,542.60	\$ 31,791.97
Gross Profit	\$	299,965.12	\$	116,719.69	\$	195,450.54	\$ 612,135.35
Other Income	\$	657.61	\$	417.00	\$	646.04	\$ 1,720.65
Opex	\$	249,474.95	\$	187,380.19	\$	173,585.55	\$ 610,440.69
NOI	\$	51,147.78	\$	(70,243.50)	\$	22,511.03	\$ 3,415.31
Add Backs	McCamey Lodging LLC		McCamey Properties LLC		McCamey RV Park LLC		Total
Depreciation	\$	10,949.08	\$	72,835.38	\$	19,671.44	\$ 103,455.90
Guaranteed Payments	\$	27,000.00	\$	500.00	\$	58,000.00	\$ 85,500.00
Interest	\$	-	\$	9,517.23	\$	-	\$ -
Vehicle and Equipment	\$	-	\$	-	\$	6,450.02	\$ 6,450.02
Total Add Backs	\$	37,949.08	\$	82,852.61	\$	84,121.46	\$ 195,405.92
Adjusted NOI	\$	89,096.86	\$	12,609.11	\$	106,632.49	\$ 208,338.46

Financial Summary 2024



P/L 2024	McCamey Lodging LLC		McCamey Properties LLC		McCamey RV Park LLC		Total
Revenue	\$	298,260.00	\$	172,180.18	\$	204,156.08	\$ 674,596.26
COGS	\$	10,022.53	\$	5,897.51	\$	15,155.16	\$ 31,075.20
Gross Profit	\$	288,237.47	\$	166,282.67	\$	189,000.92	\$ 643,521.06
Other Income	\$	84.87	\$	180.46	\$	-	\$ 265.33
Opex	\$	220,582.57	\$	96,782.77	\$	148,634.65	\$ 465,999.99
NOI	\$	67,739.77	\$	69,680.36	\$	40,366.27	\$ 177,786.40

Add Backs	McCamey Lodging LLC		McCamey Properties LLC		McCamey RV Park LLC		Total
Depreciation	\$	-	\$	-	\$	-	\$ -
Guaranteed Payments	\$	34,000.00	\$	-	\$	49,000.00	\$ 83,000.00
Interest	\$	-	\$	-	\$	-	\$ -
Trailer Move	\$	47,020.00	\$	-	\$	-	\$ 47,020.00
Vehicle and Equipment	\$	-	\$	-	\$	507.23	\$ 507.23
Total Add Backs	\$	81,020.00	\$	-	\$	49,507.23	\$ 130,527.23
Adjusted NOI	\$	148,759.77	\$	69,680.36	\$	89,873.50	\$ 308,313.63

Cap Rate	9.60%
Price	\$ 3,212,918.00

SECTION 3

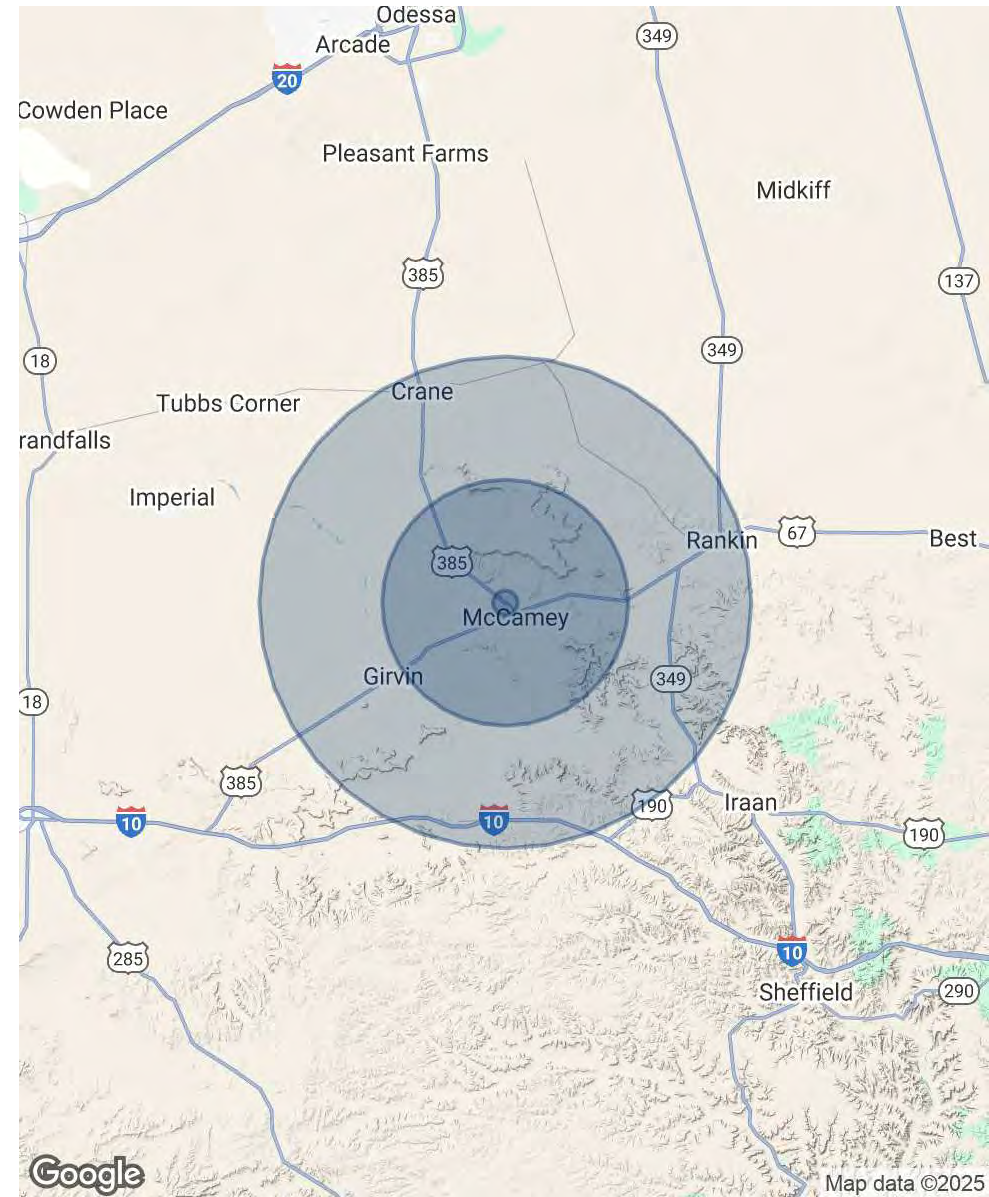
DEMOGRAPHICS

Demographics Map & Report

POPULATION	1 MILE	10 MILES	20 MILES
Total Population	1,356	2,131	7,392
Average Age	39	40	38
Average Age (Male)	39	39	37
Average Age (Female)	39	40	38

HOUSEHOLDS & INCOME	1 MILE	10 MILES	20 MILES
Total Households	503	794	2,588
# of Persons per HH	2.7	2.7	2.9
Average HH Income	\$61,882	\$66,279	\$83,249
Average House Value	\$111,479	\$123,500	\$156,417

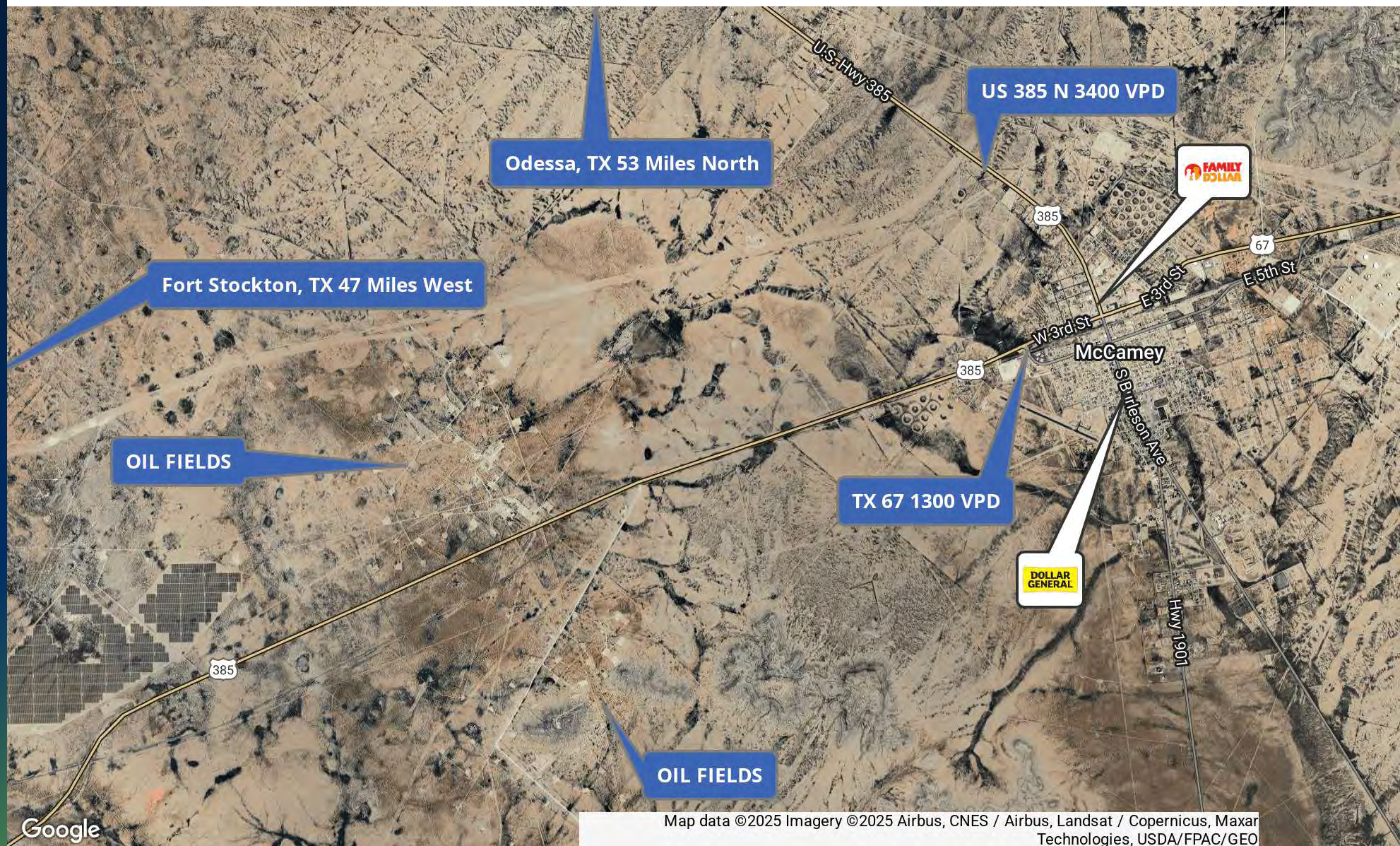
Demographics data derived from AlphaMap



SECTION 4

LOCATION INFORMATION

Regional Map



About McCamey



Located one hour south of Odessa, McCamey was founded in 1925 following an oil discovery by C.C. McCamey. The town quickly became an oil boomtown in the 1920s and 1930s. Post World War II, the town's economy and population declined, but it revitalized itself during the 1990s by embracing renewable energy. This came particularly through the addition of wind farms, earning the nickname "Wind Energy Capital of Texas." Today, McCamey's economy is driven by a combination of oil and gas production, renewable energy projects, and agriculture. The town continues to develop its renewable energy sector while maintaining its traditional oil and agricultural industries, ensuring economic stability and growth. RV Parks are essential in McCamey due to the transient workforce in the oil, gas, and renewable energy industries who all require temporary housing.

SECTION 5

ADVISOR BIOS

Advisor Bio 1



MARK GRIFFIN, CCIM, CM&AA

Managing Principal

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Direct: 864.315.3734

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PROFESSIONAL BACKGROUND

Mark Griffin, CCIM is CEO and Managing Principal at Sperry Commercial Global Affiliates - Griffin Partners with offices in Greenville and Atlanta. He is a native of upstate, SC, and a graduate of Clemson University with over eighteen years of progressive experience in commercial real estate ranging from investment and development advisory services to general brokerage.

Mr. Griffin holds a 5-year professional degree in Landscape Architecture from Clemson University with a focus on land development, real estate, and business. Mr. Griffin also holds the distinguished Certified Commercial Investment Member (CCIM) designation which less than 6% of commercial real estate practitioners obtain globally. Mr. Griffin also holds the prestigious Certified Mergers & Acquisitions Advisor (CM&AA) designation. This designation is recognized by FINRA as the elite designation for M&A advisors and professionals. In addition to commercial brokerage, Mr. Griffin is engaged in M&A transactions of companies in the middle market all across the southeast. This combined specialty allows Mr. Griffin to serve businesses in many capacities from the sale of the business to sale-leasebacks for individual owners, private investments groups, REIT's, and Family Offices.

EDUCATION

Clemson University, BLA (5-year professional)

Certified Commercial Investment Member Institute designation (CCIM)

Certified Mergers & Acquisitions Advisor designation (CM&AA)

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Advisor Bio 2



NICK DENBOW

Broker

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Direct: 667.228.9000

SC #136837

PROFESSIONAL BACKGROUND

Nick Denbow serves as a Junior Advisor/ Broker and responsible for client management, performing research on behalf of the Senior Brokers, preparing sell-side Offering Memorandums, and analyzing buy-side deals on behalf of clients. Nick holds a BS in Financial Management with a Real Estate emphasis and a minor in Accounting from Clemson University.

EDUCATION

Clemson University

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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