

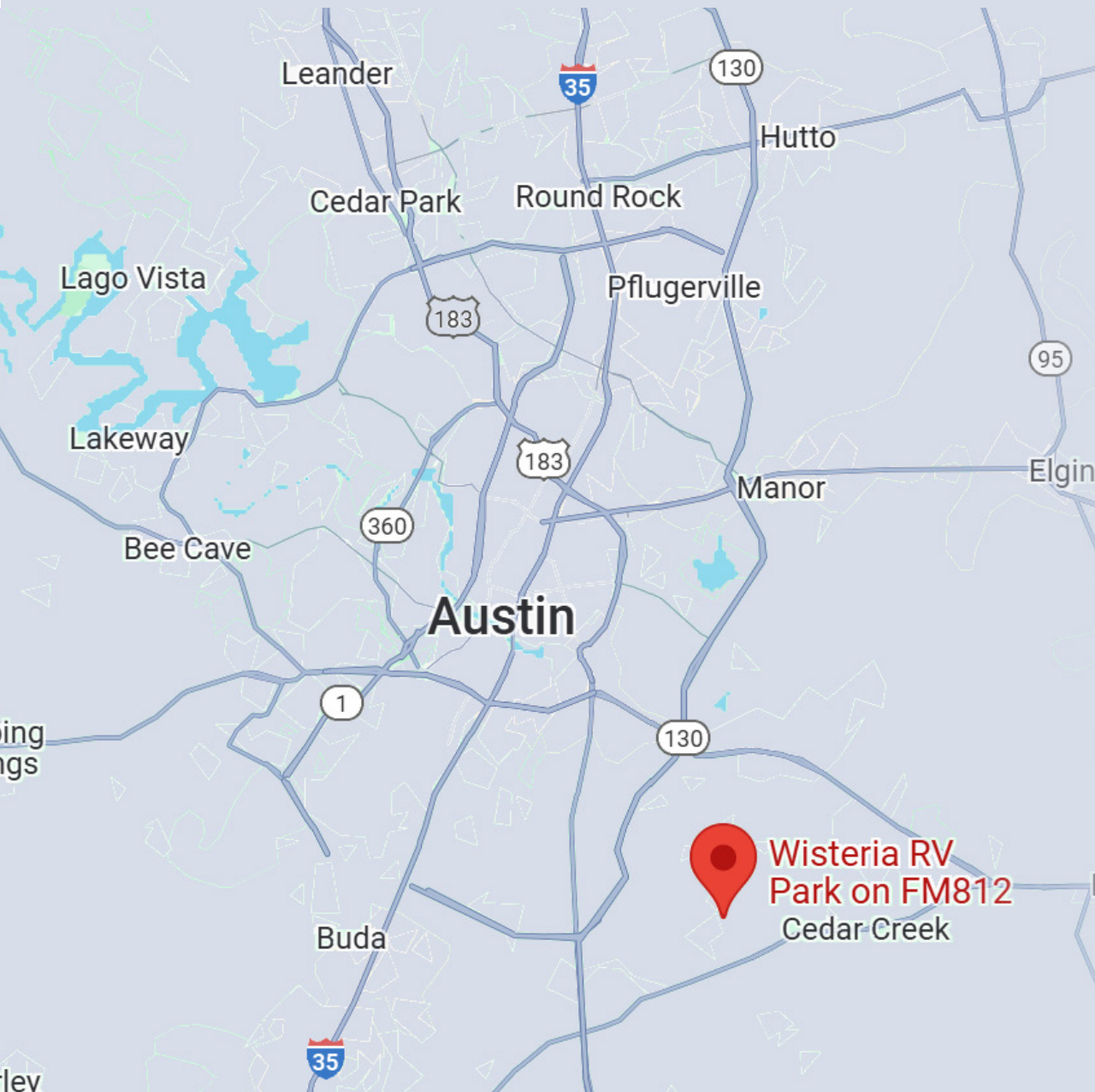
WISTERIA RV PARK

2750 FM 812 Del Valle, TX



ASKING PRICE: \$3,400,000

PRO FORMA FINANCIALS



Estimated Income

\$595 Rent per Space (current)
95% Projected Occupancy w/ additional marketing and adding tiny homes and mobile homes
\$576,555 Projected Potential Annual Rent
\$18,000 Projected Propane Sales - Propane Dispenser to be Added
\$10,000 Laundry

\$604,555 Projected Annual Revenue


Estimated Annual Expenses

\$18,000 WIFI (with change to WIFI only, such as Starlink)
\$7,504 Water
\$3,000 Electric (for office, electricity at site paid by guests)
\$18,000 Landscaping
\$19,500 On-Site Employee
\$11,000 Repairs
\$9,000 Dumpster
\$47,086 Property Taxes
\$8,500 Insurance
\$2,000 Advertising & Professional Services
\$5,000 Miscellaneous

Can \$148,590 Total Expenses

\$455,965 Annual Projected NOI
\$37,997 Monthly NOI

Bast 13.41% Cap Rate



The park has previously exceeded 95% occupancy, and we strongly believe it can reach 95% occupancy again. Adding tiny homes and mobile homes would open up the park to a larger customer base. The mobile home parks in Austin are boasting occupancy rates of 95% and up. The park hasn't done any advertising and has a very limited online presence. We believe with the introduction of search engine optimization and advertising, we will see an influx of guests to the park over the next few months. Changing from WIFI and Cable to just WIFI with a service like Starlink will reduce that cost by over \$20,000 per year and have minimal impact on guests.

2024 FINANCIALS

Income

\$180.00 Application Fees

\$8,079.96 Laundry

\$495,057.11 Rents (RV Spaces + Electricity)

Total Revenue: \$503,317.07

Expenses

\$63,116.47 Property Taxes (Will be \$47,000 or less in 2025)

\$9,016.86 Trash Service

\$10,864.86 Merchant Fees

\$710.58 Refunds

\$11,030.82 Landscaping

\$357.92 Marketing

\$1,232.90 Advertising and Promotion

\$20.00 Bank Service Fees

\$4,902.51 Insurance Expense

\$728.82 Office Expenses and Supplies

\$10,726.31 Repairs and Maintenance

\$6,426.35 Water Service

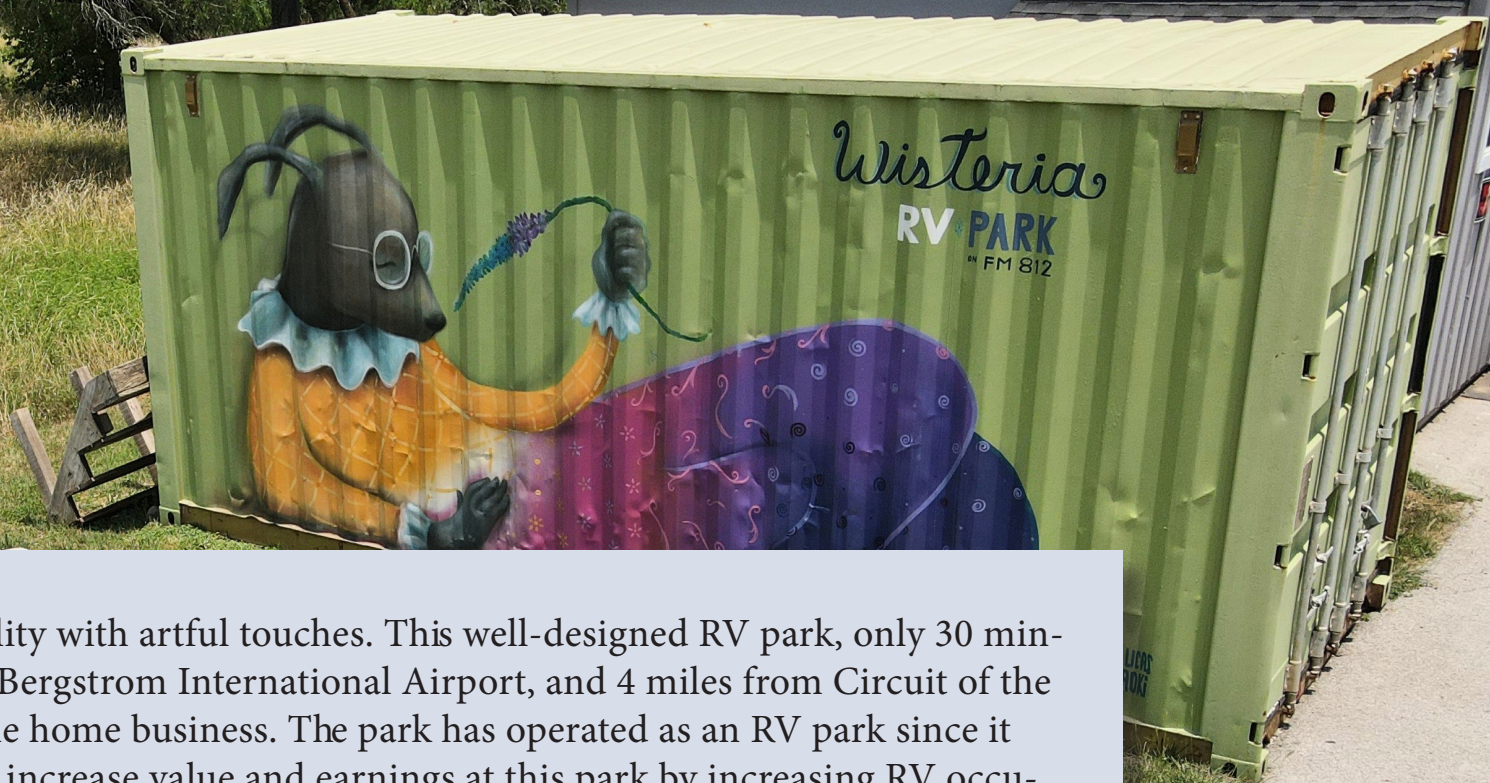
\$44,181.86 Cable & WIFI

\$52,769.18 Electricity

\$19,500.00 Contract Labor

\$216,135.44 Total Expenses

Net Operating Income: \$267,681.63



This 85-site RV Park has personality with artful touches. This well-designed RV park, only 30 minutes from Austin, 16 minutes to Austin Bergstrom International Airport, and 4 miles from Circuit of the Americas, is perfect for an RV or mobile home business. The park has operated as an RV park since it was built in 2019. Great opportunity to increase value and earnings at this park by increasing RV occupancy or adding tiny homes and mobile homes to the mix. Currently, mobile home parks in Austin are reporting 95%+ occupancy. The park has 85 sites with water & separate metering for electricity, plus septic hook-ups, which complete the utility package for each site. The customers currently enjoy free WIFI, and cell service is good. This is a growing area. The park's guests are mostly long-term, but the park also enjoys short-term business from Circuit of the Americas and all the entertainment that comes with it. The park features a dog park, playground, laundry facilities, showers, and an office with onsite management. The office is large enough to accommodate an expanded laundry area, a small workout room, or a small store. Another potential way to increase income is selling propane and/or other items. There is a retaining pond to the right as you enter the park, and a septic spray field at the rear of the property. This property offers great upside for the right investor.



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