

Cash-Flowing RV Park For Sale at 10.8% Cap Rate

\$ 1,300,000

\$140,500 NOI (T-12)



2012 Fisher St, Goldthwaite, TX

- Investment Highlights -

- **LOW** operating expenses
- **NO** zoning restrictions
- **STABLE** year-round income
- **IN-PLACE** management
- City utilities
- Well-below replacement cost
- 10.4 acres, 2 for expansion
- Low property taxes
- Equipment included
- Excellent for absentee owner

- Diverse Income Streams -

- 52 RV sites
- 8 Cabins
- 24 Self-storage units
- General store
- Propane

- Upside Opportunities -

1. Increase occupancy from 65%
2. Bring rates up to market
3. Bill for electricity usage
4. Expand on excess land

Seller is prepared to work diligently with a serious buyer. To request additional information or set up a tour, please submit your buyer profile to: [**investors@althingproperties.com**](mailto:investors@althingproperties.com)

Materials will gladly be provided upon buyer prequalification. At a minimum, please include detail on the buyer, the equity source, and list of relevant real estate owned, if any. Seller financing is not available.