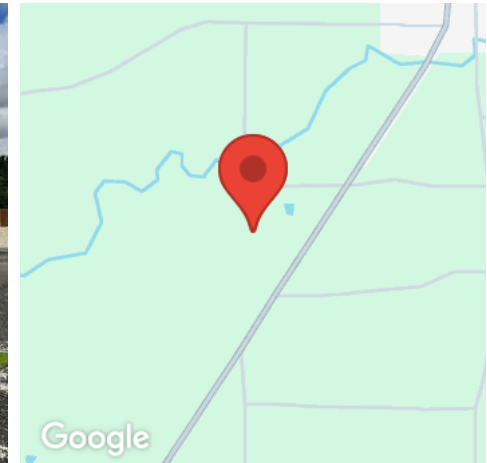


EXECUTIVE SUMMARY

350 WEST BRADSHAW ROAD



OFFERING SUMMARY

PRICE:	\$0
ROOMS:	64
OCCUPANCY:	5%
ADR:	
NOI:	317520
CAP RATE:	8.4%
PRICE / DOOR:	\$58984
RRM:	
BUILDING SF:	0
PRICE / SF:	
LOT SIZE:	6 AC
RENOVATED:	
YEAR BUILT:	2024

PROPERTY OVERVIEW

Six-acre facility with 60 RV spots, two apartments and two short term rental units. Each location is metered separately, water to it, and sewer out to a main septic at the back of the facility. This client is offering 35% ownership in this facility. An additional 30% is available. Owners have operated and currently operate RV facilities.

PROPERTY HIGHLIGHTS

- Located less than two miles from the center of Springtown, this newly developed RV park is now accepting tenants with a grand opening the 18th of September.



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INVESTMENT DETAILS

350 WEST BRADSHAW ROAD



Analysis

Analysis Date September 2024

Property

Property Type Hospitality
Property Springtown RV Park
Address 350 West Bradshaw Road
City, State Springtown, TX 76082
Year Built 2024

Purchase Information

Purchase Price \$3,775,000
Fair Market Value \$3,775,000
Tenants 64
Total Rentable SF 0
Lot Size 6.0 acres
Resale Valuation 2.00% (Annual Appreciation)

Income & Expense

Gross Operating Income \$477,120
Monthly GOI \$39,760
Total Annual Expenses (\$85,020)
Monthly Expenses (\$7,085)

Financial Information

All Cash

Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs
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LOCATION MAPS

350 WEST BRADSHAW ROAD



INTERNAL RATE OF RETURN ANALYSIS

350 WEST BRADSHAW ROAD



Before Tax IRR

	Cash Flows
Initial Investment	(\$3,775,000)
08/2025	\$392,100
08/2026	\$473,210
08/2027	\$495,540
08/2028	\$518,762
08/2029*	\$4,710,818
IRR = 14.16%	* (\$542,913 + \$4,167,905)

After Tax IRR

	Cash Flows
Initial Investment	(\$3,775,000)
08/2025	\$392,100
08/2026	\$473,210
08/2027	\$495,540
08/2028	\$518,762
08/2029*	\$4,710,818
IRR = 14.16%	* (\$542,913 + \$4,167,905)

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CASH FLOW ANALYSIS

350 WEST BRADSHAW ROAD



Before-Tax Cash Flow Year Ending	Year 1 08/2025	Year 2 08/2026	Year 3 08/2027	Year 4 08/2028	Year 5 08/2029
Before-Tax Cash Flow					
Gross Scheduled Income	\$596,400	\$620,256	\$645,066	\$670,869	\$697,704
Turnover Vacancy	(\$59,640)	(\$62,026)	(\$64,507)	(\$67,087)	(\$69,770)
General Vacancy	(\$59,640)	\$0	\$0	\$0	\$0
Total Operating Expenses	(\$85,020)	(\$85,020)	(\$85,020)	(\$85,020)	(\$85,020)
Net Operating Income	\$392,100	\$473,210	\$495,540	\$518,762	\$542,913
Loan Payment	\$0	\$0	\$0	\$0	\$0
Before-Tax Cash Flow	\$392,100	\$473,210	\$495,540	\$518,762	\$542,913
Cash-On-Cash Return	10.39%	12.54%	13.13%	13.74%	14.38%

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CUMULATIVE ANALYSIS

350 WEST BRADSHAW ROAD



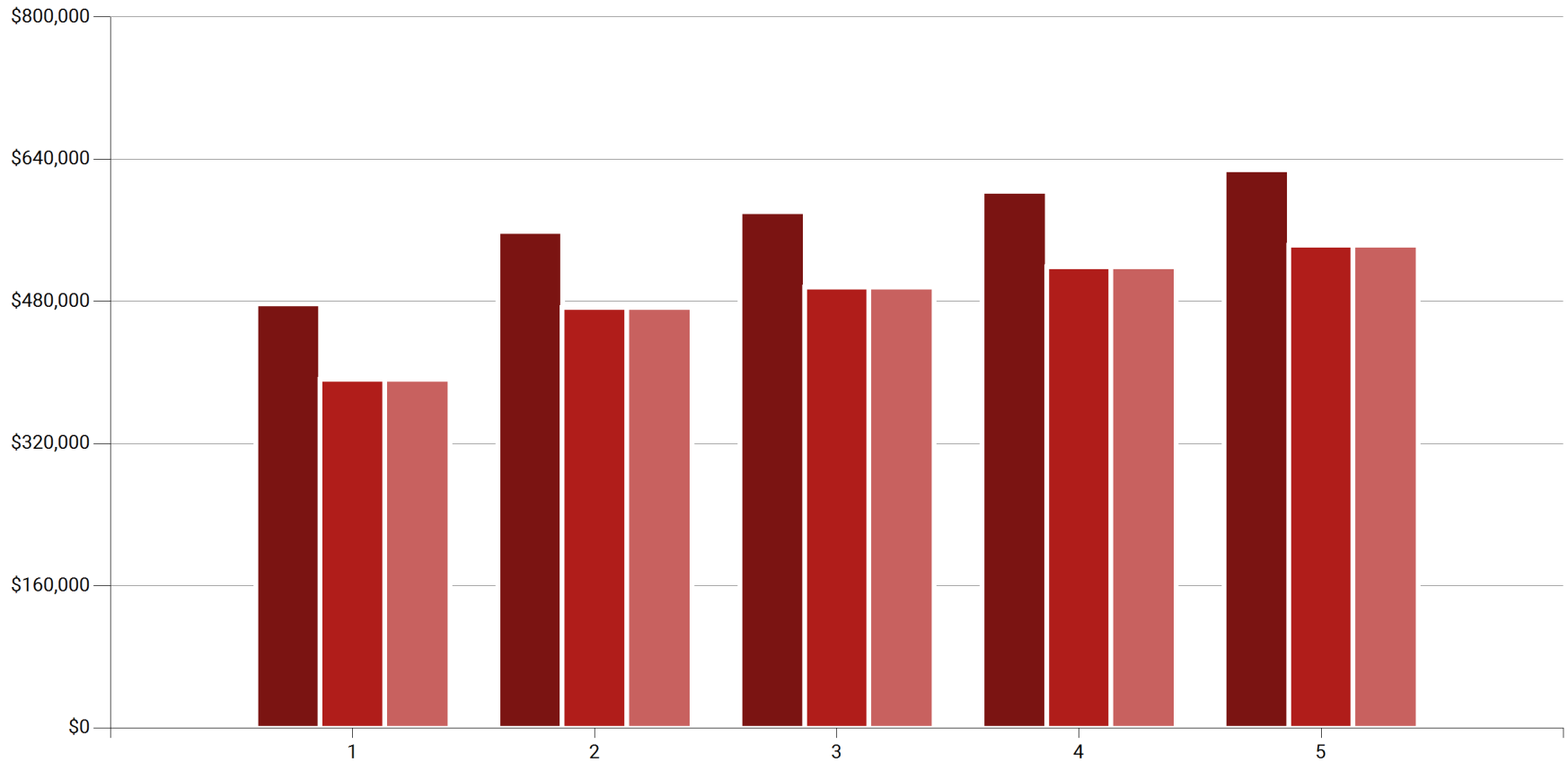
Description Year Ending	Year 1 08/2025	Year 2 08/2026	Year 3 08/2027	Year 4 08/2028	Year 5 08/2029
Equity (appreciation)	\$75,500	\$152,510	\$231,060	\$311,181	\$392,905
Equity (loan reduction)	\$0	\$0	\$0	\$0	\$0
After-Tax Cash Flow	\$392,100	\$865,310	\$1,360,850	\$1,879,612	\$2,422,525
Totals - To Date	\$467,600	\$1,017,820	\$1,591,910	\$2,190,793	\$2,815,430
Invested Capital	(\$3,775,000)	(\$3,775,000)	(\$3,775,000)	(\$3,775,000)	(\$3,775,000)
ROIC - To Date	12.39%	26.96%	42.17%	58.03%	74.58%

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OPERATING INCOME ANALYSIS

350 WEST BRADSHAW ROAD



Year	Gross Operating Income	Net Operating Income	Net Cash Flow (b/t)
1	\$477,120	\$392,100	\$392,100
2	\$558,230	\$473,210	\$473,210
3	\$580,560	\$495,540	\$495,540
4	\$603,782	\$518,762	\$518,762
5	\$627,933	\$542,913	\$542,913

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