

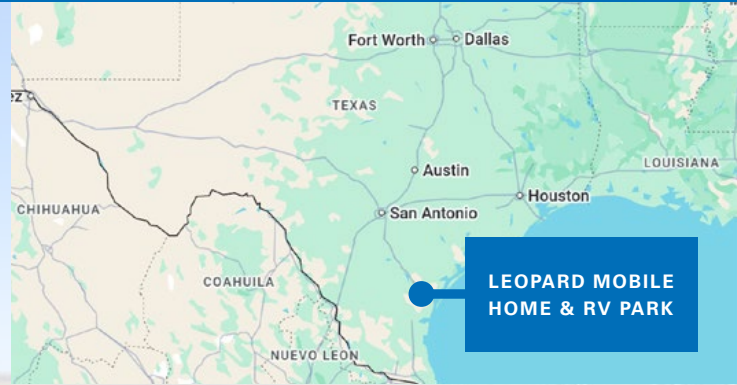
A 180-SITE MH/RV COMMUNITY
CONTACT BROKER FOR PRICE

Leopard Mobile Home & RV Park

8225 LEOPARD ST
CORPUS CHRISTI, TX 78409



For a video tour, please visit:
<https://vimeo.com/606704564>



LEOPARD MOBILE
HOME & RV PARK

NEWMARK

Site Information

Address	8225 Leopard St, Corpus Christi, TX 78409
Price	Contract Broker
County	Nueces
Tax Parcel ID	200045452
Year Built	1962
MH Sites	107
RV Sites*	73
Community Type	All-ages
Land Size	21.6 acres (8.2 sites/acre)
MH/RV Phy Occ	86.11% (155 sites as of Dec '25)
MH/RV Eco Occ	86.11% (155 sites as of Dec '25)
Inventory Homes	1 Stick-Built Home (rented for \$950/mo)
Avg MH Rent	\$455 (base rent only)
Avg RV Rent	\$455 (base rent only)
Next Rent Increase	\$30 (Jan '26)
Last Rent Increase	\$30 (Jan '25)
Zoning	IL/FR (Light Industrial/Farm Rural)
Roads	Asphalt
Floodplain	Zone X
Website	https://www.leopardmhp.com

Utilities

Water	City of Corpus Christi (billed back to tenants)
Sewer	City of Corpus Christi (billed back to tenants)
Electricity	American Electric Power (billed back to tenants)**
Gas	City of Corpus Christi (billed back to tenants)
Trash	Absolute Waste (billed back to tenants)

* All sites are 30/50 amp and on month-to-month leases

** MH tenants are direct billed and RV tenants are billed back

Area Highlights

- Corpus Christi is an attractive retiree and tourist destination located directly on the Gulf of Mexico. It is home to several attractions, outdoor experiences, hotels, cultural venues, and shopping.
- Corpus Christi recently ranked third in the top big cities to move to according to a recent study by moveBuddha. The rising number of jobs in the Coastal Bend is likely a main factor, including construction on the billion-dollar Tesla lithium plant that began in 2023.
- Corpus Christi is moving forward with several major projects, including the fully opened new Harbor Bridge, roughly \$700 million in ongoing road improvements, and a revitalization of the downtown marina and waterfront featuring new docks and boardwalk repairs. The city is also developing a large desalination plant to secure a drought-proof water supply, along with broader infrastructure planning to support future growth.
- Corpus Christi is home to many large employers including Naval Air Station Corpus Christi, Corpus Christi Army Depot, Christus Spohn Health Services, as well as several oil and petrochemical firms. The Port of Corpus Christi is a top U.S. crude exporter and the third-largest U.S. port in total revenue tonnage.
- The uncapping of oil wells at Eagle Ford Shale, thanks to higher oil demand and prices globally, will continue to boost employment and incomes. Since Eagle Ford's break-even price averages \$56-\$62 per barrel, according to the 2025 Dallas Federal Reserve energy survey, drilling employment will rebound faster in the region than others.
- Corpus Christi International Airport serves the area with daily direct flights to and from Houston and Dallas operated by United, American, and Southwest.

Investment Highlights

Leopard Mobile Home & RV Park is an all-age 180-site community well located in the highly desirable Corpus Christi, TX market with a strong occupancy and almost no park owned homes.

- Minutes away from the beautiful Gulf Coast, featuring 192 square miles of shoreline, and downtown Corpus, Leopard consists of 107 manufactured home and 73 RV sites, all on public utilities.
- Vacancy upside with 14% or 25 available RV sites. If all 25 RV sites fill, it would add roughly \$144,000 per year in revenue for the next owner.
- Community amenities include an on-site office, basketball court, children's play area, picnic area, and on-site laundry.
- Rents are scheduled to increase \$30 to \$485 per site per month in Jan 2026. There are strong demographics in the immediate area. Within a ten-mile radius of the community, the average household income is \$80,620 with average home values at \$253,207. This typically suggests that market rents could be around \$600.
- The property will be delivered free and clear of debt and should qualify for attractive non-recourse debt.
- With a population of over 317,000 people (and almost 450,000 in the MSA), Corpus Christi is the 8th largest city in Texas. Key employment includes opportunities in aviation, tourism, maritime shipping and research, and petrochemical manufacturing industries. These factors bode well for the affordable housing options that Leopard offers.



FINANCIAL ANALYSIS

	2023		2024		Sep '25 T9 Inc Ann		2026 Budget		Yr 1 Proforma	
	Totals	% GSR	Totals	% GSR	Totals	% GSR	Totals	% GSR	Totals	% GSR
INCOME										
² Gross Scheduled Rent	\$784,710		\$806,898		\$836,514		\$909,180		\$1,047,600	
³ Less: Vacancy	0	0.00%	0	0.00%	0	0.00%	0	0.00%	145,500	13.89%
Less: Concessions	30,422	3.88%	26,568	3.29%	42,042	5.03%	43,136	4.74%	28,809	2.75%
Total Rental Income	\$754,288	96.12%	\$780,330	96.71%	\$794,472	94.97%	\$866,044	95.26%	\$873,291	83.36%
⁴ Plus: Water/Sewer Income	68,361	380	73,487	408	77,100	428	77,666	431	79,413	441
⁵ Plus: Trash Income	14,131	79	13,200	73	27,983	155	27,965	155	27,900	155
⁶ Plus: Gas/Elec Income	39,575	220	36,373	202	37,261	207	36,756	204	38,379	213
⁷ Plus: Other Income	44,638	248	28,158	156	24,063	134	29,731	165	24,785	138
Total Other Income	166,705	926	151,219	840	166,408	924	172,119	956	170,478	947
Effective Gross Income	\$920,993	\$5,117	\$931,549	\$5,175	\$960,880	\$5,338	\$1,038,162	\$5,768	\$1,043,769	\$5,799
EXPENSES	Actuals	Per Site	Actuals	Per Site	Actuals	Per Site	Budget	Per Site	Proforma	Per Site
⁸ Repairs and Maintenance	\$36,833	\$205	\$15,100	\$84	\$19,357	\$108	\$20,516	\$114	\$18,000	\$100
⁸ Payroll	120,282	668	106,708	593	98,603	548	100,288	557	106,200	590
⁸ Administrative	23,921	133	18,824	105	16,855	94	32,223	179	18,000	100
Marketing	1,328	7	1,059	6	9,809	54	12,275	68	1,800	10
Professional Fees	9,257	51	8,939	50	12,286	68	800	4	9,000	50
⁹ Utilities										
Gas/Elec	58,822	327	58,988	328	69,411	386	51,263	285	71,493	397
Water/Sewer	84,157	468	91,419	508	95,976	533	86,980	483	98,855	549
Trash	17,866	99	27,698	154	19,445	108	21,977	122	20,028	111
Cable/Internet/Telephone	2,718	15	3,110	17	1,588	9	1,901	11	1,636	9
Total Variable Expenses	\$355,185	\$1,973	\$331,844	\$1,844	\$343,329	\$1,907	\$328,222	\$1,823	\$345,012	\$1,917
¹⁰ Taxes	63,437	352	65,691	365	65,261	363	66,797	371	76,926	427
¹¹ Insurance	39,420	219	58,686	326	53,861	299	27,771	154	28,800	160
Management Fee	55,205	5.99%	54,710	5.87%	57,107	5.94%	38,012	3.66%	41,751	4.00%
Total Operating Expenses	\$513,248	\$2,851	\$522,849	\$2,905	\$528,492	\$2,936	\$460,802	\$2,560	\$492,489	\$2,736
¹² Plus: Capital Reserves	0	0	0	0	0	0	0	0	9,000	50
Total Expenses	\$513,248	\$2,851	\$522,849	\$2,905	\$528,492	\$2,936	\$460,802	\$2,560	\$501,489	\$2,786
Net Operating Income	\$407,746	\$2,265	\$408,700	\$2,271	\$432,388	\$2,402	\$577,361	\$3,208	\$542,280	\$3,013
Expense Ratio	55.73%		56.13%		55.00%		44.39%		48.05%	

Underwriting Assumptions

- Actual numbers based on financials provided by the client.
- Year 1 Proforma Gross Scheduled Rent ("GSR") = 180 MH/RV sites x \$485 average lot rent x 12 months (includes a \$30 rent increase planned for Jan 2026). Historical GSR from owner's financials only provides Total Rental Income received for that period. Our Proforma GSR shows all potential income as if the community were 100% occupied and then deducts a vacancy percentage based on the current rent roll.
- Year 1 Proforma assumes 155 occupied units.
- Year 1 Proforma Water/Sewer Income grown 3% from Sep '25 T9 annualized.
- Year 1 Proforma Trash Income grown 3% from Sep '25 T9 annualized.
- Year 1 Proforma gas/Elec Income grown 3% from Sep '25 T9 annualized.
- Year 1 Proforma Other Income grown 3% from Sep '25 T9 annualized.
- Year 1 Proforma R&M/Payroll/Admin taken from the average of '24/Sep '25 T9 annualized and then grown 3%.
- Year 1 Proforma Adjusted Utilities grown 3% from Sep '25 T9 annualized.
- Year 1 Proforma Taxes = 2025 tax payment grown 10%.
- Year 1 Proforma Insurance – New premium in 2025 totaling \$2,240 per month and then grown 3%.
- Numbers do not reflect actual expenses.

AREA EMPLOYMENT & DEMOGRAPHICS



Top Employers in the Coastal Bend Region

#	EMPLOYER	EMPLOYEES
1	CHRISTUS Spohn Health Services	7,866
1	Corpus Christi Independent School District	5,795
2	Naval Air Station Corpus Christi	5,000
3	Corpus Christi Army Depot	3,100
4	City of Corpus Christi	3,062
5	Driscoll Children's Hospital	2,609
6	Texas A&M University- Corpus Christi	2,363
7	AEP Texas	2,133
8	Nueces County	2,031
9	HEB	2,019
10	Bay Ltd., A Berry Company	1,700

Source: Corpus Christi Regional Economic Development Corporation - Data as of July 2024



Demographic Information

	3 MILES	5 MILES	10 MILES
2025 Population Estimate	14,775	59,630	212,261
2025 Renter Occupied Housing Percentage	40.4%	41.0%	37.7%
2025 Owner Occupied Housing Percentage	47.1%	44.0%	50.6%
2025 Estimated Average Household Income	\$54,954	\$56,553	\$80,620
2025 Estimated Average Owner-Occupied Housing Value	\$164,102	\$170,200	\$253,207

Source: U.S. Census Bureau, Esri

LOCATION MAP & AREA ATTRACTIONS



Port of Corpus Christi

- The Port of Corpus Christi has been in operation since 1926 and has since become the 3rd largest port in the U.S., based on total revenue tonnage, and the 2nd largest exporter of crude oil.
- The Port boasts a 47-foot-deep channel, three Class I railroads – BNSF, KCS, and UP – and a location adjacent to connecting Texas highways Interstate 37 and Highway 181.



Texas State Aquarium

- The Texas State Aquarium aims to promote environmental conservation and rehabilitation of the wildlife of the Gulf of Mexico. It has been accredited by the Association of Zoos and Aquariums (AZA) since 1995 and ranks among Top 5 Best Aquarium in the country by USA TODAY 10Best Readers' Choice Award.
- The Aquarium averages around 530,000 visitors per year, and over the past 10 years, the Aquarium's operations have had an economic impact of over \$600 million.

PROPERTY PHOTOS



Leopard
 Manufactured Home & RV Community
 Leopard St. Corpus Christi, TX 78409
 www.leopardmhp.com

The site map displays the layout of the Leopard Manufactured Home & RV Community. The community is bounded by Tuloso Circle to the west and Stillwell Ln. to the south. The map shows a grid of lots, with lot numbers ranging from 1 to 170. The layout includes several streets and common areas:

- Streets:** Tuloso Circle (west side), Stillwell Ln. (south side).
- Amenities:** Office, Picnic Area, Shuffleboard, Basketball Court.
- Lot Numbers:**
 - Top row: 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170
 - Second row: 157, 138, 137, 115, 116, 117, 118, 119
 - Third row: 156, 139, 136, 110, 111, 112, 113, 114
 - Fourth row: 155, 140, 135, 105, 106, 107, 108, 109
 - Fifth row: 154, 141, 134, 100, 101, 102, 103, 104
 - Sixth row: 153, 142, 133, 95, 96, 97, 98, 99
 - Seventh row: 152, 143, 132, 90, 91, 92, 93, 94
 - Eighth row: 151, 144, 131, 85, 86, 87, 88, 89
 - Ninth row: 150, 145, 130, 80, 81, 82, 83, 84
 - Tenth row: 149, 146, 129, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70
 - Eleventh row: 148, 147, 128, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48
 - Twelfth row: 1624, 1627, 126, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33
 - Thirteenth row: 1626, 1634, 125, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1
 - Fourteenth row: 1640, 1646, 1702, 1706, 1712, 1714, 1718, 1722, 1726



Additional information for Leopard Mobile Home & RV Park is available online at:
<https://tinyurl.com/leopard-mh-rv>



For a video tour, please visit:
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PLEASE DO NOT SPEAK WITH
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