

380 Eagle's Nest – Tiny Home and Storage Facility
2820 Highway 380, Decatur, TX 76234
List Price: \$2,690,000 | Offered at a 10.26% Cap Rate | \$276,219 Net Income

Financial Summary Addendum
380 Eagle's Nest

Annual Operating Expenses

Electric	\$26,500.00
Water	\$2,500.00
Taxes	\$30,401.00
insurance	\$13,000.00
Repairs/Maintenance	\$13,000.00
Total Operating Expenses	\$85,401.00

Current Revenue

Tiny Home Annual Income	\$229,200.00
Storage Annual Income (Current, 61% Occupancy)	\$132,420.00
Total Annual Gross Income	\$361,620.00
Annual Operating Expenses	-\$85,401.00
Net Operating Income (Current)	\$276,219.00
Cap Rate (Current)	10.26%

Projections

Projected Storage Income (90% Occupancy)	\$160,272.00
Projected Tiny Home Income (with projected rental increases)	\$236,400.00
Projected Total Gross Income (with Stabilized Storage & Homes)	\$396,672.00
Total Operating Expenses	(\$85,401.00)
Projected Net Operating Income	\$311,271.00
Projected Cap Rate (Stabilized Storage)	11.57%

Disclaimer:

All financial projections contained in this memorandum are estimates based on current market conditions, historical performance, and assumptions regarding future operations. Actual results may vary materially from these projections. The information provided herein is for informational purposes only and should not be relied upon as a guarantee of performance. Buyers are encouraged to conduct their own independent analysis and due diligence.

380 Eagle's Nest – Tiny Home Community
2820 Highway 380, Decatur, TX 76234
List Price: \$1,950,000 | Offered at a 8.61% Cap Rate | \$167,965 Net Income

Tiny Homes-Financial Summary Addendum
380 Eagle's Nest

Annual Operating Expenses

Electric	\$24,000.00
Water	\$2,450.00
Taxes	\$15,785.00
insurance	\$7,000.00
Repairs/Maintenance	\$12,000.00
Total Operating Expenses	\$61,235.00

Current Revenue

Tiny Home Annual Income (100% Occupied)	\$229,200.00
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Total Annual Gross Income	\$229,200.00
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Annual Operating Expenses	-\$61,235.00
Net Operating Income (Current)	\$167,965.00
Cap Rate (Current)	8.61%

Projections

Projected Tiny Home Income (with projected rental increases)	\$236,400.00
Total Operating Expenses	(\$61,235.00)
	\$175,165.00
Projected Cap Rate (Stabilized Storage)	8.98%

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Tiny Homes Rent Roll

Tiny Home #	Tenant	Lease Rate	Projection Rent	
			Increases	
1	Beverly	\$1,000.00	\$1,200.00	
2	Janice	\$1,200.00		
3	Kaitlynn	\$1,200.00		
4	Julia	\$1,200.00		
5	J. Garcia	\$1,200.00		
6	Eric	\$1,000.00	\$1,200.00	
7	Chad	\$1,200.00		
8	Charles	\$1,200.00		
9	Brendon	\$1,200.00		
10	Caleb	\$1,200.00		
11	Shane	\$1,200.00		
12	Elky	\$1,200.00		
13	Kaitlynn	\$1,200.00		
14	David	\$1,200.00		
15	Blair	\$1,200.00		
16	David D	\$1,000.00	\$1,200.00	
Laundry Mat \$500.00				
Tiny Home		Tiny Home		
Current		Projected		
Monthly		Monthly		
Revenue		Revenue with		
		\$19,100.00	Increases	\$19,700.00

380 Eagle's Nest – Storage Facility
2820 Highway 380, Decatur, TX 76234
List Price: \$1,200,000 | Offered at a 9.0% Cap Rate | \$108,254 Net Income

Storage Facility-Financial Summary Addendum
380 Eagle's Nest

Annual Operating Expenses

Electric	\$2,500.00
Water	\$50.00
Taxes	\$14,616.00
insurance	\$6,000.00
Repairs/Maintenance	\$1,000.00
Total Operating Expenses	\$24,166.00

Current Revenue

Storage Annual Income (Currently 61% Occupancy)	\$132,420.00
Total Annual Gross Income	\$132,420.00
Annual Operating Expenses	-\$24,166.00
Net Operating Income (Current)	\$108,254.00
Cap Rate (Current)	9.00%

Projections

Projected Storage Income (90% Occupancy)	\$160,272.00
Total Operating Expenses	(\$24,166.00)
 Projected Net Operating Income	 \$136,106.00
Projected Cap Rate (Stabilized Storage)	11.34%

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380 Eagle's Nest – Tiny Home Storage Facility
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List Price: \$1,200,000 | Offered at a 9.0% Cap Rate | \$108,254 Net Income

Storage Facility Rent Roll

Storage #	Unit Size	Name	Lease Rate	Projections
1	30x40	available	\$625.00	\$625.00
2	30x40	Jeremy T	\$525.00	\$625.00
3	30x40	Dwayne H	\$425.00	\$625.00
4	20x30	Penny Sul	\$375.00	\$525.00
5	20x30	available		\$525.00
6	20x30	Charles	\$375.00	\$525.00
7	30x40	Gene H	\$525.00	\$525.00
8	30x40	Deen D	\$625.00	\$625.00
9	30x40	Tyler W	\$625.00	\$625.00
10	10x15	Terri		\$90.00
11	10x15	David H	\$90.00	\$90.00
12	10x15	Sally	\$90.00	\$90.00
13	10x15	Lesli	\$90.00	\$90.00
14	10x15	available		\$90.00
15	10x15	Terri		\$90.00
16	10x15	TH#8	\$90.00	\$90.00
17	10x15	available		\$90.00
18	10x15	available		\$90.00
19	10x15	available		\$90.00
20	10x15	available		\$90.00
21	10x15	available		\$90.00
22	10x15	available		\$90.00
23	10x15	available		\$90.00
24	10x15	Tina R	\$75.00	\$90.00
25	10x15	Taylor F	\$90.00	\$90.00
26	20x20	Mike M	\$200.00	\$200.00
27	20x20	available		\$200.00
28	20x20	available		\$200.00
29	20x20	Jeff H	\$200.00	\$200.00
30	10x20	Jay F	\$100.00	\$125.00
31	10x20	available		\$125.00
32	10x20	Ted M	\$100.00	\$125.00
33	10x20	Alessandra	\$125.00	\$125.00
34	10x20	Jay F	\$100.00	\$125.00
35	10x20	Beverly	\$100.00	\$125.00
36	10x20	Dianne T	\$100.00	\$125.00
37	10x20	Robert N	\$125.00	\$125.00

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Storage Facility

Storage #	Unit Size	Name	Monthly Rate	Projections	
38	27x52	available	\$1,000.00	\$1,000.00	7020 sqft Building Leased as One Unit
39	27x52	available	\$1,000.00	\$1,000.00	
40	27x52	available	\$1,000.00	\$1,000.00	
41	27x52	available	\$1,000.00	\$1,000.00	
42	27x52	available	\$1,000.00	\$1,000.00	
43	20x30	available	\$525.00	\$525.00	
44	8x8	available		\$50.00	
45	8x8	Jose	\$50.00	\$50.00	
46	8x8	David D	\$50.00	\$50.00	
47	8x8	available		\$50.00	
48	8x8	available		\$50.00	
49	container	available		\$175.00	
50	container	available		\$175.00	
Park #1	Parking	Kenny T	\$50.00	\$50.00	
Park #2	Parking	Kenny T	\$50.00	\$50.00	
Park #3	Parking	available		\$50.00	
Park #4	Parking	available		\$50.00	
Park #5	Parking	Shelly	\$60.00	\$50.00	
				\$14,840.00	
Storage Facility Current Monthly Revenue			\$11,560.00	Projected Monthly Revenue @100% Occupancy	\$14,840.00