

## 2012 Fisher St, Goldthwaite, TX

Rare investment opportunity to acquire an RV park in the Texas Hill Country with existing business operations, day one cash flow, and growth potential.

### [Data Room Access Link](#)



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**\$1,400,000 Asking Price**

**T-6 Annualized NOI: \$140,000 (10% cap rate)**

**Stabilized NOI: \$187,500+ (13.4% cap rate)**

**Occupancy: 60%**

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- **LOW** operating expenses
  - **NO** local zoning or permitting codes
  - **RESILIENT** base revenue
  - 1.44% Property tax rate
  - City utilities
  - Well-below replacement cost
  - 10.4 acres, 2 for expansion
  - Turnkey business operation
  - \$50,000 of PP&E included
  - 100 miles from Austin
  - Bank financing may be available
- **Multiple revenue streams**
    - 52 RV sites
    - 8 Cabins
    - 24 Self-storage units
    - General store
    - Propane
  - **Upside opportunities**
    - Increase occupancy
    - Bring rates up to market
    - Bill back for electricity usage
    - Expand on excess land
    - Upgrade cabins

**Offers and tour requests: [investors@althingproperties.com](mailto:investors@althingproperties.com)**