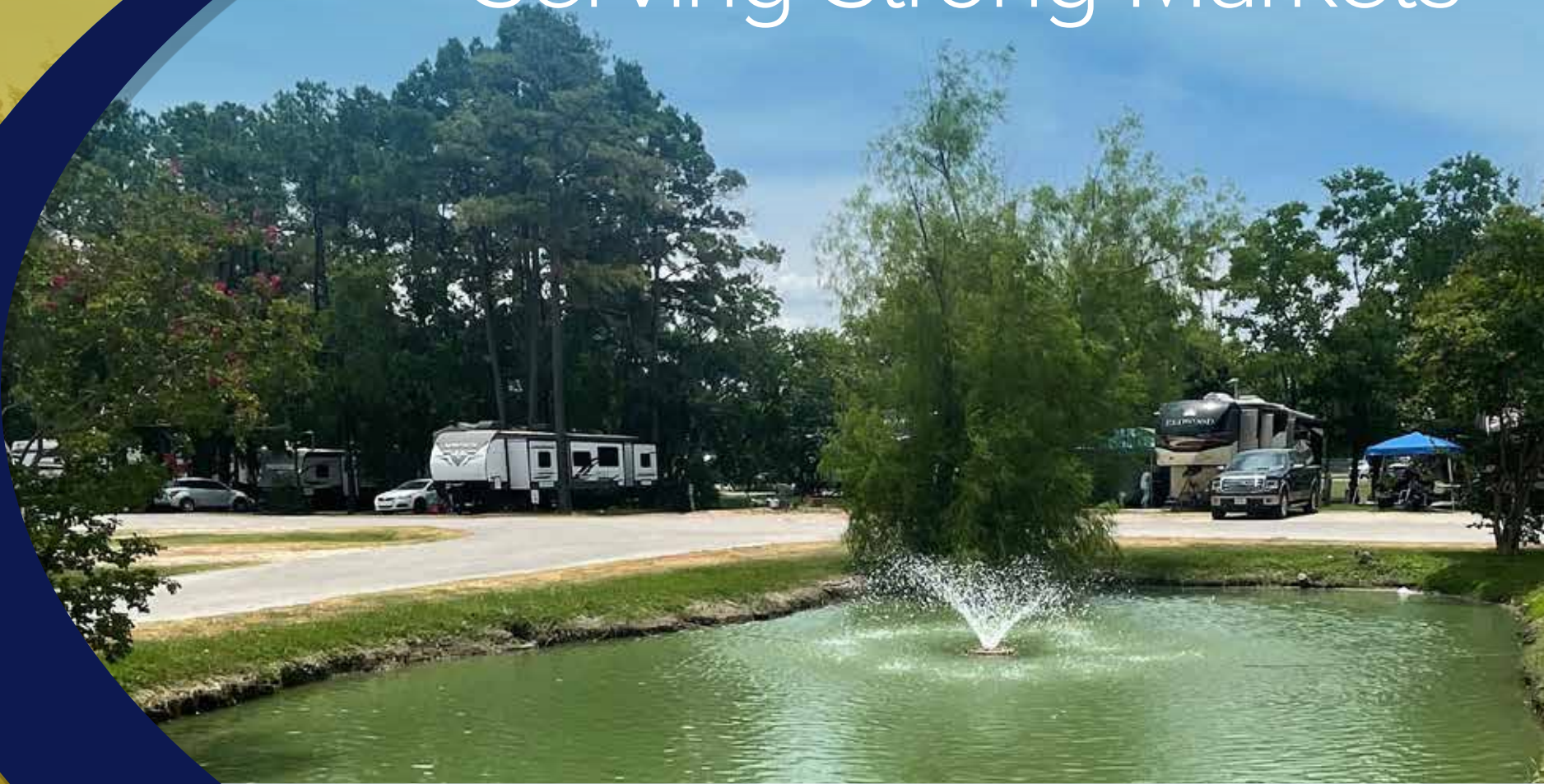


3 Quality RV Resorts Serving Strong Markets



Norm Sangalang | Jez Lawson | Brent Crawford

CBRE

HOUSTON METRO, TEXAS

AFFILIATED BUSINESS DISCLOSURE

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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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EXECUTIVE SUMMARY





Portfolio Overview

This Portfolio presents a rare opportunity to purchase three high-quality RV Resorts strategically located within the strong-performing Houston market.

Totalling 376 units that include RV spaces, cabins and park models, this portfolio offers a variety of accommodation options from vacation RV campers to snowbird retirees and seasonal workers. With a solid foundation of customer groups in the Houston region by the more typical RV-camper market, these assets are also at the forefront of tapping into the newer emerging and rapidly growing market segments of drive-to leisure user groups. These include millennials driving the ongoing RV boom - who make up 51% of the 1.4-million U.S. households that started camping for the first time in 2018.

The portfolio includes three assets, all of which are either new construction or significantly renovated in the past five years – providing an opportunity to acquire scale without substantial deferred maintenance. The condition and location of the properties attract their 50-60% monthly stay component, with the remainder daily/weekly customers and seasonally averaging mid-90% occupancy levels.

This portfolio offers the opportunity for an enhanced position in the changing landscape of the RV/camping industry through strategic locations in and around the Greater Houston Area. Spanning much of the Houston area and capturing major key employment centers, this opportunity provides immediate resort amenities and elevated market presence from the more than 7-million Houstonian population, as well as more than 20 million people from major metros between San Antonio, Dallas, and New Orleans (all within 5 hours travel from the subject resort properties).



Investment Highlights



Immediate scale for bolt-on or new market entry with all properties within a 40-mile radius



Optimal mix of local market drivers and dynamics, as well as strategic position along popular travel routes



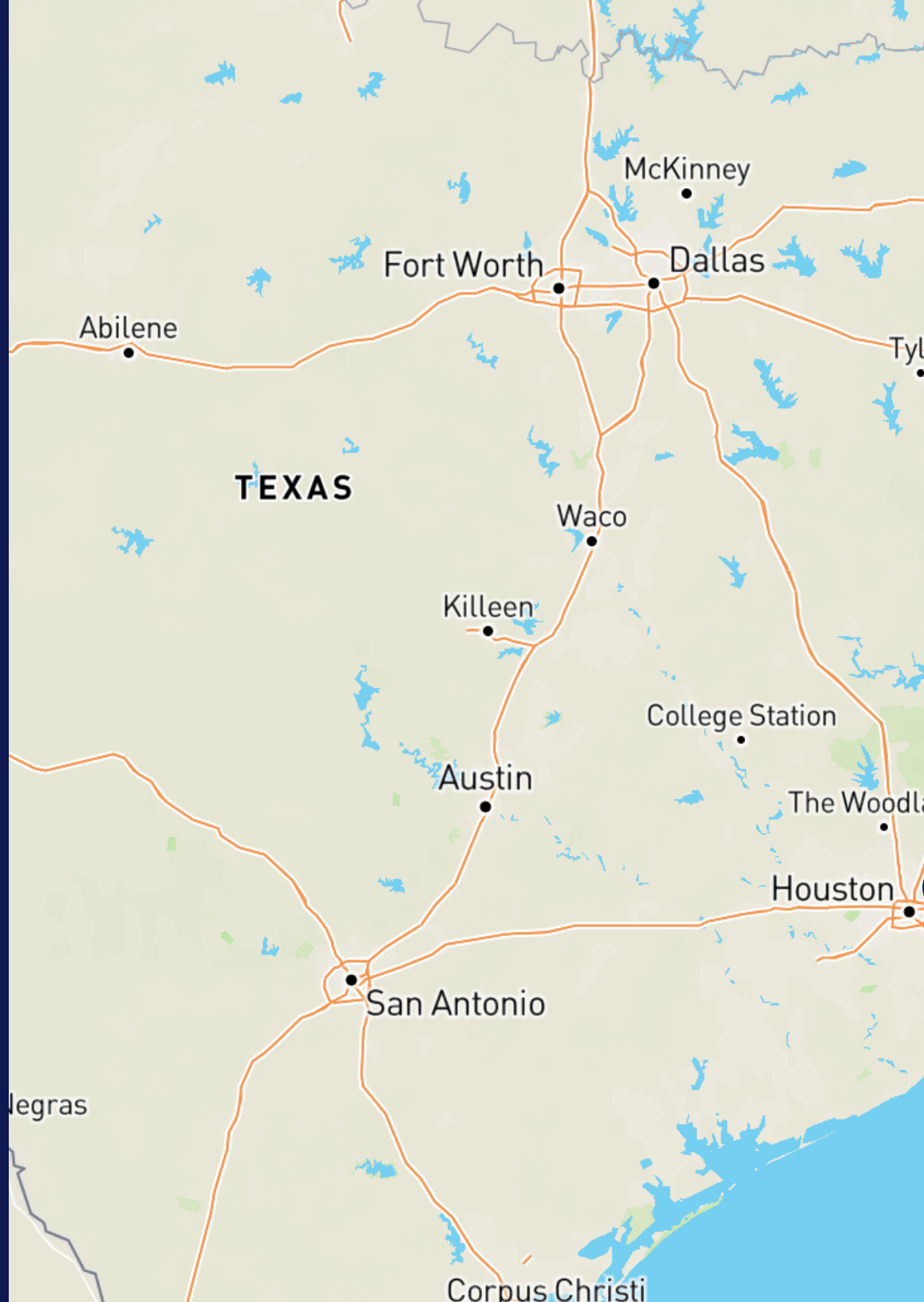
Excellent mix of established and brand-new resorts



Offering Process

PRICED BY MARKET

- Available as a portfolio or individually, subject to closing timelines proposed
- Due diligence materials provided with acceptance of confidentiality agreement
- Additional detail and guidance may be forthcoming and will be noticed to all interested parties
- Seller may request an interview call with the most qualified offers
- Any relevant buyer information or qualifications is encouraged, but not required





Shreveport

MISSISSIPPI

Jackson

Hattiesburg

LOUISIANA

Baton Rouge

Gulfport

Lake Charles

Lafayette

New Orleans

Beaumont

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PROPERTY PROFILES





127-Site RV Resort

This RV Resort brings balance to a busy lifestyle. The serene, tree-lined property is located in the eastern Houston area, just 20 minutes from downtown Houston. It's a great and accessible location to come home to after a busy day of work or play. Nearby employers including Exxon, Chevron-Phillips, Covestro, Excel, Zachary Group, Shell, LyondellBasell and many others drive strong year-round occupancy.

The resort's 10.6 acre property hosts 127 total sites, which includes 2 park models and 5 cabins. Customers enjoy a brand-new clubhouse and on-site BBQ pits, all decked out with picnic tables and games. Every RV site comes with full hookups and free Wi-Fi.

With great pride of ownership, the resort is Good Sam rated and provides a first-rate guest experience by offering a variety of top amenities in a clean and friendly environment.



PROPERTY DETAILS

Property	Please Contact Broker(s)
Address	Please Contact Broker(s)
County	Harris County
Parcel Size	10.34
Total Sites	127
Type	All Age
Additional Information	Upon CA Acceptance

UTILITIES OVERVIEW

SERVICER	PROVIDER	PAID BY	TENANT BILLING
Water	Public	Park	N/A
Sewer	Public	Park	N/A
Electricity	Public	Park	Submeters In Place
Trash	Local	Park	N/A





AMENITIES

- Brand new clubhouse with showers
- Large pantry for preparing food
- Lounge area with TV
- Laundry facilities
- Bathroom and shower facilities
- Fitness gym
- Billiards table
- Coffee station
- Outdoor BBQ station
- Free Wi-Fi throughout
- Secured mailboxes
- Storage rentals
- Stabilized driveways
- Outdoor games
- 24-hour management/maintenance



Site Map



Disclaimer: All maps for illustrative purposes only. Not to scale.





174-Site RV Resort - Newly Constructed

Recently built in 2023, This RV Resort welcomes short-term and long-term, RV and park model guests. Conveniently located near national parks, golf courses, shopping centers, outdoor recreational activities, best-in-class medical facilities and downtown Houston, this resort offers it all!

This impeccably-constructed, brand-new, 174 spacious paved RV sites with 30' wide interior roads is surrounded by mature shade trees, beautifully manicured landscaping and two bubbling creeks, the resort provides the finest experiences nature has to offer.

Snowbirds, on-location workers and extended vacationers benefit from long-term accommodations. The resort's spacious RV sites boast top amenities on nearly 20 prime acres, all designed for continual enjoyment.

Extensive amenities will exceed your expectations! The spacious clubhouse has an in-ground pool, spa, business center and gym. Also on site are sport courts, several pet areas and a beautiful pond. The resort is 5 miles away from Sam Houston National Forest and less than an hour's drive from downtown Houston.



Disclaimer: Stock photos representative of newly completed construction

PROPERTY DETAILS

Property	Please Contact Broker(s)
Address	Please Contact Broker(s)
County	Montgomery County
Parcel Size	+/-20.0 Acres
Total Sites	174
Type	All Age
Additional Information	Upon CA Acceptance

UTILITIES OVERVIEW

SERVICER	PROVIDER	PAID BY	TENANT BILLING
Water	Public	Park	N/A
Sewer	Public	Park	N/A
Electricity	Public	Park	Submeters In Place
Trash	Local	Park	N/A

* Immediate upside in passing through electric to monthly customers.



Disclaimer: Stock photos representative of newly completed construction



STOCK PHOTOS REPRESENTATIVE OF NEWLY COMPLETED CONSTRUCTION

AMENITIES

- On-site manager and convenient mailboxes
- High-speed Wi-Fi throughout property
- 174 spacious, paved RV sites
- Large mature trees providing natural shade
- Community clubhouse and business center
- Fitness facilities, library and game areas
- Bocce ball and pickle ball
- Shuffleboards
- Dog walk area
- Laundry facilities and community showers
- Outdoor heated swimming pool and hot tub



STOCK PHOTOS REPRESENTATIVE OF NEWLY COMPLETED CONSTRUCTION

Site Map



Disclaimer: All maps for illustrative purposes only. Not to scale.

75-Site RV Resort

This RV Park is a quiet oasis located only an hour and a half away from Houston. This serene lake-front property is ideal for long-term stays, temporary workers, as well as weekly and nightly stays. With plenty of site options, and nearby top employers including Lamar University, ExxonMobil, Goodyear Tire & Rubber, Motiva Enterprises, and many more global companies; driving strong year-round occupancy.

The resort's large property is home to over 72 affordable, full hook-up RV sites and offers soon to be available monthly rental of 3 additional brand new cabins. Whether you're targeting customers bringing their own home on wheels or prefer to stay in a fully furnished setting, what they need can be found at this RV Resort.

This location is a popular choice for temporary workers, long-term vacationers, and snowbirds.

The resort provides first-rate guest services to everyone who chooses to make this resort their temporary home with top-tier service in a clean and welcoming environment. Good Sam rated 9/10/9.5.



PROPERTY DETAILS

Property	Please Contact Broker(s)
Address	Please Contact Broker(s)
County	Jefferson County
Parcel Size	15.01 Acres
Total Sites	75
Type	All Age
Additional Information	Upon CA Acceptance

UTILITIES OVERVIEW

SERVICER	PROVIDER	PAID BY	TENANT BILLING
Water	Public	Park	N/A
Sewer	Public	Park	N/A
Electricity	Public	Park	Submeters In Place
Trash	Local	Park	N/A



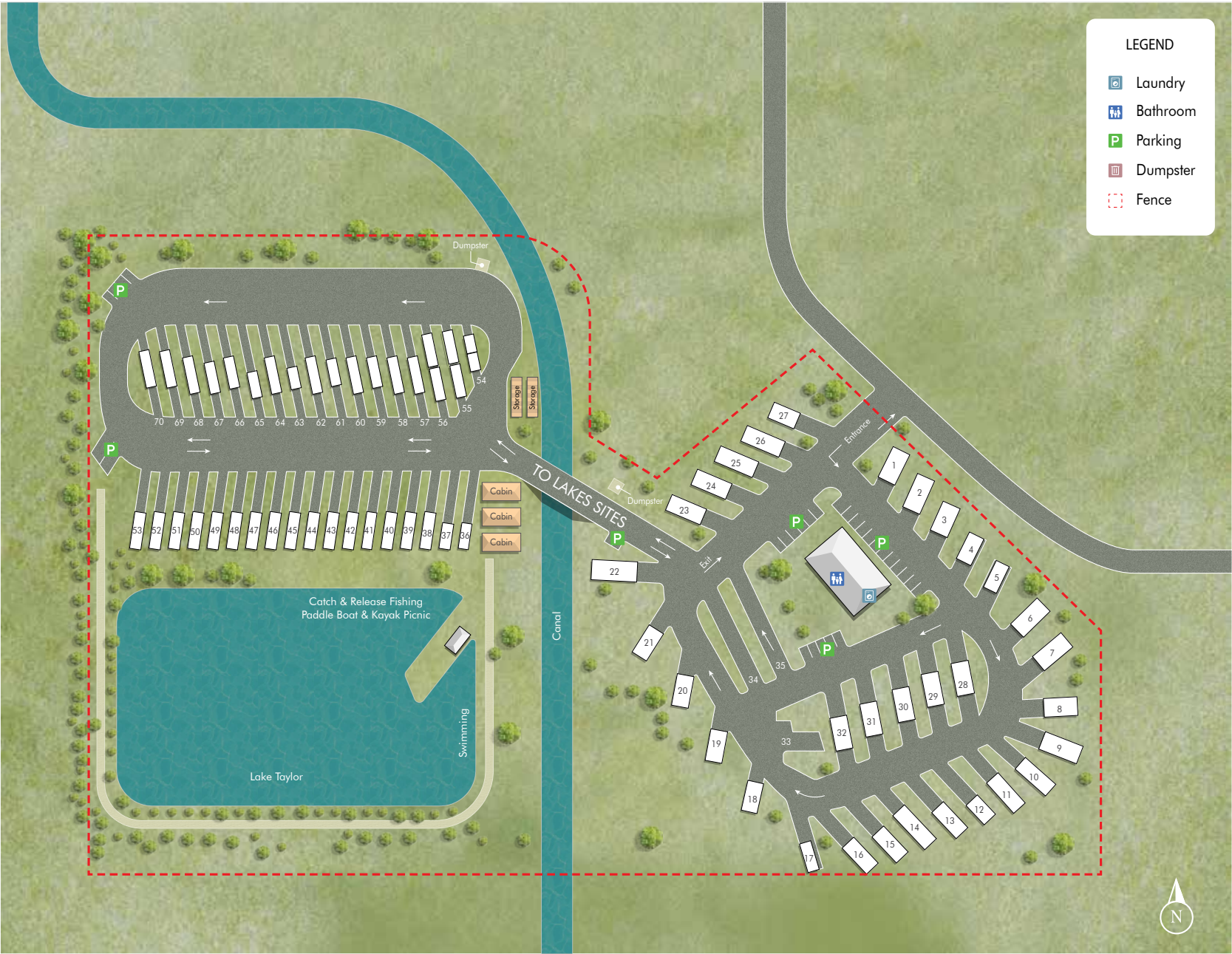


AMENITIES

- On-site, friendly management
- Large pull-thrus and back-ins (60 – 80 ft)
- Full hookup, 30/50 amp at every site
- Free Wi-Fi
- Free satellite TV
- Laundry facilities
- Lakeside sites available
- Fishing (catch and release)
- Sites with shade available
- Four private bathroom/shower rooms
- Handicap accessible bathroom/shower
- Birds and animals
- Nature trail
- Well-behaved pets welcome
- Daily, weekly & monthly rates



Site Map



Disclaimer: All maps for illustrative purposes only. Not to scale.





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ADDITIONAL INFORMATION





Information in Process

DOCUMENT CENTER

Investors agreeing to the terms and condition set forth in the confidentiality agreement can expect an invitation to a password protected document center containing electronic forms of the offering memorandum, operating statements, rent roll and other information that should be useful in your evaluation of the property. For questions regarding the document center, please contact:

Jez Lawson | jez.lawson@cbre.com | + 805 286 7733

PROPERTY VISITS

All tours or site visits are to be arrange exclusively through CBRE. Please do not contact on-site staff directly or go to the property without scheduling a visit. To schedule a tour please contact:

Brent Crawford | brent.crawford@cbre.com + 713 805 1114

EXCLUSIVE REPRESENTATION

CBRE is exclusively representing the seller in the disposition of the Houston-Metro RV Portfolio.

COMMUNICATION

All communications, inquires and requests should be addressed to the CBRE Team, as representatives of the seller. Management at the property should not be contacted directly. Seller reserves the right to remove the property from the market. Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals of expressions of interest in the property, to terminate discussions with any party at any time or to extend the deadlines set forth in the time schedule.

You are solely responsible for independently verifying the information in this Memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

Confidentiality Agreement

The property owner has requested that all interested parties agree to this Confidentiality Agreement. Upon execution of this agreement any additional information will be provided only at the discretion of the property owner(s) and their instructions to CBRE (listing brokers). “Due Diligence” level materials may only be released with an accepted proposal or at the discretion of the property owner(s). I, _____ hereby understand that the salient property “Information” for the property referenced in this offering package is intended for the sole use as a qualified investor and/or as a representing broker/agent. I acknowledge that the information herein and any additional “Information” about this property will be kept absolutely confidential and is not to be redistributed. Broker/agent acknowledge that a new Confidentiality Agreement must be submitted and accepted by CBRE for each prospective investor individually. I also agree that neither I, nor any affiliated party will visit the property or discuss park matters with park occupants, employees or government agencies without expressed approval. Neither I nor any affiliated party will attempt to contact ownership and will direct any and all communications through CBRE only.

All property visits must be approved by listing brokers. Absolutely no contact with tenants, management, ownership or governmental agency without approval from listing brokers.:

Do Not Contact Management or Disturb Occupants.

Please contact listing brokers before any visit to the site.

PROSPECTIVE INVESTOR

Company Name

Print Full Name

Email (Optional)

Phone Number

Signature

Date

REPRESENTING BROKER/AGENT (Optional):

Company Name

Print Full Name

Email (Optional)

Phone Number

Signature

Date

You are solely responsible for independently verifying the information in this Memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK. Agreement to expire one (1) year after acceptance.



CBRE MANUFACTURED HOUSING & RV RESORT SPECIALISTS

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