

EXCLUSIVE LISTING

SHALE LODGE

100 W TAOS AVE, HOBBS, NM 88240



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EXECUTIVE SUMMARY

Opportunity Overview

Dan Rama and Anthony Becerra of NewGen Advisory are pleased to present for sale the Shale Lodge located at 100 W Taos Ave in Hobbs, New Mexico. This is a unique opportunity to acquire a stabilized workforce housing asset that is perfectly positioned for the energy expansion currently underway in the Permian Basin. Shale Lodge is benefits greatly from consistent demand from oilfield contractors, service companies, and transient labor. Onsite amenities include meal service, guest laundry service, and a fitness center. The property includes plenty of room for expansion to keep up with growing demand for workforce housing. This is a great opportunity for investors to acquire a turnkey asset in a strong performing market.

Investment Highlights

- \$2.1MM gross revenue (2024)
- Listed at 12% cap rate – NOI over \$1MM
- Strong demand segment – benefits from ongoing expansion in oil and gas sector.
- Durable manufactured construction



Offering Details

| | |
|------------------|------------------|
| List Price | \$8,800,000 |
| Property Name | Shale Lodge |
| Property Address | 100 W Taos Ave |
| City, state, Zip | Hobbs, NM, 88240 |
| Room Count | 89 |
| Sale Condition | Fee Simple |

PROPERTY OVERVIEW



PROPERTY FEATURES



Property Description

Shale Lodge is a purpose-built workforce housing facility located in Hobbs, New Mexico. The property was designed specifically to serve oilfield and construction personnel working in the Permian Basin by providing reliable, fully furnished accommodations with all-inclusive amenities. The property consists of twenty manufactured buildings including an office, laundry facility, and 18 guest buildings (typically 5 rooms/ea.) Each room is equipped with in-room climate control, Wi-Fi, microwave, refrigerator, and flat screen TV. This property offers a clean, secure, and convenient housing solution for crews working in Hobbs and surrounding oilfields.

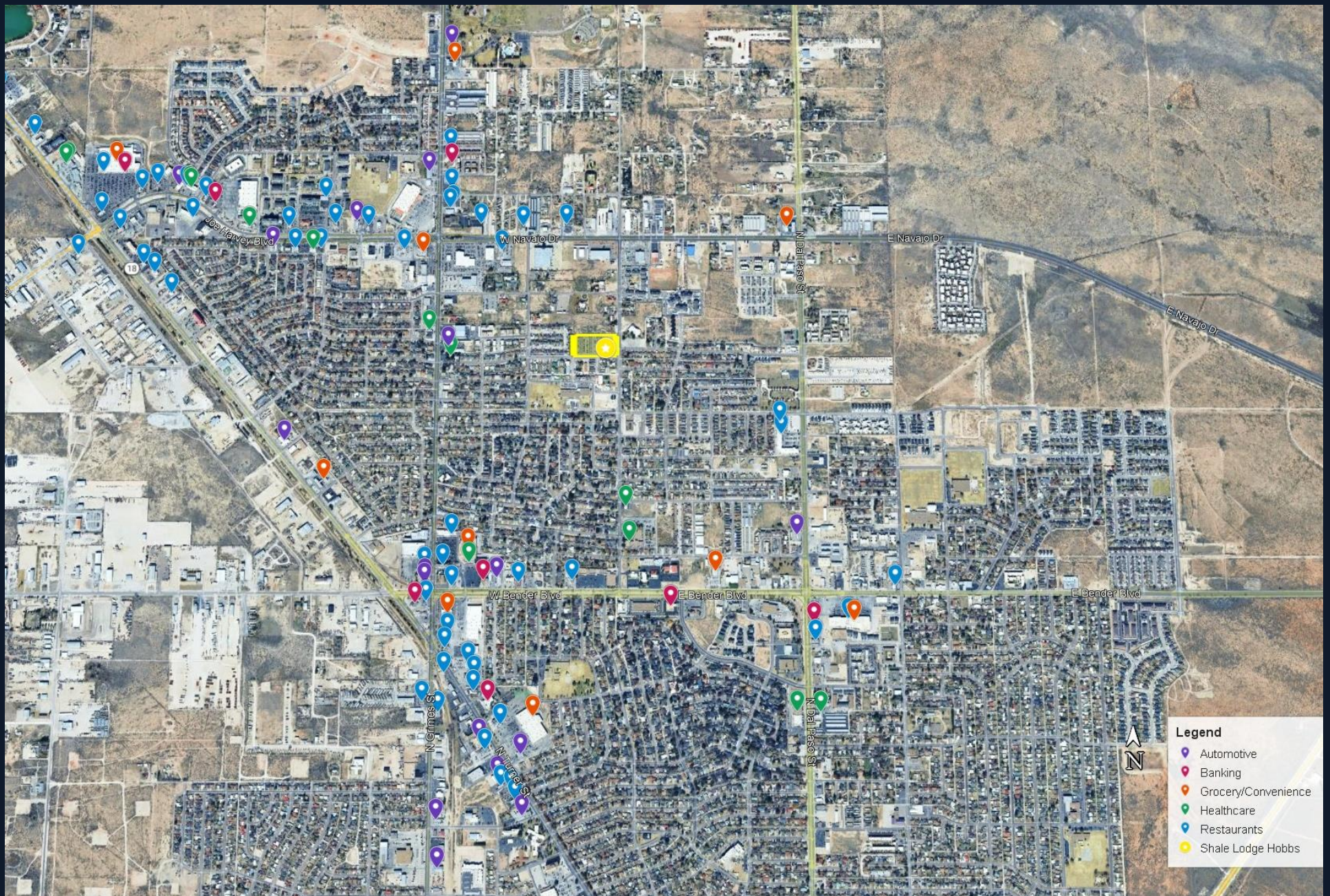
Room Mix

| | MODEL | SPECIAL FEATURES/STATUS | SIZE | SQ FT |
|----|----------|---------------------------|-------|--------|
| C | C2911082 | 4 bed, 4 bath ADA, spec 1 | 18*76 | 1,368 |
| B | C2509242 | 5 bed, 5 bath Bunk 16 | 18*76 | 1,368 |
| D | C2509242 | 5 bed, 5 bath Bunk 16 | 18*76 | 1,368 |
| E | C2509242 | 5 bed, 5 bath Bunk 15 | 18*76 | 1,368 |
| F | C2509242 | 5 bed, 5 bath Bunk 14 | 18*76 | 1,368 |
| G | C2509242 | 5 bed, 5 bath Bunk 13 | 18*76 | 1,368 |
| H | C2509242 | 5 bed, 5 bath Bunk 12 | 18*76 | 1,368 |
| I | C2509242 | 5 bed, 5 bath Bunk 11 | 18*76 | 1,368 |
| J | C2509242 | 5 bed, 5 bath Bunk 10 | 18*76 | 1,368 |
| K | C2509242 | 5 bed, 5 bath Bunk 9 | 18*76 | 1,368 |
| L | C2509242 | 5 bed, 5 bath Bunk 8 | 18*76 | 1,368 |
| M | C2509242 | 5 bed, 5 bath Bunk 7 | 18*76 | 1,368 |
| N | C2509242 | 5 bed, 5 bath Bunk 6 | 18*76 | 1,368 |
| O | C2509242 | 5 bed, 5 bath Bunk 5 | 18*76 | 1,368 |
| P | C2509242 | 5 bed, 5 bath Bunk 4 | 18*76 | 1,368 |
| Q | C2509242 | 5 bed, 5 bath Bunk 3 | 18*76 | 1,368 |
| R | C2509242 | 5 bed, 5 bath Bunk 2 | 18*76 | 1,368 |
| S | C2509242 | 5 bed, 5 bath Bunk 1 | 18*76 | 1,368 |
| WS | C3011082 | Office/lobby Specialty 4 | 36*68 | 2,448 |
| GS | C3412052 | Laundry Specialty 3 | 18*76 | 1,368 |
| | | | | 28,440 |

PROPERTY MAP



NEARBY AMENITIES

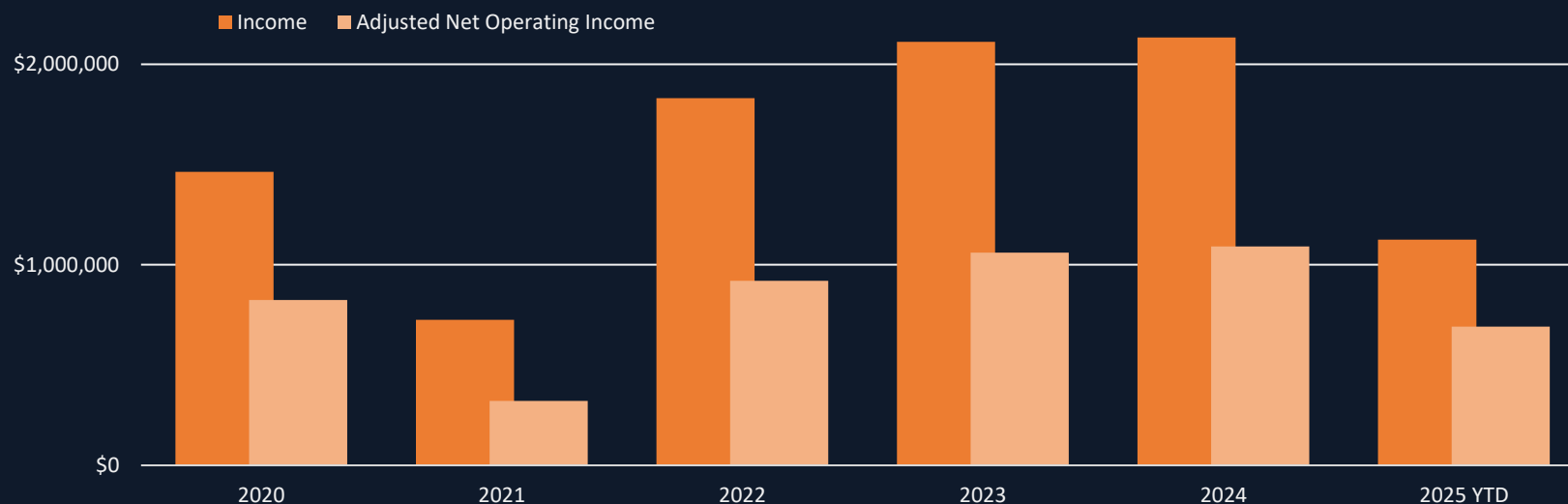


FINANCIAL OVERVIEW



PROFIT & LOSS HISTORY

| PROFIT & LOSS SUMMARY | | | | | | |
|-----------------------|-------------|-----------|-------------|-------------|-------------|--------------|
| | YE 2020 | YE 2021 | YE 2022 | YE 2023 | YE 2024 | YTD JUL 2025 |
| INCOME | | | | | | |
| | \$1,463,563 | \$725,225 | \$1,831,831 | \$2,112,341 | \$2,133,974 | \$1,125,622 |
| Expenses | | | | | | |
| Total for Expenses | \$1,103,488 | \$771,194 | \$1,550,198 | \$1,753,136 | \$1,771,535 | \$451,189 |
| Net Operating Income | \$360,075 | -\$45,969 | \$281,633 | \$359,205 | \$362,439 | \$674,433 |
| ADDBACKS | | | | | | |
| 7003 Interest Expense | \$309,351 | \$212,445 | \$480,377 | \$542,303 | \$569,051 | \$16,683 |
| 7400 Depreciation | \$155,057 | \$155,055 | \$155,056 | \$155,055 | \$155,056 | |
| Amortization Expense | \$0 | \$149 | \$3,882 | \$4,583 | \$4,583 | |
| Total Addbacks | \$464,408 | \$367,649 | \$639,315 | \$701,941 | \$728,690 | \$16,683 |
| Adjusted NOI | \$824,483 | \$321,680 | \$920,948 | \$1,061,146 | \$1,091,129 | \$691,116 |



INVESTMENT SUMMARY



Key Metrics

| | |
|----------------------|-------------|
| List Price | \$8,800,000 |
| Gross Revenue (2024) | \$2,133,974 |
| Adjusted NOI | \$1,091,129 |
| GRM | 4.12x |
| Cap Rate | 12% |
| Price/Key | \$98,876 |

Proposed Financing

| | |
|---------------------|-------------|
| Purchase Price | \$8,800,000 |
| Down Payment (25%) | \$2,200,000 |
| Loan Amount | \$6,600,000 |
| Interest Rate | 8.25% |
| Amortization Rate | 25 Year |
| Annual Debt Service | \$624,452 |

MARKET OVERVIEW



MARKET OVERVIEW

Hobbs, New Mexico

Hobbs sits in southeastern New Mexico right near the Texas border and is part of the Permian Basin oil region. As the principal city of the surrounding area, it is a critical connection point for major production zones. The economy is anchored in oil and natural gas and benefits from other growing sectors like healthcare and construction. The economic environment in Hobbs is touted as pro-business and collaborative, especially for energy sector support services. Several major players in the region have recently invested in expanding their operations in the area.



Demographics & Statistics

| Population | 1 Mle | 3 Mles | 5 Mles |
|--------------------------|----------|----------|----------|
| 2020 Population | 10,620 | 36,987 | 49,587 |
| 2024 Population | 10,321 | 36,305 | 49,198 |
| Median Age | 33.2 | 32.2 | 32.4 |
| Bachelor's or Higher | 26% | 17% | 15% |
| Average Household Income | \$90,190 | \$71,846 | \$70,159 |

| Households | 1 Mle | 3 Mles | 5 Mles |
|------------------------|-----------|-----------|-----------|
| 2020 Households | 4,000 | 12,978 | 16,695 |
| 2024 Households | 3,910 | 12,780 | 16,583 |
| Average Household Size | 2.6 | 2.7 | 2.8 |
| Median Home Value | \$216,815 | \$164,985 | \$166,953 |

MAJOR INVESTMENTS IN LEA COUNTY



PRODUCERS MIDSTREAM

Producers Midstream operates gathering, processing and long-haul midstream assets across New Mexico, Texas, and Oklahoma. In October 2025 Tailwater Capital announced a \$1.1 billion recapitalization of Producers Midstream II. They have emphasized that demand for natural gas processing and takeaway capacity is growing in the Permian Basin and Northern Delaware Basin (which includes the Hobbs/Lea County area). The company has commissioned a new processing plant in Lea County to expand gas-producing capacity to 240 million cubic feet per day by Q3 2026. This is a large-scale infrastructure investment that signals confidence in continued production growth and will require a skilled workforce.



COTERRA ENERGY INC

Coterra Energy is an oil and gas company headquartered in Houston with extensive operations throughout the Permian Basin. In January 2025, Coterra announced a major asset acquisition in the region valued at approximately \$3.9 billion. This acquisition included roughly 49,000 acres in and around Lea County, New Mexico, further strengthening the company's foothold in the area. Coterra's expansion signals that Lea County remains a high-priority growth zone for oil production and long-term development. The scale of this investment suggests ongoing drilling, infrastructure, and support-service activity, all of which will contribute to sustained demand for workforce housing.



NORTHWIND MIDSTREAM PARTNERS

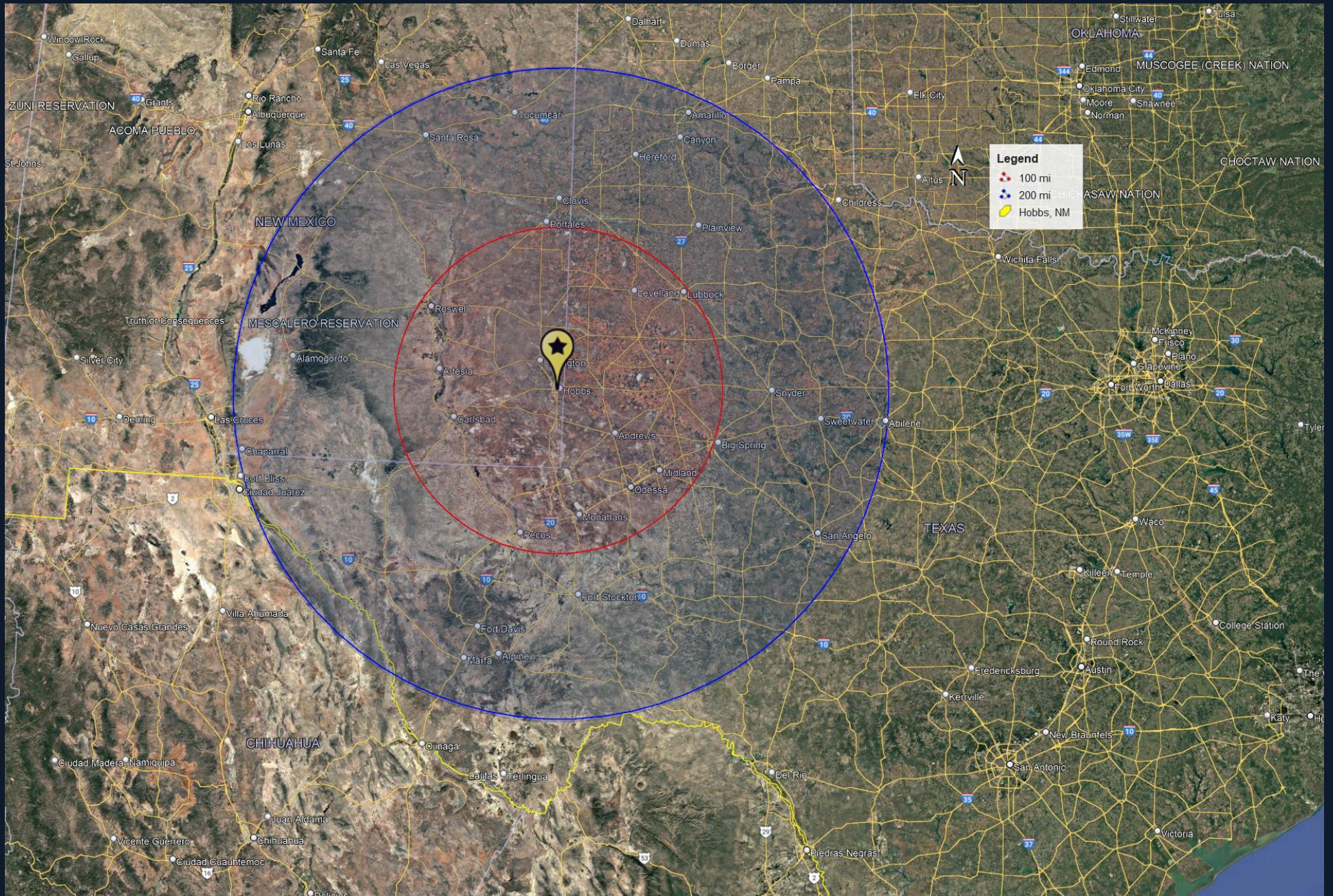
Northwind Midstream Partners is a Houston based company that specializes in "off-spec" gas infrastructure (treated natural gas). In Lea County, Northwind has built substantial infrastructure for their operation including 150 MMcf/d of treating capacity, two AGI wells, over 200 miles of large diameter pipeline and multiple compressor stations. As part of a \$400M+ phased build-out they are aiming to expand their treating capacity in the area to 400 MMcf/d. This project should provide a boost in workforce housing demand as infrastructure is built out.



EON RESOURCES

EON Resources Inc. is an independent upstream oil and natural gas company that operates heavily in the Permian Basin of New Mexico. Their strategy of acquisition and enhancement of existing oil and gas fields helps to improve recovery and extend the life of existing wells. Recently EON Resources acquired a near complete interest in the South Justis Field in Lea County, New Mexico. At that time, the field had 19 wells producing roughly 108 barrels per day; EON plans to bring up an additional 30 wells into production this year, with hopes reach 400 barrels a day.

REGIONAL MAP



PROPERTY IMPRESSIONS



PROPERTY IMPRESSIONS



PROPERTY IMPRESSIONS



PROPERTY IMPRESSIONS



PROPERTY IMPRESSIONS



ADVISOR PROFILES



ADVISOR PROFILES

DINESH “DAN” RAMA CO-FOUNDER, PRINCIPAL AND MANAGING BROKER

Dan is a co-founder and principal of NewGen Worldwide, LLC and its subsidiaries Green Card Fund, LLC and NewGen Advisory, LLC. The family of companies comprise a diversified Real Estate investment and Capital Solutions firm focused on creative and flexible solutions. Dan’s primary responsibility is leading NewGen Advisory and serving as the Designated Broker in the state of Arizona.

Green Card Fund (greencardfund.com) is a United States Citizenship and Immigration Service (USCIS) recognized EB-5 Regional Center authorized to raise foreign capital for domestic development projects. GCF’s EB-5 investor’s help fund community needs projects and are granted an immigration benefit for creating jobs based on their contribution. To date, GCF projects have contributed over \$125 million in foreign direct investment, immigration benefits to over 250 families, and over 2,500 new healthcare, education, and hospitality jobs in Arizona and Washington, DC.

NewGen Advisory (newgenadv.com) is a full service commercial real estate brokerage firm that specializes in hospitality assets. NewGen Advisory was a natural evolution of NewGen Worldwide’s business model based on his and business partner Girish Patel’s lifetime experience in the hospitality industry. Throughout Dan’s career, he has been involved with the disposition of over \$600 million of hospitality assets. He has brokered and advised clients on acquiring, merging, and divesting of hospitality assets throughout the United States. He holds a Designated Brokers license in the State of Arizona.

Dan began his career as a hotel operator and owner beginning in 1994 after pursuing his Bachelor’s Degree at the University of Arizona. He went on to grow his portfolio as a franchisee of Red Brick Pizza, Holiday Inn, Ramada Inn, and Comfort Suites. He maintains General Manager Certifications from Holiday Inns, Motel 6 and Days Inns. He also is a Certified Hotel Owner, CHO, and has Certification for Hotel Industry Analytics, CHIA.

In addition to his company responsibilities, Dan is actively engaged in a number of industry organizations both locally and nationwide. He is a member and currently serves as an Ambassador and is formerly the Southwest Regional Director of the Asian American Hotel Owners Association (AAHOA), the largest hospitality owners association in the United States and is a member of Arizona Lodging and Tourism Association’s (AZLTA) and serves on the Board of Directors.

Dan lives in Gilbert, AZ with his wife Chetna, their son Suraj, and their daughter Sonya. In his free time, Dan likes to golf and cheer on his beloved Denver Broncos.





Arizona
1747 E. Morten Ave
Suite 202
Phoenix, AZ 85020

Colorado
7900 E. Union Ave
Suite 1100
Denver, CO 80237

California
1240 N. Lakeview Ave
Suite 175
Anaheim Hills, CA 92807

Georgia
3348 Peachtree Road NE
Suite 700
Atlanta, GA 30326

Idaho
950 Bannock Street
Suite 1100
Boise, ID 83702

Iowa
4620 E. 53rd Street
Suite 200
Davenport, IA 52807

Nebraska
233 South 13th Street
Suite 1100
Lincoln, NE 68508

New Mexico
500 Marquette Ave
Suite 1200
Albuquerque, NM 87102

Texas
1701 E. Lamar Blvd
Suite 175
Arlington, TX 76

Utah
2150 South 1300 East
Suite 500
Salt Lake City, UT 84106

Washington
1400 112th Ave SE
Suite 100
Bellevue, WA 98004