



VERSAL

HORSESHOE RV PARK & SELF STORAGE

5194 US-83, TUSCOLA, TX 79562

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THE OPPORTUNITY



Horseshoe RV Park & Self Storage is located in Tuscola, TX, just south of Abilene and within the Abilene MSA.

The facility opened in April 2024 and currently has a square footage occupancy rate of 86%. The property features 116 non-climate storage units, 31 covered RV sites, 22 uncovered RV sites, and 10 uncovered trailer storage sites. RV sites include full hookups and access

to an on-site wash house, laundry facilities, playground, Wi-Fi, and vending machines.

The property is well located and within easy driving distance of nearby attractions. These include the popular Abilene State Park, Abilene Zoo, downtown Abilene, and other nearby activities.

Construction highlights include gravel drives, metal and steel awnings, concrete RV pads, 30/50 amp service, perimeter fencing, and ample security features.

Horseshoe RV Park & Self Storage is being marketed for sale at \$2,750,000 (In-Place 10.4% / Pro Forma 13.1% cap rate).



THE PROPERTY



LOCATION

- Tuscola, TX (Abilene MSA)
- \$110,515 Average Household Income Within 5 Miles
- 1.1 Miles from Downtown Tuscola
- 5.5 Miles from Abilene State Park
- 17.1 Miles from Abilene
- 18.3 Miles from Abilene Zoo

FEATURES

- \$2,750,000 (In Place 10.4% Cap Rate)
- 31 Covered RV, 116 NC, Open Parking
- On-Site RV Amenities (Restrooms, Laundry, Etc)
- Opened April 2024
- +/- 7 Acres Undeveloped for Expansion
- Fully Fenced, Ample Security Features



EXECUTIVE SUMMARY



PROPERTY NAME

HORSESHOE RV PARK & SELF STORAGE

OFFERING PRICE:

\$2,750,000

ADDRESS:

5194 US-83

CITY / STATE / ZIP:

TUSCOLA, TX 79562

COUNTY:

TAYLOR

PARCEL:

984773, 1089119

YEAR BUILT:

2024

NRSF:

65,950

TOTAL UNITS:

179

PARKING:

63 SPOTS

AVG. UNIT SIZE NC:

168 SF

ECONOMIC OCCUPANCY:

86%

PHYSICAL OCCUPANCY (SQ. FT.):

86%

PHYSICAL OCCUPANCY (UNITS):

65%

ACRES:

22.75

CONSTRUCTION MATERIALS:

METAL, STEEL, CONCRETE, GRAVEL

TRAFFIC COUNT (US-83):

4,070 VPD

EXPANSION ROOM:

YES

APARTMENT:

NONE

PERSONNEL:

REMOTE

SPAREFOOT:

NONE

1 MILE POPULATION:

221

1 MILE MEDIAN HHI:

\$64,488

1 MILE AVERAGE HHI:

\$125,507

3 MILE POPULATION:

1,976

3 MILE MEDIAN HHI:

\$85,456

3 MILE AVERAGE HHI:

\$110,530

5 MILE POPULATION:

3,346

5 MILE MEDIAN HHI:

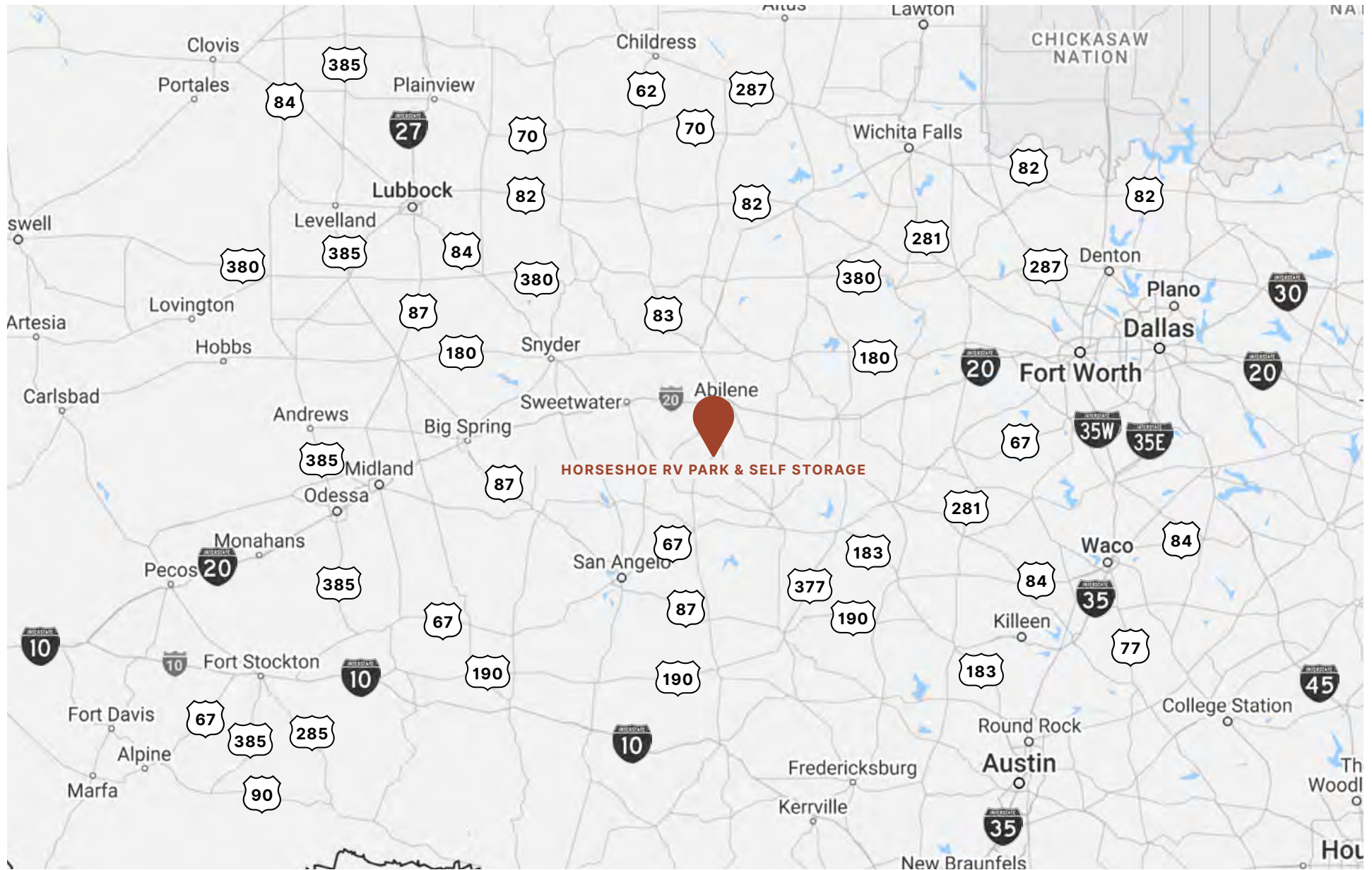
\$81,273

5 MILE AVERAGE HHI:

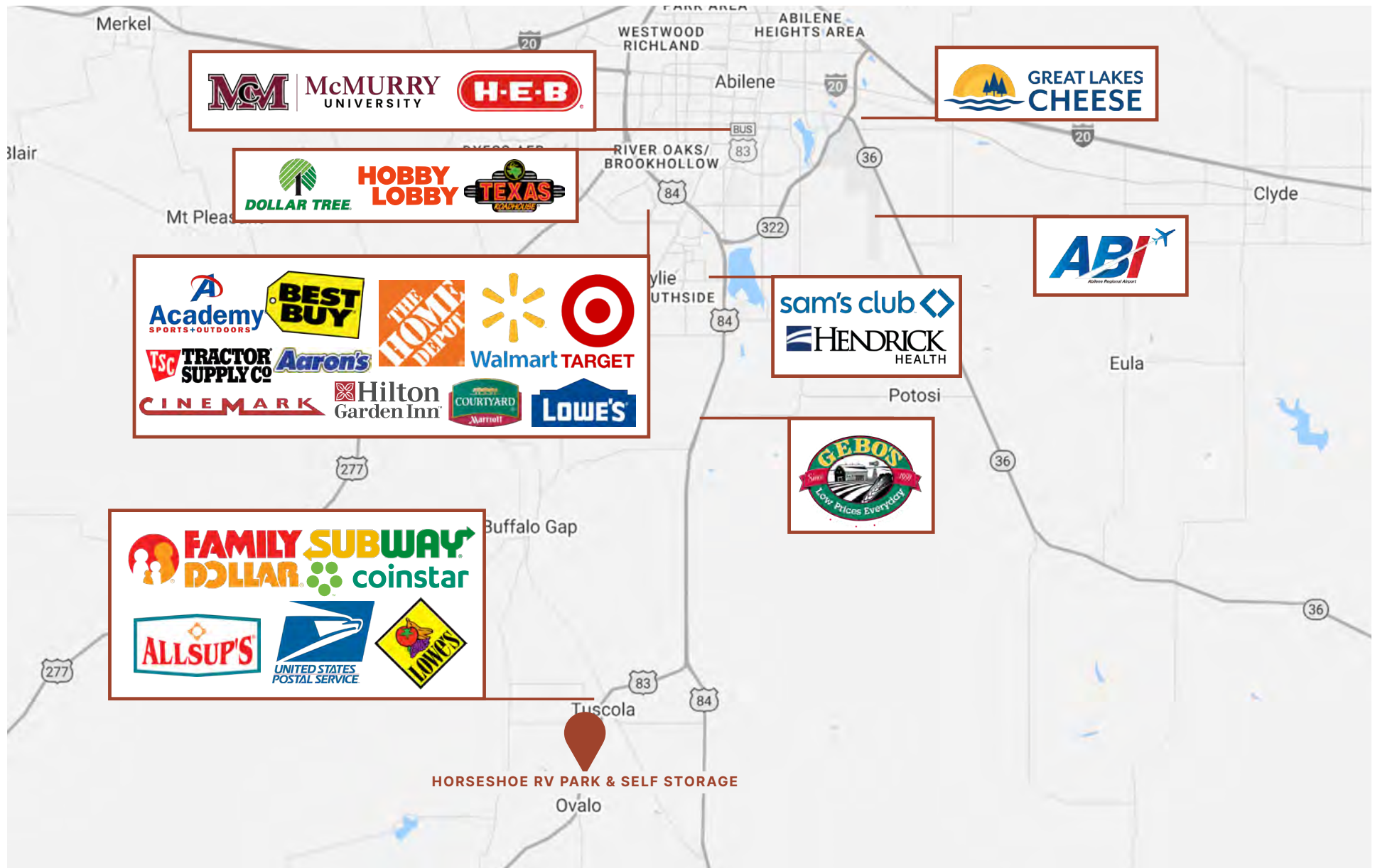
\$110,515



AREA MAP



RETAILER MAP



PHOTOS



PHOTOS



AERIAL PHOTO



AERIAL PHOTO



AERIAL PHOTO



UNIT MIX

SIZE	TYPE	STREET RATE	SQ. FT./ UNIT	PRICE/ SQ. FT.	TOTAL UNITS	TOTAL SQ. FT.	OCCUPIED	VACANT	UNIT OCCUPANCY	OCCUPIED SQ. FT.	SQ. FT. OCCUPANCY	GPR / MONTH	GPR / YEAR
5 X 10	NC	\$35	50	\$0.70	10	500	6	4	60%	300	60%	\$350	\$4,200
10 X 10	NC	\$55	100	\$0.55	35	3,500	11	24	31%	1,100	31%	\$1,925	\$23,100
10 X 15	NC	\$70	150	\$0.47	23	3,450	9	14	39%	1,350	39%	\$1,610	\$19,320
10 X 25	NC	\$90	250	\$0.36	48	12,000	31	17	65%	7,750	65%	\$4,320	\$51,840
30 X 50	STANDARD COVERED RV	\$650	1,500	\$0.43	19	28,500	19	0	100%	28,500	100%	\$12,350	\$148,200
30 X 50	PREMIUM COVERED RV	\$750	1,500	\$0.50	12	18,000	12	0	100%	18,000	100%	\$9,000	\$108,000
20 X 50	STANDARD UNCOVERED RV	\$525	N/A	N/A	8	N/A	8	0	100%	N/A	N/A	\$4,200	\$50,400
30 X 50	PREMIUM UNCOVERED RV	\$550	N/A	N/A	14	N/A	14	0	100%	N/A	N/A	\$7,700	\$92,400
8 X 15	TRAILER STORAGE	\$40	N/A	N/A	10	N/A	6	4	60%	N/A	N/A	\$400	\$4,800



UNIT MIX SUMMARY

TYPE	TOTAL UNITS	TOTAL SQ. FT.	OCCUPIED	VACANT	UNIT OCCUPANCY	TOTAL SQ. FT. OCCUPIED	SQ. FT. OCCUPANCY	GPR / MONTH	GPR / YEAR	\$ / NRSF	AVG. UNIT SIZE (SQ. FT.)
NC	116	19,450	57	59	49%	10,500	54%	\$8,205	\$98,460	\$5.06	168
STANDARD COVERED RV	19	28,500	19	0	100%	28,500	100%	\$12,350	\$148,200	\$5.20	1,500
PREMIUM COVERED RV	12	18,000	12	0	100%	18,000	100%	\$9,000	\$108,000	\$6.00	1,500
STANDARD UNCOVERED RV	8	N/A	8	0	100%	N/A	N/A	\$4,200	\$50,400	N/A	N/A
PREMIUM UNCOVERED RV	14	N/A	14	0	100%	N/A	N/A	\$7,700	\$92,400	N/A	N/A
TRAILER STORAGE	10	N/A	6	4	60%	N/A	N/A	\$400	\$4,800	N/A	N/A
TOTAL	179	65,950	116	63	65%	57,000	86%	\$41,855	\$502,260	\$7.62	425



INCOME & EXPENSES

HORSESHOE RV PARK & SELF STORAGE		T1 INCOME, T10 EXPENSES	MARKET ADJUSTED	PRO FORMA
GPR/NRSF		\$7.62	\$7.62	\$8.76
RENTAL INCOME/NRSF		\$6.52	\$6.52	\$7.44
EGI/NRSF		\$6.63	\$6.63	\$7.85
ACHIEVED RENT / NRSF		\$0.54	\$0.54	\$0.62
REVENUE				
GROSS POTENTIAL RENT		\$502,260	\$502,260	\$577,599
	GPR %	0%	0%	15%
	ECONOMIC VACANCY %	14%	14%	15%
ECONOMIC VACANCY		(\$71,952)	(\$71,952)	(\$86,640)
TOTAL RENTAL INCOME		\$430,308	\$430,308	\$490,959
RETAIL		\$7,145	\$7,145	\$7,145
LATE FEES	2.0%	\$0	\$0	\$9,819
INSURANCE COMMISSION (NET)	\$12.00	\$0	\$0	\$7,600
ADMIN FEES	0.5%	\$0	\$0	\$2,455
OTHER INCOME		\$7,145	\$7,145	\$27,019
EFFECTIVE GROSS INCOME		\$437,453	\$437,453	\$517,979
	MONTHLY AVERAGE EGI	\$36,454	\$36,454	\$43,165
	EGI GROWTH			18%
	ANNUALIZING FACTOR	1.20		
EXPENSES				
PROPERTY TAXES (% CHANGE)	0.0%	\$0	\$26,023	\$26,023
PAYROLL		\$0	\$24,000	\$24,000
INSURANCE (\$ / NRSF)	\$0.34	\$0	\$22,580	\$22,580
MANAGEMENT FEE (% OF EGI)	5.0%	\$0	\$21,873	\$25,899
UTILITIES	\$0.25	\$0	\$16,488	\$16,488
CREDIT CARD FEES (% OF EGI)	2.3%	\$8,748	\$10,061	\$11,914
ADVERTISING		\$5,195	\$10,000	\$10,000
REPAIRS & MAINTENANCE (\$ / NRSF)	\$0.15	\$23,657	\$9,893	\$9,893
COMPUTER HARDWARE & SOFTWARE		\$0	\$3,360	\$3,360
TELEPHONE & INTERNET		\$0	\$2,400	\$2,400
LANDSCAPING		\$0	\$2,000	\$2,000
PEST CONTROL		\$0	\$1,000	\$1,000
TRASH		\$0	\$1,000	\$1,000
PROFESSIONAL FEES		\$99,917	\$500	\$500
OFFICE SUPPLIES		\$24	\$500	\$500
POSTAGE & DELIVERY		\$0	\$200	\$200
DUES & SUBSCRIPTIONS		\$0	\$200	\$200
CONTRACT LABOR		\$6,930	\$0	\$0
TAXES		\$8,760	\$0	\$0
OTHER		\$132	\$0	\$0
TOTAL EXPENSES		\$153,363	\$152,077	\$157,956
NOI		\$284,090	\$285,376	\$360,023



7 YEAR ANALYSIS

HORSESHOE RV PARK & SELF STORAGE	MARKET ADJUSTMENTS	YEAR 1 PROJECTED	YEAR 2 PROJECTED	YEAR 3 PROJECTED	YEAR 4 PROJECTED	YEAR 5 PROJECTED	YEAR 6 PROJECTED	YEAR 7 PROJECTED
GPR/NRSF	\$7.62	\$8.00	\$8.40	\$8.82	\$9.08	\$9.35	\$9.63	\$9.92
RENTAL INCOME/NRSF	\$6.52	\$6.80	\$7.14	\$7.49	\$7.72	\$7.95	\$8.19	\$8.43
EGI/NRSF	\$6.63	\$7.17	\$7.52	\$7.89	\$8.12	\$8.36	\$8.60	\$8.85
YOY GPR GROWTH	5.0%	5.0%	5.0%	5.0%	3.0%	3.0%	3.0%	3.0%
REVENUE								
GROSS POTENTIAL RENT	\$502,260	\$527,373	\$553,742	\$581,429	\$598,872	\$616,838	\$635,343	\$654,403
ECONOMIC VACANCY	(\$71,952)	(\$79,106)	(\$83,061)	(\$87,214)	(\$89,831)	(\$92,526)	(\$95,301)	(\$98,160)
TOTAL RENTAL INCOME	\$430,308	\$448,267	\$470,680	\$494,214	\$509,041	\$524,312	\$540,041	\$556,243
RETAIL	\$7,145	\$7,145	\$7,145	\$7,145	\$7,145	\$7,145	\$7,145	\$7,145
LATE FEES	2.0%	\$0	\$8,965	\$9,414	\$9,884	\$10,181	\$10,486	\$11,125
INSURANCE COMMISSION (NET)	\$12.00	\$0	\$6,460	\$6,460	\$6,460	\$6,460	\$6,460	\$6,460
ADMIN FEES	0.5%	\$0	\$2,241	\$2,353	\$2,471	\$2,545	\$2,622	\$2,781
OTHER INCOME	\$7,145	\$24,812	\$25,372	\$25,961	\$26,331	\$26,713	\$27,106	\$27,511
EFFECTIVE GROSS INCOME	\$437,453	\$473,079	\$496,053	\$520,175	\$535,372	\$551,025	\$567,148	\$583,754
MONTHLY AVERAGE EGI	\$36,454	\$39,423	\$41,338	\$43,348	\$44,614	\$45,919	\$47,262	\$48,646
EXPENSES								
	3% <--INFLATION FACTOR							
PROPERTY TAXES (% CHANGE)	0.0%	\$26,023	\$26,804	\$27,608	\$28,436	\$29,290	\$30,168	\$31,073
PAYROLL		\$24,000	\$24,720	\$25,462	\$26,225	\$27,012	\$27,823	\$28,657
INSURANCE (\$ / NRSF)	\$0.34	\$22,580	\$23,257	\$23,955	\$24,674	\$25,414	\$26,176	\$26,962
MANAGEMENT FEE (% OF EGI)	5.0%	\$21,873	\$23,654	\$24,803	\$26,009	\$26,769	\$27,551	\$28,357
UTILITIES	\$0.25	\$16,488	\$16,982	\$17,492	\$18,016	\$18,557	\$19,114	\$19,687
CREDIT CARD FEES (% OF EGI)	2.3%	\$10,061	\$10,881	\$11,409	\$11,964	\$12,314	\$12,674	\$13,044
ADVERTISING		\$10,000	\$10,300	\$10,609	\$10,927	\$11,255	\$11,593	\$11,941
REPAIRS & MAINTENANCE (\$ / NRSF)	\$0.15	\$9,893	\$10,189	\$10,495	\$10,810	\$11,134	\$11,468	\$11,812
COMPUTER HARDWARE & SOFTWARE		\$3,360	\$3,461	\$3,565	\$3,672	\$3,782	\$3,895	\$4,012
TELEPHONE & INTERNET		\$2,400	\$2,472	\$2,546	\$2,623	\$2,701	\$2,782	\$2,866
LANDSCAPING		\$2,000	\$2,060	\$2,122	\$2,185	\$2,251	\$2,319	\$2,388
PEST CONTROL		\$1,000	\$1,030	\$1,061	\$1,093	\$1,126	\$1,159	\$1,194
TRASH		\$1,000	\$1,030	\$1,061	\$1,093	\$1,126	\$1,159	\$1,194
PROFESSIONAL FEES		\$500	\$515	\$530	\$546	\$563	\$580	\$597
OFFICE SUPPLIES		\$500	\$515	\$530	\$546	\$563	\$580	\$597
POSTAGE & DELIVERY		\$200	\$206	\$212	\$219	\$225	\$232	\$239
DUES & SUBSCRIPTIONS		\$200	\$206	\$212	\$219	\$225	\$232	\$239
TOTAL EXPENSES		\$152,077	\$158,282	\$163,672	\$169,257	\$174,305	\$179,504	\$184,859
NOI		\$285,376	\$314,797	\$332,381	\$350,918	\$361,068	\$371,521	\$382,289



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