

Southland RV Park



OFFERING MEMORANDUM

Southland RV Park

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01

Executive Summary

Investment Summary
Location
Property Description

SOUTHLAND RV PARK

OFFERING SUMMARY

ADDRESS	2216 E Broadway St West Memphis AR 72301
LAND ACRES	1.2
NUMBER OF UNITS	38

FINANCIAL SUMMARY

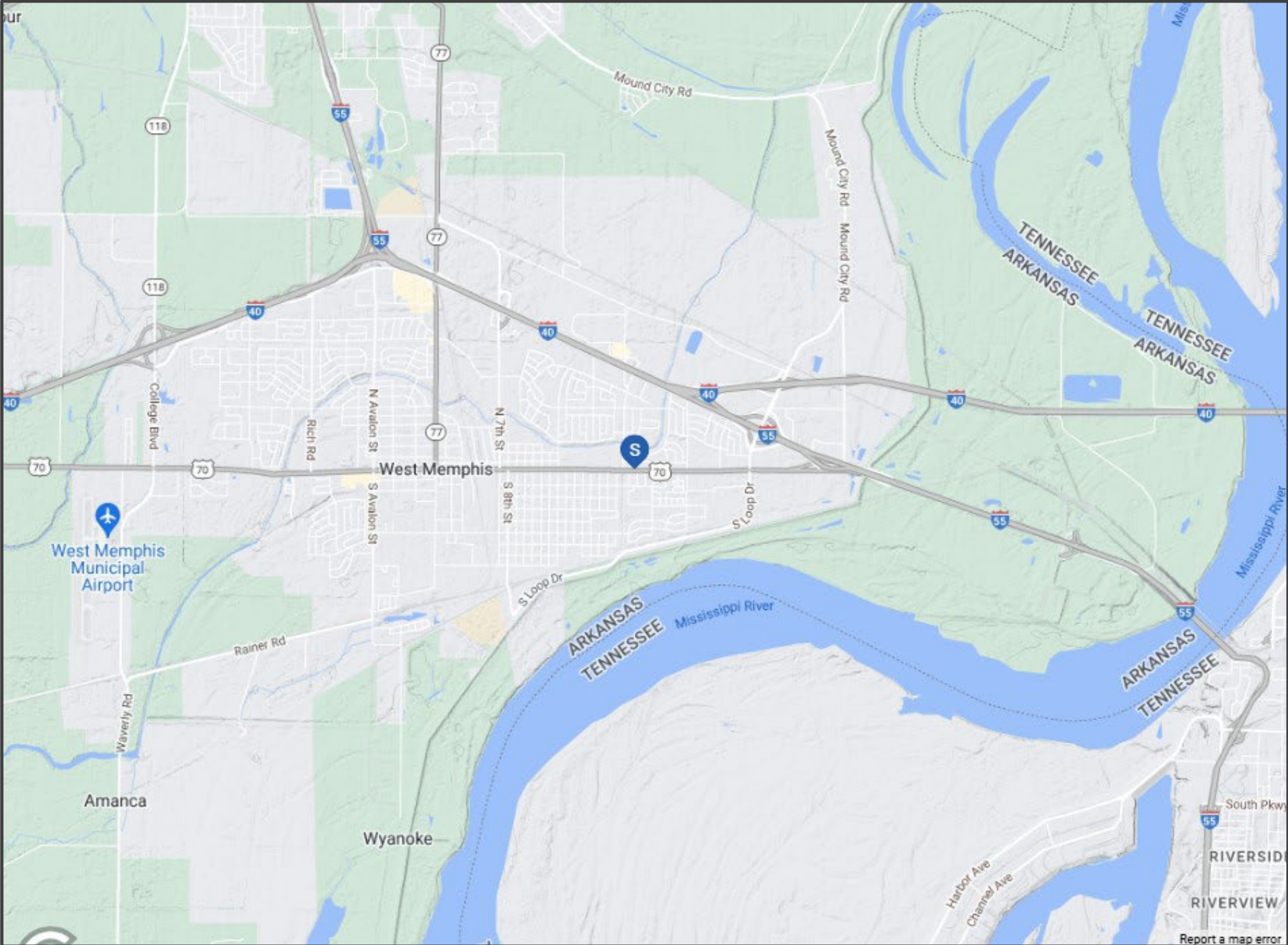
PRICE	\$1,250,000
PRICE PER SITE	\$32,895
NOI (CURRENT)	\$120,692
CAP RATE (CURRENT)	9.66%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	7,136	20,805	34,838
2024 Median HH Income	\$30,332	\$36,584	\$48,088
2024 Average HH Income	\$41,925	\$53,935	\$68,978

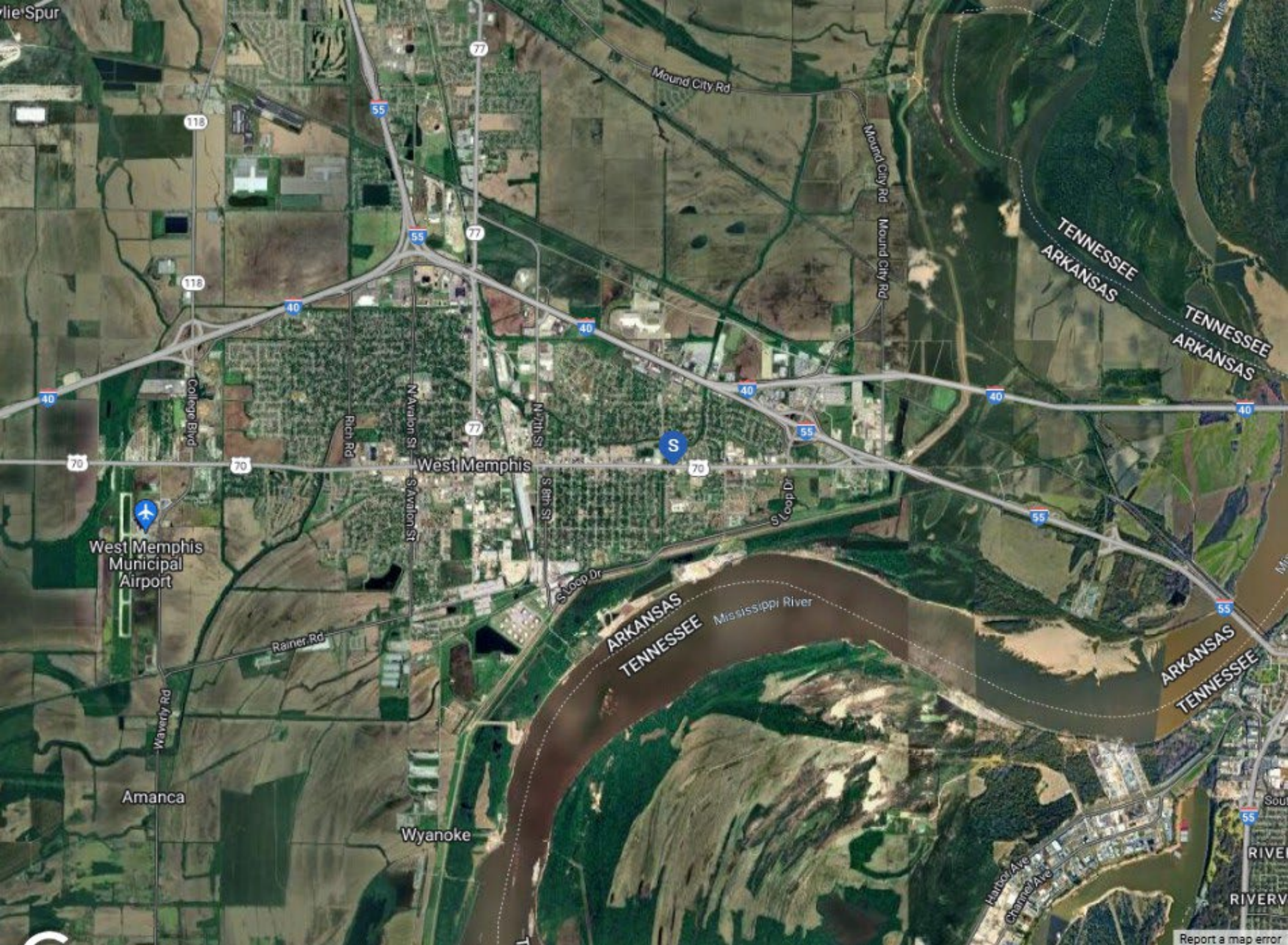
Immerse yourself in the bustling metro area of West Memphis, situated amidst the picturesque rivers and plains of the Southeast. Boasting thriving healthcare and manufacturing sectors, West Memphis is a prime location for those seeking a dynamic investment opportunity with promising returns.

Rent was recently increased to \$400 per month. Utilities are included in the rent.





Report a map error







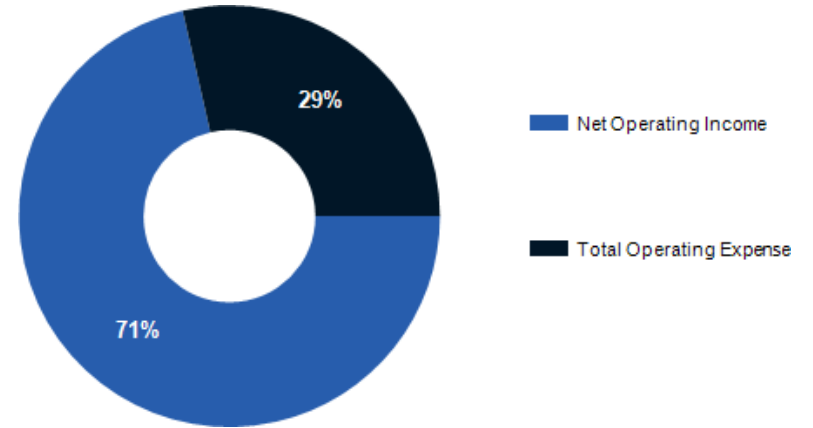
02 Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics

REVENUE ALLOCATION
CURRENT

INCOME	CURRENT
Gross Scheduled Rent	\$168,959
Effective Gross Income	\$168,959
Less Expenses	\$48,267
Net Operating Income	\$120,692

* vacancy amount factored into gross revenue



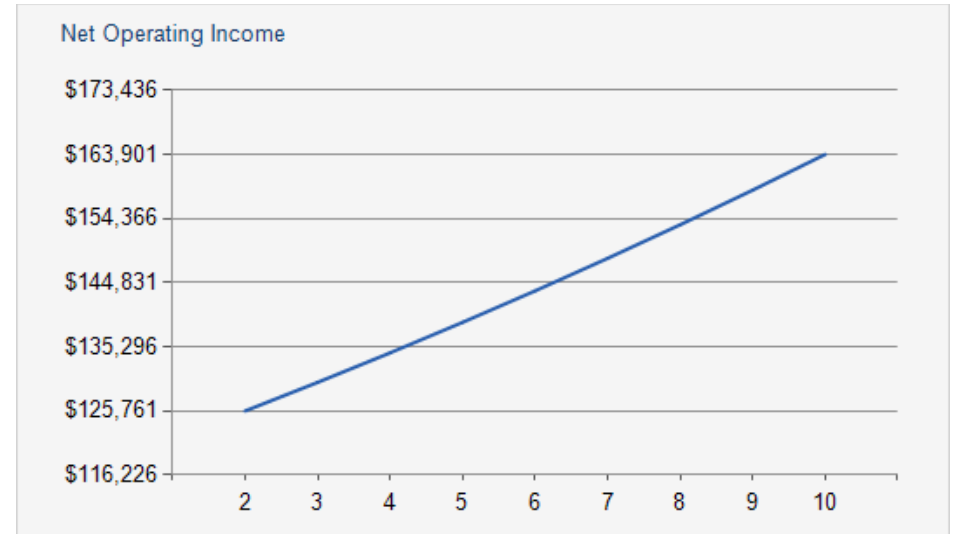
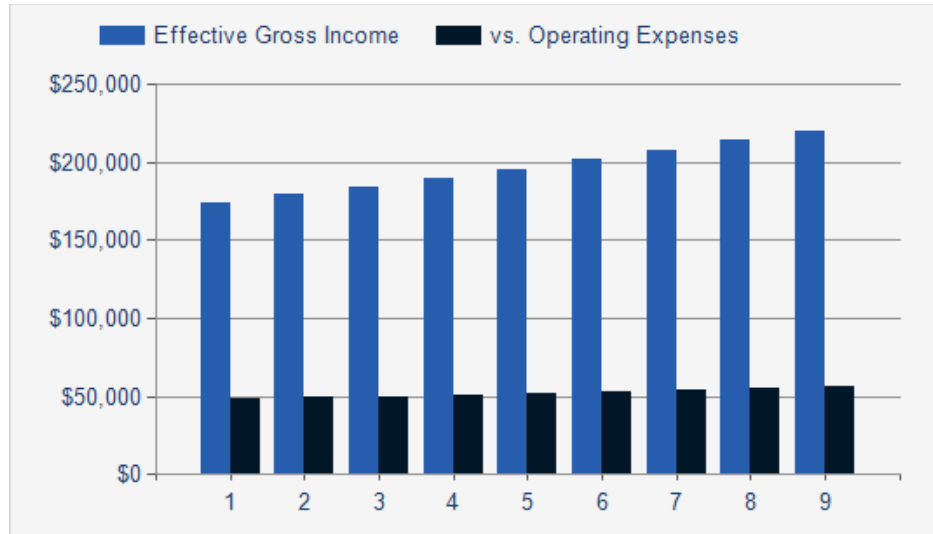
EXPENSES	CURRENT	Per Site
Utilities	\$48,267	\$1,270
Total Operating Expense	\$48,267	\$1,270
% of EGI	28.56%	

DISTRIBUTION OF EXPENSES
CURRENT

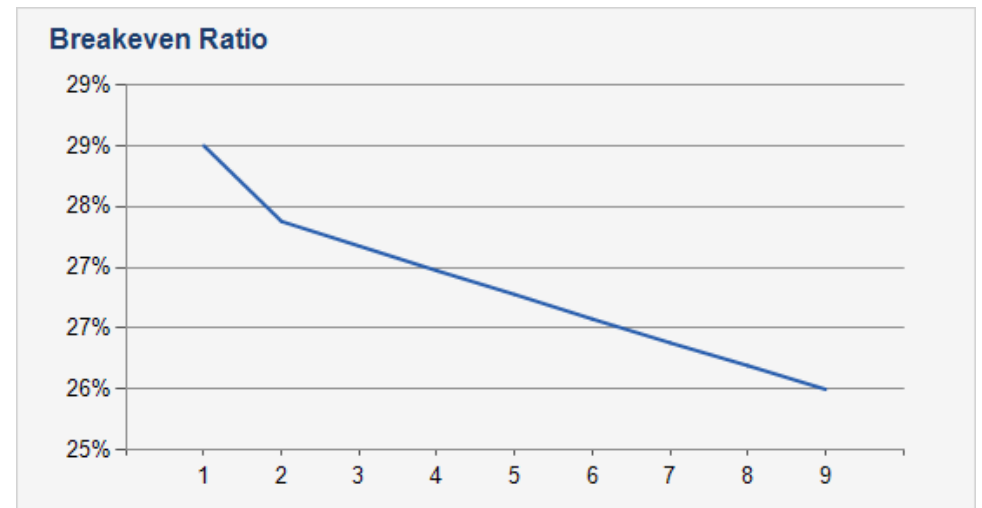
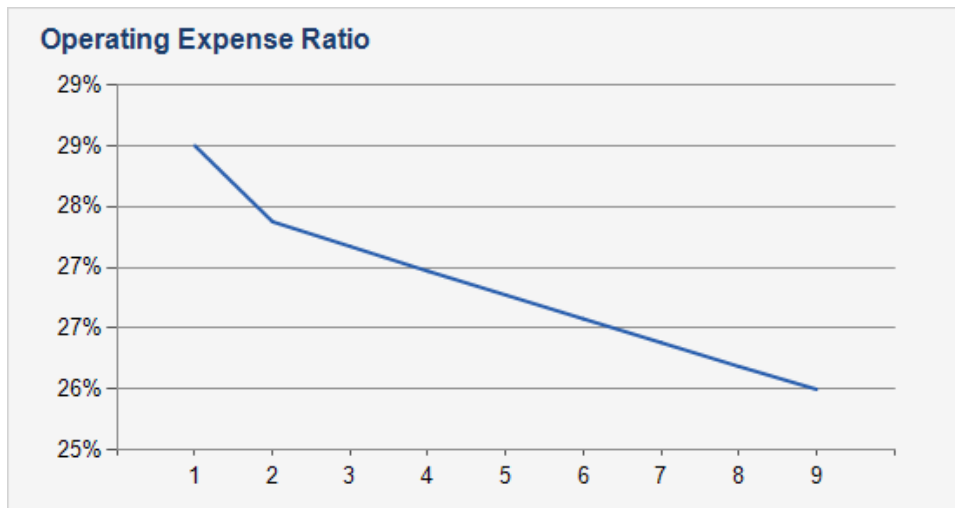
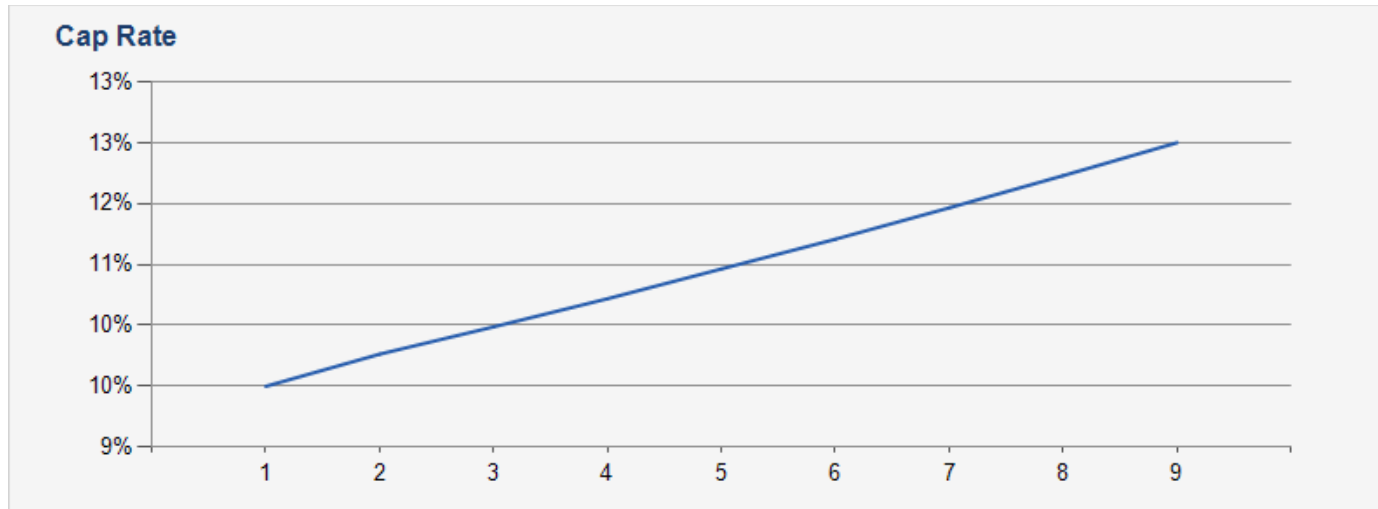


Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Scheduled Rent	\$168,959	\$174,028	\$179,249	\$184,626	\$190,165	\$195,870	\$201,746	\$207,798	\$214,032	\$220,453
Effective Gross Income	\$168,959	\$174,028	\$179,249	\$184,626	\$190,165	\$195,870	\$201,746	\$207,798	\$214,032	\$220,453
Operating Expenses										
Utilities	\$48,267	\$48,267	\$49,232	\$50,217	\$51,221	\$52,246	\$53,291	\$54,356	\$55,444	\$56,552
Total Operating Expense	\$48,267	\$48,267	\$49,232	\$50,217	\$51,221	\$52,246	\$53,291	\$54,356	\$55,444	\$56,552
Net Operating Income	\$120,692	\$125,761	\$130,016	\$134,409	\$138,944	\$143,624	\$148,455	\$153,442	\$158,589	\$163,901

* vacancy amount factored into gross revenue



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
CAP Rate	9.66%	10.06%	10.40%	10.75%	11.12%	11.49%	11.88%	12.28%	12.69%	13.11%
Operating Expense Ratio	28.56%	27.73%	27.46%	27.19%	26.93%	26.67%	26.41%	26.15%	25.90%	25.65%
Breakeven Ratio	28.57%	27.74%	27.47%	27.20%	26.94%	26.67%	26.41%	26.16%	25.90%	25.65%
Price / Site	\$32,895	\$32,895	\$32,895	\$32,895	\$32,895	\$32,895	\$32,895	\$32,895	\$32,895	\$32,895





03

Demographics

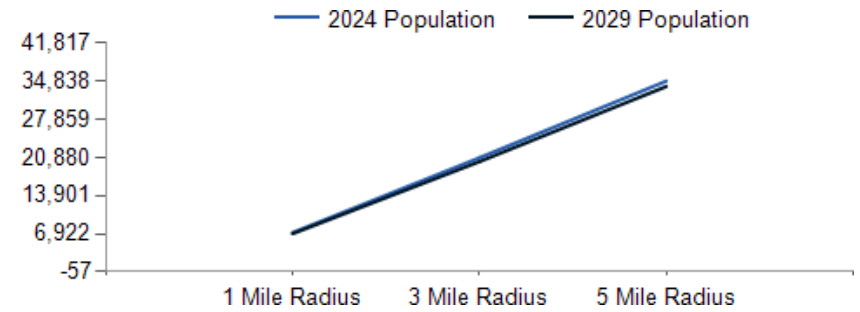
Demographics

SOUTHLAND RV PARK

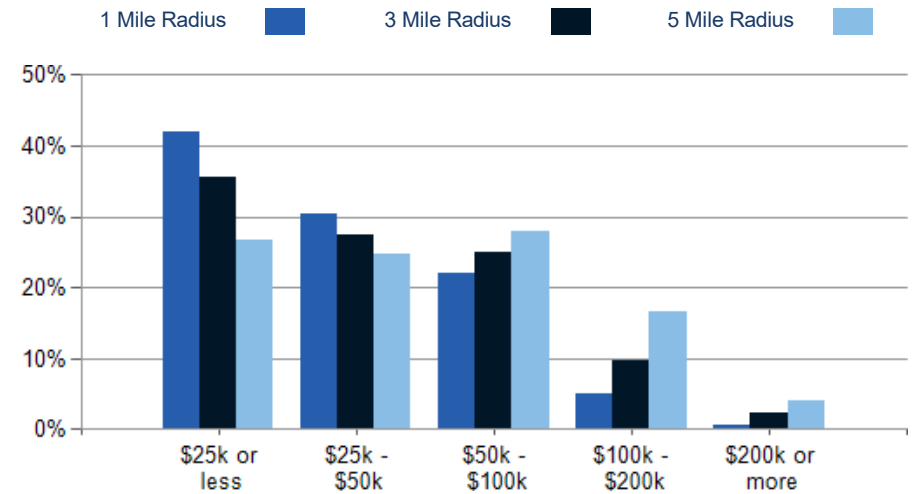
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,189	25,146	36,546
2010 Population	9,118	23,300	37,036
2024 Population	7,136	20,805	34,838
2029 Population	6,922	20,114	33,850
2024-2029: Population: Growth Rate	-3.05%	-3.35%	-2.85%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	739	1,847	2,297
\$15,000-\$24,999	433	1,186	1,447
\$25,000-\$34,999	372	1,033	1,371
\$35,000-\$49,999	476	1,295	2,077
\$50,000-\$74,999	405	1,352	2,348
\$75,000-\$99,999	213	766	1,547
\$100,000-\$149,999	95	702	1,931
\$150,000-\$199,999	46	124	390
\$200,000 or greater	16	199	574
Median HH Income	\$30,332	\$36,584	\$48,088
Average HH Income	\$41,925	\$53,935	\$68,978

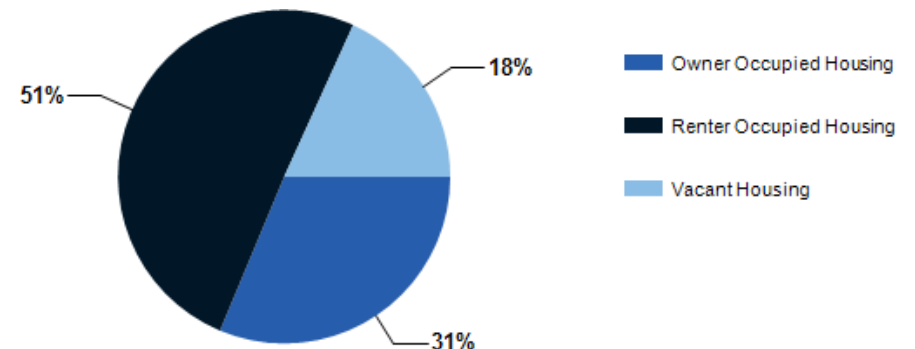
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,290	10,101	14,485
2010 Total Households	3,199	8,795	13,984
2024 Total Households	2,795	8,506	13,983
2029 Total Households	2,761	8,374	13,800
2024 Average Household Size	2.54	2.42	2.46
2024-2029: Households: Growth Rate	-1.20%	-1.55%	-1.30%



2024 Household Income

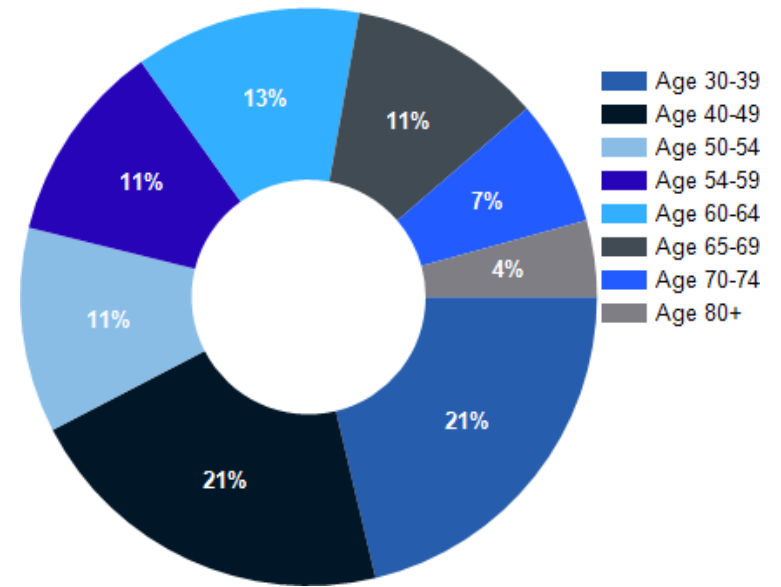


2024 Own vs. Rent - 1 Mile Radius

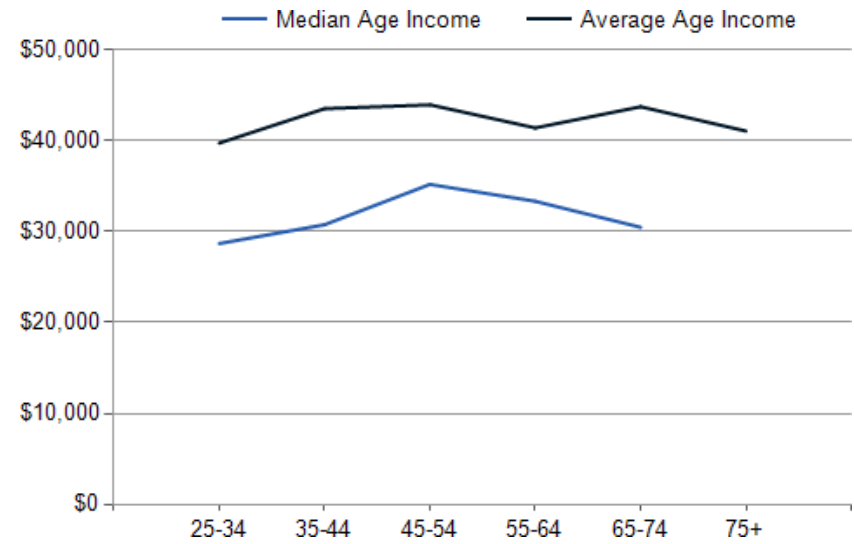


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	437	1,295	2,191
2024 Population Age 35-39	382	1,241	2,088
2024 Population Age 40-44	422	1,261	2,166
2024 Population Age 45-49	391	1,155	2,075
2024 Population Age 50-54	442	1,213	2,150
2024 Population Age 55-59	434	1,219	2,040
2024 Population Age 60-64	488	1,356	2,256
2024 Population Age 65-69	418	1,204	1,972
2024 Population Age 70-74	271	878	1,468
2024 Population Age 75-79	165	616	1,047
2024 Population Age 80-84	97	356	611
2024 Population Age 85+	82	299	474
2024 Population Age 18+	5,121	15,313	26,040
2024 Median Age	35	37	37
2029 Median Age	37	38	38



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$28,691	\$36,453	\$49,351
Average Household Income 25-34	\$39,749	\$51,995	\$65,200
Median Household Income 35-44	\$30,769	\$41,443	\$56,299
Average Household Income 35-44	\$43,540	\$61,510	\$78,818
Median Household Income 45-54	\$35,206	\$45,076	\$60,461
Average Household Income 45-54	\$43,965	\$63,570	\$83,765
Median Household Income 55-64	\$33,349	\$37,910	\$50,441
Average Household Income 55-64	\$41,426	\$54,983	\$72,276
Median Household Income 65-74	\$30,488	\$33,447	\$40,627
Average Household Income 65-74	\$43,755	\$47,875	\$59,286
Average Household Income 75+	\$41,072	\$43,433	\$51,072



Southland RV Park

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