



VERSAL

DOUBLE HORN BOAT & RV STORAGE

104 VISTA VIEW TRAIL, SPICEWOOD, TX 78669

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THE OPPORTUNITY



Double Horn Boat & RV Storage is located in Spicewood, Texas along State Highway 71. Spicewood is less than an hour west of Austin in the Texas Hill Country.

The property includes 60 non-climate units and 60 covered parking spaces for a total of 40,610 NRSF. It also includes 53 uncovered parking spaces. The facility is currently 93% physically occupied and has seen strong tenant demand since opening.

Conveying with the sale are +/- 3.5 acres of expansion land with the potential for 100% impervious cover, allowing a future owner to add a significant amount of square footage with frontage along Highway 71.

Double Horn is 6.5 miles from Marble Falls and 6.8 miles from the popular Muleshoe Bend Recreation Area. It is within close proximity to Lake Travis, 8.7 miles from Lake LBJ, and only 22 miles from Lake Buchanan. A 5-mile radius around the property includes a population of

2,686 with an average household income of \$120,165.

Construction highlights include metal and steel construction, asphalt and gravel drives, perimeter fencing, gated keypad access, professionally engineered retention pond, and exterior lighting.

Double Horn Boat & RV Storage is being marketed for sale at \$2,900,000.



AERIAL PHOTO



THE PROPERTY



HIGHLIGHTS

- Spicewood, TX
- 2,686 Population Within 5 Miles
- \$120,165 Average Household Income Within 5 Miles
- Highway 71 Frontage
- < 10 Miles from Lake Travis, Marble Falls, Lake LBJ
- 30 Miles from Austin

FEATURES

- \$2,900,000
- Expansion Potential - 100% Impervious Cover
- 40,610 NRSF
- 93% Occupancy
- 173 Units
- Perimeter Fencing, Gated Access



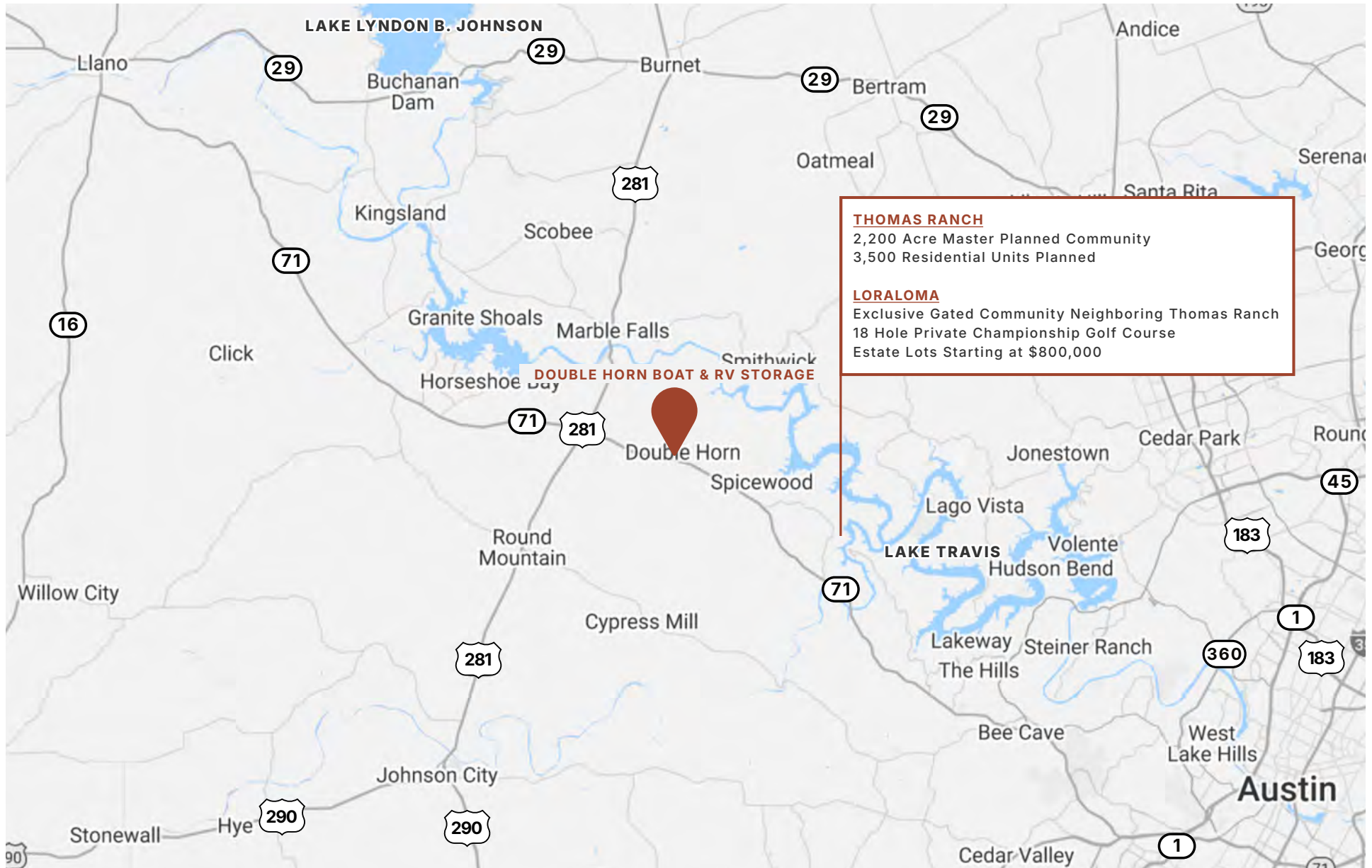
EXECUTIVE SUMMARY



PROPERTY NAME	DOUBLE HORN BOAT & RV STORAGE
OFFERING PRICE:	\$2,900,000
ADDRESS:	104 VISTA VIEW TRAIL
CITY / STATE / ZIP:	SPICEWOOD, TX 78669
COUNTY:	BURNET
PARCEL:	72476, 72472
YEAR BUILT:	2015, 2019, 2021
NRSF:	40,610
TOTAL UNITS:	120
PARKING:	53 SPOTS
BUILDINGS:	5
ELEVATORS:	NONE
AVG. UNIT SIZE NC:	166 SF
AVG. UNIT SIZE CC:	NONE
ECONOMIC OCCUPANCY:	86%
PHYSICAL OCCUPANCY (SQ. FT.):	93%
PHYSICAL OCCUPANCY (UNITS):	82%
ACRES:	12.47
CONSTRUCTION MATERIALS:	METAL, STEEL, CONCRETE, ASPHALT, GRAVEL
TRAFFIC COUNT (HWY 71):	24,823 VPD
EXPANSION ROOM:	YES
OFFICE:	NONE
APARTMENT:	NONE
PERSONNEL:	OWNER MANAGED
SPAREFOOT:	NONE
1 MILE POPULATION:	402
1 MILE MEDIAN HHI:	\$86,679
1 MILE AVERAGE HHI:	\$132,107
3 MILE POPULATION:	1,049
3 MILE MEDIAN HHI:	\$85,015
3 MILE AVERAGE HHI:	\$125,790
5 MILE POPULATION:	2,686
5 MILE MEDIAN HHI:	\$84,349
5 MILE AVERAGE HHI:	\$120,165



AREA MAP



RETAILER MAP



PHOTOS



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	\$49	50	\$0.98	7	350	4	3	57%	200	57%	\$343	\$4,116
10 X 15	NC	\$69	150	\$0.46	26	3,900	20	6	77%	3,000	77%	\$1,794	\$21,528
10 X 20	NC	\$99	200	\$0.50	25	5,000	24	1	96%	4,800	96%	\$2,475	\$29,700
10 X 35	NC	\$239	350	\$0.68	2	700	2	0	100%	700	100%	\$478	\$5,736
12 X 40	COVERED PARKING	\$169	480	\$0.35	29	13,920	27	2	93%	12,960	93%	\$4,901	\$58,812
12 X 45	COVERED PARKING	\$179	540	\$0.33	23	12,420	23	0	100%	12,420	100%	\$4,117	\$49,404
12 X 45	COVERED PARKING	\$189	540	\$0.35	8	4,320	7	1	88%	3,780	88%	\$1,512	\$18,144
12 X 30	UNCOVERED PARKING	\$89	N/A	N/A	13	N/A	8	5	62%	N/A	N/A	\$1,157	\$13,884
12 X 35	UNCOVERED PARKING	\$79	N/A	N/A	20	N/A	18	2	90%	N/A	N/A	\$1,580	\$18,960
12 X 45	UNCOVERED PARKING	\$89	N/A	N/A	10	N/A	6	4	60%	N/A	N/A	\$890	\$10,680
12 X 50	UNCOVERED PARKING	\$99	N/A	N/A	10	N/A	2	8	20%	N/A	N/A	\$990	\$11,880



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	60	9,950	50	10	83%	8,700	87%	\$5,090	\$61,080	\$6.14	166
COVERED PARKING	60	30,660	57	3	95%	26,160	95%	\$10,530	\$126,360	\$4.12	511
UNCOVERED PARKING	53	N/A	34	19	64%	N/A	N/A	\$4,617	\$55,404	N/A	N/A
TOTAL	173	40,610	141	32	82%	37,860	93%	\$20,237	\$242,844	\$5.98	338



INCOME & EXPENSES

DOUBLE HORN BOAT & RV STORAGE		T4 (FEB - MAY 25)	MARKET ADJUSTED	PRO FORMA
GPR/NRSF		\$5.98	\$5.98	\$7.77
RENTAL INCOME/NRSF		\$4.97	\$4.97	\$6.61
EGI/NRSF		\$5.19	\$5.19	\$7.10
ACHIEVED RENT / NRSF		\$0.41	\$0.41	\$0.55
REVENUE				
GROSS POTENTIAL RENT		\$242,844	\$242,844	\$315,697
	GPR %	0%	0%	30%
	ECONOMIC VACANCY %	17%	17%	15%
ECONOMIC VACANCY		(\$40,875)	(\$40,875)	(\$47,355)
TOTAL RENTAL INCOME		\$201,969	\$201,969	\$268,343
OTHER		\$3,600	\$3,600	\$3,600
LATE FEES	2.0%	\$3,003	\$3,003	\$5,367
INSURANCE COMMISSION (NET)	\$12.00	\$1,172	\$1,172	\$9,635
ADMIN FEES	0.5%	\$912	\$912	\$1,342
OTHER INCOME		\$8,687	\$8,687	\$19,943
EFFECTIVE GROSS INCOME		\$210,656	\$210,656	\$288,286
	MONTHLY AVERAGE EGI	\$17,555	\$17,555	\$24,024
	EGI GROWTH			37%
EXPENSES				
PROPERTY TAXES (% CHANGE FROM 2025)	15.0%	\$16,697	\$22,053	\$22,053
INSURANCE (\$ / NRSF)	\$0.40	\$20,833	\$16,244	\$16,244
PAYROLL		\$0	\$12,000	\$12,000
MANAGEMENT FEE (% OF EGI)	5.0%	\$8,250	\$10,533	\$14,414
REPAIRS & MAINTENANCE (\$ / NRSF)	\$0.15	\$2,265	\$6,092	\$6,092
ADVERTISING		\$549	\$6,000	\$6,000
UTILITIES		\$4,910	\$4,910	\$4,910
CREDIT CARD FEES (% OF EGI)	2.3%	\$5,522	\$4,845	\$6,631
COMPUTER HARDWARE & SOFTWARE		\$3,327	\$3,360	\$3,360
LANDSCAPING		\$0	\$3,000	\$3,000
TELEPHONE & INTERNET		\$2,013	\$2,400	\$2,400
PEST CONTROL		\$0	\$1,000	\$1,000
HOA FEE		\$919	\$919	\$919
TRASH		\$0	\$500	\$500
PROFESSIONAL FEES		\$0	\$500	\$500
OFFICE SUPPLIES		\$0	\$200	\$200
POSTAGE & DELIVERY		\$0	\$200	\$200
DUES & SUBSCRIPTIONS		\$0	\$200	\$200
TOTAL EXPENSES		\$65,285	\$94,956	\$100,623
NOI		\$145,371	\$115,701	\$187,663



7 YEAR ANALYSIS

DOUBLE HORN BOAT & RV 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	\$5.98	\$6.88	\$7.91	\$8.15	\$8.39	\$8.64	\$8.90	\$9.17
RENTAL INCOME/NRSF	\$4.97	\$5.85	\$6.72	\$6.92	\$7.13	\$7.35	\$7.57	\$7.79
EGI/NRSF	\$5.19	\$6.32	\$7.22	\$7.42	\$7.64	\$7.86	\$8.08	\$8.31
YOY GPR GROWTH	15.0%	15.0%	15.0%	3.0%	3.0%	3.0%	3.0%	3.0%
REVENUE								
GROSS POTENTIAL RENT	\$242,844	\$279,271	\$321,161	\$330,796	\$340,720	\$350,942	\$361,470	\$372,314
ECONOMIC VACANCY	(\$40,875)	(\$41,891)	(\$48,174)	(\$49,619)	(\$51,108)	(\$52,641)	(\$54,220)	(\$55,847)
TOTAL RENTAL INCOME	\$201,969	\$237,380	\$272,987	\$281,177	\$289,612	\$298,300	\$307,249	\$316,467
INSURANCE COMMISSION (NET)	\$12.00	\$1,172	\$9,635	\$9,635	\$9,635	\$9,635	\$9,635	\$9,635
LATE FEES	2.0%	\$3,003	\$4,748	\$5,460	\$5,624	\$5,792	\$5,966	\$6,145
OTHER		\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600
ADMIN FEES	0.5%	\$912	\$1,187	\$1,365	\$1,406	\$1,448	\$1,492	\$1,582
OTHER INCOME	\$8,687	\$19,169	\$20,059	\$20,264	\$20,475	\$20,692	\$20,916	\$21,146
EFFECTIVE GROSS INCOME	\$210,656	\$256,549	\$293,046	\$301,441	\$310,087	\$318,993	\$328,165	\$337,613
MONTHLY AVERAGE EGI	\$17,555	\$21,379	\$24,421	\$25,120	\$25,841	\$26,583	\$27,347	\$28,134
EXPENSES								
	3%	← Inflation Factor						
PROPERTY TAXES (% CHANGE FROM 2025)	15.0%	\$22,053	\$22,715	\$23,396	\$24,098	\$24,821	\$25,566	\$26,333
INSURANCE (\$ / NRSF)	\$0.40	\$16,244	\$16,731	\$17,233	\$17,750	\$18,283	\$18,831	\$19,396
MANAGEMENT FEE (% OF EGI)	5.0%	\$10,533	\$12,827	\$14,652	\$15,072	\$15,504	\$15,950	\$16,408
PAYROLL		\$12,000	\$12,360	\$12,731	\$13,113	\$13,506	\$13,911	\$14,329
REPAIRS & MAINTENANCE (\$ / NRSF)	\$0.15	\$6,092	\$6,274	\$6,462	\$6,656	\$6,856	\$7,062	\$7,274
ADVERTISING		\$6,000	\$6,180	\$6,365	\$6,556	\$6,753	\$6,956	\$7,164
CREDIT CARD FEES (% OF EGI)	2.3%	\$4,845	\$5,901	\$6,740	\$6,933	\$7,132	\$7,337	\$7,548
UTILITIES		\$4,910	\$5,058	\$5,209	\$5,366	\$5,527	\$5,693	\$5,863
COMPUTER HARDWARE & SOFTWARE		\$3,360	\$3,461	\$3,565	\$3,672	\$3,782	\$3,895	\$4,012
LANDSCAPING		\$3,000	\$3,090	\$3,183	\$3,278	\$3,377	\$3,478	\$3,582
TELEPHONE & INTERNET		\$2,400	\$2,472	\$2,546	\$2,623	\$2,701	\$2,782	\$2,866
PEST CONTROL		\$1,000	\$1,030	\$1,061	\$1,093	\$1,126	\$1,159	\$1,194
HOA FEE		\$919	\$946	\$974	\$1,004	\$1,034	\$1,065	\$1,097
TRASH		\$500	\$515	\$530	\$546	\$563	\$580	\$597
PROFESSIONAL FEES		\$500	\$515	\$530	\$546	\$563	\$580	\$597
OFFICE SUPPLIES		\$200	\$206	\$212	\$219	\$225	\$232	\$239
POSTAGE & DELIVERY		\$200	\$206	\$212	\$219	\$225	\$232	\$239
DUES & SUBSCRIPTIONS		\$200	\$206	\$212	\$219	\$225	\$232	\$239
TOTAL EXPENSES		\$94,956	\$100,693	\$105,816	\$108,962	\$112,202	\$115,539	\$118,976
NOI		\$115,701	\$155,856	\$187,230	\$192,479	\$197,885	\$203,454	\$215,097



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