

# Lost Buoys RV Resort

1543 and 1573 FM 1781, Rockport TX 78282-7163

OFFERING MEMORANDUM

Stabilized RV Park with Two Single Family Residences



# Lost Buoys RV Resort

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*Exclusively Marketed by:*

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01

Executive Summary

Investment Summary

# LOST BUOYS RV RESORT

## OFFERING SUMMARY

|                |   |
|----------------|---|
| ADDRESS        | 1543 and 1573 FM 1781<br>Rockport TX 78382-7163 |
| COUNTY         | Aransas   |
| LAND ACRES     | 9.361   |
| YEAR BUILT     | 2021  |
| APN            | 1925-065-020-000                                |
| OWNERSHIP TYPE | Fee Simple                                      |

## FINANCIAL SUMMARY

|                          |             |
|--------------------------|-------------|
| PRICE                    | \$1,575,000 |
| NOI (2025)               | \$147,290   |
| NOI (Pro Forma)          | \$151,683   |
| CAP RATE (2025)          | 9.35%       |
| CAP RATE (PRO FORMA)     | 9.63%       |
| CASH ON CASH (2025)      | 19.76%      |
| CASH ON CASH (PRO FORMA) | 21.15%      |
| GRM (2025)               | 5.73        |
| GRM (PRO FORMA)          | 5.52        |

## PROPOSED FINANCING

|                     |               |
|---------------------|---------------|
| Bank Financing      |               |
| LOAN TYPE           | Interest Only |
| DOWN PAYMENT        | \$315,000     |
| LOAN AMOUNT         | \$1,260,000   |
| INTEREST RATE       | 6.75%         |
| LOAN TERMS          | 20            |
| ANNUAL DEBT SERVICE | \$85,050      |
| LOAN TO VALUE       | 80%           |

## DEMOGRAPHICS

|                        | 5 MILE   | 15 MILE  | 30 MILE  |
|------------------------|----------|----------|----------|
| 2026 Population        | 19,286   | 47,775   | 265,850  |
| 2026 Median HH Income  | \$65,723 | \$65,750 | \$59,607 |
| 2026 Average HH Income | \$98,190 | \$90,121 | \$80,633 |



## Property Overview

- 39 RV spaces and 2 SFR  
Established RV resort operating since March 2021  
Strong average annual occupancy of approximately 83%  
RV park Located on 7.5 acres with a 0.5-acre U-shaped pond  
House located on an additional 1.8 acres  
Quiet coastal setting attractive to long-term and seasonal guests  
Opportunity for future expansion and/or additional amenity development

## RV Sites & Infrastructure

- 39 RV sites  
All sites equipped with full hookups and 20/30/50 amp service  
Most sites accommodate two vehicles; select smaller sites accommodate one vehicle  
Positioned competitively for monthly and seasonal guests  
City water service to RV and buildings  
300+ft Well system utilized for irrigation (3 pipes to back of park, available to guests)  
Septic - Lift station/leach fields  
High-speed Spectrum internet throughout the property

## 2 Single Family Residences

- 1543 FM 1781/Rental Home:
  - 1,792 SF
  - 3 bedrooms / 2 bathrooms
  - Rents for \$2500/mo
  - Just began renting in February 2026
  - Aerobic septic system for house
  
- 1573 FM 1781/Owner Occupied Home:
  - 2,100 SF
  - 3bedrooms + Office or 4 bedrooms / 2 bathrooms
  - Possible rental for \$3,000/mo

## Guest Amenities

- Heated resort-style pool and spa overlooking 0.5 acre pond  
Laundry facilities with 3 washers and 3 dryers (free to guests)  
Private bathhouse with two full bathrooms (coded door locks)  
Pet-friendly environment with an approximately 10,000 SF dog park

1,100 SF clubhouse featuring:

- Full kitchen
- Bathroom
- Movie room
- Recreational games
- Could possibly be rented as a 1 bed/1bath house

Outdoor gathering area with:

- Fire pits with provided firewood
- BBQ area w/propane ready for hook-up
- Seating space



02

Location

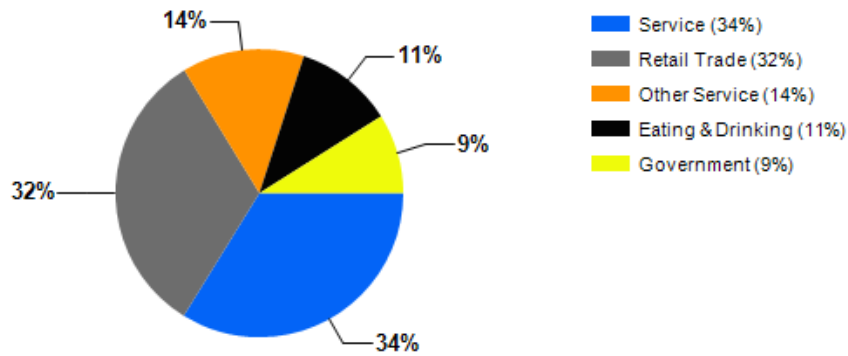
Location Summary

# LOST BUOYS RV RESORT

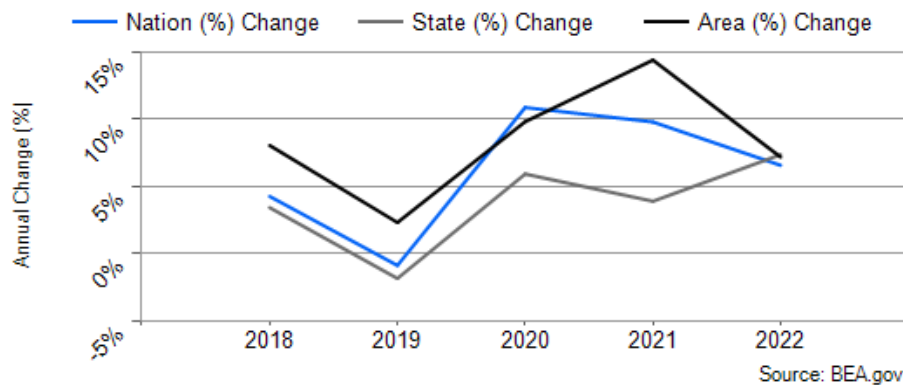
## Local Highlights

- Rockport, Texas offers a unique blend of coastal charm, tourism, and business opportunity. Located along the well-traveled FM 1781 corridor, this property benefits from excellent visibility and convenient access in one of the Gulf Coast's most desirable destinations. Known for its vibrant art scene, world-class fishing, and scenic waterfront views, Rockport attracts both visitors and residents year-round. Nearby attractions including Rockport Beach Park, the Texas Maritime Museum, and Fulton Mansion enhance the area's appeal, while popular local restaurants and surrounding retail and residential developments create a lively and growing business environment ideal for commercial growth and customer engagement.

### Major Industries by Employee Count



### Aransas County GDP Trend





03

### Property Description

- Property Features
- Site Plan
- Parcel Map
- Property Images

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## GLOBAL

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|                     |       |
|---------------------|-------|
| NUMBER OF UNITS     | 41    |
| LAND ACRES          | 9.361 |
| # OF PARCELS        | 2     |
| YEAR BUILT          | 2021  |
| NUMBER OF PADS      | 39    |
| NUMBER OF INGRESSES | 1     |
| NUMBER OF EGRESSES  | 1     |

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## MULTI-FAMILY VITALS

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|                  |     |
|------------------|-----|
| GUEST WASH ROOMS | 2   |
| POOL / JACUZZI   | 1/1 |
| WASHER/DRYER     | 3/3 |
| CLUB HOUSE       | 1   |

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## COMMERCIAL VITALS

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|            |                |
|------------|----------------|
| LEASE TYPE | Month-to-Month |
|------------|----------------|

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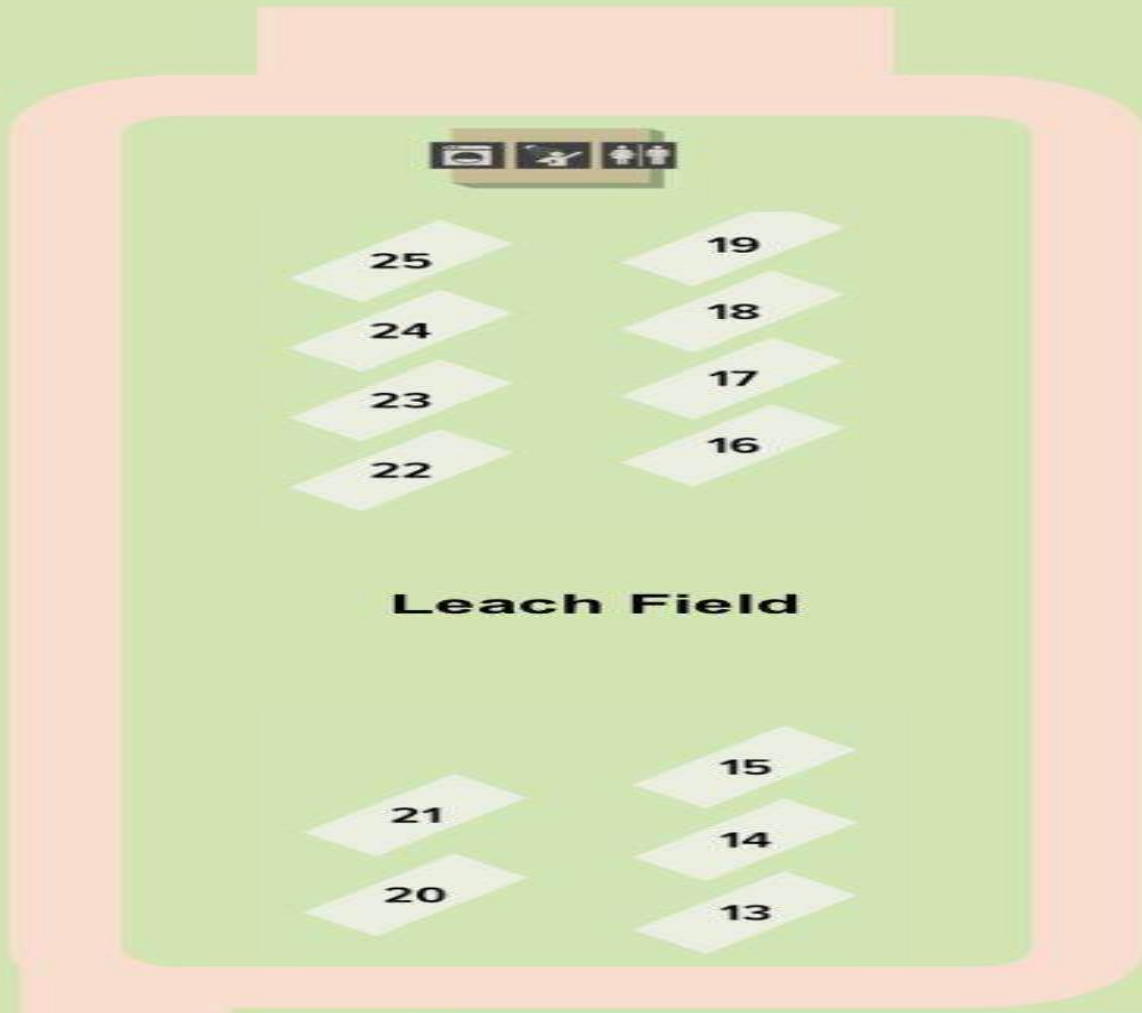
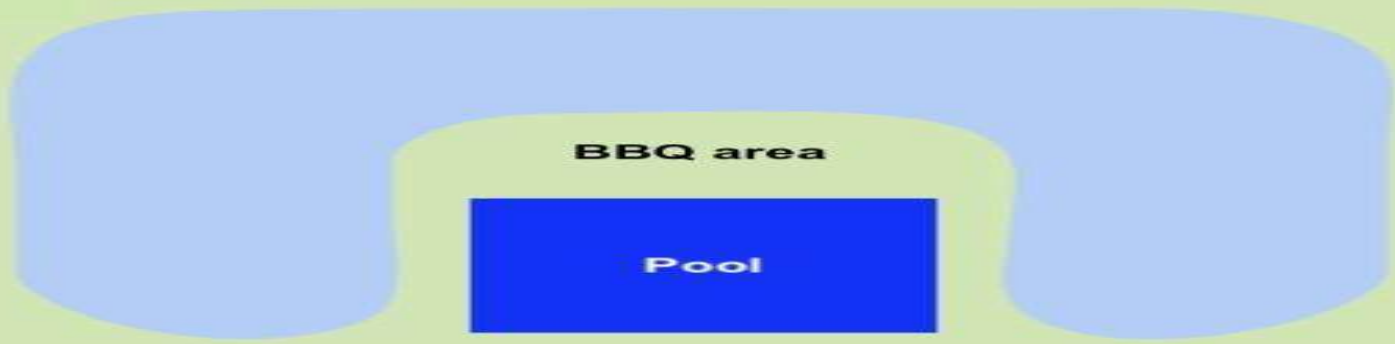
## CONSTRUCTION

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|           |                            |
|-----------|----------------------------|
| WATER     | Public & Private available |
| SEWER     | Private                    |
| PAD SITES | Concrete                   |
| ROADS     | Gravel                     |

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GOODLOCK BRUC

18866  
CORRING JOHN R

71146  
MORENO TONY ETUX SUE

18821  
MOON WALLACE ETUX MICHELLE

18828  
MOON MICHELLE & LUENSMANN TAYLOR

FM 1781



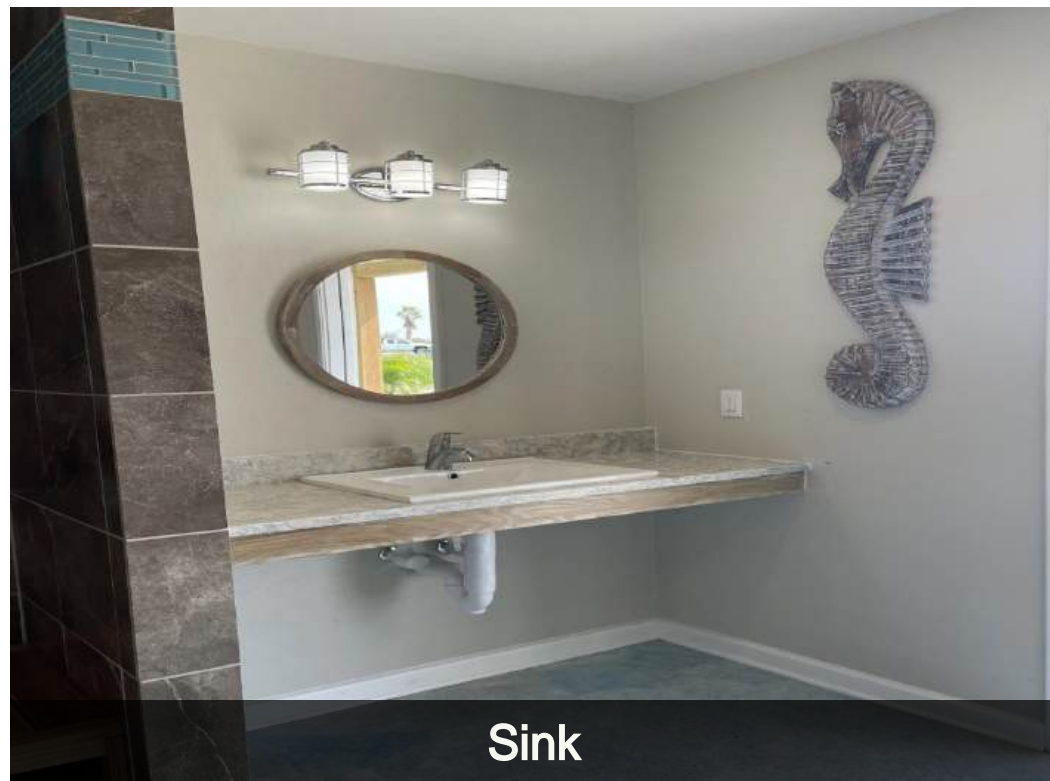
**Bath House**



**Shower**



**Toilet**



**Sink**



**Club House Kitchen**



**Living Room**



**Dining Room**



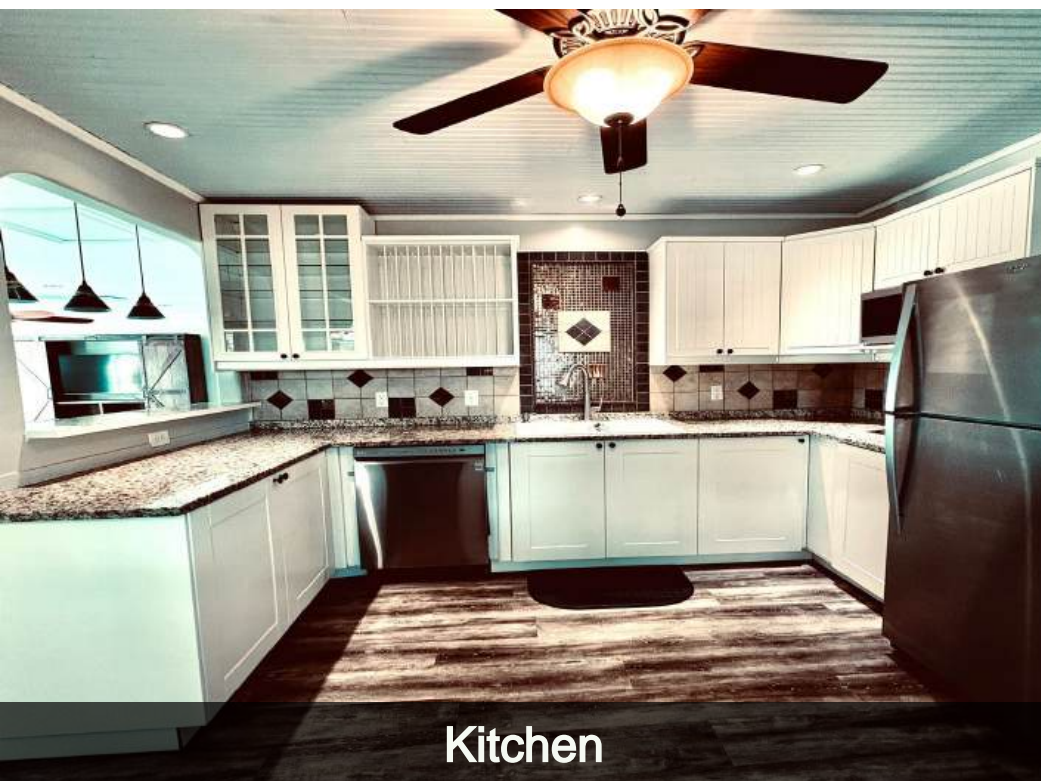
**Game Room**



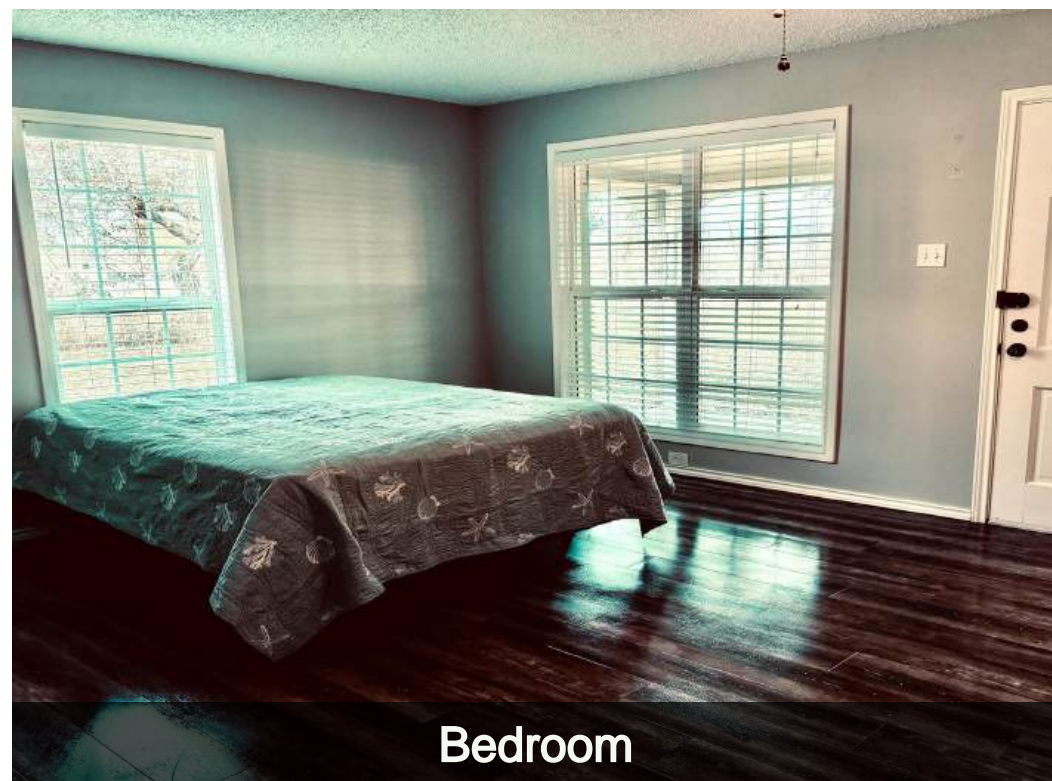
1543 FM 1781 Backyard



Living Room



Kitchen



Bedroom



**1573 FM 1781 Front of House**



**Living Room**



**Bedroom**



**Back Patio**



04

Rent Roll

June Rent Roll

# Lost Buoys RV Resort

## Rent Roll June 2026

| <u>Spot #</u>                     | <u>Move In Date</u> | <u>Move Out Date</u> | <u>June Rentals</u> | <u>100% Occupied</u> |
|-----------------------------------|---------------------|----------------------|---------------------|----------------------|
| Rental House                      | 2/20/2026           | 2/20/2027            | \$2,500             | \$2,500              |
| Owner Occupied House/1573 FM 1781 |                     |                      | \$0                 | \$3,000              |
| 1                                 | 5/31/2024           | TBD                  | \$500               | \$500                |
| 2                                 | 9/1/2025            | TBD                  | \$450               | \$475                |
| 3                                 | Under Construction  |                      | \$0                 | \$525                |
| 4                                 | 7/5/2025            | TBD                  | \$475               | \$475                |
| 5                                 | Under Construction  |                      | \$0                 | \$525                |
| 6                                 | 4/30/2026           | TBD                  | \$475               | \$475                |
| 7                                 | Under Construction  |                      | \$0                 | \$525                |
| 8                                 | Owner Occupied      |                      | \$0                 | \$450                |
| 9                                 | Under Construction  |                      | \$0                 | \$525                |
| 10                                | 3/9/2026            | TBD                  | \$475               | \$475                |
| 11                                | 2/28/2025           | TBD                  | \$475               | \$475                |
| 12                                | 12/26/2023          | TBD                  | \$500               | \$500                |
| 13                                | 2/1/2025            | 9/1/2026             | \$535               | \$535                |
| 14                                | 5/22/2026           | 9/19/2026            | \$525               | \$525                |
| 15                                | 3/27/2026           | TBD                  | \$535               | \$535                |
| 16                                | 4/25/2025           | TBD                  | \$535               | \$535                |
| 17                                | 9/17/2022           | TBD                  | \$525               | \$525                |
| 18                                | 7/23/2021           | TBD                  | \$525               | \$525                |
| 19                                | 4/9/2026            | 10/9/2026            | \$535               | \$535                |
| 19 3/4                            | 6/29/2025           | TBD                  | \$535               | \$535                |
| 20                                | 6/1/2026            | 7/1/2026             | \$535               | \$535                |
| 21                                | 4/25/2026           | 5/9/2026             | \$470               | \$535                |
| 22                                | 3/13                | TBD                  | \$535               | \$535                |
| 23                                | 5/2/2026            | 11/2/2026            | \$525               | \$525                |
| 24                                | 11/6/2021           | TBD                  | \$525               | \$525                |
| 25                                | 7/31/2021           | TBD                  | \$535               | \$535                |
| 26                                | 6/1/2026            | 8/31/2026            | \$500               | \$500                |
| 27                                | 6/15/2026           | 9/15/2026            | \$525               | \$525                |
| 28                                | Vacant              |                      | \$0                 | \$525                |
| 29                                | 9/14/2024           | TBD                  | \$450               | \$450                |
| 30                                | 6/4/2025            | TBD                  | \$475               | \$475                |
| 31                                | Vacant              |                      | \$0                 | \$475                |
| 32                                | Vacant              |                      | \$0                 | \$475                |
| 33                                | 8/11/2025           | TBD                  | \$475               | \$475                |
| 34                                | 8/5/2025            | TBD                  | \$475               | \$475                |
| 35                                | 6/1/2026            | 8/31/2026            | \$450               | \$450                |
| 36                                | 10/15/2021          | TBD                  | \$475               | \$475                |
| 37                                | 6/30/2026           | TBD                  | \$475               | \$475                |
| 38                                | 1/12/2023           | TBD                  | \$500               | \$500                |
| <b>Totals</b>                     |                     |                      | <b>\$18,025</b>     | <b>\$25,140</b>      |



05

**Financial Analysis**

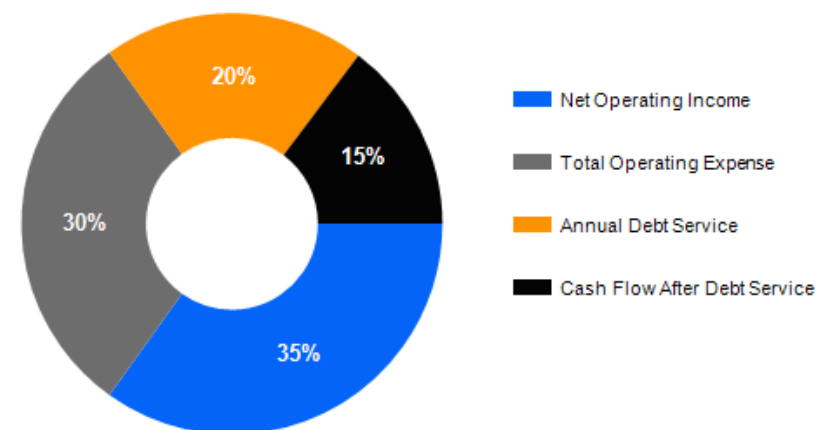
- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics

## REVENUE ALLOCATION

2025

| INCOME                                | 2025             |        | PRO FORMA        |        |
|---------------------------------------|------------------|--------|------------------|--------|
| 39 RV Spaces (Actual)                 | \$208,880        | 76.0%  | \$219,324        | 76.9%  |
| 1543 FM 1781 / SFR Rental (Pro Forma) | \$30,000         | 10.9%  | \$30,000         | 10.5%  |
| 1573 FM 1781 / SFR Rental (Pro Forma) | \$36,000         | 13.1%  | \$36,000         | 12.6%  |
| <b>Effective Gross Income</b>         | <b>\$274,880</b> |        | <b>\$285,324</b> |        |
| Less Expenses                         | \$127,590        | 46.41% | \$133,641        | 46.83% |
| <b>Net Operating Income</b>           | <b>\$147,290</b> |        | <b>\$151,683</b> |        |
| Annual Debt Service                   | \$85,050         |        | \$85,050         |        |
| <b>Cash flow</b>                      | <b>\$62,240</b>  |        | <b>\$66,633</b>  |        |
| Debt Coverage Ratio                   | 1.73             |        | 1.78             |        |

**Income Notes:** Pro Forma figured at 5% increase in Income

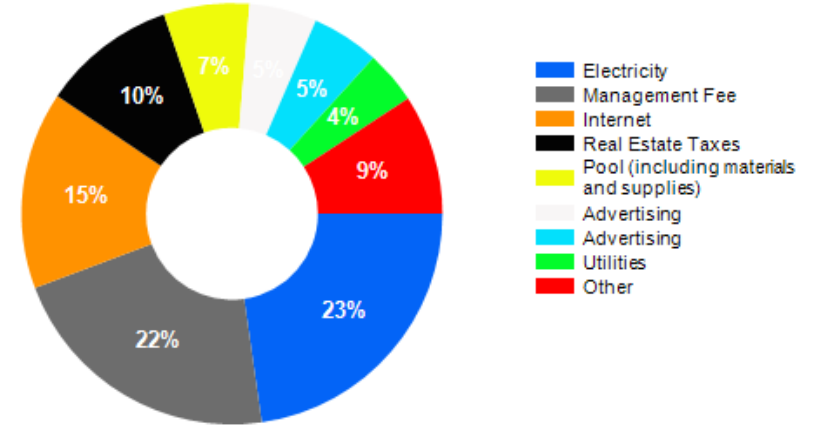


Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

| EXPENSES                                | 2025             | PRO FORMA        |
|---|------------------|------------------|
| Real Estate Taxes                       | \$13,161         | \$13,819         |
| Property Insurance                      | \$2,966          | \$3,114          |
| Liability Insurance                     | \$1,850          | \$1,943          |
| Management Fee (10.00% of EGI)          | \$27,488         | \$28,532         |
| Pool (including materials and supplies) | \$8,390          | \$8,810          |
| Ring Security System App                | \$129            | \$135            |
| Accountant & Legal Fees                 | \$2,177          | \$2,286          |
| Advertising                             | \$6,630          | \$6,962          |
| Utilities                               | \$5,171          | \$5,430          |
| Electricity                             | \$29,004         | \$30,454         |
| Internet                                | \$19,351         | \$20,319         |
| Sanitation                              | \$3,694          | \$3,879          |
| Bank & Merchant Fees                    | \$949            | \$996            |
| Advertising                             | \$6,630          | \$6,962          |
| <b>Total Operating Expense</b>          | <b>\$127,590</b> | <b>\$133,641</b> |
| Annual Debt Service                     | \$85,050         | \$85,050         |
| % of EGI                                | 46.41%           | 46.83%           |

## DISTRIBUTION OF EXPENSES

2025



**Expense Notes:** Pro Forma figured at 5% increase in Expenses

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## GLOBAL

Price **\$1,575,000**

## INCOME - Growth Rates

|                                       |              |
|---------------------------------------|--------------|
| 39 RV Spaces (Actual)                 | <b>3.00%</b> |
| 1543 FM 1781 / SFR Rental (Pro Forma) | <b>3.00%</b> |
| 1573 FM 1781 / SFR Rental (Pro Forma) | <b>3.00%</b> |

**Notes** 3% YOY increase in Income

## EXPENSES - Growth Rates

|   |              |
|---|--------------|
| Real Estate Taxes                       | <b>3.00%</b> |
| Property Insurance                      | <b>3.00%</b> |
| Liability Insurance                     | <b>3.00%</b> |
| Pool (including materials and supplies) | <b>3.00%</b> |
| Ring Security System App                | <b>3.00%</b> |
| Accountant & Legal Fees                 | <b>3.00%</b> |
| Advertising                             | <b>3.00%</b> |
| Utilities                               | <b>3.00%</b> |
| Electricity                             | <b>3.00%</b> |
| Internet                                | <b>3.00%</b> |
| Sanitation                              | <b>3.00%</b> |
| Bank & Merchant Fees                    | <b>3.00%</b> |
| Advertising                             | <b>3.00%</b> |

**Notes** 3% YOY increase in Expenses

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## PROPOSED FINANCING

|                     |                      |
|---------------------|----------------------|
| Bank Financing      |                      |
| Loan Type           | <b>Interest Only</b> |
| Down Payment        | <b>\$315,000</b>     |
| Loan Amount         | <b>\$1,260,000</b>   |
| Interest Rate       | <b>6.75%</b>         |
| Loan Terms          | <b>20</b>            |
| Annual Debt Service | <b>\$85,050</b>      |
| Loan to Value       | <b>80%</b>           |

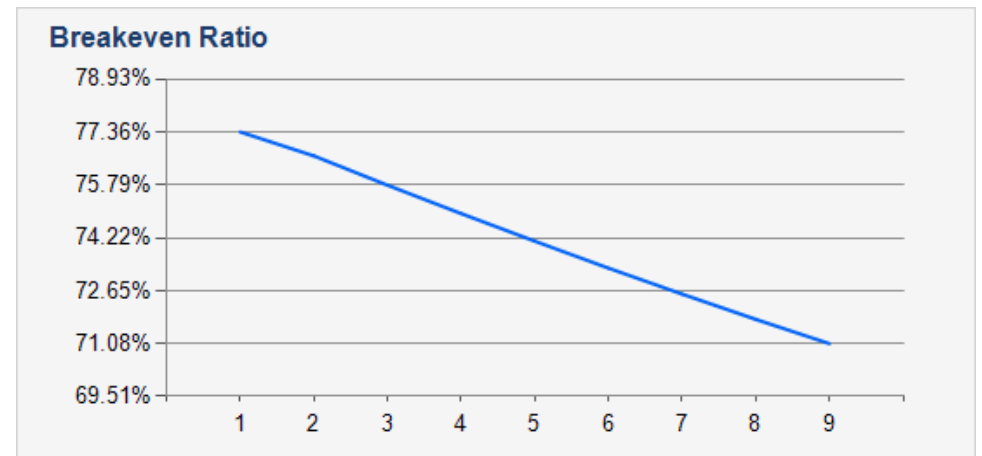
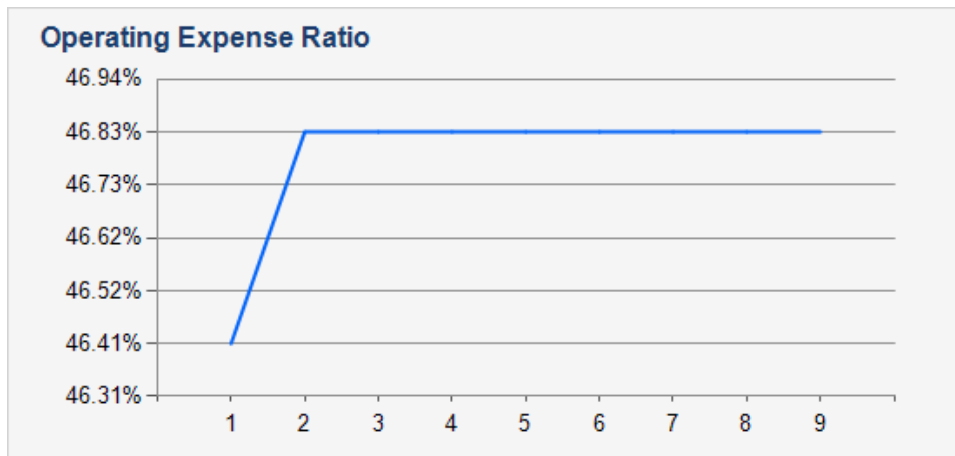
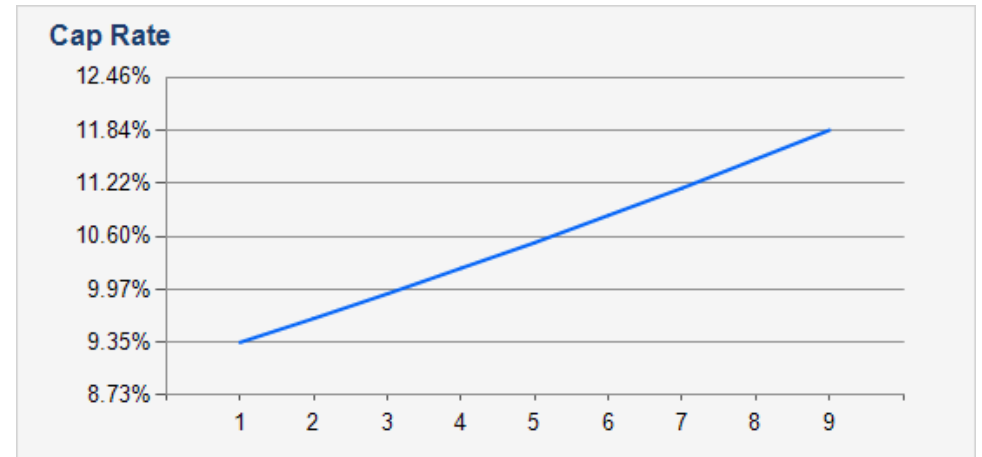
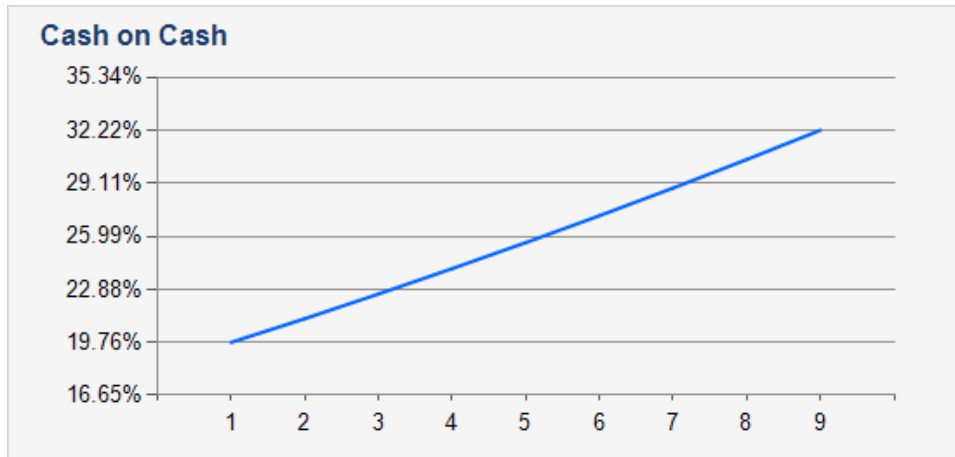


| Calendar Year                           | 2025             | Pro Forma        | Year 3           | Year 4           | Year 5           | Year 6           | Year 7           | Year 8           | Year 9           | Year 10          |
|---|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| <b>Gross Revenue</b>                    |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| 39 RV Spaces (Actual)                   | \$208,880        | \$219,324        | \$225,904        | \$232,681        | \$239,661        | \$246,851        | \$254,257        | \$261,884        | \$269,741        | \$277,833        |
| 1543 FM 1781 / SFR Rental (Pro Forma)   | \$30,000         | \$30,000         | \$30,900         | \$31,827         | \$32,782         | \$33,765         | \$34,778         | \$35,822         | \$36,896         | \$38,003         |
| 1573 FM 1781 / SFR Rental (Pro Forma)   | \$36,000         | \$36,000         | \$37,080         | \$38,192         | \$39,338         | \$40,518         | \$41,734         | \$42,986         | \$44,275         | \$45,604         |
| <b>Effective Gross Income</b>           | <b>\$274,880</b> | <b>\$285,324</b> | <b>\$293,884</b> | <b>\$302,700</b> | <b>\$311,781</b> | <b>\$321,135</b> | <b>\$330,769</b> | <b>\$340,692</b> | <b>\$350,913</b> | <b>\$361,440</b> |
| <b>Operating Expenses</b>               |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| Real Estate Taxes                       | \$13,161         | \$13,819         | \$14,234         | \$14,661         | \$15,100         | \$15,553         | \$16,020         | \$16,501         | \$16,996         | \$17,505         |
| Property Insurance                      | \$2,966          | \$3,114          | \$3,207          | \$3,304          | \$3,403          | \$3,505          | \$3,610          | \$3,718          | \$3,830          | \$3,945          |
| Liability Insurance                     | \$1,850          | \$1,943          | \$2,001          | \$2,061          | \$2,123          | \$2,187          | \$2,252          | \$2,320          | \$2,390          | \$2,461          |
| Management Fee                          | \$27,488         | \$28,532         | \$29,388         | \$30,270         | \$31,178         | \$32,113         | \$33,077         | \$34,069         | \$35,091         | \$36,144         |
| Pool (including materials and supplies) | \$8,390          | \$8,810          | \$9,074          | \$9,347          | \$9,627          | \$9,916          | \$10,213         | \$10,520         | \$10,835         | \$11,160         |
| Ring Security System App                | \$129            | \$135            | \$139            | \$143            | \$148            | \$152            | \$157            | \$161            | \$166            | \$171            |
| Accountant & Legal Fees                 | \$2,177          | \$2,286          | \$2,355          | \$2,425          | \$2,498          | \$2,573          | \$2,650          | \$2,730          | \$2,811          | \$2,896          |
| Advertising                             | \$6,630          | \$6,962          | \$7,171          | \$7,386          | \$7,608          | \$7,836          | \$8,071          | \$8,313          | \$8,562          | \$8,819          |
| Utilities                               | \$5,171          | \$5,430          | \$5,593          | \$5,761          | \$5,934          | \$6,112          | \$6,295          | \$6,484          | \$6,678          | \$6,879          |
| Electricity                             | \$29,004         | \$30,454         | \$31,368         | \$32,309         | \$33,278         | \$34,276         | \$35,305         | \$36,364         | \$37,455         | \$38,578         |
| Internet                                | \$19,351         | \$20,319         | \$20,929         | \$21,556         | \$22,203         | \$22,869         | \$23,555         | \$24,262         | \$24,990         | \$25,740         |
| Sanitation                              | \$3,694          | \$3,879          | \$3,995          | \$4,115          | \$4,239          | \$4,366          | \$4,497          | \$4,632          | \$4,771          | \$4,914          |
| Bank & Merchant Fees                    | \$949            | \$996            | \$1,026          | \$1,057          | \$1,088          | \$1,121          | \$1,155          | \$1,189          | \$1,225          | \$1,262          |
| Advertising                             | \$6,630          | \$6,962          | \$7,171          | \$7,386          | \$7,608          | \$7,836          | \$8,071          | \$8,313          | \$8,562          | \$8,819          |
| <b>Total Operating Expense</b>          | <b>\$127,590</b> | <b>\$133,641</b> | <b>\$137,651</b> | <b>\$141,780</b> | <b>\$146,034</b> | <b>\$150,415</b> | <b>\$154,927</b> | <b>\$159,575</b> | <b>\$164,362</b> | <b>\$169,293</b> |
| <b>Net Operating Income</b>             | <b>\$147,290</b> | <b>\$151,683</b> | <b>\$156,233</b> | <b>\$160,920</b> | <b>\$165,748</b> | <b>\$170,720</b> | <b>\$175,842</b> | <b>\$181,117</b> | <b>\$186,550</b> | <b>\$192,147</b> |
| Annual Debt Service                     | \$85,050         | \$85,050         | \$85,050         | \$85,050         | \$85,050         | \$85,050         | \$85,050         | \$85,050         | \$85,050         | \$85,050         |
| <b>Cash Flow</b>                        | <b>\$62,240</b>  | <b>\$66,633</b>  | <b>\$71,183</b>  | <b>\$75,870</b>  | <b>\$80,698</b>  | <b>\$85,670</b>  | <b>\$90,792</b>  | <b>\$96,067</b>  | <b>\$101,500</b> | <b>\$107,097</b> |

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

| Calendar Year           | 2025     | Pro Forma | Year 3   | Year 4   | Year 5   | Year 6   | Year 7   | Year 8   | Year 9   | Year 10  |
|-------------------------|----------|-----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Cash on Cash Return b/t | 19.76%   | 21.15%    | 22.60%   | 24.09%   | 25.62%   | 27.20%   | 28.82%   | 30.50%   | 32.22%   | 34.00%   |
| CAP Rate                | 9.35%    | 9.63%     | 9.92%    | 10.22%   | 10.52%   | 10.84%   | 11.16%   | 11.50%   | 11.84%   | 12.20%   |
| Debt Coverage Ratio     | 1.73     | 1.78      | 1.84     | 1.89     | 1.95     | 2.01     | 2.07     | 2.13     | 2.19     | 2.26     |
| Operating Expense Ratio | 46.41%   | 46.83%    | 46.83%   | 46.83%   | 46.83%   | 46.83%   | 46.83%   | 46.83%   | 46.83%   | 46.83%   |
| Gross Multiplier (GRM)  | 5.73     | 5.52      | 5.36     | 5.20     | 5.05     | 4.90     | 4.76     | 4.62     | 4.49     | 4.36     |
| Loan to Value           | 79.99%   | 79.99%    | 80.00%   | 80.02%   | 79.97%   | 80.00%   | 79.97%   | 80.00%   | 79.97%   | 80.00%   |
| Breakeven Ratio         | 77.36%   | 76.65%    | 75.78%   | 74.94%   | 74.12%   | 73.32%   | 72.55%   | 71.80%   | 71.08%   | 70.37%   |
| Price / Unit            | \$38,415 | \$38,415  | \$38,415 | \$38,415 | \$38,415 | \$38,415 | \$38,415 | \$38,415 | \$38,415 | \$38,415 |

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.





06

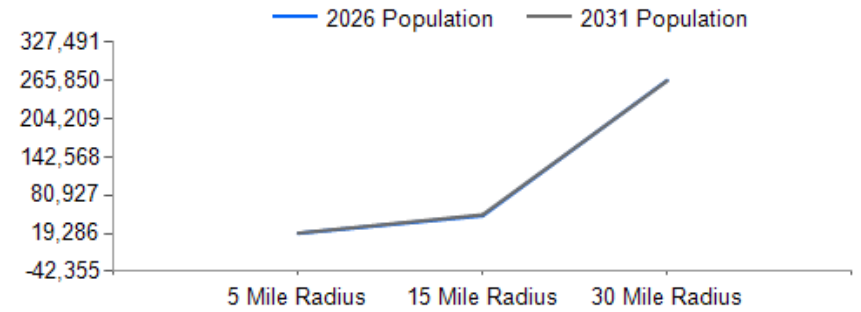
Demographics

General Demographics

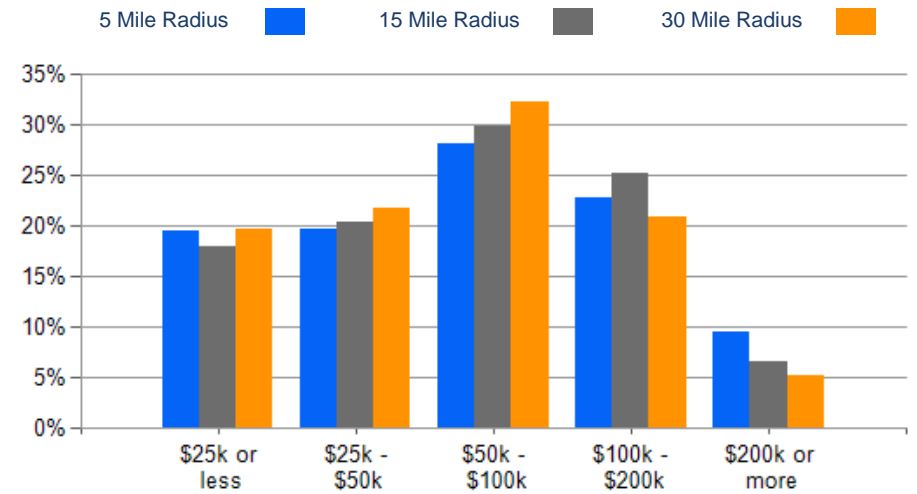
Race Demographics

| POPULATION                         | 5 MILE | 15 MILE | 30 MILE |
|------------------------------------|--------|---------|---------|
| 2000 Population                    | 16,873 | 43,567  | 268,951 |
| 2010 Population                    | 17,873 | 43,907  | 273,017 |
| 2026 Population                    | 19,286 | 47,775  | 265,850 |
| 2031 Population                    | 19,814 | 49,364  | 265,209 |
| 2026 African American              | 245    | 759     | 10,383  |
| 2026 American Indian               | 186    | 475     | 2,460   |
| 2026 Asian                         | 427    | 765     | 4,587   |
| 2026 Hispanic                      | 5,264  | 16,895  | 160,234 |
| 2026 Other Race                    | 1,324  | 4,279   | 35,829  |
| 2026 White                         | 14,240 | 33,289  | 146,081 |
| 2026 Multiracial                   | 2,851  | 8,154   | 66,168  |
| 2026-2031: Population: Growth Rate | 2.70%  | 3.30%   | -0.25%  |

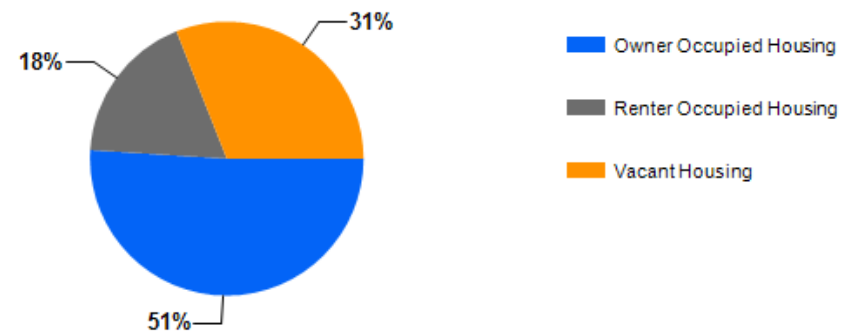
| 2026 HOUSEHOLD INCOME | 5 MILE   | 15 MILE  | 30 MILE  |
|-----------------------|----------|----------|----------|
| less than \$15,000    | 903      | 1,840    | 11,869   |
| \$15,000-\$24,999     | 779      | 1,781    | 8,760    |
| \$25,000-\$34,999     | 671      | 1,841    | 10,388   |
| \$35,000-\$49,999     | 1,030    | 2,239    | 12,305   |
| \$50,000-\$74,999     | 1,404    | 3,498    | 20,685   |
| \$75,000-\$99,999     | 1,017    | 2,485    | 13,140   |
| \$100,000-\$149,999   | 1,386    | 3,734    | 15,826   |
| \$150,000-\$199,999   | 583      | 1,306    | 6,131    |
| \$200,000 or greater  | 827      | 1,312    | 5,460    |
| Median HH Income      | \$65,723 | \$65,750 | \$59,607 |
| Average HH Income     | \$98,190 | \$90,121 | \$80,633 |



### 2026 Household Income



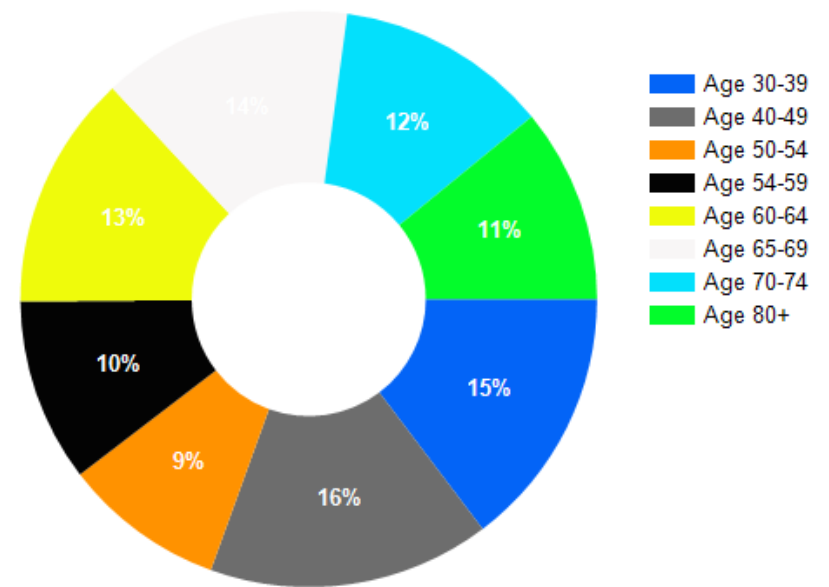
### 2026 Own vs. Rent - 5 Mile Radius



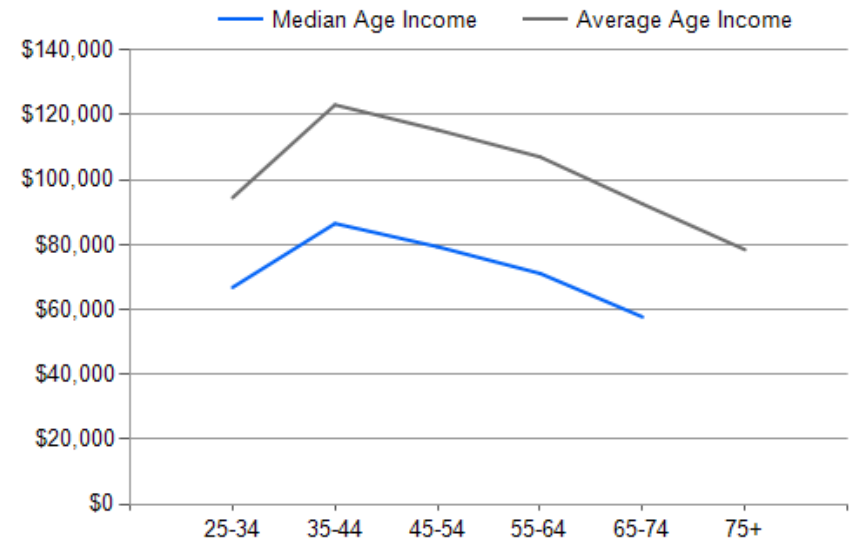
Source: esri

| 2026 POPULATION BY AGE    | 5 MILE | 15 MILE | 30 MILE |
|---------------------------|--------|---------|---------|
| 2026 Population Age 30-34 | 945    | 2,645   | 17,611  |
| 2026 Population Age 35-39 | 900    | 2,552   | 15,928  |
| 2026 Population Age 40-44 | 1,001  | 2,698   | 16,492  |
| 2026 Population Age 45-49 | 986    | 2,663   | 15,295  |
| 2026 Population Age 50-54 | 1,138  | 2,818   | 15,338  |
| 2026 Population Age 55-59 | 1,292  | 3,151   | 14,979  |
| 2026 Population Age 60-64 | 1,658  | 3,796   | 17,378  |
| 2026 Population Age 65-69 | 1,765  | 3,895   | 16,492  |
| 2026 Population Age 70-74 | 1,498  | 3,205   | 13,866  |
| 2026 Population Age 75-79 | 1,372  | 2,698   | 10,437  |
| 2026 Population Age 80-84 | 884    | 1,615   | 6,330   |
| 2026 Population Age 85+   | 724    | 1,166   | 5,256   |
| 2026 Population Age 18+   | 16,286 | 39,012  | 210,375 |
| 2026 Median Age           | 53     | 47      | 40      |
| 2031 Median Age           | 54     | 48      | 41      |

Population By Age

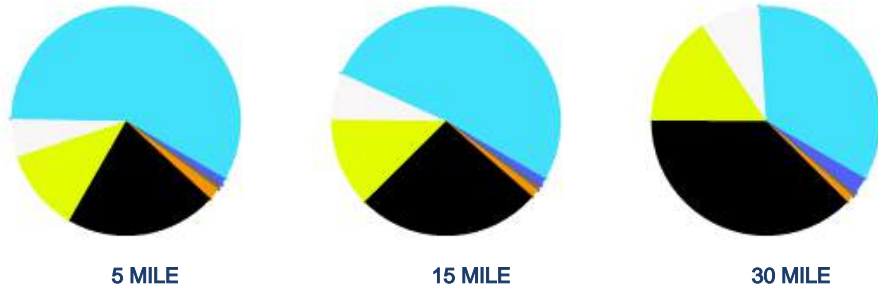


| 2026 INCOME BY AGE             | 5 MILE    | 15 MILE   | 30 MILE  |
|--------------------------------|-----------|-----------|----------|
| Median Household Income 25-34  | \$66,830  | \$70,732  | \$63,797 |
| Average Household Income 25-34 | \$94,524  | \$89,384  | \$80,686 |
| Median Household Income 35-44  | \$86,528  | \$86,960  | \$71,088 |
| Average Household Income 35-44 | \$123,115 | \$110,654 | \$95,028 |
| Median Household Income 45-54  | \$79,374  | \$81,452  | \$72,720 |
| Average Household Income 45-54 | \$115,399 | \$105,054 | \$95,292 |
| Median Household Income 55-64  | \$71,158  | \$73,690  | \$62,898 |
| Average Household Income 55-64 | \$107,088 | \$98,974  | \$87,462 |
| Median Household Income 65-74  | \$57,737  | \$55,344  | \$49,926 |
| Average Household Income 65-74 | \$92,560  | \$81,936  | \$71,366 |
| Average Household Income 75+   | \$78,464  | \$68,634  | \$59,906 |



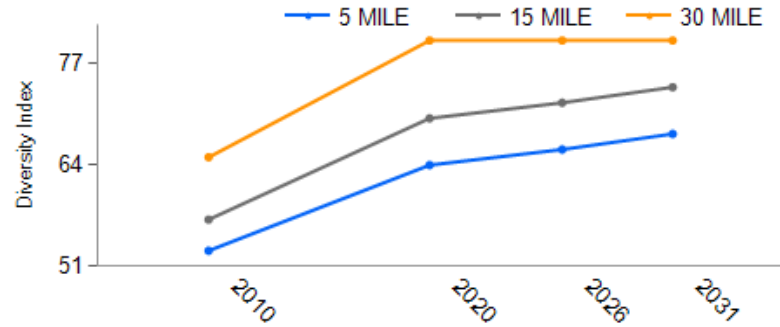
| DIVERSITY INDEX                | 5 MILE | 15 MILE | 30 MILE |
|--------------------------------|--------|---------|---------|
| Diversity Index (+5 years)     | 68     | 74      | 80      |
| Diversity Index (current year) | 66     | 72      | 80      |
| Diversity Index (2020)         | 64     | 70      | 80      |
| Diversity Index (2010)         | 53     | 57      | 65      |

POPULATION BY RACE



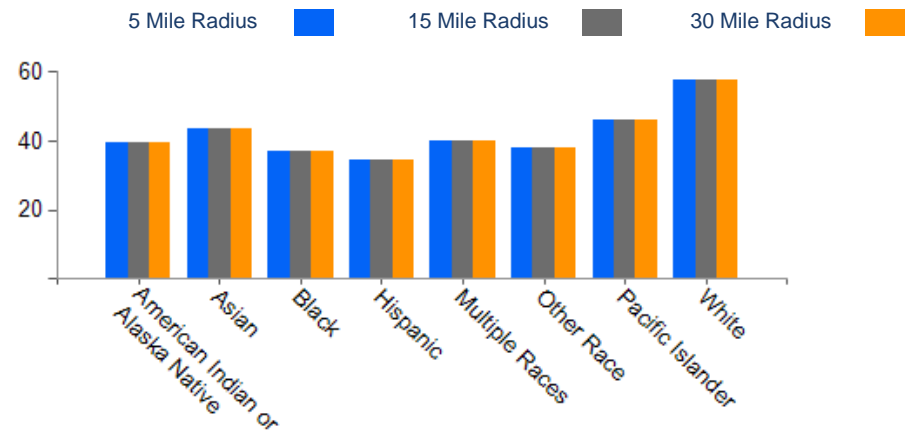
| 2026 POPULATION BY RACE | 5 MILE | 15 MILE | 30 MILE |
|-------------------------|--------|---------|---------|
| African American        | 1%     | 1%      | 2%      |
| American Indian         | 1%     | 1%      | 1%      |
| Asian                   | 2%     | 1%      | 1%      |
| Hispanic                | 21%    | 26%     | 38%     |
| Multiracial             | 12%    | 13%     | 16%     |
| Other Race              | 5%     | 7%      | 8%      |
| White                   | 58%    | 52%     | 34%     |

POPULATION DIVERSITY



| 2026 MEDIAN AGE BY RACE                  | 5 MILE | 15 MILE | 30 MILE |
|--|--------|---------|---------|
| Median American Indian/Alaska Native Age | 39     | 41      | 40      |
| Median Asian Age                         | 44     | 45      | 39      |
| Median Black Age                         | 37     | 33      | 33      |
| Median Hispanic Age                      | 34     | 33      | 35      |
| Median Multiple Races Age                | 40     | 36      | 37      |
| Median Other Race Age                    | 38     | 36      | 36      |
| Median Pacific Islander Age              | 46     | 29      | 34      |
| Median White Age                         | 58     | 52      | 43      |

2026 MEDIAN AGE BY RACE



# Lost Buoys RV Resort

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