

VALUE-ADD INVESTMENT OPPORTUNITY! RV PARK + 2 HOUSES

LAND FOR SALE

902 N MONAHANS DR

WINK, TX 79789

CONTACT BROKERS:

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NRG REALTY GROUP
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OFFERING SUMMARY

Sale Price:	\$450,000
Pro Forma Cap Rate:	21.80%
Lot Size:	1.41 Acres
Zoning:	Residential

PROPERTY OVERVIEW

Discover your next value-add investment! This RV park features 18 RV hookups and 2 residences on 1.41 Acres. The larger house is 1,648 SF including 4 bedrooms and 2 bathroom - Property Management is covered in discounted rent (\$1,400/Mo). The second house is 849 SF with 2 bedrooms and 1 bathroom - space is vacant and will rent at \$1,000/Mo. The site is serviced by city water and city utilities. Some ideas to add value to this property include installing WiFi, offering covered RV spots, paving the access road, & more! Maintenance is done by a local handyman & landscaper who does everything and charges \$45/Hr. Wink, TX is an excellent spot for an RV park due to an increasing number of oilfield workers from nearby cities like Pecos and Odessa who want to raise their families in a warm, close-knit community. Don't miss this incredible low-basis value-add opportunity - contact Josh Tardy for more details.

LOCATION OVERVIEW

Located in Wink, TX, part of the larger Permian Basin area, near major thoroughfares such as Interstate 20 providing direct access West to Pecos or East to Midland-Odessa. This location is ideal for an RV park, with a steadily growing population and a shortage of home builders. There is significant government funding available to support the city and its school district.

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PROPERTY HIGHLIGHTS

- Value-Add Investment Opportunity
- 18 Space RV Park + 2 Residences
- 1.41 Acres Serviced by City Water & Utilities
- Local Handyman & Landscaper @ \$45/Hour
- Wink, TX continues to be a sought after area for oilfield workers with families
- Property Manager is currently renting the 4bed/2bath house at \$1,400/Mo



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Offering Terms		Annual Expenses	
Offering Price	\$450,000.00	Electric	\$16,800.00
Pro Forma Cap Rate	21.80%	Water/Sewer/Trash	\$5,100.00
		Insurance	\$4,000.00
		Property Taxes	\$2,000.00
		Total Annual Expenses	\$27,900.00

Annualized Gross Income			
RV Hookups x 18	100% Occupied	80% Occupied	60% Occupied
RV Rental Income (\$450/Mo)	\$97,200.00	\$77,760.00	\$58,320.00
2 Bed / 1 Bath (\$1,000/Mo)	\$12,000.00	\$12,000.00	\$12,000.00
4 Bed / 2 Bath (\$1,400/Mo)	\$16,800.00	\$16,800.00	\$16,800.00
Total Rental Income	\$126,000.00	\$106,560.00	\$87,120.00
- Expenses	\$27,900.00	\$27,900.00	\$27,900.00
NOI	\$98,100.00	\$78,660.00	\$59,220.00
Cap Rate	21.80%	17.48%	13.16%

The numbers used are for illustration purposes only and not based on actual financials. No representation or warranty is made to the actual investment returns on this property post-closing.

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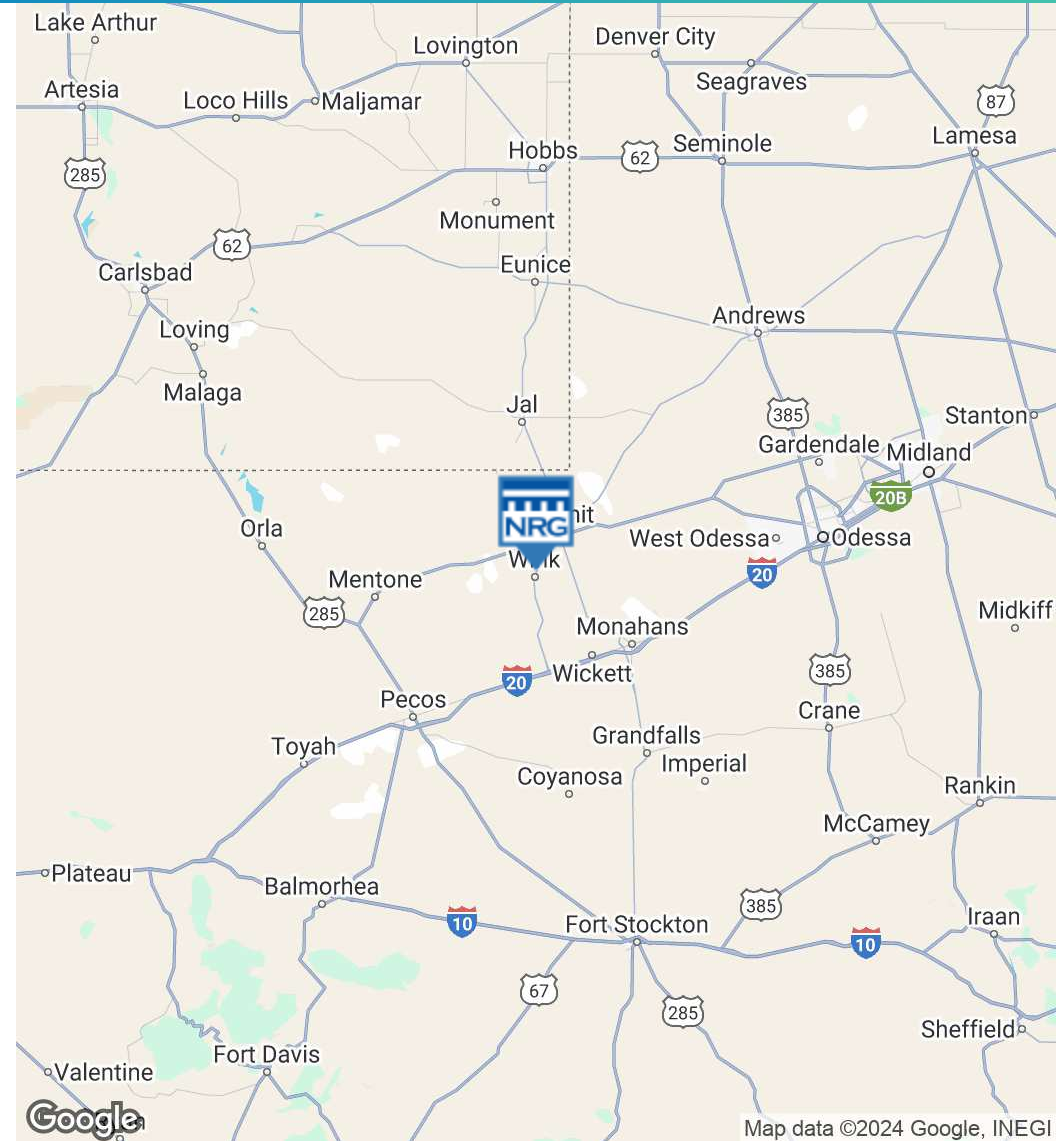
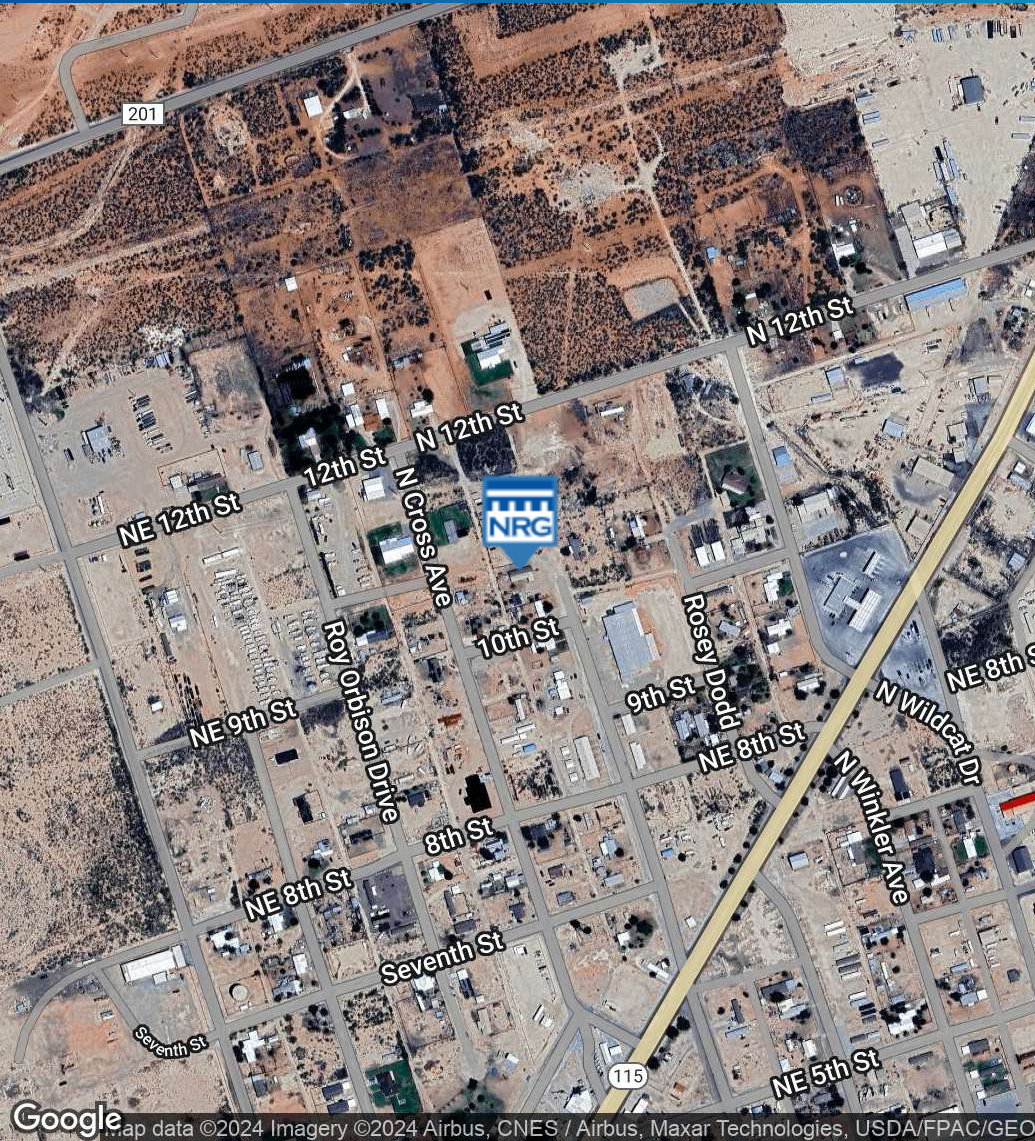
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