### 902 N MONAHANS DR

WINK, TX 79789

### **CONTACT BROKERS:**

#### JUSTIN DODD

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### **JOSH TARDY**

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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	
Offering Price	\$450,000.00
Pro Forma Cap Rate	21.80%

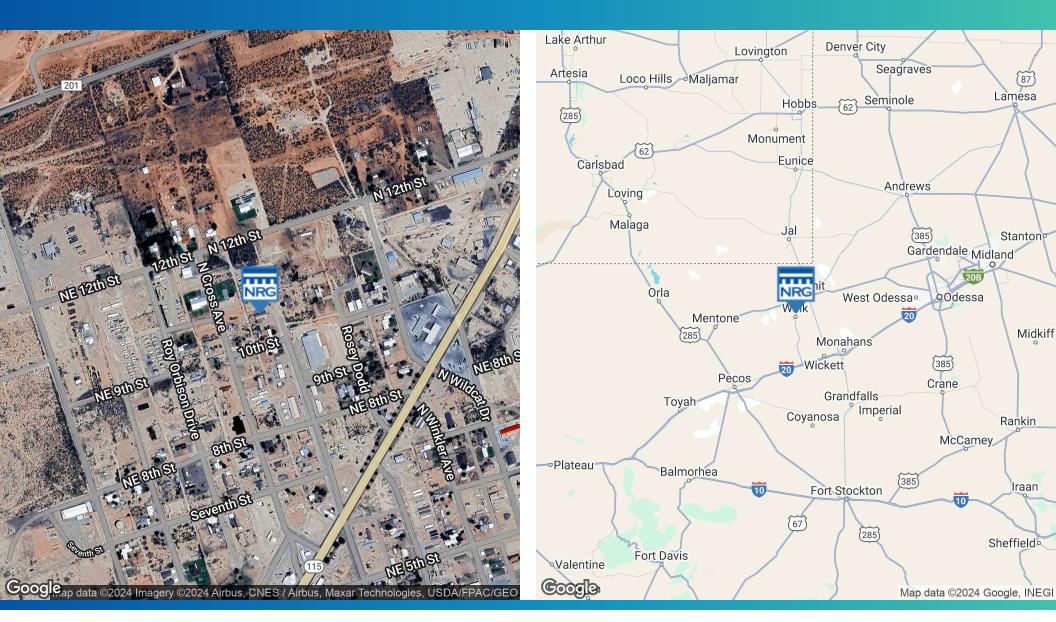
Annual Expenses	
Electric	\$16,800.00
Water/Sewer/Trash	\$5,100.00
Insurance	\$4,000.00
Property Taxes	\$2,000.00
Total Annual Expenses	\$27,900.00

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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#### **Information About Brokerage Services**

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

#### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

#### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

#### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

#### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- # The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- # Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records

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Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Justin Dodd	0601010	Justin@NRGRealtygroup.com	(214)534-7976+-
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/	Tenant/Seller/Landlord In	itials Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov IABS 1-0 Date

Phone: (214)534-7976



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