

# AMIGO INN & RV PARK

209 Lake Shore Drive, Zapata, TX 78076



<b>SALE PRICE:</b>	\$695,000
<b>UNITS:</b>	73
<b>PRICE PER UNIT:</b>	\$9,521
<b>CAP RATE:</b>	10.36%
<b>GRM:</b>	5.84
<b>NOI:</b>	\$65,000
<b>LOT SIZE:</b>	4.0 Acres
<b>BUILDING SIZE:</b>	N/A
<b>MARKET:</b>	South Texas
<b>CROSS STREETS:</b>	Lake Shore Drive

## PROPERTY OVERVIEW

Well kept RV park with many recent renovations. Great location near Falcon Lake. Lots of upside with increased rents, better advertising, and expansion.

## PROPERTY FEATURES

- Sixty RV sites with room to expand
- Eight Efficiency Apartments recently renovated
- Two newer modular homes with carports for lease
- Renovated clubhouse and office
- Public laundry facility with 8 washers and 6 dryers
- Located one block from a boat launch to Falcon Lake
- Winter Texan destination
- Bass fishermen mecca
- Located near one of the largest natural gas fields in Texas. New large scale wind energy projects are being developed in the area as well. Employees from these industries stay at the park on a periodic basis.

**KW COMMERCIAL**  
4518 Everhart Road, Ste 101  
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## RV PARK FOR SALE

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UNIT TYPE	COUNT	% TOTAL	SIZE (SF)	RENT	RENT/SF	MARKET RENT	MARKET RENT/SF	DEPOSIT
RV	60	82.2		\$175		\$200		
Efficiency Apts	8	11.0		\$600		\$700		
Park Owned Home	2	2.7		\$900		\$900		
Cabin	1	1.4		\$600		\$700		
Travel Trailer	2	2.7		\$600		\$600		
<b>Totals / Averages</b>	<b>73</b>	<b>100%</b>	<b>0</b>	<b>\$18,900</b>		<b>\$20,700</b>		<b>\$0</b>

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### INVESTMENT OVERVIEW

Price	\$695,000
Price per Unit	\$9,520
GRM	5.8
CAP Rate	10.4%
Cash-on-Cash Return (yr 1)	15.66 %
Debt Coverage Ratio	1.61

### OPERATING DATA

Actual 2016 Income	\$119,053
Operating Expenses	\$47,027
Net Operating Income	\$72,026 * NOI does not include management Income statements available with a signed confidentiality agreement.

### FINANCING DATA

Down Payment	\$695,000
Loan Amount	\$521,250
Proposed Interest Rate	6%
20 year amortization	240
Monthly Payment	\$3,734
Total Annual Payment	\$44,813
Down-payment	25%

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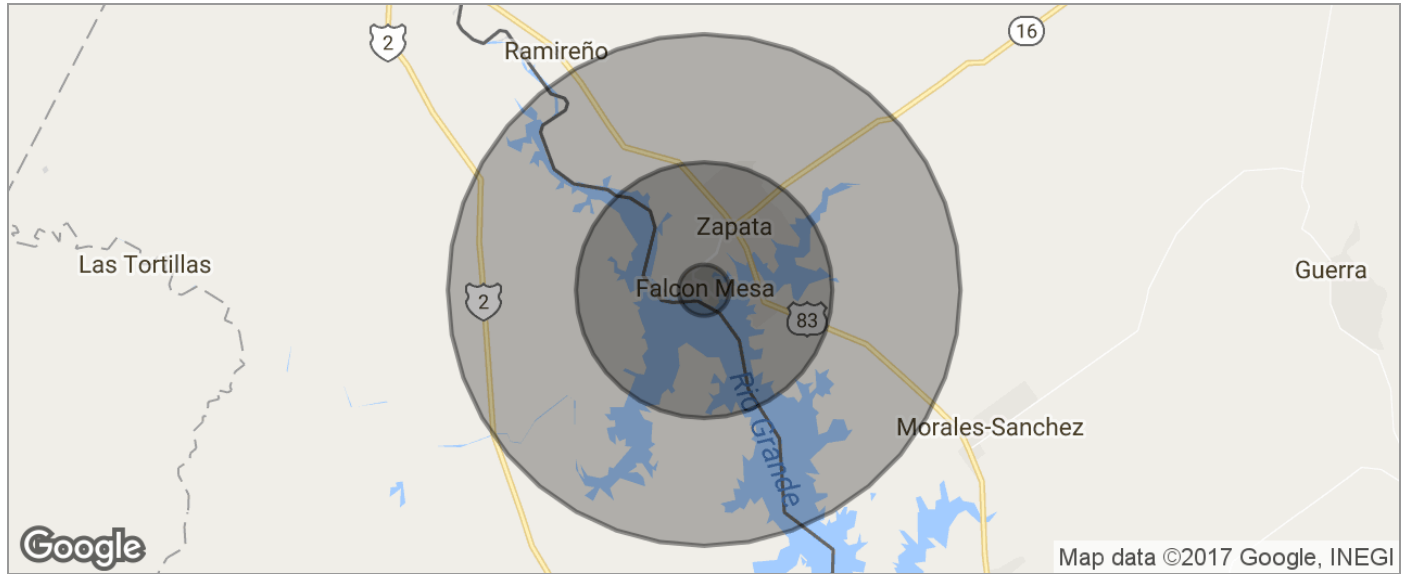
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	866	10,450	11,207
MEDIAN AGE	31.2	27.1	27.3
MEDIAN AGE (MALE)	29.8	25.9	26.2
MEDIAN AGE (FEMALE)	31.4	27.4	27.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	289	3,156	3,409
# OF PERSONS PER HH	3.0	3.3	3.3
AVERAGE HH INCOME	\$44,071	\$38,972	\$39,454
AVERAGE HOUSE VALUE		\$96,891	\$94,526
<b>RACE</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
% WHITE	85.5%	85.8%	85.9%
% BLACK	0.0%	0.0%	0.0%
% ASIAN	0.0%	0.0%	0.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	14.4%	14.2%	14.1%
<b>ETHNICITY</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
% HISPANIC	87.5%	93.3%	93.1%

\* Demographic data derived from 2010 US Census

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## Information About Brokerage Services

Texas law requires all real estate license holders 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:
  - 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date