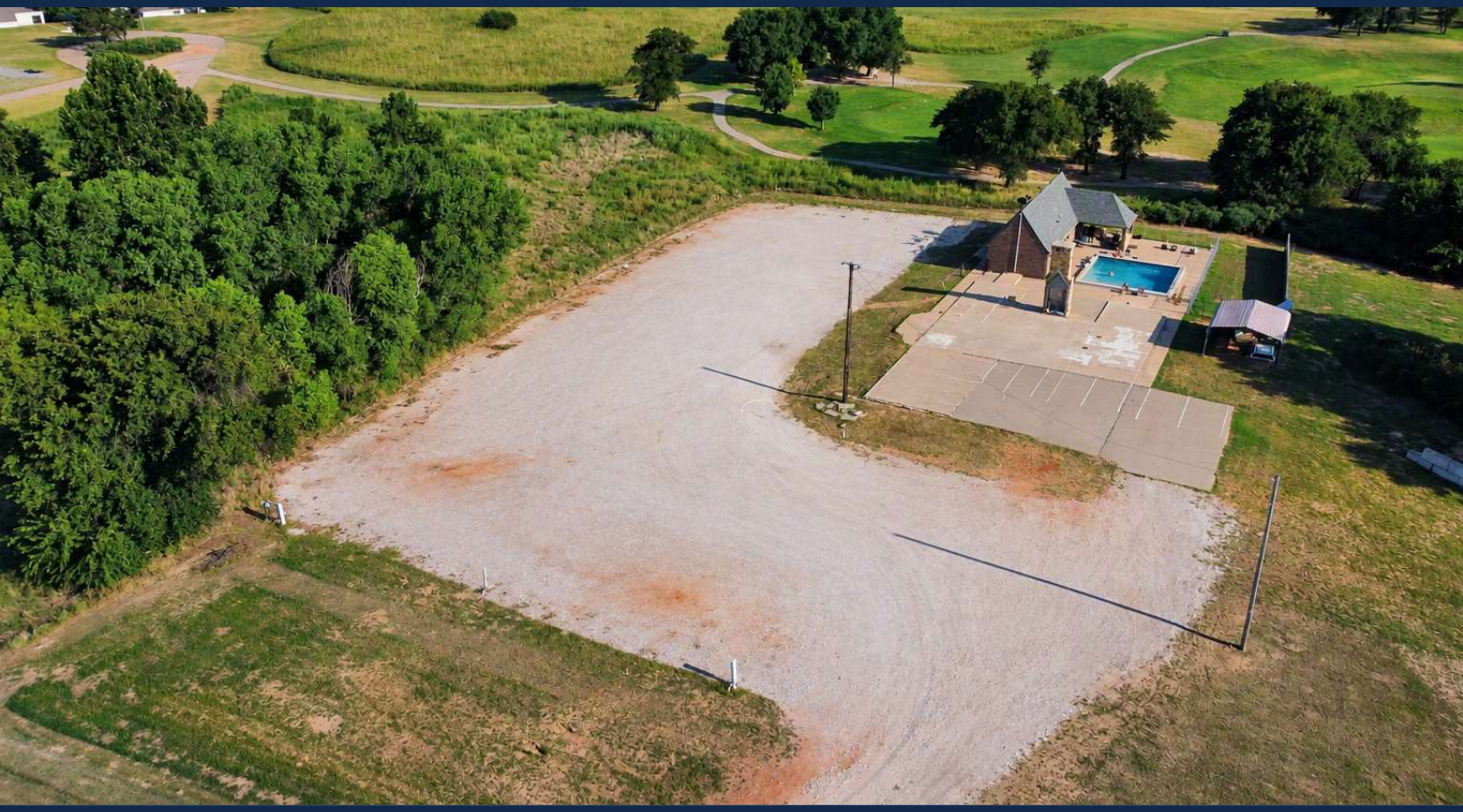
FUTURE
REAL ESTATE ENTERPRISE, INC.

INVESTMENT OPPORTUNITY

Shorthorn RVP

12342 OK-51, Hennessey, OK 73742



PREPARED FOR
Potential Investor

REPORT DATE
October 27, 2026

STATUS
Opportunity Report

PRESENTED BY

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REAL ESTATE ENTERPRISE, INC.

Important Disclaimer

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This document is not an offer to sell or solicitation. All material terms are subject to change without notice and to a definitive purchase agreement.

Local Area



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Hennessey, OK — city boundary

HENNESSEY, OK · KINGFISHER COUNTY

Hennessey is a town in Kingfisher County situated along U.S. Route 81, a major north-south corridor through the central United States. Located in a region defined by agricultural production and oil and gas exploration, the area supports a mix of local residents and transient workers. Its position between Enid and Kingfisher makes it a strategic stop for travelers and industrial contractors requiring flexible lodging options.

- Located along U.S. Route 81 approximately 20 miles south of Enid
- Serves as a residential and service hub for Kingfisher County
- Demand driven by regional energy sector and agricultural operations
- Direct highway access supports transient RV and commercial traffic
- Proximity to the Cimarron River and regional hunting grounds

AROUND THE AREA


Hennessey, OK


Hennessey, OK

Property Profile





Name of Park	Shorthorn RVP
Location	12342 OK-51, Hennessey, OK, 73742
Type of Park	All-age
Number of Spaces	14
Utilities	Park Paid: Electric, Water, Sewer, Trash, Internet
Amenities	Club House, Swimming Pool
Management	Self

HIGHLIGHTS

- **Tons of Occupancy Upside**
- **Extra Land for Adding Spaces**
- **Great Clubhouse and Pool**

Property Profile

PROPERTY DETAILS

Property Type	RV Park
Address	12342 OK-51, Hennessey, OK 73742
County	Kingfisher
Park Type	All-age

INVENTORY

RV Spaces	14
Total Spaces	**14**

UTILITIES

Utility	Type	Direct/Sub-Metered	Paid By
Electric	Direct Bill from Utility Co.	Direct	Park
Water	Well Water	—	Park
Gas	Propane	Sub-Metered	Tenant
Septic	Septic	Direct	Park
Trash	—	Direct	Park
Internet	—	Direct	Tenant

AMENITIES

Club House
Swimming Pool

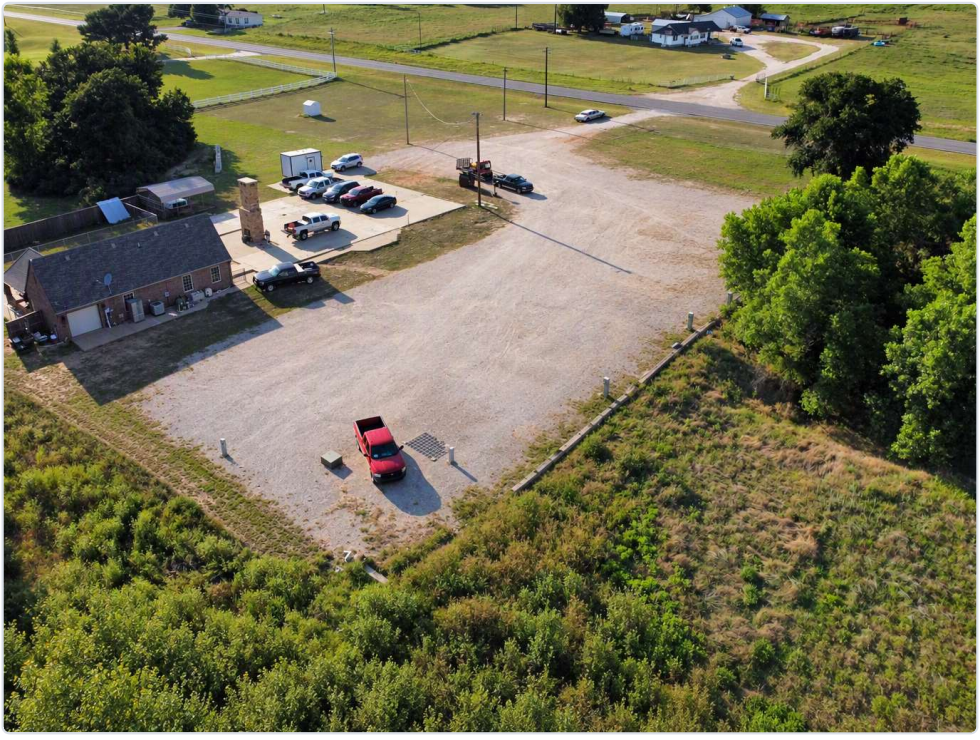
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Property Photos



Property Photos





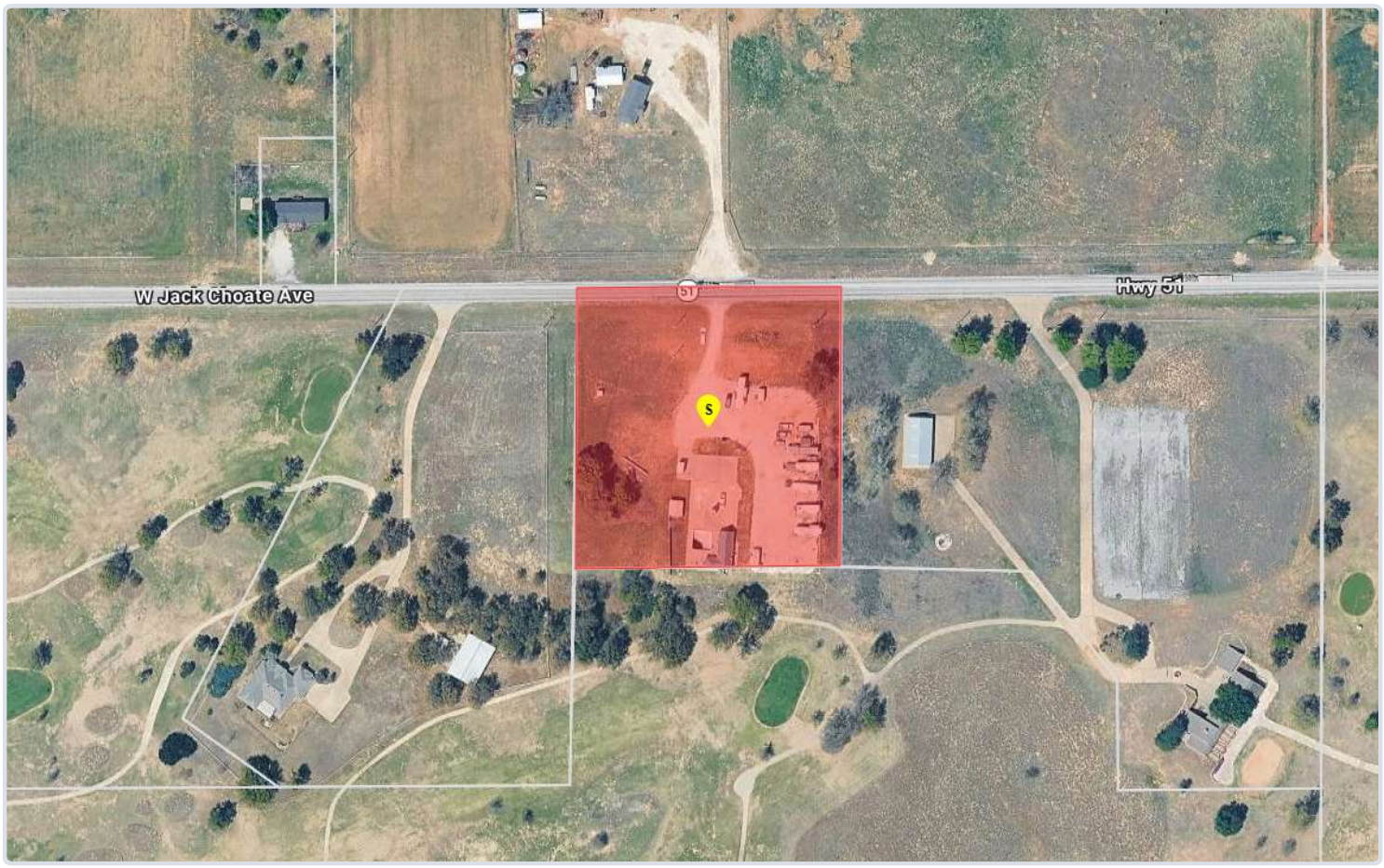
Property Photos







Aerial / Map / Parcel



Imagery sourced from aerial/parcel data providers. Verify scale and parcel boundaries with official records.

Site Mix Summary

Source: Owner-provided rent roll & property profile.

TOTAL UNITS	OCCUPIED	OCCUPANCY	ANNUAL INCOME
14	0	0.0%	$0

Site Type	Count	Occupied	Annual
RV Space - Monthly	14	0/14	$0

Rent Roll Detail — Current Monthly Charges

● Occupied ● Employee ● POH ● Vacant

1 *Vacant*	13 *Vacant*
2 *Vacant*	14 *Vacant*
3 *Vacant*	
4 *Vacant*	
5 *Vacant*	
6 *Vacant*	
7 *Vacant*	
8 *Vacant*	
9 *Vacant*	
10 *Vacant*	
11 *Vacant*	
12 *Vacant*	

CORE SPACE / PAD RENT	TOTAL RESIDENT PAYMENTS
$0 /mo	$0 /mo

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Financial Summary

FINANCIAL PERIOD — 2024 FULL YEAR

January through December · 12 months

Income and operating expenses.

Income

Gross Scheduled Rents	$71,500
Management Rent	$6,000
Gross Income	**$77,500**
Vacancy / Collection Reserve (0.0%)	−$0
Total Income	**$77,500**

Expenses

Utilities	$9,217
Management Rent	$6,000
Pool Repair	$490
Total Expenses	**$15,707**

NET OPERATING INCOME — 2024 FULL YEAR **$61,793**

PROFORMA BASED ON 2024
PARK IS CURRENTLY VACANT

Financial Summary

FINANCIAL PERIOD — JAN–SEP 2025

January through September 2025 · 9 months

Income and operating expenses.

Income

Gross Scheduled Rents	$57,500
Management Rent	$4,500
Gross Income	**$62,000**
Vacancy / Collection Reserve (0.0%)	−$0
Total Income	**$62,000**

Expenses

Utilities	$5,954
Total Expenses	**$5,954**

NET OPERATING INCOME — JAN–SEP 2025 **$56,046**

NOI Used for Pricing

Valuation Basis: Owner-Reported NOI — 2024 Full Year · applies to valuation, not to each period shown above.

OWNER-REPORTED NOI — 2024 FULL YEAR

$61,793

Owner-Reported — Not Independently Verified

PROFORMA BASED ON 2024
PARK IS CURRENTLY VACANT

Asking Price & Financing

Valuation basis: **Owner-Reported NOI**

NOI used for pricing: **$61,793** (Owner-Reported NOI — 2024 Full Year)

Metric	Base / Asking Price
Park Asking Price	**$373,000**
Price / Space	$26,643
Scheduled Gross Income	$77,500
Net Operating Income	$61,793
Proposed Down Payment	$93,250
Down Payment %	25.0%
Proposed First Trust Deed	$279,750
Proposed Interest Rate	7.00%
Proposed Debt Service	$23,727
Cash Flow Before Tax	$38,066
Cash-on-Cash Return	**40.82%**
Capitalization Rate	**16.57%**

Valuation is based on financial information provided by ownership, uploaded documents, broker adjustments, and/or estimated operating assumptions. All information should be independently verified.

PROFORMA BASED ON 2024
PARK IS CURRENTLY VACANT
FINANCING IS HYPOTHETICAL
DOWN PAYMENT SHOULD BE 50% MINIMUM

Final Disclaimer & Contact

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CONTACTS

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