

Tall Timbers

RV Park

BROKERAGE TEAM

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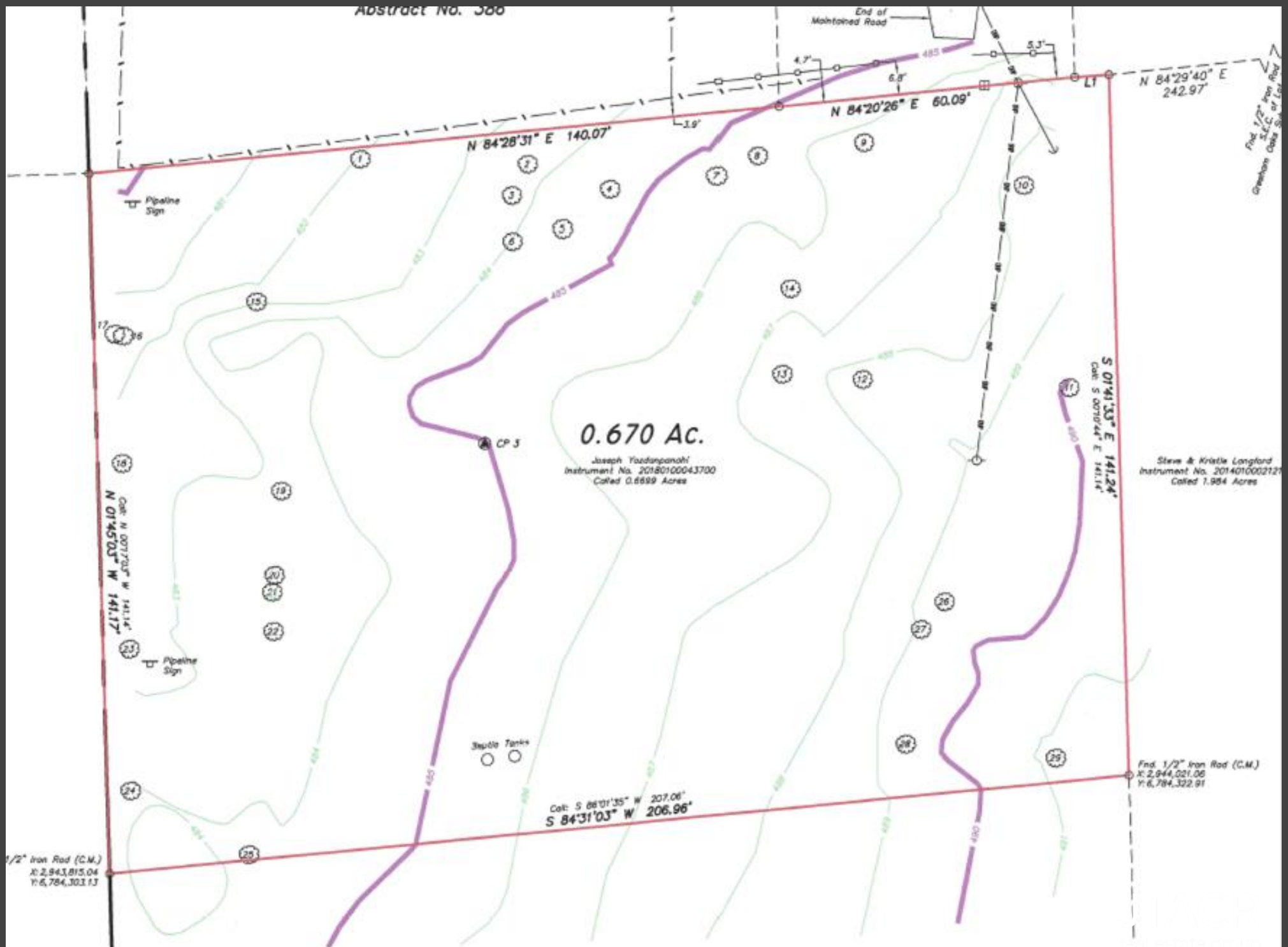
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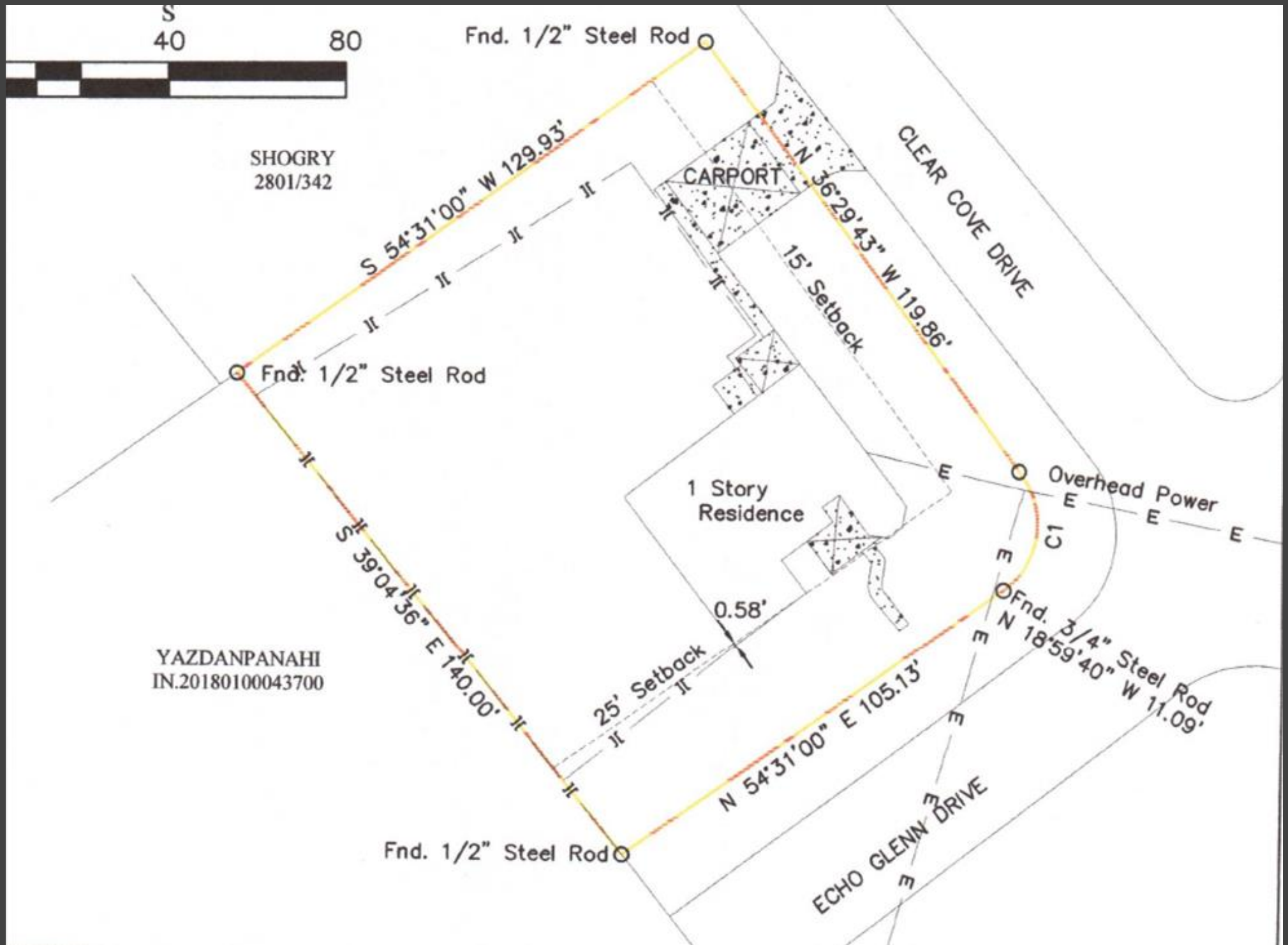


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Abstract No. 500





INVESTMENT OVERVIEW

Executive summary
Investment highlights

EXECUTIVE SUMMARY

JTACR Real Estate Group is pleased to present Tall Timbers RV Park: a 14-site community located in Tyler, TX. The community is advantageously positioned in a major Texas MSA where population and job growth has grown steadily over the years. With its proximity to DFW, the property provides excellent accessibility to the entire region. In addition, Tall Timbers RV Park is located within the City Limits of Tyler, with City hookups for both Water and Sewer. Current ownership features below market rents, as well as the upside of filling currently vacant pad sites and/or adding amenities, thereby presenting investors with the opportunity to acquire a well-maintained community with immediate rental upside.

Option to purchase the adjoining Single-Family Residence for an additional \$299,900. This well maintained 3 bed, 2 bath home acts a rental, bringing in \$1,795 per month. The tenant to this SFR pays all their own utilities. So the property owner is responsible for taxes, insurance, and maintenance.



Tyler, Texas USA
CITY/STATE



14 / 3 bed 2 bath
SITES



RV PARK / SFR
TYPE



0.67 / 0.42
ACREAGE



CENTRALLY LOCATED IN TYLER, WITH
EXCELLENT PROXIMITY TO THE
SURROUNDING AREA AND AMENITIES

INVESTMENT HIGHLIGHTS



PUBLIC UTILITIES



SITUATED IN A MAJOR TEXAS MSA



UPSIDE IN INCREASING OCCUPANCY,
ADDING AMENITIES



MARKET OVERVIEW

Area overview

Market fundamentals

Lifestyle & attractions

Nearby amenities

AREA OVERVIEW

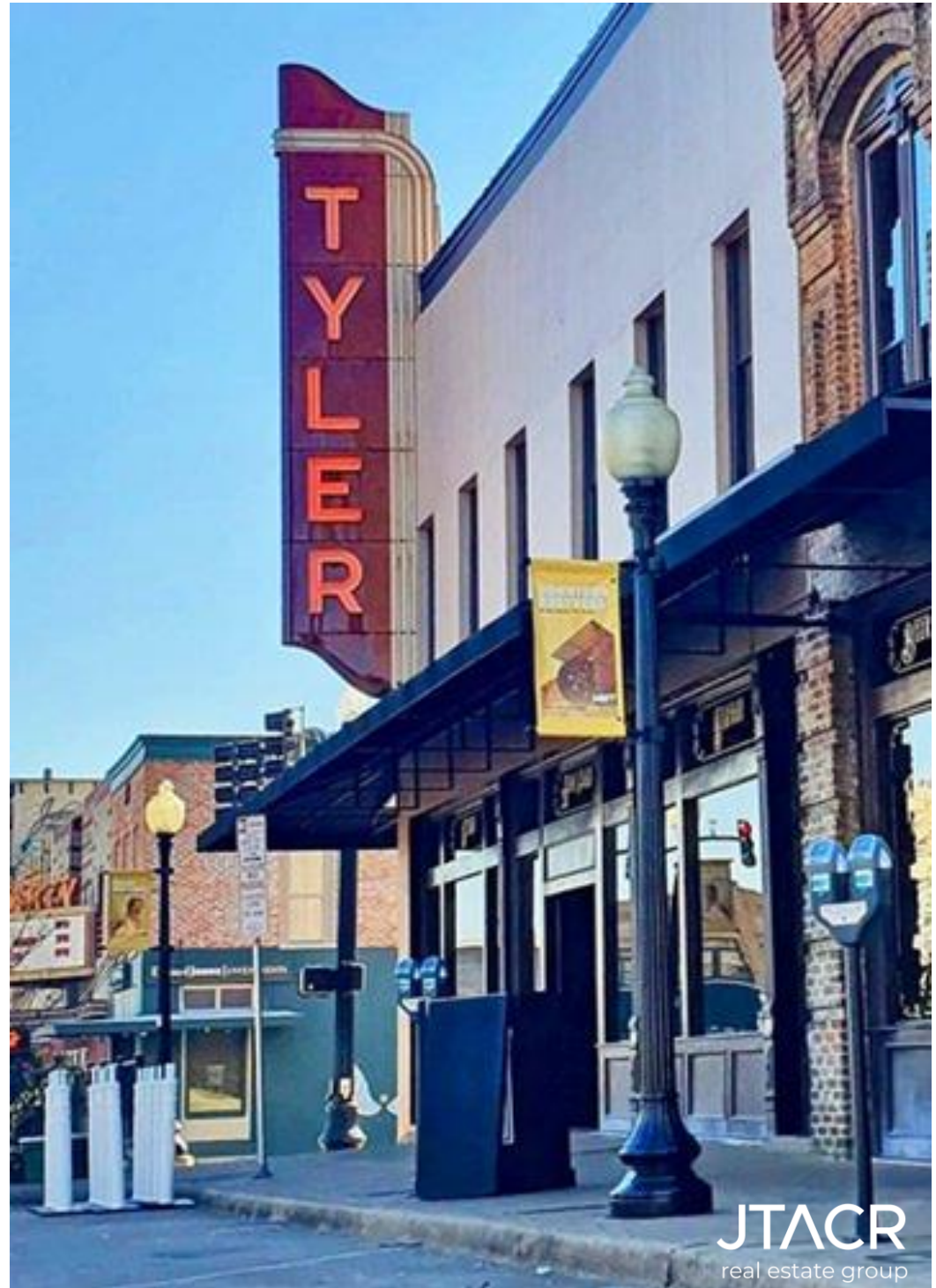
Tyler is located in northeast Texas, just about 90 miles from Dallas and Shreveport, Louisiana. Nicknamed the *Rose Capital of the America* due to the rose production and growing, Tyler has something for everyone with its brick covered streets, beautiful lakes and scenic campgrounds. Tyler is filled with the small town charm with big city amenities at your fingertips!

Culture & Life

Tyler is centrally located with easy access to multiple cities, allowing for vast employment opportunities. The economy is diverse among agribusiness, energy, health services, manufacturing and transportation industries.

Surrounding Area

Dallas and Shreveport are just 90 miles away, 130 miles to Waco and just under 200 miles to Houston – truly provides endless amounts of potential for Tyler in the future!



Economy

In addition to its role in the rose industry, Tyler is also the home to Brookshire Grocery Company, which operates multiple supermarket brands, with the company's main distribution center in the southern portion of Tyler. The city is also growing in the manufacturing industry with Tyler Pipe, Trane Technologies, as well as oil refineries. Tyler has many possibilities for its population.

Population

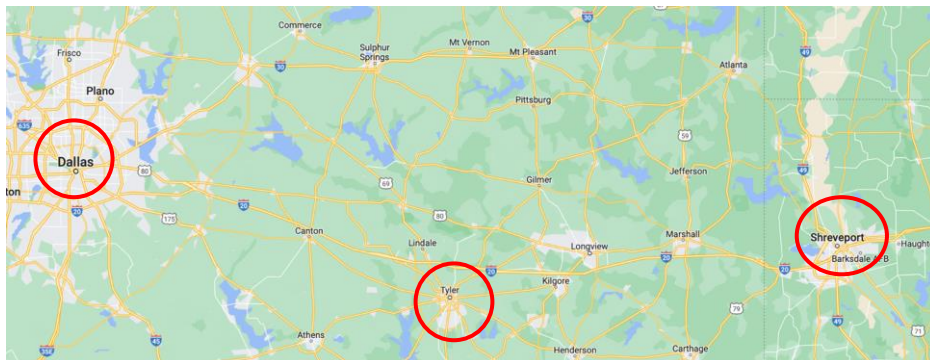
As of the 2021, the Census population estimate for Tyler was 107,192. The population of Tyler has been steadily increasing since 2012. The median age of Tyler is 34.3 years old, which highlights that the area is a rather young community and will likely continue to increase.

TOP EMPLOYERS IN YOUR CITY

Company	Industry	Employees
Brookshire's	Retail	14,000
UT Health East Texas	Medical	3,300
Patient Care EMS	Medical	3,000
John Soules Foods	Food & Beverages	3,000

POPULATION Source: U.S. Census Bureau

	2020	2018	2016	2014	2012
Dallas, TX	1.339M	1.319M	1.278	1.241M	1.207
Shreveport, LA	189,890	193,785	198,571	200,692	200,099
Tyler, TX	105,859	103,721	101,946	99,344	97,125



LOCAL ATTRACTIONS

POINTS OF INTEREST

Tyler Rose Garden

The Tyler Rose Garden is the largest public collection of roses in the United States. With fourteen acres, more than 32,000 bushes and 200 varieties, the Tyler Rose Gardens are a local attraction for all to enjoy.

Tyler State Park

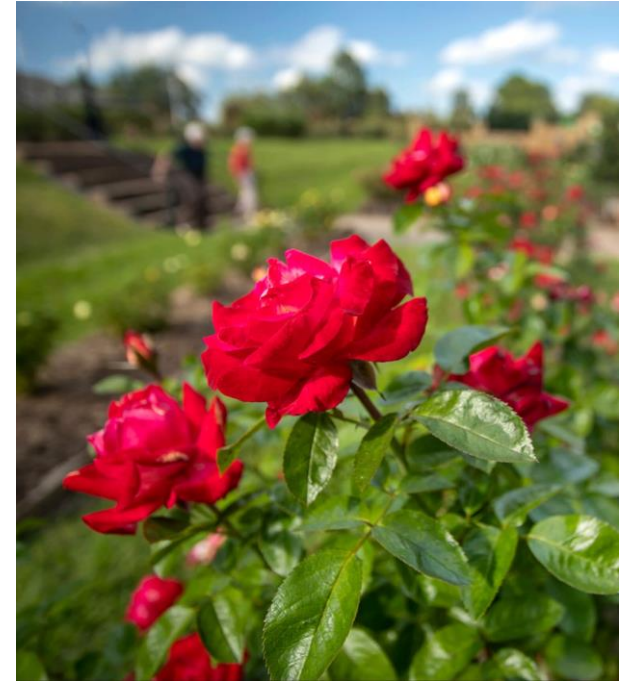
Tyler State Park offers a 64 acre spring-fed lake offer many activities from hiking through the woods, to lake activities, mountain biking, camping, fishing and much more! Tyler State Park provides 13 miles of hiking trails, three fishing piers, and a boat ramp to provide all the necessities for spending time outdoors.

ARTS AND CULTURE

Tyler provides a full spectrum of performing arts as well as fine arts venues. Small town art museums attract world class exhibits and a performing arts center which feature international touring performers.

TOP 10 THINGS TO DO IN YOUR TOWN according to trip advisor

1. Caldwell Zoo
2. Tyler Rose Garden
3. Tyler State Park
4. Tiger Creek Animal Sanctuary
5. Kiepersol Vineyards, Winery & Distillery
6. 1859 Goodman LeGrand House &
Museum
7. Discovery Science Place
8. Azalea Residential Historic District
9. Children's Park
10. Faulkner Park



NEARBY AMENITIES

1. Kiepersol Vineyards, Winery & Distillery



2. Tiger Creek Sanctuary



3. Tyler State Park

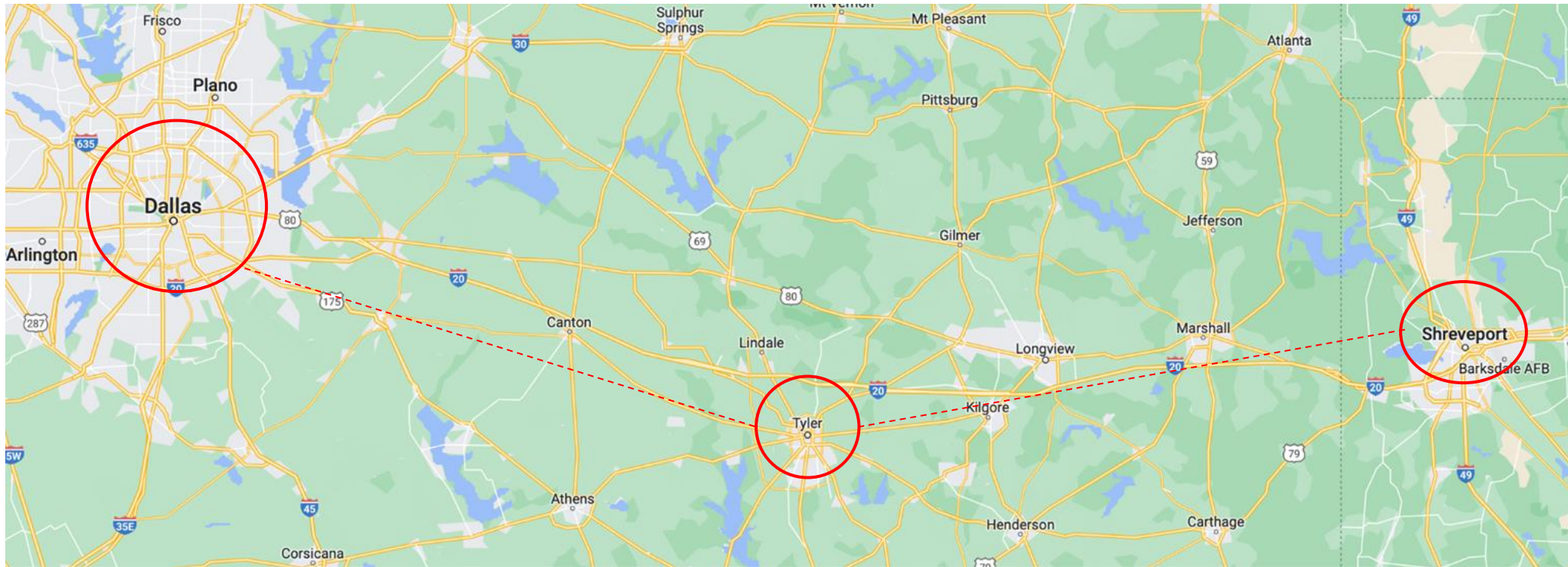


MAJOR EMPLOYERS



SURROUNDING AREA





Destination	Distance
Dallas, TX	98 Miles
Shreveport, LA	97 Miles

LOCATION MAP

ATTRACTION	DISTANCE (MILES)
Whataburger	3.3
Caldwell Zoo	2.7
Sonic	2.7
Sam's Club	4.1
Walmart	3.2
Jack In The Box	1.5
Chick-fil-a	1.8
Starbucks	1.9
UT Health	1.4
Arby's	3.1
Texas Roadhouse	3.7
Wendy's	4.4
McDonald's	1.6



PROPERTY DESCRIPTION

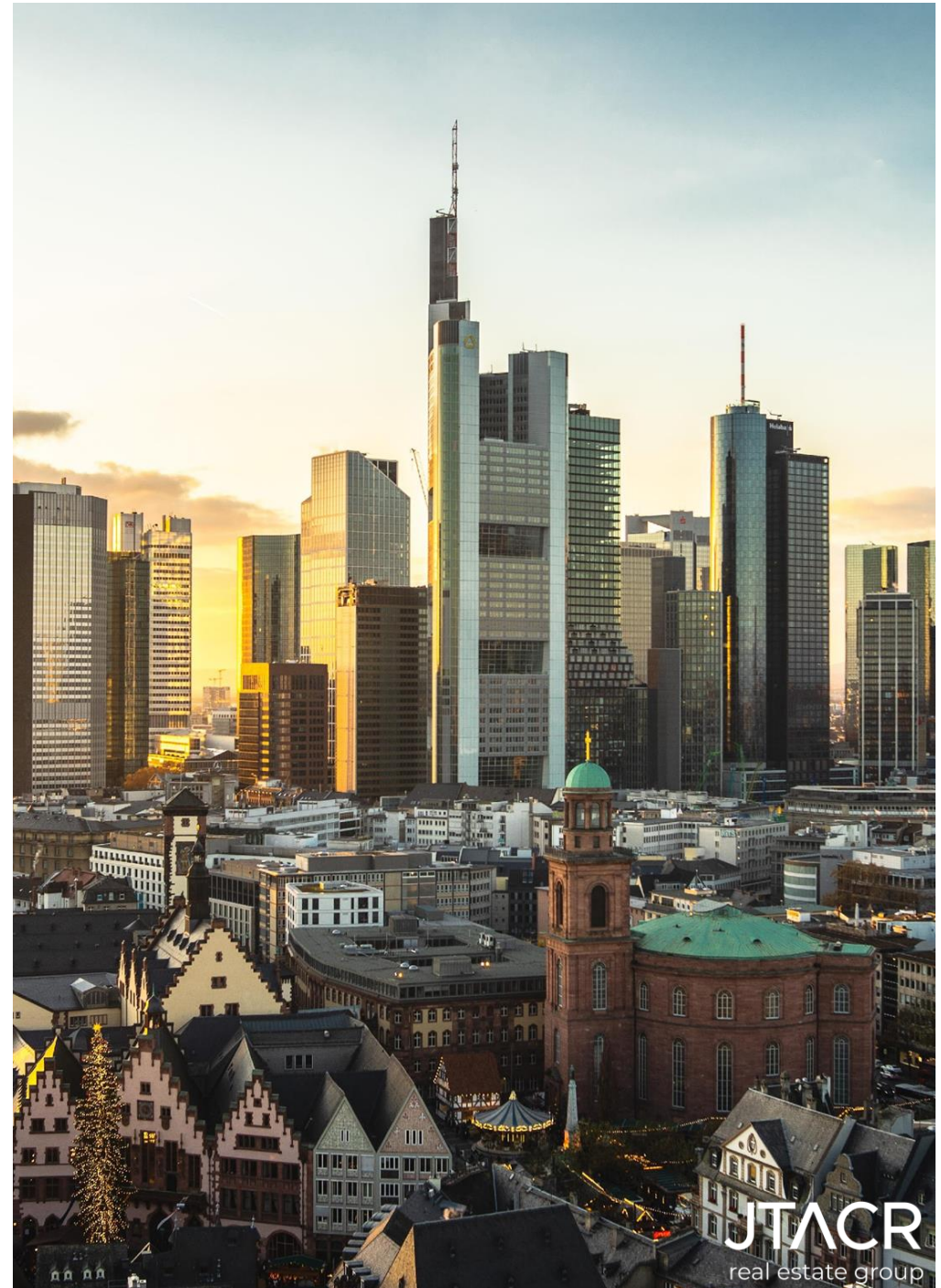
Property details

Parcel view

Location map

PROPERTY DETAILS

Street Address	16608 & 16614 ECHO GLEN DR
City, State	TYLER, TEXAS, 75703
County	SMITH
MSA	TYLER
Property Type	RV PARK & SFR
Community Type	ALL AGES
Total Rental Sites	14
Total Acreage	1.09 ACRES
Parcel Number(s)	1-00000-0386-00- 001004; 1-80401-0000-00- 044000
Year of Construction	2020 & 1984
Flood Zone	NO
Opportunity Zone	NO





INFRASTRUCTURE & UTILITIES

UTILITIES

TYPE	PROVIDER	PAID BY	METERED/DIRECT BILLED
Water	Public	PARK	MASTER METERED
Sewer	Public	PARK	MASTER METERED
Electricity	Public	PARK	MASTER METERED
Trash	Public	PARK	Direct-Billed
Natural Gas	Public	Resident	Direct-Billed
Cable/Internet/Phone	Multiple	Resident	Direct-Billed

ADDITIONAL SERVICES

TYPE	RESPONSIBILITY	PAID BY
LANDSCAPING MAIN	PARK	PARK
PEST	PARK	PARK

STAFF/THIRD PARTY MANAGEMENT

On-site Staff	NO
Third-Party Management Company	NO

OWNER RESPONSIBILITY

ABSENTEE	YES
OFF SITE MANAGEMENT	YES

INFRASTRUCTURE

TYPE	
ROAD SURFACE	GRAVEL
DRIVEWAY SURFACE	GRAVEL
PAD SURFACE	CONCRETE
PARKING PER SITE	2
ELECTRICAL AMPERAGE	20-30-50

SITE MIX & RENTAL BREAKDOWN

	TOTAL	OCCUPIED	ECONOMIC OCCUPANCY %	PHYSICAL OCCUPANCY %	AVERAGE LOT RENT
TOTAL RENTAL SITES	15	15	100%		
LOT ONLY BACK-IN	14	14	%		\$500
SINGLE FAMILY RENTAL	1	1	%		\$1,795

AMENITIES

Concrete Pads
Private Environment
Gated Community
All Bills Included

STRUCTURE DETAILS – SINGLE FAMILY RESIDENCE

3 BEDROOMS – 2 BATHROOMS
1,919 sq ft
Built 1984
Year Lease in Place

RENT INCREASE HISTORY

	DATE	AMOUNT
RENT AMOUNT	NA	



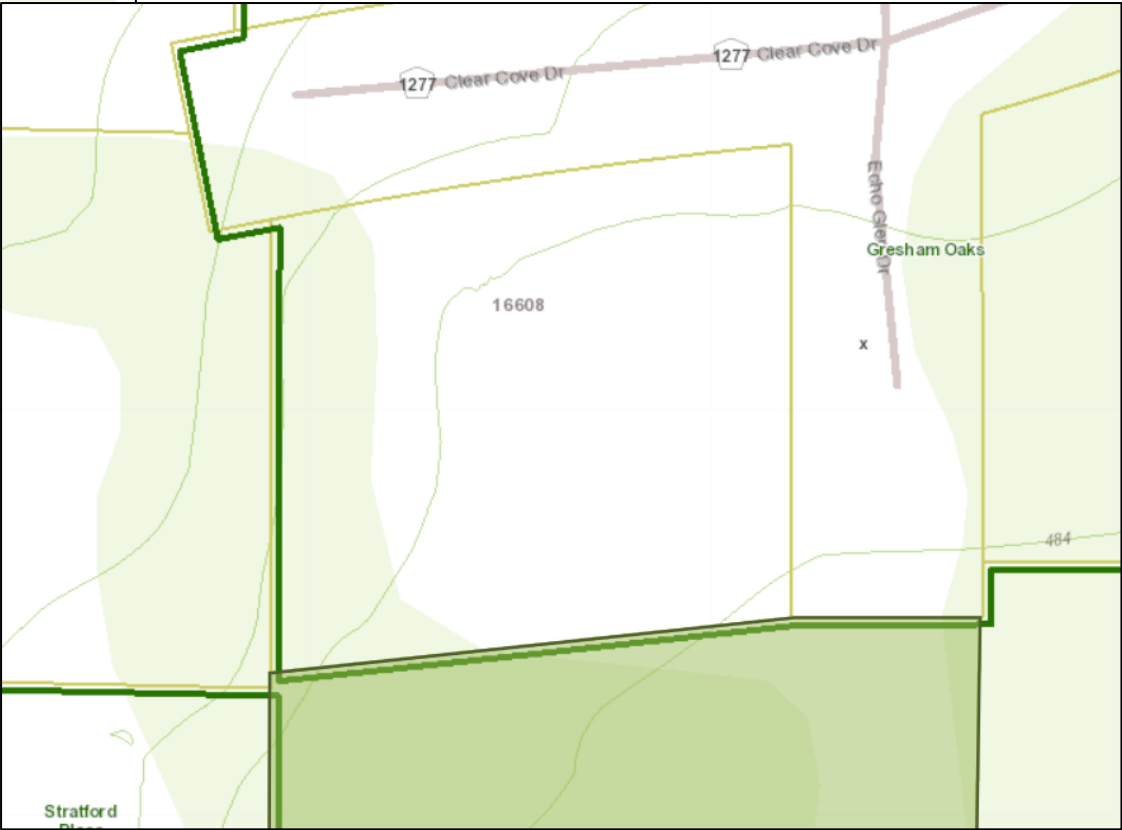
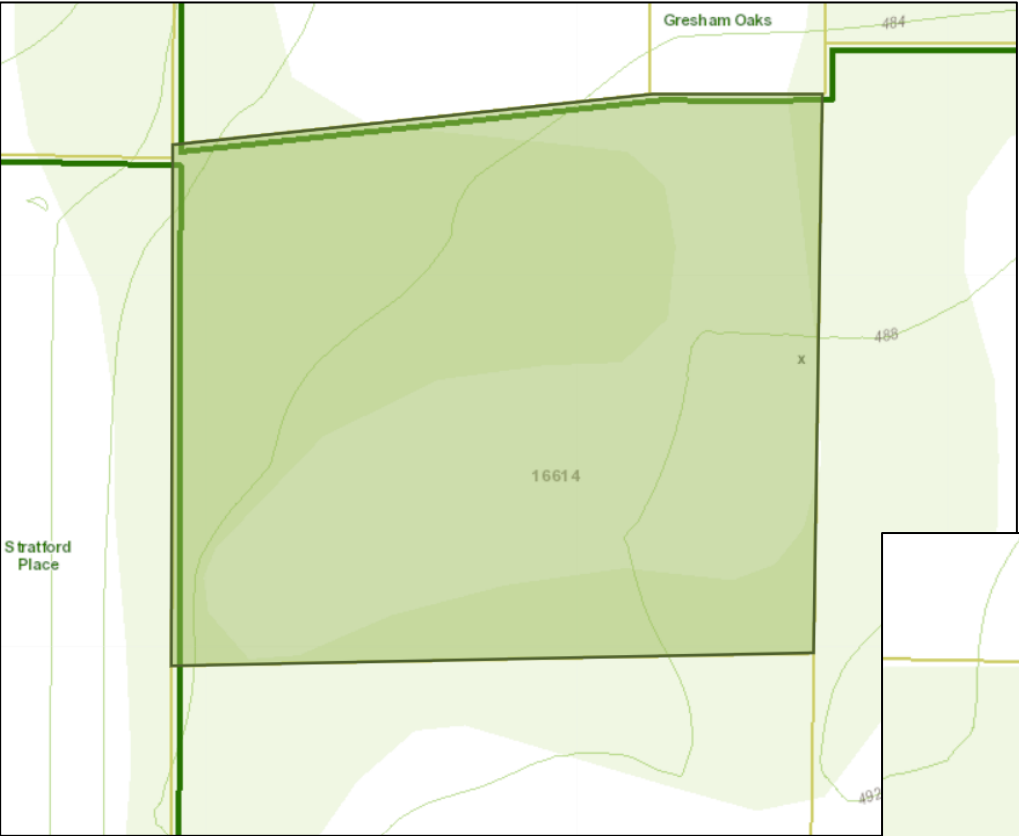
SINGLE FAMILY RESIDENCE





SINGLE FAMILY RESIDENCE cont...

PARCEL VIEW



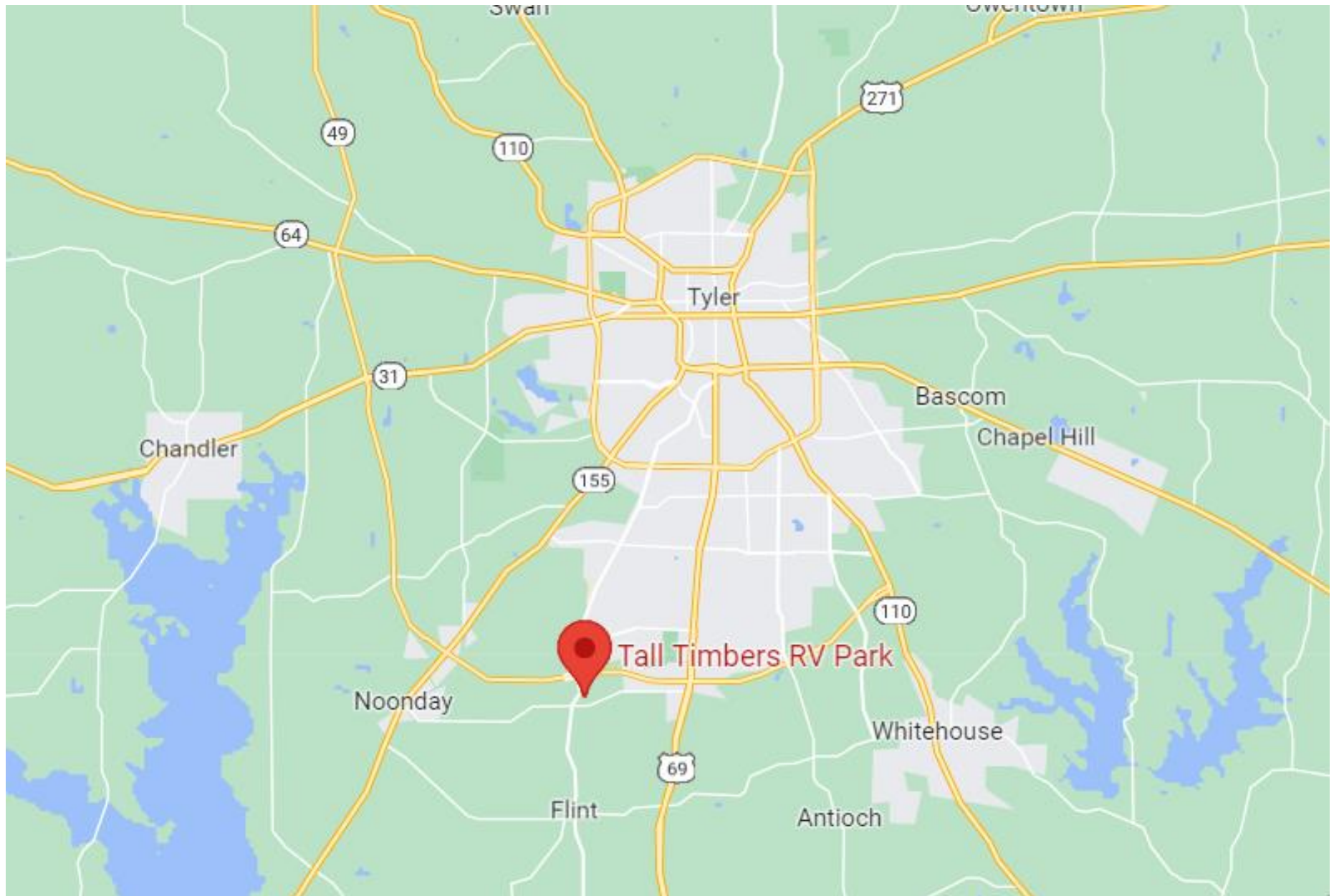
RV PARK MARKET

Local Map

Regional Map

Comparable sales

TYLER



COMPARABLE RV PARK SALES

	PROPERTY	ADDRESS	CITY/STATE	SITES	PRICE/PAD	SALE DATE	Cap Rate
	SUBJECT	16608 Echo Glen Dr	Tyler, TX	14	\$46,428		
①	I35 RV Resort	15131 N Interstate 35	Elm Mott, TX	250	\$51,200	2022	5.8%
②	Hilltop Community	4020 W Oak St	Palestine TX	40	\$26,875	2022	8%
③	Sea Garden Park	47975 Michigan St	Laguna Heights, TX	54	\$27,778	2021	6.5%
④	Lake Ray Hubbard	2065 E FM 544	Wylie, TX	109	\$73,394	2021	6.8%
⑤	Circle 8 RV Park	2600 S Janice St,	Monahans, TX	96	\$16,842	2019	14%
⑥	Red Bear Resort	10169 Red Bear Resort,	Wills Point, TX	112	\$17,857	2019	10%
⑦	Acme RV Park	3807 S County Rd 1210	Midland, TX	66	\$30,909	2020	15%
⑧	American RV Park	4345 State Hwy 31 W,	Corsicana, TX	156	\$24,359	2020	9.4%
⑨	Axton's Bass City	2959 FM2946,	Emory, TX	71	\$9,155	2019	10.4%
⑩	Mesquite Oasis	7601 W 42nd St	Odessa, TX	100	\$37,700	2018	13%
	Average				\$31,607		



OFFERING DETAILS

JTACR Real Estate Group has been engaged as the exclusive listing Broker representative of the Owner for the sale of this property. No contact shall be made by any prospective purchaser or agents to the Owner, its executives, staff, personnel, tenants, or related parties.

This Investment Offering Memorandum is a confidential solicitation of interest, and the information provided herein is provided for the sole purpose of considering the purchase of the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property or to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Purchase Agreement on terms acceptable to the Owner. By receipt of this Offering Memorandum, prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any and all liability with respect hereto.

The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible. All information contained herein is confidential in nature, and recipient agrees not to photocopy, duplicate, forward, distribute, or solicit third party interest without written permission and consent from Owner or JTACR Real Estate Group.

Neither JTACR Real Estate Group nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property.

OFFER SUBMISSION

Offers should be presented in the form of a non-binding Letter of Intent, spelling out all significant terms and conditions of Purchaser's offer including, but not limited to, (1) asset pricing, (2) due diligence and closing timeframe, (3) deal structure and each party's rights and responsibilities (as applicable), (4) earnest money deposit, and to include (5) a resume of previous multi-family ownership experience, as well as (6) qualifications to close, and (7) details of debt and equity financing.

ASKING PRICE & TERMS

\$650,000 – RV PARK

\$299,900 – SINGLE FAMILY RESIDENCE

SOURCES

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Tall Timbers

RV Park

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