



Jeff Taylor Group

Manufactured Housing & RV

— OFFERING MEMORANDUM —



COZY COVE

— MOBILE HOME COMMUNITY —

PRIME INCOME-PRODUCING ASSET ♦ WINDCREST, TEXAS

\$5,200,000

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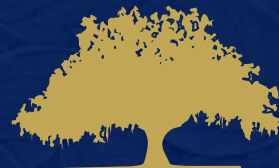
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- 02 | MARKET & DEMOGRAPHICS
- 03 | RENT ROLL & FINANCIAL STATEMENT
- 04 | LOCATION OVERVIEW



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01



SECTION 01

PROPERTY OVERVIEW

COZY COVE MOBILE HOME COMMUNITY

INVESTMENT THESIS (VALUE-ADD POTENTIAL)

WHY COZY COVE?

COMMUNITY & SURROUNDINGS

MANUFACTURED HOME LOTS

RV LOTS

TINY HOME RENTALS

EXECUTIVE SUMMARY

COZY COVE MOBILE HOME COMMUNITY

5215 CRESTWAY DRIVE, WINDCREST, TX 78239

Cozy Cove Mobile Home Community presents a rare opportunity to acquire a stabilized, high-occupancy asset located at 5215 Crestway Rd in the highly desirable Windcrest submarket of San Antonio. With a diverse revenue stream consisting of long-term mobile home tenants, a thriving tiny home enclave, and flexible RV infrastructure, Cozy Cove offers the kind of diversification rarely seen in assets of this size.



55

Well-maintained
Lots



29

Manufactured
Home Lots



12

Tiny Home
Rentals



14

RV Lots



HIGH-
OCCUPANCY
ASSET



REVENUE
DIVERSIFICATION



TINY HOME
ENCLAVE



FLEXIBLE RV
INFRASTRUCTURE



INVESTMENT THESIS

(VALUE-ADD POTENTIAL)

Savvy investors will recognize that Cozy Cove is currently operating as a “legacy” asset with significant untapped potential:



SUB-MARKET RENTS

Current lot rents are intentionally maintained below market rate. This provides an immediate, low-risk path to increased Net Operating Income (NOI) through a structured rent-rationalization program.



ASSET RESILIENCE

Unlike traditional apartment complexes, the hybrid nature of Cozy Cove (Mobile + Tiny Home + RV) creates an “inflation-hedged” revenue model that excels in various economic cycles.



OPERATIONAL STABILITY

The community features a proven, long-term resident base, providing immediate cash flow stability from Day 1.



LOCATION PREMIUM

Windcrest is a strategic enclave within the San Antonio MSA. The Crestway Road location ensures that demand for this housing tier remains consistent, regardless of market volatility.

STRATEGIC LOCATION

Situated in Windcrest, TX, this site offers superior access to major employment hubs and retail corridors, providing a permanent “moat” around the asset’s desirability for low-cost housing.



WHY COZY COVE?

Cozy Cove is not just a park; it is a stabilized cash-flow machine with clear “low-hanging fruit” for a sophisticated buyer. Whether you are looking to compress cap rates through professional management or capitalize on the immediate upside of rent adjustments, this asset is primed for performance.



FINANCIALS: Detailed rent rolls, current utility expense structures, and historical occupancy data are available for review for qualified principals.



MANUFACTURED HOME LOTS

- ✓ 29 Manufactured home Lots Tenant Owned Home (TOH).
- ✓ 1 Park Owned Home (POH)
- ✓ 1 Rent to Own (RTO)



TINY HOME RENTALS

- ✓ 12 Total Tiny Home Rentals
- ✓ High-demand tiny home rentals



RV LOTS

- ✓ 14 Total RV Lots
- ✓ Flexible RV infrastructure





COMMUNITY & SURROUNDINGS

Community and street views, complemented by mailbox and common-area views, property signage, and exterior street frontage.



MANUFACTURED HOME LOTS

A diversified mix of 29 manufactured home lots, including tenant-owned homes, 1 park-owned home, and 1 rent-to-own home.





RV LOTS

A dedicated RV component featuring 14 total RV lots and flexible RV infrastructure.





TINY HOME RENTALS

A high-demand rental offering with 12 total tiny home rentals.

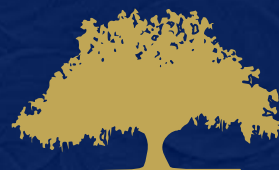




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02



SECTION 02

MARKET & DEMOGRAPHICS

POPULATION-WEIGHTED AVERAGE (10 MILES)

TOP COUNTIES BY POPULATION

TOP CITIES BY POPULATION



R

ED



PU

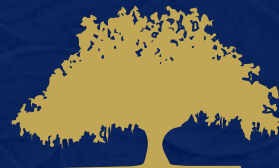




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03



SECTION 03

RENT ROLL & FINANCIAL STATEMENT

RENT ROLL & RECURRING CHARGES (09/16/2026)

RENT ROLL & RECURRING CHARGES - SUMMARY (09/16/2026)

FINANCIAL STATEMENT (09/2025 - 08/2026)

RENT ROLL

RENT ROLL & RECURRING CHARGES (SEPTEMBER 16, 2026)

Tenant	ID	Unit	Unit Type	Rent Charge	Total
Cobbs, Ronald	851	1	2BED TH	\$900.00	\$900.00
Anderson, Emma	1051	2	2BED TH	\$950.00	\$950.00
Rincon, Michelle	1135	3	2BED TH	\$950.00	\$950.00
Vacant		4	RV space	-	-
Killgore, Leonard	1155	5	2BED TH	\$950.00	\$950.00
Frisby, Adam	1087	6	2BED TH	\$900.00	\$900.00
Wilmore, Michelle	516	7	RV space	\$520.00	\$520.00
Percle, Mindy	862	8	Single wide lot	\$650.00	\$650.00
Vargas, Alicia	833	9	RV space	\$650.00	\$650.00
Verdeja, Armando	83	10	Single wide lot	\$520.00	\$520.00
Garcia, Andres	596	11	Single wide lot	\$520.00	\$520.00
Vacant		12	RV space	-	-
Rodriguez, Zachary	920	13	Single wide lot	\$550.00	\$550.00
Funicelli, Anthony	87	14	Single wide lot	\$520.00	\$520.00
Geddie, Luke	227	15	Single wide lot	\$520.00	\$520.00
Carey, Michael	668	16	2BED TH	\$825.00	\$825.00
Chavez, Patricia	89	17	Single wide lot	\$520.00	\$520.00
Bonano, Nery	544	18	Single wide lot	\$520.00	\$520.00
Carey, Richard	678	19	2BED TH	\$825.00	\$825.00
Vacant		20	RV space	-	-
Voiles, Sharon	93	21	RV space	\$520.00	\$520.00
Noggle, Katherine	94	22	Single wide lot	\$520.00	\$520.00
Pierre, Sherrie	95	23	2BED TH	\$850.00	\$850.00
Vacant		24	RV space	-	-
Vacant		25	2BED TH	-	-
Kuncas, Jon	98	26	Single wide lot	\$520.00	\$520.00
Garcia, Pablo	99	27	Single wide lot	\$520.00	\$520.00
Kuncas, Don	100	28	Single wide lot	\$520.00	\$520.00

Tenant	ID	Unit	Unit Type	Rent Charge	Total
Munoz, Juan	681	29	Single wide lot	\$465.00	\$465.00
Davis, Elizabeth	102	30	Single wide lot	\$860.00	\$860.00
Rivas, Sergio	654	31	Double wide lot	\$1,473.00	\$1,473.00
Moran, Yanet	609	32	Double wide lot	\$550.00	\$550.00
Queen, Bradley	779	32B	RV space	\$525.00	\$525.00
Lee, Latasha	555	33	RV space	\$520.00	\$520.00
Montoya, Vanessa	112	33B	2BED TH	\$900.00	\$900.00
Roque, Rene	642	33C	RV space	\$525.00	\$525.00
Dooley, Brenda	882	34	RV space	\$600.00	\$600.00
Parker, Susan	543	34B	RV space	\$400.00	\$400.00
Guerra, Marianita	561	35	Single wide lot	\$520.00	\$520.00
Noggle, James	107	36	Single wide lot	\$520.00	\$520.00
Neitzey, Tara	108	37	Single wide lot	\$520.00	\$520.00
Gonzalez, Juan	760	38	Single wide lot	\$550.00	\$550.00
Gonzales, Penny	110	39	Single wide lot	\$520.00	\$520.00
Rodriguez, Ramiro	248	40	RV space	\$520.00	\$520.00
Canizares Hernandez, M	815	41	RV space	\$550.00	\$550.00
Maldonado Enriquez, M	1080	42	Single wide lot	\$600.00	\$600.00
Martinez, Joel	1024	43	2BED TH	\$950.00	\$950.00
Enriquez, Grisel	1013	44	Single wide lot	\$600.00	\$600.00
Williams, Escar	116	45	Single wide lot	\$520.00	\$520.00
Rodriguez, Jose	117	46	Single wide lot	\$520.00	\$520.00
Miguel, Lee	649	47	Single wide lot	\$480.00	\$480.00
Valdivia, Roberto	1168	48	Single wide lot	\$600.00	\$600.00
Jensen, Lamjuan	991	49	2BED TH	\$950.00	\$950.00
Malik, Holly	120	50	Single wide lot	\$520.00	\$520.00
Jiminez, Pedro	121	51	Single wide lot	\$520.00	\$520.00
Property Total				\$32,018.00	\$32,018.00
Property Counts	55	55			

RENT ROLL (SUMMARY)

RENT ROLL & RECURRING CHARGES - SUMMARY (SEPTEMBER 16, 2026)

Charge Type	Description	Customers	% Charged	% of Total \$	Amount
Rent Charge	Rent Charge - Occupied Units	50	100.0%	100.0%	32,018.00
Rent Charge	Rent Charge - Vacant Units	5	0.0%	0.0%	0.00
				Total:	32,018.00

FINANCIAL STATEMENT

INCOME - SEPTEMBER 2025 - AUGUST 2026 (T2)

Income	Amount
Rental Income	\$346,671.86
Pet/Maintenance Fees	\$1,200.00
Late Charges	\$4,073.04
Utility Income	\$79,591.27
Total Income	\$431,536.17

EXPENSES - SEPTEMBER 2025 - AUGUST 2026 (T2)

Expenses	Amount
Park Permit	\$1,890.00
Software	\$5,618.40
Property Taxes	\$47,127.58
Utilities	\$82,234.37
Repairs/Supplies	\$1,885.73
Insurance	\$9,681.50
Total Expenses	\$148,437.58
EBITDA	\$283,098.59





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SECTION 04

LOCATION OVERVIEW

NEARBY ESTABLISHMENTS

NEARBY ATTRACTIONS

WINDCREST, TEXAS

WINDCREST, TEXAS TOP EMPLOYER





CONNECTED TO WHAT MATTERS

Strategically located in Windcrest, Texas, Cozy Cove benefits from convenient access to I-35 and Loop 410, connecting residents to San Antonio, San Antonio International Airport, and a wide range of retail, dining, and employment destinations.



NEARBY ATTRACTIONS



WINDCREST LIGHT-UP



AUTUMN SUNSET



BROOK FALLS PARK



TAKAS PARK

WINDCREST, TEXAS

Founded in 1959, Windcrest is a distinctive residential community in Northeast Bexar County, known for its small-town atmosphere, mature live oaks, quiet streets, and strong civic character. Located at the intersection of I-35 and Loop 410, Windcrest offers convenient access to downtown San Antonio, San Antonio International Airport, Fort Sam Houston, and destinations throughout the region.

Known as the “City of Lights,” Windcrest combines established neighborhoods, parks, recreation, and community amenities with convenient access to San Antonio’s employment, entertainment, and cultural destinations. Its annual Christmas Light Up tradition, which began in the late 1950s, remains one of the city’s defining attractions.

Rank	Employer	Employees	% of Total
1	Home Depot	179	18.03%
2	Amazon Prime Now / Fresh	150	15.11%
3	City of Windcrest	83	8.36%
4	Crunch Fitness	75	7.55%
5	Buffalo Wild Wings	57	5.74%
6	Red Lobster	45	4.53%
7	US Auto Force	40	4.03%
8	Brady Plus	305	30.72%
9	Chipotle	30	3.02%
10	Drury Inn & Suites	29	2.92%





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