Lost Buoys RV Resort

1543 FM 1781, Rockport TX 78382

OFFERING MEMORANDUM

Turnkey 39 Space RV Park with Pool/Hot Tub/Clubhouse/SFR

IREINVESTMENT

Lost Buoys RV Resort

CONTENTS

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LOST BUOYS RV RESORT

01 **Executive Summary**

Investment Summary

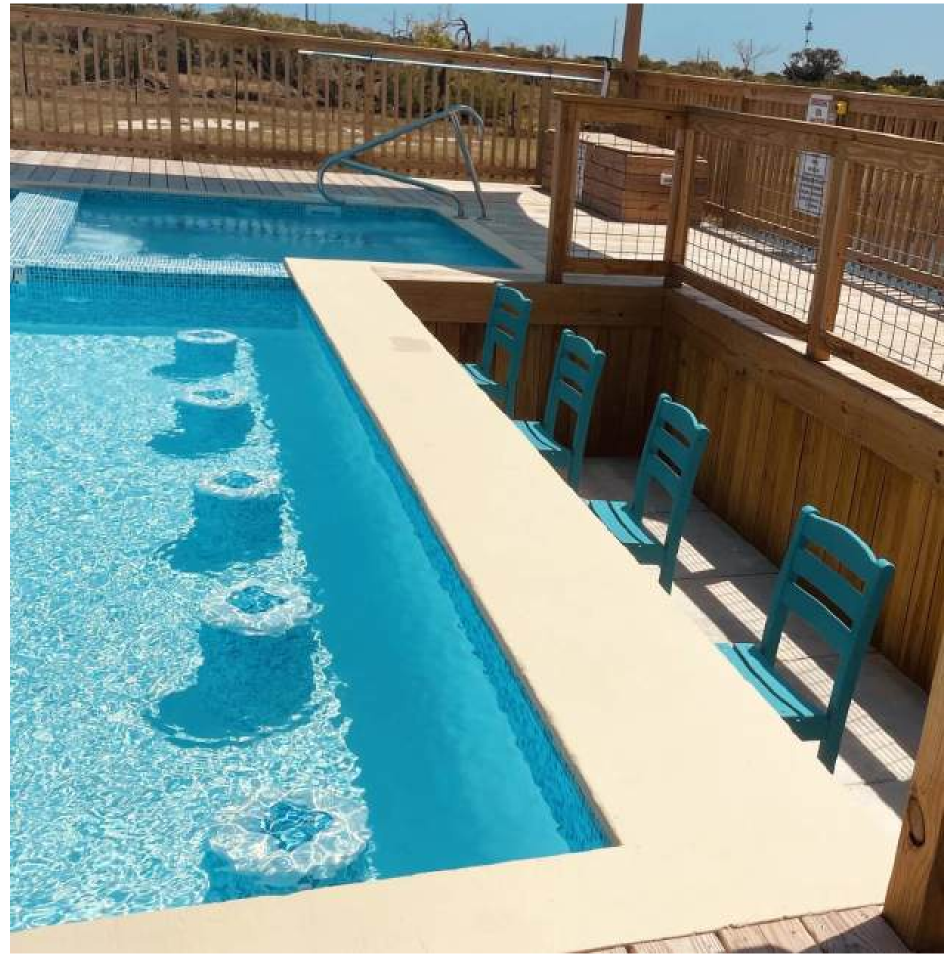
OFFERING SUMMARY

ADDRESS	1543 FM 1781 Rockport TX 78382
COUNTY	Aransas
LAND ACRES	7.55
YEAR BUILT	2021

FINANCIAL SUMMARY

PRICE	$1,300,000
NOI (2025)	$113,424
NOI (2026 Projection)	$133,193
CAP RATE (2025)	8.72%
CAP RATE (2026 PROJECTION)	10.25%
CASH ON CASH (2025)	6.75%
CASH ON CASH (2026 PROJECTION)	8.24%
GRM (2025)	6.61
GRM (2026 PROJECTION)	5.58

DEMOGRAPHICS	5 MILE	10 MILE	30 MILE
2026 Population	19,520	28,700	267,287
2026 Median HH Income	$65,850	$63,163	$61,695
2026 Average HH Income	$101,411	$94,247	$87,563



Property Overview

- 39 RV spaces and 1 single-family residence
Strong average annual occupancy
The SFR is leased until February 2027
Located on 7.55 acres with a 0.5-acre U-shaped pond
Infrastructure built with future expansion in mind
Guest clubhouse could easily be converted into a 1-2 bedroom rental

RV Sites & Infrastructure

- 39 full-hookup RV sites, each with 20/30/50-amp
  Most sites accommodate two vehicles; select smaller sites accommodate one vehicle
  City water serving RV sites and buildings
  300+ ft. well system utilized for irrigation
  Septic system with lift station and leach fields
  High-speed Spectrum internet

Single Family Residence

- 1543 FM 1781 – Rental Home
  1,792 SF
  3 bedrooms / 2 bathrooms
  Currently rented for $2,500/month
  Tenant moved in February 2026 on a one-year lease

Resort Amenities

- Heated resort-style pool and spa overlooking the 0.5-acre pond
  Complimentary guest laundry with 3 washers and 3 dryers
  Private bathhouse with two full bathrooms and coded door locks
  Pet-friendly property with an approximately 10,000 SF dog park

  Guest Clubhouse:
  Approximately 1,100 SF clubhouse
  1 bedroom / 1 bathroom
  Full kitchen
  Movie room
  Recreational games: shuffleboard, air hockey, and pool table
  Guest gathering and entertainment space
  Possible rental as a 1/1 for $1,750/month

  Outdoor Gathering Areas:
  Fire pits with firewood provided
  BBQ area with propane hookups
  Outdoor seating areas
  Relaxed coastal setting designed for guest enjoyment and community gathering

Available for Additional Purchase

- 1573 FM 1781 - SFR
  Located on an adjacent 1.8-acre parcel
  2,100 SF
  3 bedrooms + office, or 4 bedrooms / 2 bathrooms
  Expansion opportunity for additional RV sites

Conveyance Note

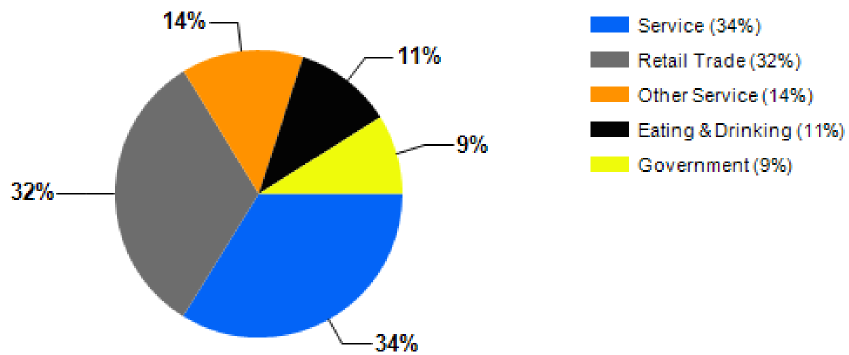
- Most furniture, fixtures, equipment, and amenity items are expected to convey with the sale; however, all items to be conveyed should be confirmed with the seller. Please ask the listing agent for the current personal property / conveyance list.

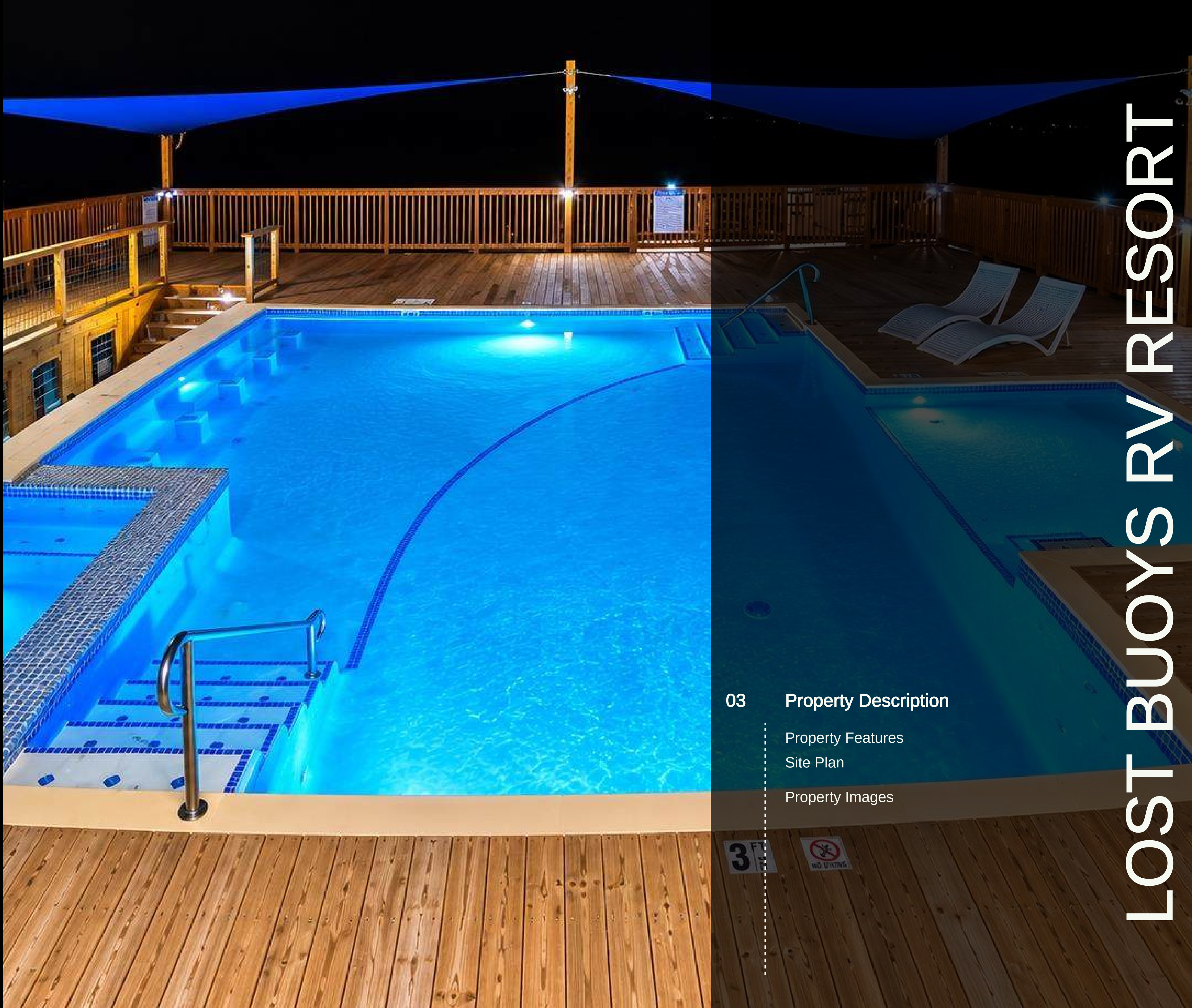
LOST BUOYS RV RESORT

Local Highlights

- Rockport, Texas offers a unique blend of coastal charm, tourism, and business opportunity. Located along the well-traveled FM 1781 corridor, this property benefits from excellent visibility and convenient access in one of the Gulf Coast's most desirable destinations. Known for its vibrant art scene, world-class fishing, and scenic waterfront views, Rockport attracts both visitors and residents year-round. Nearby attractions including Rockport Beach Park, the Texas Maritime Museum, and Fulton Mansion enhance the area's appeal, while popular local restaurants and surrounding retail and residential developments create a lively and growing business environment ideal for commercial growth and customer engagement.

Major Industries by Employee Count





LOST BUOYS RV RESORT

GLOBAL

NUMBER OF UNITS	40
LAND ACRES	7.55
# OF PARCELS	1
YEAR BUILT	2021
NUMBER OF PADS	39

GUEST AMENITIES

WASH ROOMS	2
POOL / JACUZZI	1/1
WASHER/DRYER	3/3
CLUBHOUSE	1

CONSTRUCTION

WATER	City & Well
SEWER	Septic
PAD SITES	Concrete & Gravel
ROADS	Gravel

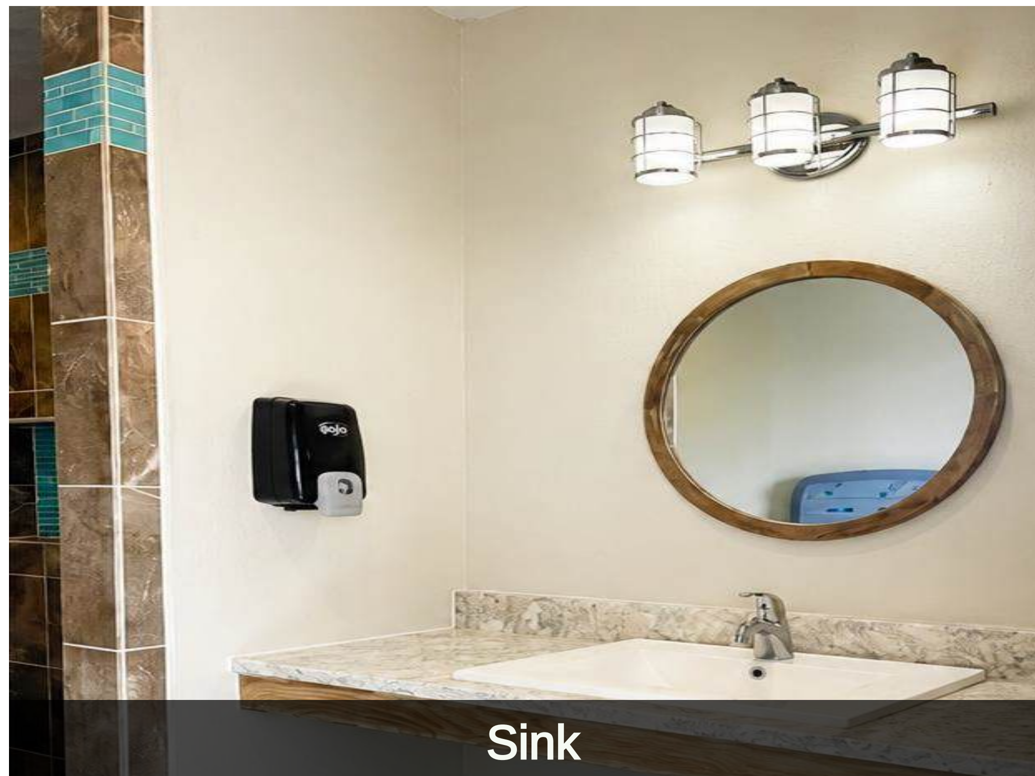
Standard Extra Space $500
38
Standard $475
37
Standard $475
36
Standard one car $450
35
Standard $475
34
Standard $475
33
Standard $475
32
Standard $475
31
Standard $475
30
Standard one car $450
29
Standard $475
28
Standard $475
27
Standard Extra Space $500
26
Premium Extra Space
25
Premium $525
24
Premium $525
23
22
Premium Extra Space
Premium Extra Space $535
21
Premium $525
20
Premium Extra Space
19
Premium $525
18
Premium $525
17
16
Premium Extra Space
$535
Premium Extra Space $535
15
14
Premium $525
13
Premium Extra Space $535
19 3/4 Premium Extra Space $535
12
Standard Extra Space $500
$535
11
Standard $475
10
Standard $475
9
Premium $525
8
Standard one car $450
7
Premium $525
6
Standard $475
5
Standard $475
4
Standard $475
3
Premium $525
2
Standard $475
1
Standard Extra Space $500

WELLS ETHAN L ETUX BETHANY
71146
MORENO TONY ETUX SUE
18821
MOON WALLACE ETUX MICHELLE
FM 1781
18828
MOON MICHELLE & LUENSMANN TAYLOR


Bathhouse


Shower

Toilet


Sink

Clubhouse

Living Room

Backyard

Game Room


1543 FM 1781


Living Room


Kitchen


Bedroom

LOST BUOYS RV RESORT

04 **Rent Roll**

Lost Buoys Financials - August Rent Roll

Lost Buoys RV Resort

Rent Roll - August 2026

Space #	Move-In Date	Move-Out Date	August Rentals	100% Occupied
1543 FM 1781 Rental	2/20/2026	2/20/2027	$2,500	$2,500
Guest Clubhouse/ Optional Rental	N/A	N/A	$0	$1,750
1	5/31/2024	TBD	$500	$500
2	9/1/2025	TBD	$450	$475
3	VACANT		$0	$525
4	7/5/2025	TBD	$475	$475
5	VACANT		$0	$525
6	4/30/2026	TBD	$475	$475
7	VACANT		$0	$525
8	VACANT		$0	$450
9	6/6/2026	10/6/2026	$525	$525
10	3/9/2026	TBD	$475	$475
11	2/28/2025	TBD	$475	$475
12	12/26/2023	TBD	$500	$500
13	2/1/2025	9/1/2026	$535	$535
14	6/19/2026	9/19/2026	$535	$535
15	3/27/2026	TBD	$535	$535
16	4/25/2025	TBD	$535	$535
17	9/17/2022	TBD	$525	$525
18	7/23/2021	TBD	$525	$525
19	4/9/2026	10/9/2026	$535	$535
19 3/4	6/29/2025	TBD	$535	$535
20	7/1/2026	11/1/2026	$525	$525
21	5/22/2026	TBD	$535	$535
22	3/13/26	TBD	$535	$535
23	5/2/2026	11/2/2026	$525	$525
24	11/6/2021	TBD	$525	$525
25	7/31/2021	TBD	$535	$535
26	5/22/2026	TBD	$500	$500
27	7/19/2026	10/19/2026	$475	$475
28	VACANT		$0	$475
29	9/14/2024	TBD	$450	$450
30	5/15/2026	TBD	$475	$475
31	5/20/2026	TBD	$475	$475
32	6/17/2026	TBD	$475	$475
33	VACANT		$0	$475
34	8/5/2025	TBD	$475	$475
35	5/29/2026	9/29/2026	$450	$450
36	10/15/2021	TBD	$475	$475
37	VACANT		$0	$475
38	1/12/2023	TBD	$500	$500
	Totals		**$18,565**	**$23,790**

LOST BUOYS RV RESORT

05 Financial Analysis

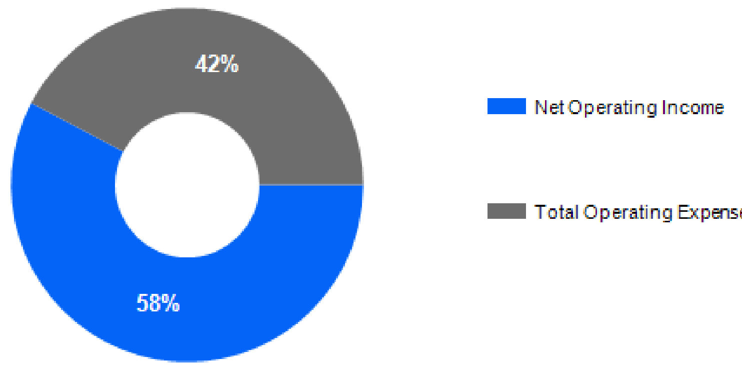
- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics

REVENUE ALLOCATION

2025

INCOME	2025		2026 PROJECTION	
Income from 2025 Bank Statements	$196,670		$232,918	
Effective Gross Income	**$196,670**		**$232,918**	
Less Expenses	$83,246	42.32%	$99,725	42.81%
Net Operating Income	**$113,424**		**$133,193**	

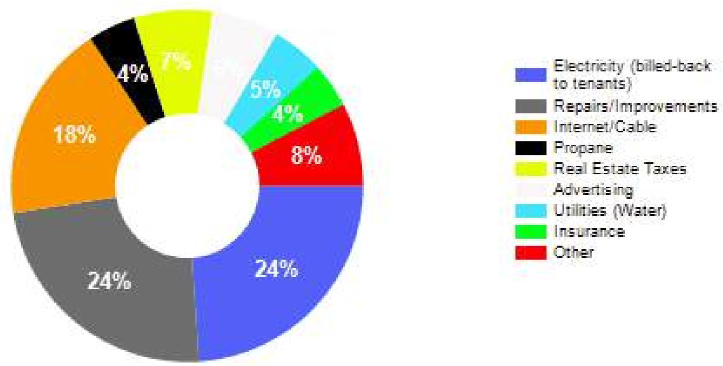
Income Notes: 2026 projections are annualized based on January–August 2026 bank statements. Income subject to independent verification.



DISTRIBUTION OF EXPENSES

2025

EXPENSES	2025	2026 PROJECTION
Real Estate Taxes	$7,835	$7,835
Insurance	$4,466	$4,466
Electricity (billed-back to tenants)	$26,076	$31,321
Internet/Cable	$19,851	$22,038
Advertising	$6,772	$6,934
Utilities (Water)	$5,171	$5,410
Propane	$4,752	$8,907
Pool	$1,428	$1,591
Septic Maintenance	$400	$400
Trash	$2,867	$3,010
Phone/Mobile Services	$1,548	$4,650
Software/Security/Fees	$2,080	$3,163
Total Operating Expense	**$83,246**	**$99,725**
Repairs/Improvements	$25,694	$26,085
% of EGI	42.32%	42.81%



Expense Notes: 2026 projections are annualized from January–August 2026 bank statements. Because the same account pays expenses for the RV park and both 1543 and 1573 FM 1781, the expenses shown for 2025 and 2026 do not isolate the operating costs of the RV park and 1543 rental house. All figures require independent verification.

GLOBAL

Price	$1,300,000

INCOME - Growth Rates

Income from 2025 Bank Statements	3.00%

EXPENSES - Growth Rates

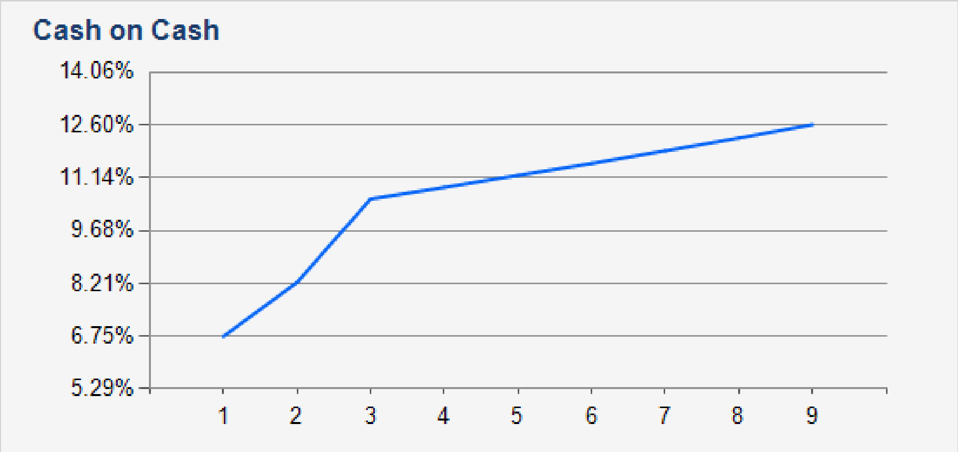
Real Estate Taxes	3.00%
Insurance	3.00%
Electricity (billed-back to tenants)	3.00%
Internet/Cable	3.00%
Advertising	3.00%
Utilities (Water)	3.00%
Propane	3.00%
Pool	3.00%
Septic Maintenance	3.00%
Trash	3.00%
Phone/Mobile Services	3.00%
Software/Security/Fees	3.00%

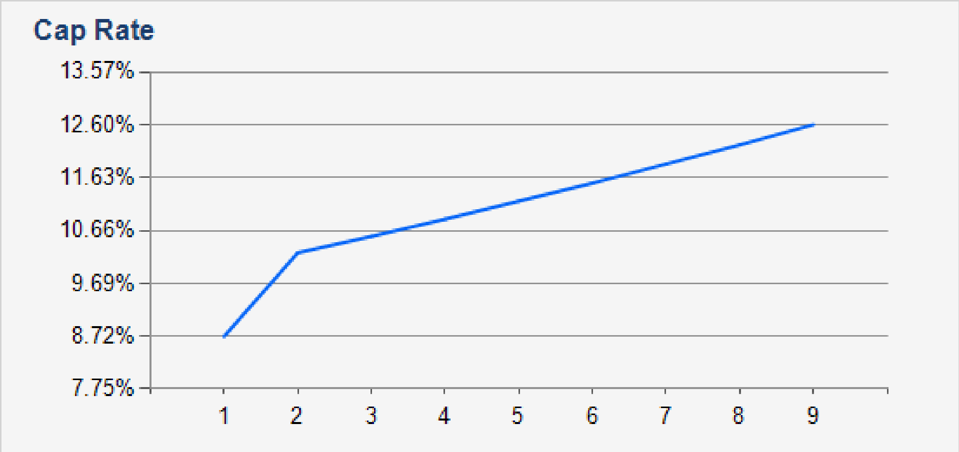
Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

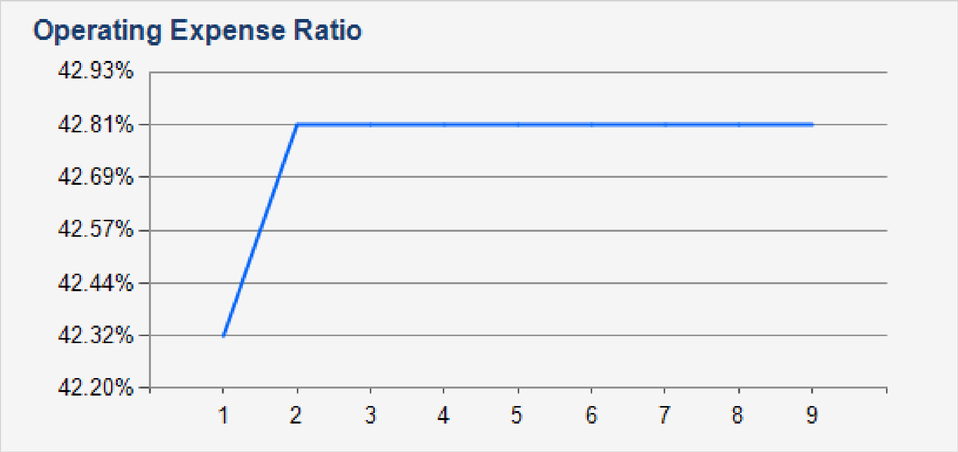
Calendar Year	2025	2026 Projection	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Income from 2025 Bank Statements	$196,670	$232,918	$239,906	$247,103	$254,516	$262,151	$270,016	$278,116	$286,460	$295,054
Effective Gross Income	**$196,670**	**$232,918**	**$239,906**	**$247,103**	**$254,516**	**$262,151**	**$270,016**	**$278,116**	**$286,460**	**$295,054**
Operating Expenses										
Real Estate Taxes	$7,835	$7,835	$8,070	$8,312	$8,562	$8,818	$9,083	$9,355	$9,636	$9,925
Insurance	$4,466	$4,466	$4,600	$4,738	$4,880	$5,027	$5,177	$5,333	$5,493	$5,657
Electricity (billed-back to tenants)	$26,076	$31,321	$32,261	$33,228	$34,225	$35,252	$36,310	$37,399	$38,521	$39,677
Internet/Cable	$19,851	$22,038	$22,699	$23,380	$24,082	$24,804	$25,548	$26,315	$27,104	$27,917
Advertising	$6,772	$6,934	$7,142	$7,356	$7,577	$7,804	$8,038	$8,280	$8,528	$8,784
Utilities (Water)	$5,171	$5,410	$5,572	$5,739	$5,912	$6,089	$6,272	$6,460	$6,654	$6,853
Propane	$4,752	$8,907	$9,174	$9,449	$9,733	$10,025	$10,326	$10,635	$10,954	$11,283
Pool	$1,428	$1,591	$1,639	$1,688	$1,739	$1,791	$1,844	$1,900	$1,957	$2,015
Septic Maintenance	$400	$400	$412	$424	$437	$450	$464	$478	$492	$507
Trash	$2,867	$3,010	$3,100	$3,193	$3,289	$3,388	$3,489	$3,594	$3,702	$3,813
Phone/Mobile Services	$1,548	$4,650	$4,790	$4,933	$5,081	$5,234	$5,391	$5,552	$5,719	$5,890
Software/Security/Fees	$2,080	$3,163	$3,258	$3,356	$3,456	$3,560	$3,667	$3,777	$3,890	$4,007
Total Operating Expense	**$83,246**	**$99,725**	**$102,717**	**$105,798**	**$108,972**	**$112,241**	**$115,609**	**$119,077**	**$122,649**	**$126,329**
Net Operating Income	**$113,424**	**$133,193**	**$137,189**	**$141,304**	**$145,544**	**$149,910**	**$154,407**	**$159,039**	**$163,811**	**$168,725**
Capital Costs										
Repairs/Improvements	$25,694	$26,085	$0	$0	$0	$0	$0	$0	$0	$0
Total Capital Costs	**$25,694**	**$26,085**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Cash Flow	**$87,730**	**$107,108**	**$137,189**	**$141,304**	**$145,544**	**$149,910**	**$154,407**	**$159,039**	**$163,811**	**$168,725**

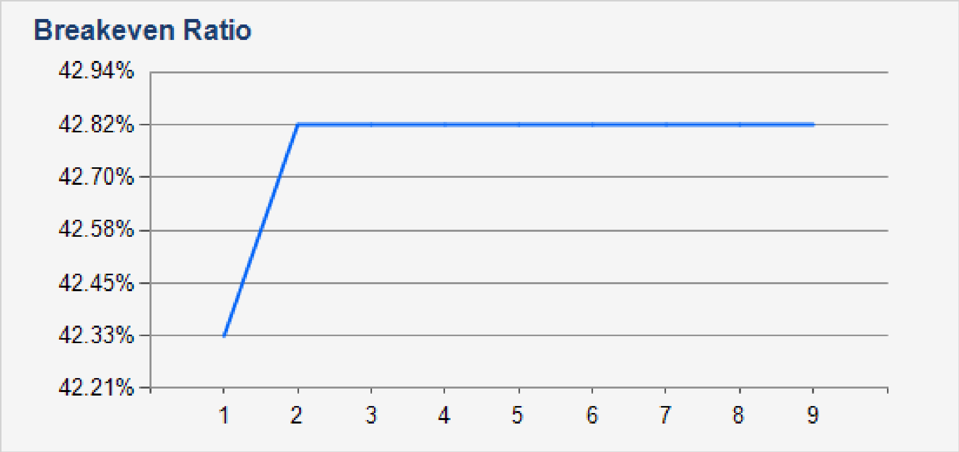
Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

Calendar Year	2025	2026 Projection	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash on Cash Return b/t	6.75%	8.24%	10.55%	10.87%	11.20%	11.53%	11.88%	12.23%	12.60%	12.98%
CAP Rate	8.72%	10.25%	10.55%	10.87%	11.20%	11.53%	11.88%	12.23%	12.60%	12.98%
Operating Expense Ratio	42.32%	42.81%	42.81%	42.81%	42.81%	42.81%	42.81%	42.81%	42.81%	42.81%
Gross Multiplier (GRM)	6.61	5.58	5.42	5.26	5.11	4.96	4.81	4.67	4.54	4.41
Breakeven Ratio	42.33%	42.82%	42.82%	42.82%	42.82%	42.82%	42.82%	42.82%	42.82%	42.82%
Price / Unit	$32,500	$32,500	$32,500	$32,500	$32,500	$32,500	$32,500	$32,500	$32,500	$32,500







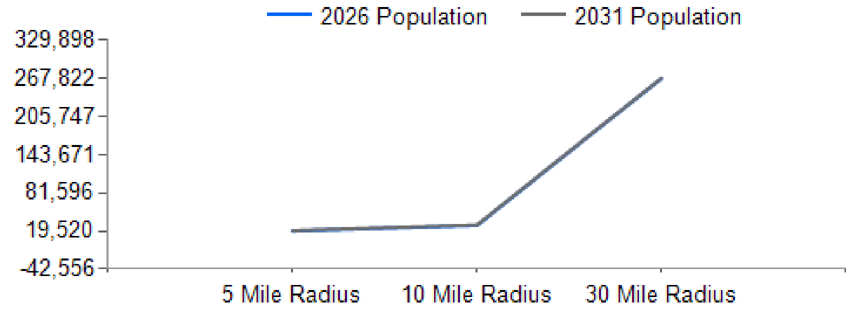


LOST BUOYS RV RESORT

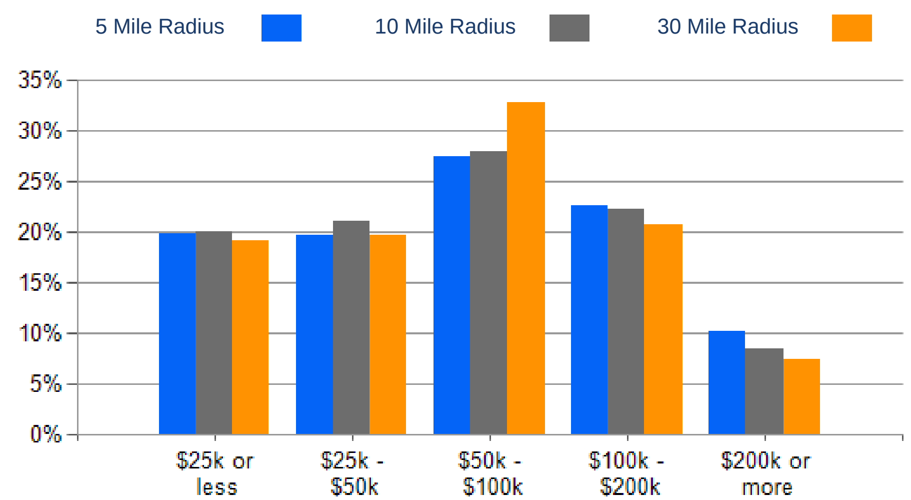
06 Demographics

POPULATION	5 MILE	10 MILE	30 MILE
2000 Population	16,844	25,826	269,420
2010 Population	17,842	26,223	273,684
2026 Population	19,520	28,700	267,287
2031 Population	20,047	29,602	267,822
2026 African American	257	447	10,502
2026 American Indian	191	302	2,365
2026 Asian	396	470	4,782
2026 Hispanic	5,306	8,473	160,691
2026 Other Race	1,337	2,171	35,871
2026 White	14,420	20,948	146,810
2026 Multiracial	2,904	4,337	66,629
2026-2031: Population: Growth Rate	2.65%	3.10%	0.20%

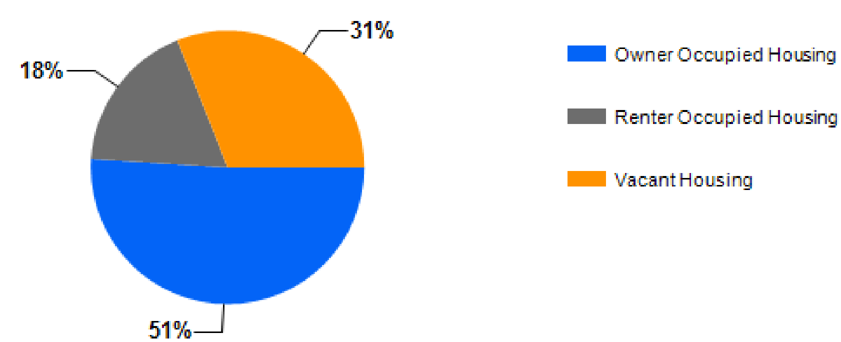
2026 HOUSEHOLD INCOME	5 MILE	10 MILE	30 MILE
less than $15,000	945	1,396	12,541
$15,000-$24,999	801	1,169	7,850
$25,000-$34,999	690	1,115	8,846
$35,000-$49,999	1,030	1,591	12,020
$50,000-$74,999	1,389	2,099	21,295
$75,000-$99,999	1,015	1,484	13,457
$100,000-$149,999	1,390	1,990	15,289
$150,000-$199,999	594	870	6,789
$200,000 or greater	893	1,091	7,924
Median HH Income	$65,850	$63,163	$61,695
Average HH Income	$101,411	$94,247	$87,563



2026 Household Income



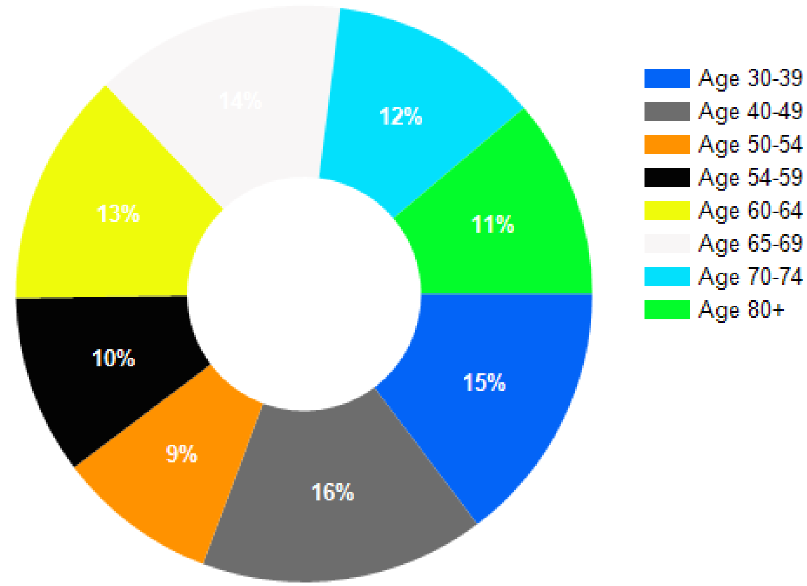
2026 Own vs. Rent - 5 Mile Radius



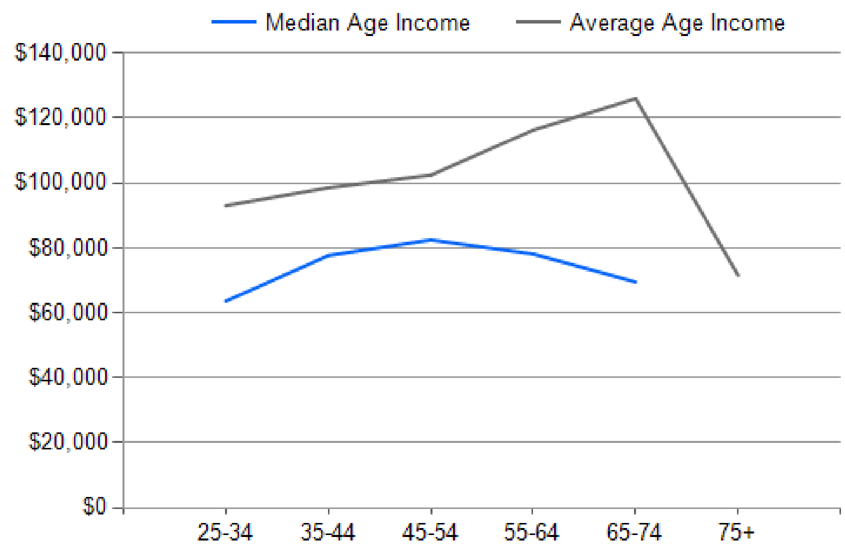
Source: esri

2026 POPULATION BY AGE	5 MILE	10 MILE	30 MILE
2026 Population Age 30-34	957	1,426	17,709
2026 Population Age 35-39	906	1,404	16,157
2026 Population Age 40-44	1,034	1,466	16,633
2026 Population Age 45-49	986	1,525	15,380
2026 Population Age 50-54	1,140	1,704	15,316
2026 Population Age 55-59	1,273	1,919	14,760
2026 Population Age 60-64	1,660	2,447	17,341
2026 Population Age 65-69	1,785	2,656	16,682
2026 Population Age 70-74	1,492	2,147	14,119
2026 Population Age 75-79	1,413	1,989	10,802
2026 Population Age 80-84	911	1,224	6,519
2026 Population Age 85+	750	940	5,307
2026 Population Age 18+	16,521	24,147	211,988
2026 Median Age	53	52	40
2031 Median Age	53	52	41

Population By Age

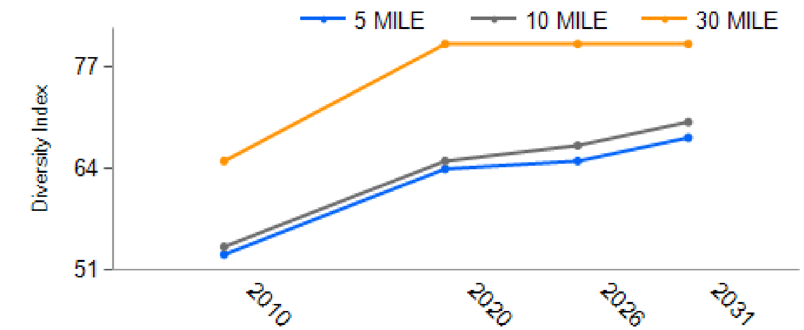


2026 INCOME BY AGE	5 MILE	10 MILE	30 MILE
Median Household Income 25-34	$63,601	$58,872	$61,288
Average Household Income 25-34	$93,077	$85,268	$83,109
Median Household Income 35-44	$77,674	$74,796	$68,104
Average Household Income 35-44	$98,553	$93,576	$90,978
Median Household Income 45-54	$82,433	$76,008	$75,402
Average Household Income 45-54	$102,423	$96,439	$101,884
Median Household Income 55-64	$78,136	$70,497	$70,997
Average Household Income 55-64	$116,318	$107,419	$97,095
Median Household Income 65-74	$69,523	$66,110	$56,399
Average Household Income 65-74	$126,006	$114,254	$89,347
Average Household Income 75+	$71,556	$66,777	$70,813

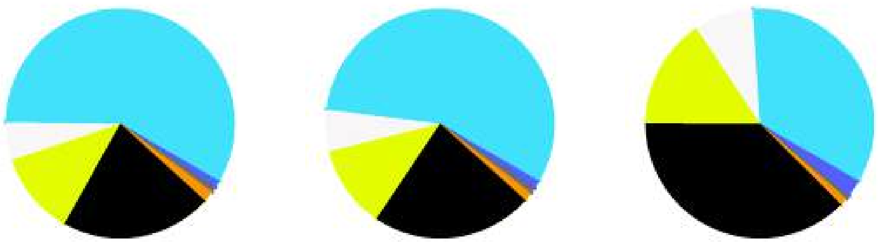


DIVERSITY INDEX	5 MILE	10 MILE	30 MILE
Diversity Index (+5 years)	68	70	80
Diversity Index (current year)	65	67	80
Diversity Index (2020)	64	65	80
Diversity Index (2010)	53	54	65

POPULATION DIVERSITY



POPULATION BY RACE

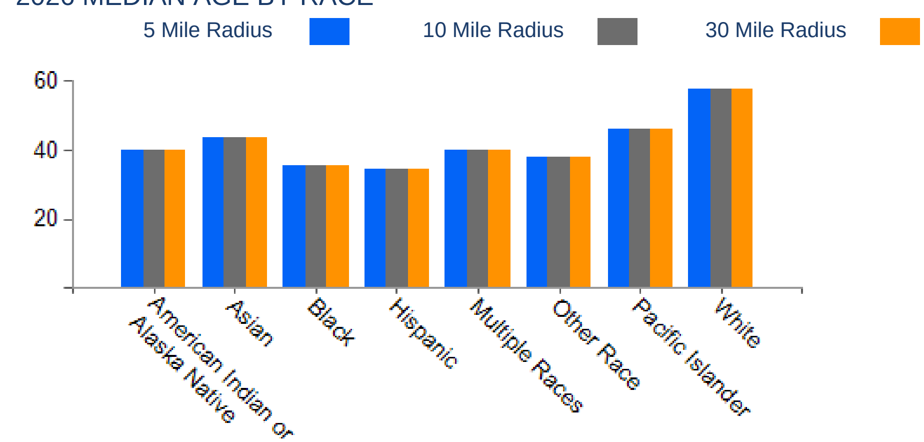


5 MILE | 10 MILE | 30 MILE

2026 MEDIAN AGE BY RACE	5 MILE	10 MILE	30 MILE
Median American Indian/Alaska Native Age	40	41	40
Median Asian Age	44	43	39
Median Black Age	36	33	33
Median Hispanic Age	34	35	35
Median Multiple Races Age	40	40	37
Median Other Race Age	38	38	36
Median Pacific Islander Age	46	45	35
Median White Age	58	57	43

2026 POPULATION BY RACE	5 MILE	10 MILE	30 MILE
African American	1%	1%	2%
American Indian	1%	1%	1%
Asian	2%	1%	1%
Hispanic	21%	23%	38%
Multiracial	12%	12%	16%
Other Race	5%	6%	8%
White	58%	56%	34%

2026 MEDIAN AGE BY RACE



Lost Buoys RV Resort

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