

Shady Oaks RV Resort

1083 N 4290 Road
Sawyer, OK 74756

\$2.60M
PRICE



RISE ABOVE
REALTY

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Executive Summary

1083 N 4290 Road - Sawyer, OK 74756



PRICE

\$2,600,000



PRICE/UNIT

\$36,111

Shady Oaks RV Resort presents a diversified RV and cabin hospitality asset located near Hugo Lake, serving a mix of recreational, extended-stay, and workforce demand. The property includes 50 full hook-up RV sites, 18 cabins, and premium rentals including a 14-person Guest Lodge, the Backyard Retreat, The Bunkhouse, and a Studio-style rental, and on-site storage units supporting a flexible operating model across nightly, weekly, and longer-term stays.

Currently operated under an absentee structure, the property offers a clear path for improved performance through active management and operational oversight. Opportunities exist to optimize staffing, implement utility reimbursements, and improve cabin utilization, allowing a new owner to increase efficiency while maintaining stable revenue streams.

The property is well-suited for both an owner-operator seeking to maximize income and a remote investor utilizing structured management with on-site support. Seller financing will be considered for qualified buyers with a defined operational plan and operator agreement.

This offering presents a rare opportunity to acquire a stabilized, income-producing asset with immediate operational upside and multiple paths to increased profitability.

PROPERTY DATA

Full Hook -up RV Sites 50

Cabins 18

Guest Lodge 4000 SF | 5 bed | 4 bath

Backyard Retreat | Bunkhouse | Studio.

Bath House | Laundromat | Storage Units

Lot Size (Acres) 20.200

Parcel ID 0030-26-06S-18E-3-003-00

Zoning Commercial

County Choctaw

Coordinates 33.998737,-95.398232



Investment Snapshot

FINANCIALS

Price: \$2,600,000

In-Place NOI: ~\$150,000

Proforma NOI (near term): ~\$235,000

Stabilized NOI: \$250,000 - \$260,000

In-Place cap rate: 5.8%

Proforma cap rate: 9%

Stabilized cap rate: 10%

Proforma Reflects ~ 80% Stabilized Occupancy

REVENUE STREAMS

RV Sites: 50 | ~\$450/month

Cabins: 18 Units | \$900 - \$1000/month

Guest Lodge | ~\$4500/month

Backyard Getaway | ~\$2500/month

Bunkhouse | Studio ~\$2000/month

Storage Units | \$50 - \$100/month

Laundromat | \$500 - \$600/month

OCCUPANCY

2025 Average Occupancy: ~66.8%

Current Occupancy: Near Full

Stabilized Occupancy Target: 80%

REVENUE

2025 Gross Revenue: ~\$417,500

Proforma Revenue (80% Stabilized): ~\$485,000

OWNER-OPERATOR INCOME POTENTIAL

~\$175,000 - \$200,000+ Potential Annual Earnings

Based on optimized payroll and active management

KEY OPERATING EXPENSES

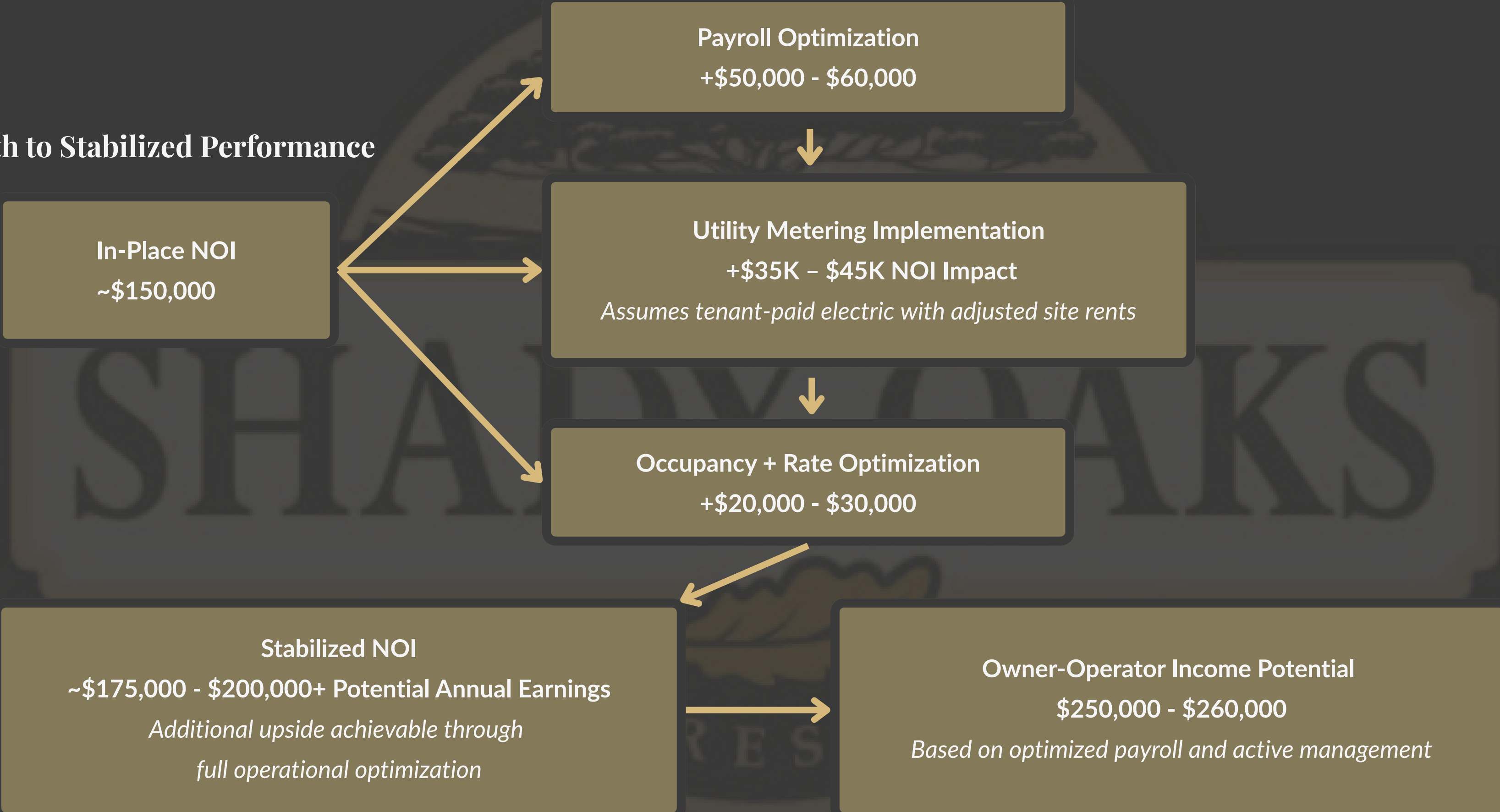
Electric Expense (2025): ~\$60,000+

Payroll (2025): ~\$90,000+

*Optimization opportunity through metering and owner/operator management

NOI Growth Profile

Path to Stabilized Performance



Financial Overview (Trailing 12 Months – 2025)



Revenue

Site & Lodging Revenue: \$417,548

Total Revenue: \$417,548

Operating Expenses

Payroll (Wages, Taxes, Processing): \$91,194

Utilities (Electric, Water, Internet, Trash, TV): \$88,619

Insurance: \$25,058

Repairs & Maintenance: \$13,866

Property Taxes: \$10,278

PMS / POS / Software: \$9,143

Lodging Supplies & Amenities: \$14,820

Housekeeping: \$4,034

General & Administrative: \$9,590

Marketing: \$919

RV Site & Misc. Operating: \$1,412

Total Operating Expenses: \$269,299

In-Place NOI

Net Operating Income: \$148,250

Operational Upside Summary

(See NOI Growth Profile for Detail)

Payroll Optimization (Owner-Operator Model): +\$50,000 – \$60,000

Utility Metering Implementation: +\$35,000 – \$45,000

Occupancy + Rate Growth: +\$20,000 – \$30,000

Stabilized NOI Potential: \$250,000 – \$260,000

Key Financial Notes

- Financials reflect full absentee ownership structure
- Payroll includes full on-site management and support staff
- Utilities are currently owner-paid
- Opportunities exist to improve NOI through operational optimization

Investment Upside Opportunities

Operational Efficiency

- Transition from absentee ownership to active management
- Reduce payroll through owner-operator model
- Improve oversight and cost control

Occupancy Stabilization

- Increase occupancy from ~66% to ~80%
- Current occupancy approaching full capacity
- Immediate lease-up opportunity based on current market demand.

Additional Income Streams

- Maximize existing amenities
- Utilize Backyard retreat / event potential
- Storage and ancillary income

Utility Metering Implementation

- Convert to tenant-paid electric
- Significant recovery of ~\$60K annual utility expense
- Align expenses with usage
- Improve operating margins

Revenue Optimization

- Align rental rates with current market demand
- Cabin rate optimization
- RV site pricing adjustments
- Improved yield management

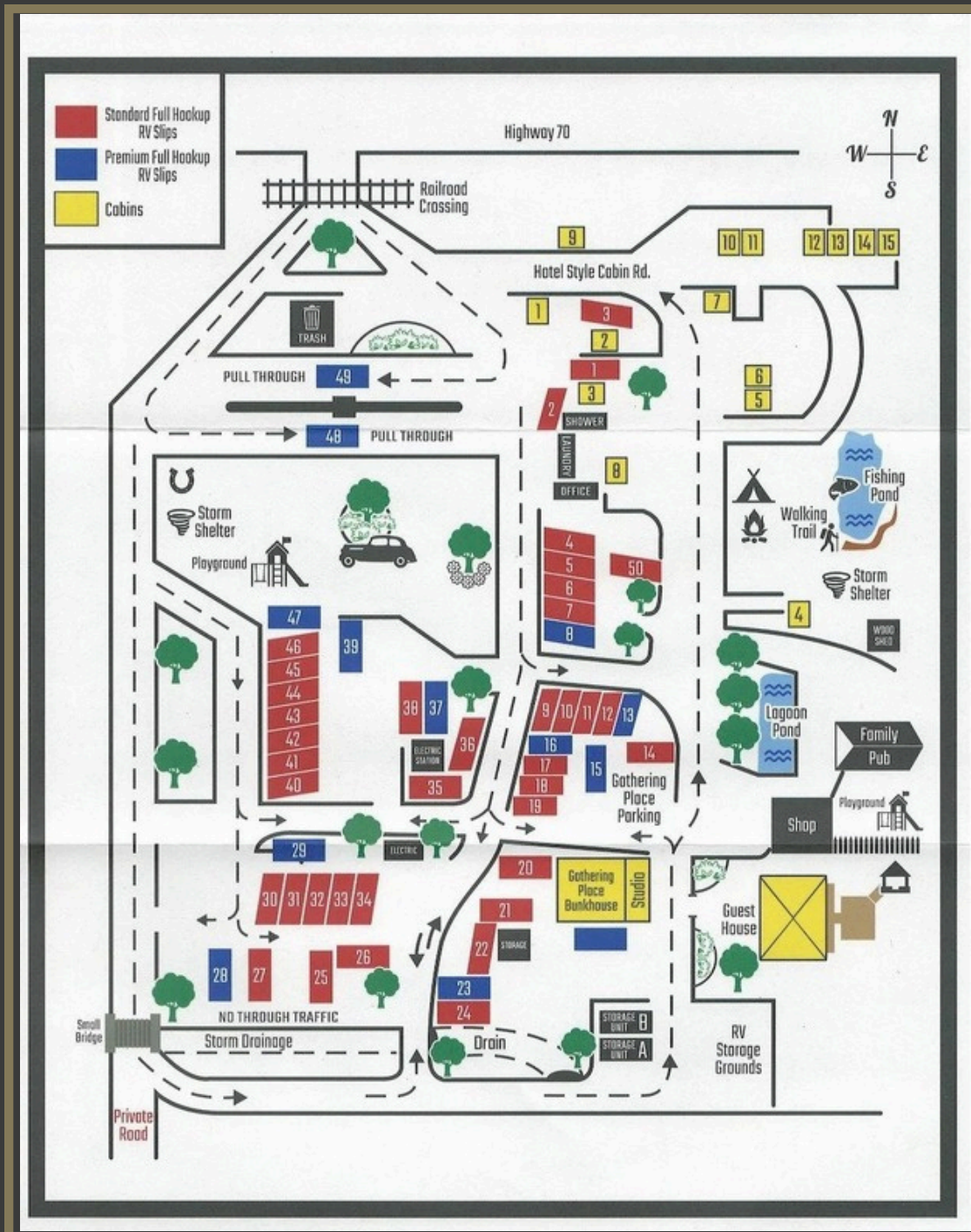
Expense Optimization

- Streamline operating costs
- Eliminate duplicate software / processing fees
- Reduce unnecessary administrative expenses

Property Overview

Shady Oaks RV Resort is a diversified hospitality asset designed to accommodate a mix of short-term, extended-stay, and recreational guests. The property offers a combination of full hook-up RV sites, cabins, and premium rental units, supported by a well-rounded amenity package that enhances guest experience and supports repeat occupancy. The layout and infrastructure allow for flexible operations while maintaining a strong foundation for both active ownership and managed investment strategies.

Site Layout Overview



Amenities & Guest Experience

Guest Amenities

- General Store offering bagged ice, firewood, and propane
- Vending machines
- Horseshoe pit & volleyball court
- Playground
- Scenic walking trail
- Catch-and-release fishing pond

Guest Services

- Commercial-size laundromat
- Wash & fold laundry service
- Individual coin-operated showers
- Complimentary WiFi
- On-site mailboxes

Infrastructure & Support

- Two on-site storm shelters
- Multiple utility-supported sites
- Flexible layout supporting varied stay durations

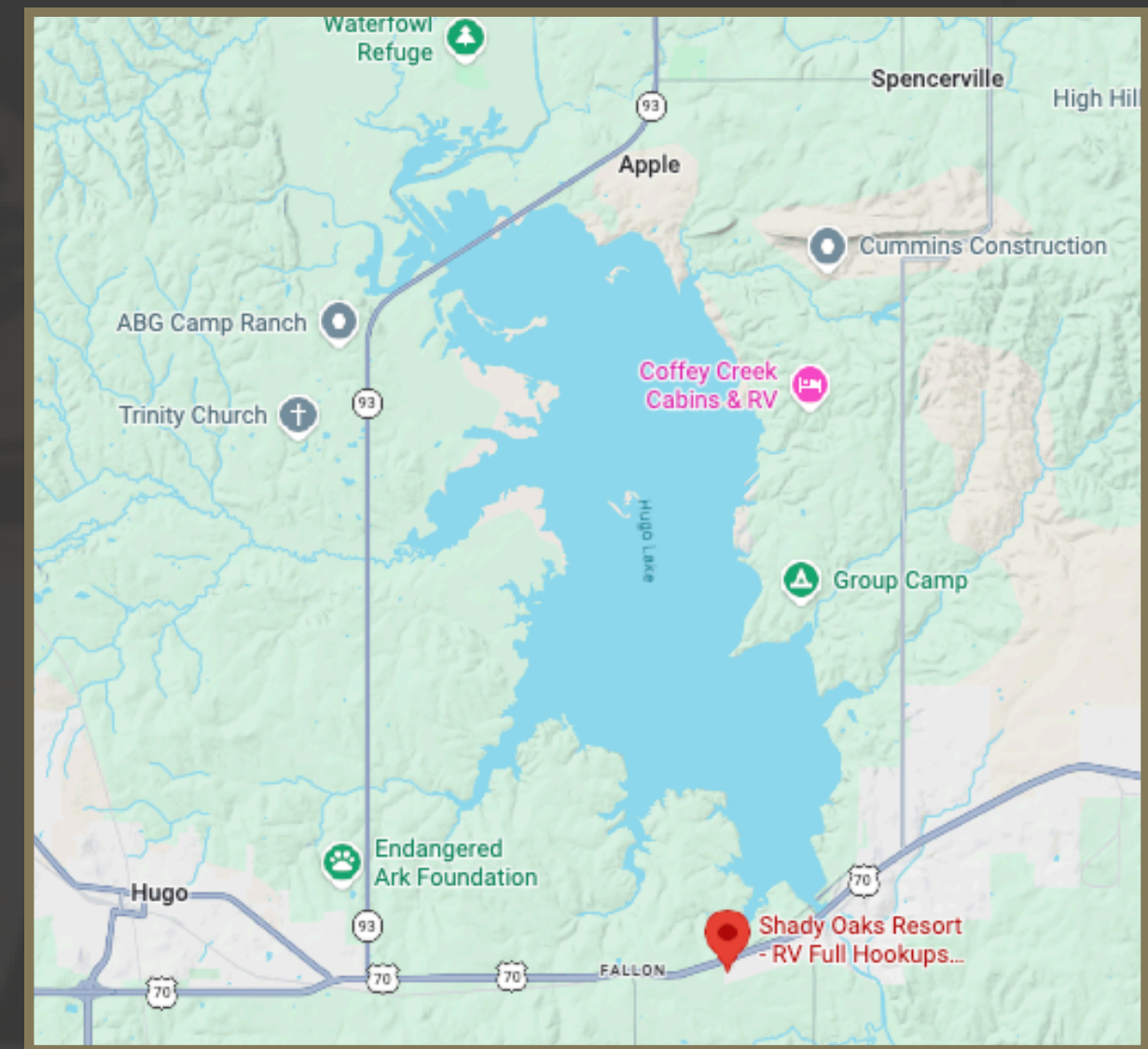


Location & Demand Overview

Shady Oaks RV Resort is strategically located in Sawyer, Oklahoma, offering convenient access to Hugo Lake and the surrounding recreational and regional travel corridors. The property benefits from a blend of local demand, destination travel, and drive-to traffic from larger population centers across Southern Oklahoma and North Texas.

The location supports a diversified guest base including weekend travelers, extended-stay guests, outdoor recreation visitors, and workforce-related occupancy driven by regional economic activity.

| Regional Accessibility | |
|------------------------------|--------------------|
| Hugo Lake: | ~5 minutes |
| Hugo, OK: | ~10 minutes |
| Durant, OK: | ~45 minutes |
| Paris, TX: | ~35 minutes |
| Sherman / Denison, TX: | ~1 hour 15 minutes |
| McKinney / Frisco, TX: | ~2 hours |
| Dallas-Fort Worth Metroplex: | ~2-2.5 hours |



Demand Drivers

- ### Recreational Tourism
- Hugo Lake – primary regional destination for boating, fishing, camping, and outdoor recreation
 - Scenic natural surroundings attracting weekend and seasonal visitors
 - Proximity to state parks and outdoor amenities

- ### Regional & Drive-To Demand
- Strong draw from North Texas population centers including the DFW Metroplex
 - Convenient weekend and short-stay destination within driving distance
 - Consistent traffic from nearby Oklahoma communities

- ### Extended-Stay & Workforce Demand
- Regional economic activity supporting longer-term stays
 - Flexible property layout accommodating short-term and extended occupancy
 - Affordability compared to larger metro lodging options

Operating Strategies

Shady Oaks RV Resort offers multiple operational approaches, allowing investors to align management style with their desired level of involvement and return objectives. The current absentee ownership structure presents immediate opportunities to improve efficiency, increase oversight, and enhance overall performance.

The property is well-suited for both active owner-operators seeking to maximize income and remote investors implementing structured management systems.

Operational Approaches

Owner-Operator Model (Maximum Income Potential)

- Transition from absentee ownership to active management
- Reduce payroll through direct oversight and streamlined staffing
- Improve guest experience through hands-on involvement
- Increase operational efficiency and cost control

Stabilized NOI Potential: \$250,000 – \$260,000

Based on optimized payroll and active management

Remote Ownership Model (Managed Investment Approach)

- Utilize on-site host or manager for day-to-day operations
- Maintain structured systems for reservations, billing, and communication
- Implement utility metering to reduce owner-paid expenses
- Monitor performance through remote oversight and reporting

Estimated Annual Income Potential: \$175,000 – \$200,000+

With optimized operations and occupancy stabilization

Operational Improvements

Immediate Opportunities

- Implement tenant-paid electric through site metering
- Optimize payroll structure and staffing levels
- Increase occupancy toward stabilized levels (~80%)
- Align rental rates with current market demand

Ongoing Optimization

- Improve marketing and online presence
- Enhance guest retention and repeat visitation
- Maximize utilization of existing amenities and rental units
- Streamline administrative and processing systems

Investment Summary



Shady Oaks RV Resort represents a compelling opportunity to acquire a diversified hospitality asset with in-place cash flow and clear operational upside. The property benefits from strong current occupancy, proximity to Hugo Lake, and access to a broad regional customer base anchored by North Texas and Southern Oklahoma.

With a stabilized approach, the asset supports multiple investment strategies, ranging from active owner-operator management to structured remote ownership. The combination of existing performance and identified efficiencies creates a clear path to increased income and long-term value.

Investment Highlights

- In-place NOI of approximately \$150,000 with absentee ownership
- Stabilized NOI potential of \$250,000 – \$260,000
- Current occupancy near full capacity with additional lease-up opportunity
- Multiple revenue streams including RV sites, cabins, and ancillary income
- Opportunity to improve margins through operational efficiencies and utility expense recovery
- Strong regional demand driven by Hugo Lake and North Texas population centers

Buyer Profile

This opportunity is well-suited for:

- Owner-operators seeking to maximize income through active management
- Investors pursuing a stabilized hospitality asset with upside potential
- Buyers seeking exposure to outdoor hospitality and RV park investments
- Groups interested in a hybrid short-term and extended-stay revenue model

Offering Details

Turnkey asset with immediate operational upside and multiple paths to increased income and immediate cash flow.

- Asking Price: \$2,600,000
- Seller Financing: Considered for qualified buyers with structured terms
- Available for immediate acquisition

Next Steps

For additional information, financials, or to schedule a property tour, please contact:

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