

OFFERING
MEMORANDUM

ROLLING OAKS RV PARK

20445 I-20 | Canton, TX 75103



David Spina

Director of Investment Sales

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VISIONCOMMERCIAL.COM

INFO@VISIONCOMMERCIAL.COM



PRICE | **\$3,350,000**

PROPERTY AREA | **11.93 ACRES**

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TOUR APPOINTMENTS

Tours of the property must be scheduled via David Spina at david.s@visioncommercial.com or 682.429.5671. Property operations are ongoing- please do not disturb tenants or staff. All communication and inquires should be made through the listing agents.

OFFERS

Your non-binding letter of intent must be submitted via David Spina at david.s@visioncommercial.com. Please include your basic deal terms and any other relevant information pertaining to your buyer.

DEAL TEAM



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INVESTMENT OVERVIEW

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EXECUTIVE SUMMARY

Rolling Oaks RV Park is a 71 site RV community situated in Canton, Texas. Located on Interstate 20, a U.S. highway that spans from Florence, SC to Reeves County, TX. It sits on 11.93 acres. Amenities include an updated office, showers, Wi-Fi, pond, laundry room, and dump station.

Rolling Oaks benefits from its location near major highways, allowing easy access for travelers. Proximity to Canton's famous First Monday Trade Days, the largest flea market in the United States, attracting a consistent flow of visitors. Various retailers are within nearby distance including Dollar General, Duke's Travel Plaza, Denny's, Panda Express, and many other dining options. Fishing enthusiasts will appreciate the large stocked pond (catch and release) located on the property. For dog owners, there is a dog park with benches and a dog bag station surrounded by beautiful oak trees throughout the park.

Renowned for its serene natural setting and well-maintained facilities, Rolling Oaks RV Park offers a unique investment opportunity in a growing market.

INVESTMENT HIGHLIGHTS



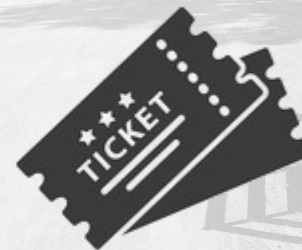
Year Built | 2015 | 36 sites
| 2018 | 35 Additional site
Total RV Lots | 71
Total Lot Size | 11.93 Acres



Location | Interstate 20
Proximity | Canton, Texas



Potential Income | Occupancy increase
Value Add | Upgrade 42 sites to Luxury
(Concrete)



Nearby Amenities | Shopping, dining,
entertainment, &
upgraded sites

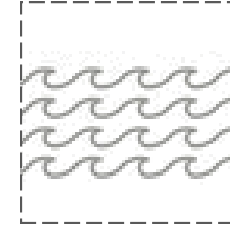
PROPERTY DETAILS & AMENITIES



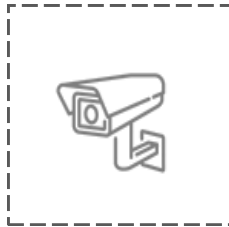
Three site options: Standard, Premium, and Luxury; Premium sites have concrete pads, Luxury sites have oversized concrete pads with concrete patios; Metered pedestals offering 50/30/110 on all sites with automatic night lights



Four bathrooms with spacious showers and granite countertops; Two large, commercial-grade tankless water heaters ensuring tenants never run out of hot water



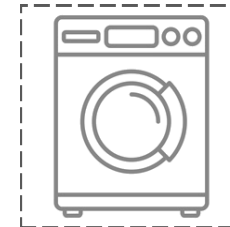
Large stocked pond (catch and release); Beautiful oak trees throughout park; Dog park with benches and dog bag station



Advanced security camera system; Software allowing remote managing; Wi-Fi hubs for excellent Wi-Fi for all tenants



Large aerobic septic system; City water with a looped 2" water line throughout the park



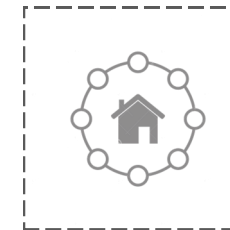
Large laundry room with four coin-operated commercial-grade Speed Queen washers: Coin-operated detergent laundry and snack and Coke vending machines



Nice 24x30 maintenance building with two roll-up doors and one side entrance door for storing all maintenance equipment



Luxurious office with coffee station for tenants to enjoy



Dump station for travelers at front of the park; Close proximity to Canton First Monday Trade Days (three miles) and Splash Kingdom (two miles)

PROPERTY PHOTOS

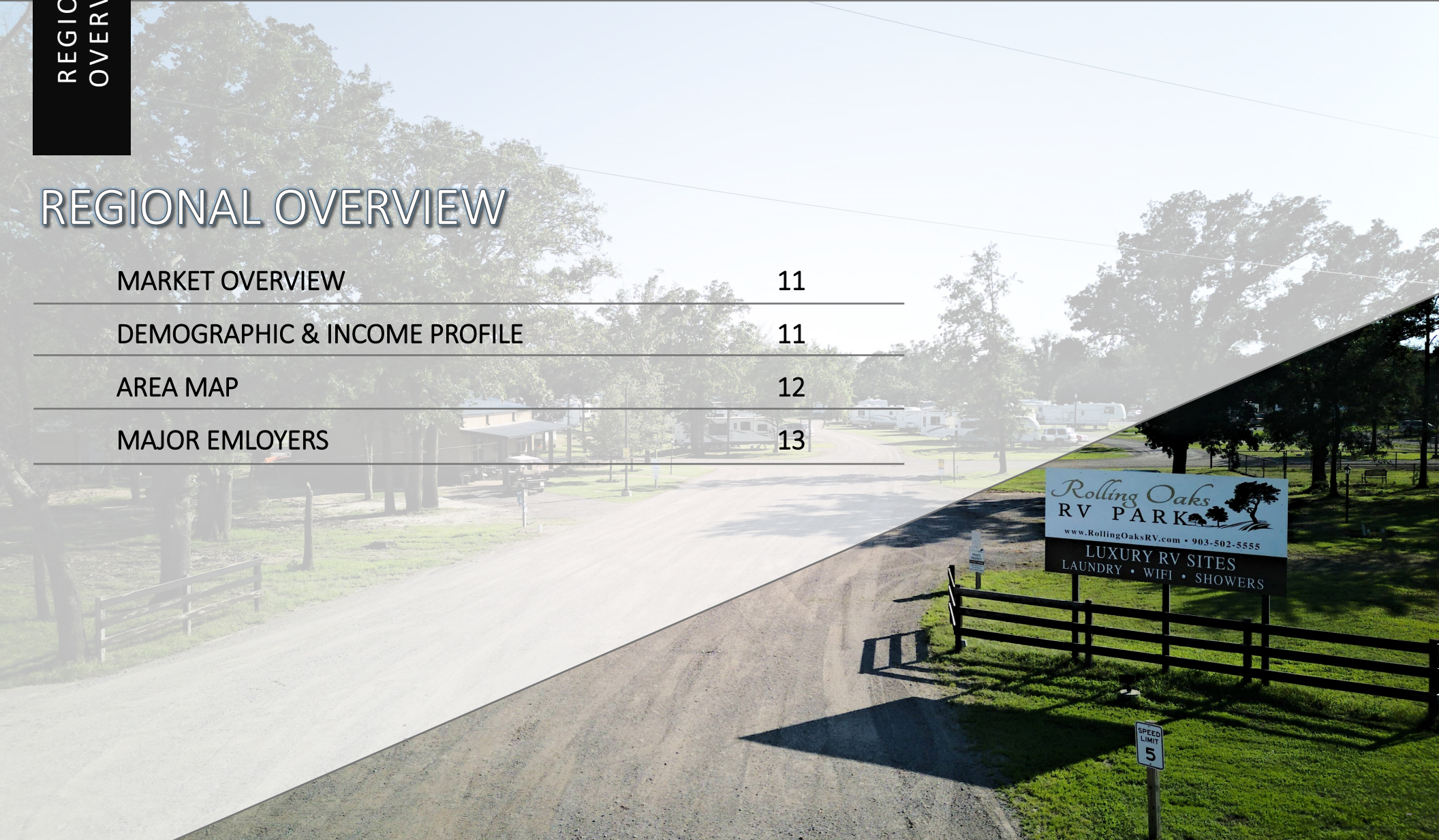


PROPERTY PHOTOS



REGIONAL OVERVIEW

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MARKET OVERVIEW

CANTON, TX

Nestled in Van Zandt County, Canton embodies a harmonious blend of rural charm and economic potential. With its proximity to larger urban centers like Dallas and Tyler, the city enjoys access to diverse markets while preserving its small-town allure. Canton’s strategic location supports business development and facilitates commerce, making it an attractive hub for both entrepreneurs and established enterprises.

As the town continues to evolve, leveraging its natural resources and advantageous position, it holds promise for sustained economic prosperity and community vitality. However, challenges such as infrastructure development and workforce retention remain crucial considerations for fostering continued growth and resilience in an ever-changing marketplace.

UNEMPLOYMENT RATE:
3.6%

INDUSTRY GROWTH
Construction & Manufacturing: 2.8%
Education & Health Services: 3.6%
Government: 3.0%

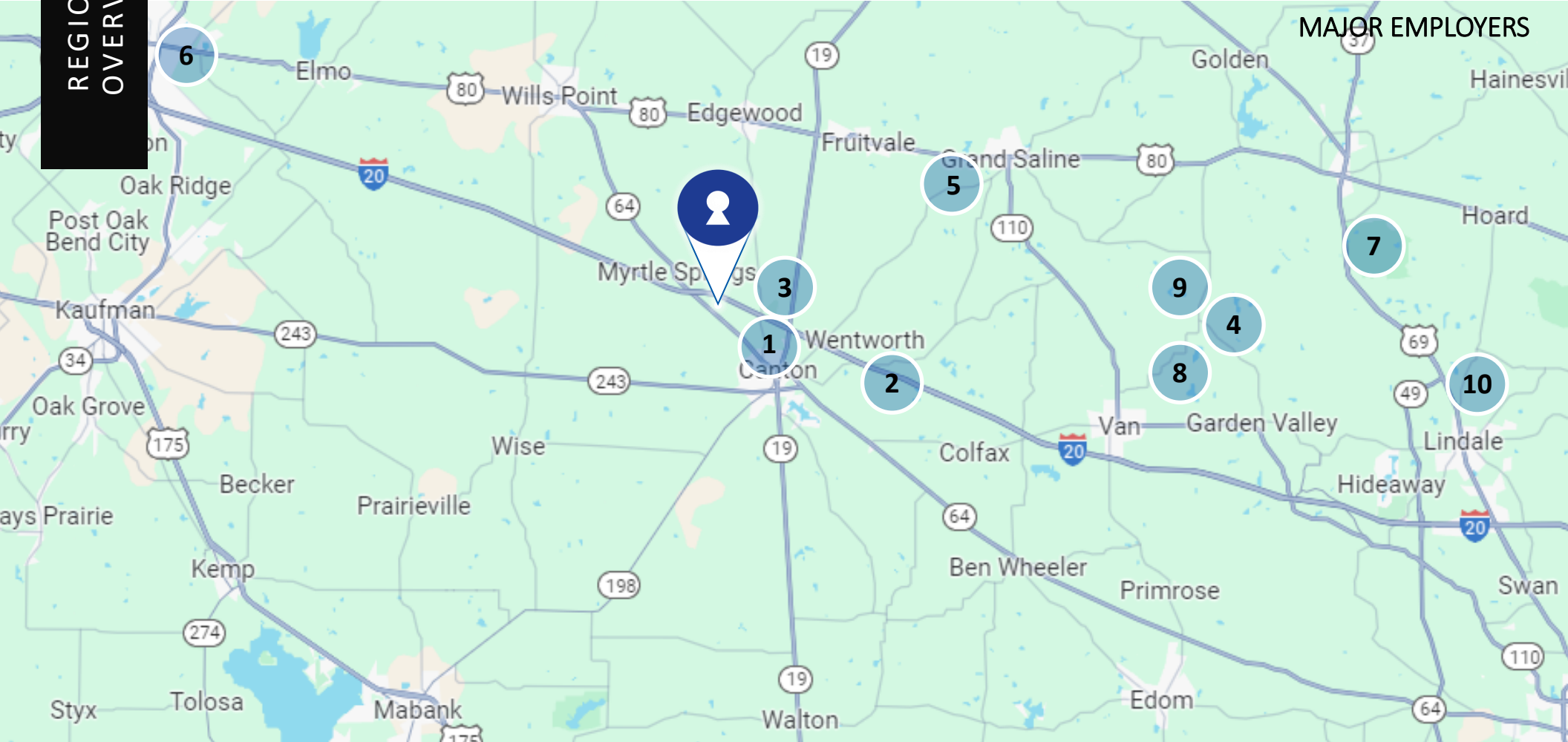
Source: www.bls.gov

DEMOGRAPHIC & INCOME PROFILE

CANTON

	1 MILE	2 MILES	3 MILES	5 MILES
2023 Total Population	122	1,306	3,111	10,087
2023-2028 Population: Annual Growth Rate	0.81%	0.52%	0.38%	0.41%
2023 Total Daytime Population	190	1,325	2,991	11,629
2023 Average Household Income	\$89,665	\$84,809	\$85,239	\$90,164
Renter Households	3	73	167	671
Median Age	47.5	46.7	45.9	44.6





MAJOR EMPLOYERS

Entertainment

- 1. Canton First Monday Trade Days
- 2. Yesterland Farms
- 3. Dodge City Dinner Theater

4. The Movie House

Medical

- 5. Van Zandt Regional Hospital
- 6. Terrell State Hospital

Parks & Rec.

7. Mineola Nature Preserve

8. Sky Ranch Nature Preserve

Education

- 9. Cypress Bible Institute
- 10. TJC North



The data contained herein, including all retail maps, site plans, floorplans, and surveys, were obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in property boundary, price and or terms, or removal from the market without notice.

RENT COMPARABLES

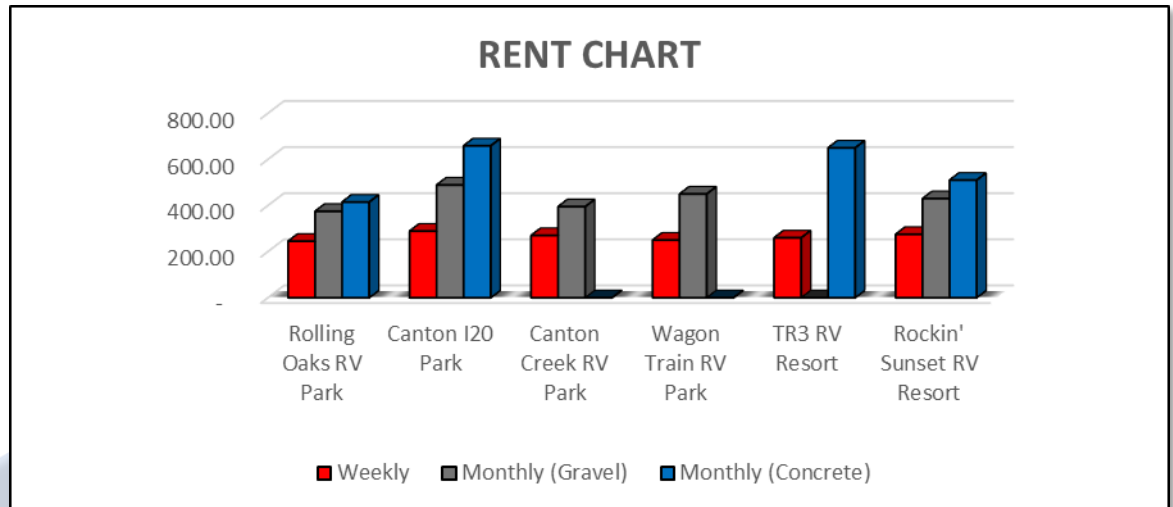
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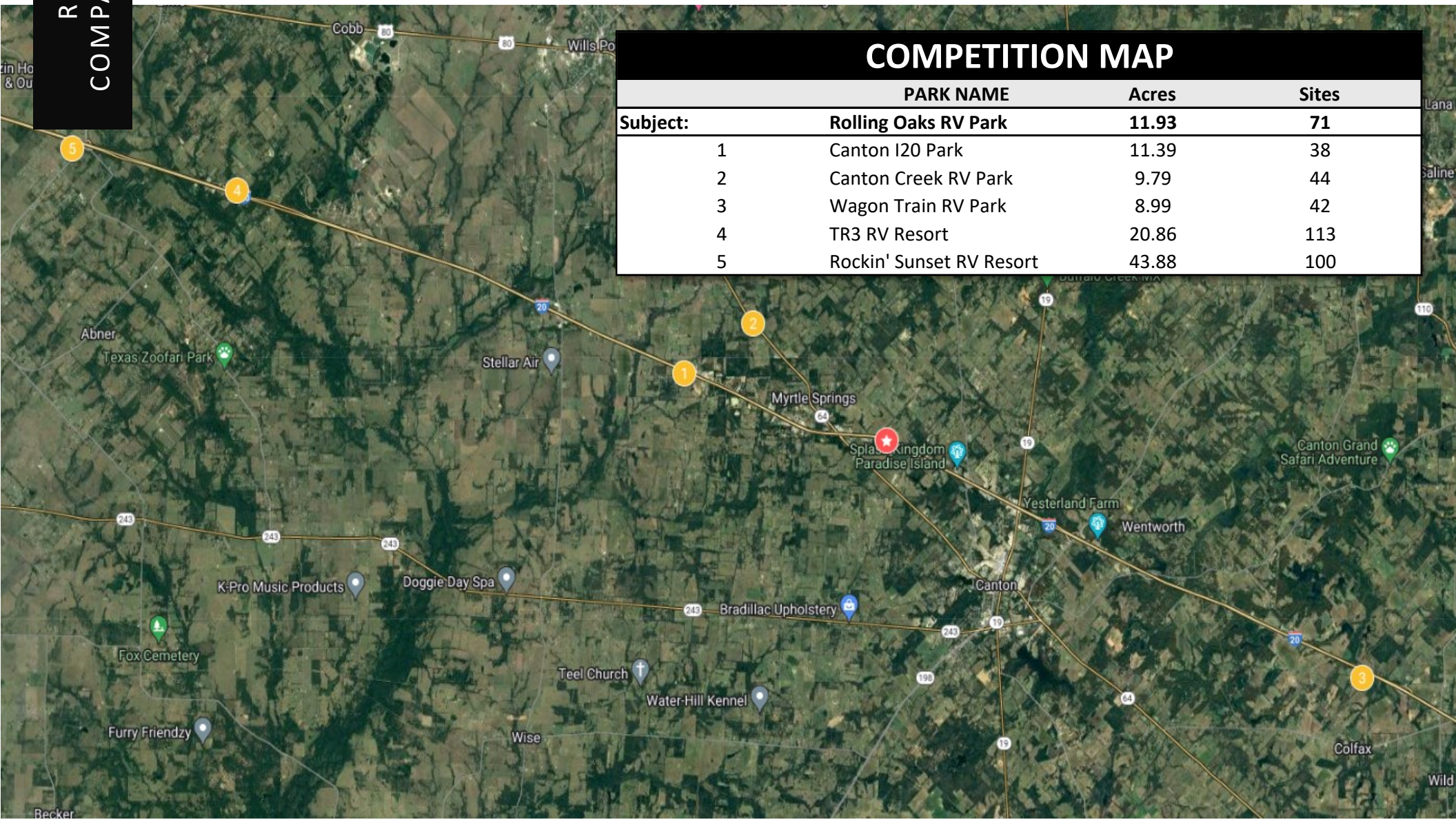


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COMPETITION ANALYSIS

COMPETITION ANALYSIS										
Rolling Oaks RV Park										
PARK NAME	Acres	Sites	RENT				UTILITIES		Distance (Canton)	
			Daily	Weekly	Monthly (Gravel)	Monthly (Concrete)	Electricity	Other Utilities		
Subject:	Rolling Oaks RV Park	11.93	71	48.00	245.00	375.00	415.00	Not Included	Included	4.3
1	Canton I20 Park	11.39	38	69.00	289.00	489.00	659.00	Not Included	Included	8.6
2	Canton Creek RV Park	9.79	44	50.00	270.00	395.00	N/A	Not Included	Included	7.5
3	Wagon Train RV Park	8.99	42	50.00	250.00	450.00	N/A	Not Included	Included	9.3
4	TR3 RV Resort	20.86	113	60.00	260.00	N/A	650.00	Not Included	Included	18.9
5	Rockin' Sunset RV Resort	43.88	100	45.00	275.00	430.00	510.00	Not Included	Included	22.4
Minimum				45.00	245.00	375.00	415.00			4.30
Average				53.67	264.83	427.80	558.50			11.83
Maximum				69.00	289.00	489.00	659.00			22.40

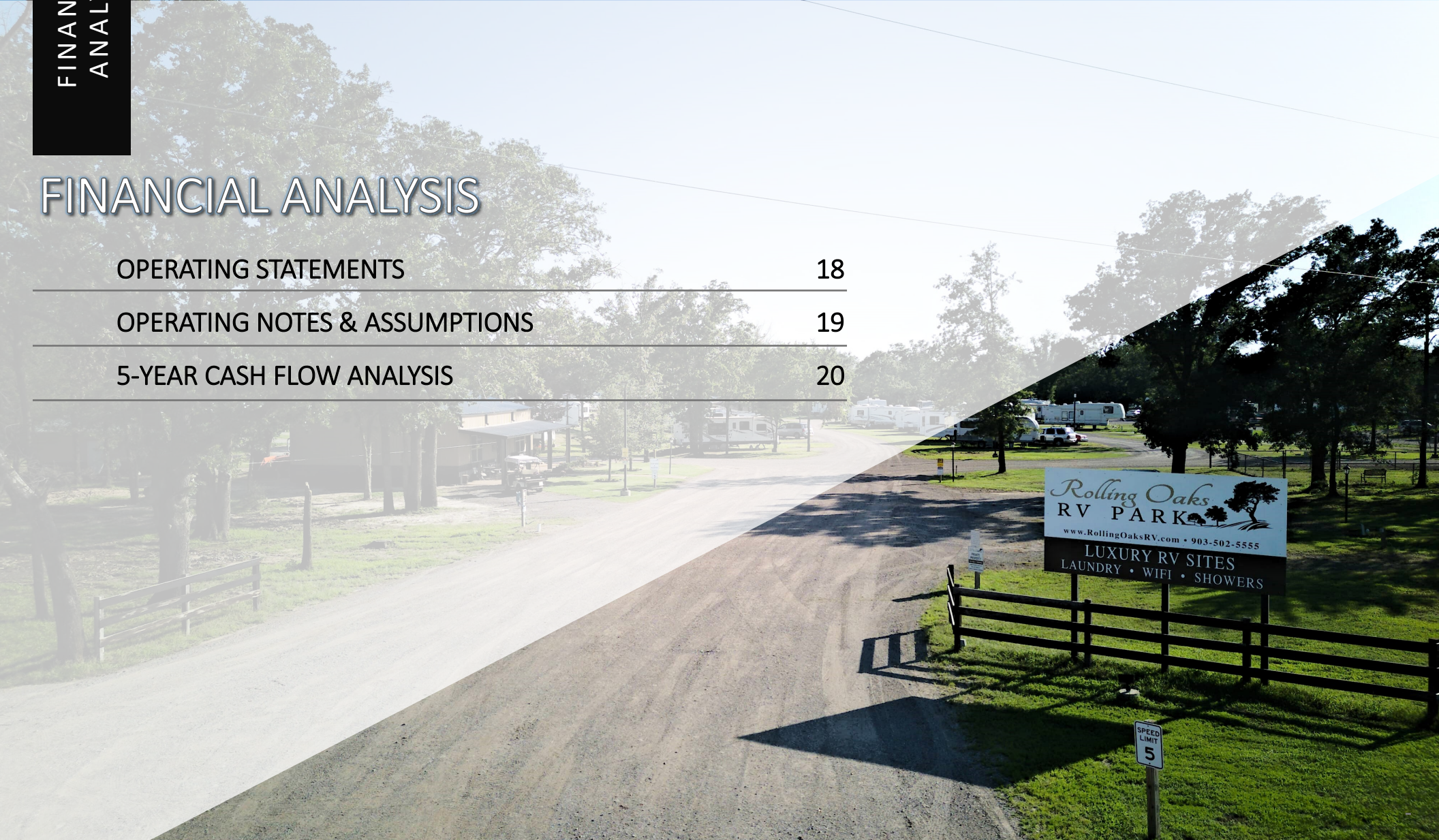




COMPETITION MAP			
	PARK NAME	Acres	Sites
Subject:	Rolling Oaks RV Park	11.93	71
1	Canton I20 Park	11.39	38
2	Canton Creek RV Park	9.79	44
3	Wagon Train RV Park	8.99	42
4	TR3 RV Resort	20.86	113
5	Rockin' Sunset RV Resort	43.88	100

FINANCIAL ANALYSIS

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OPERATING STATEMENTS

OPERATING STATEMENT					
Rolling Oaks RV Park					
SUMMARY					
		Actuals 2023	%	Pro-forma	%
INCOME:					
Revenue					
Potential Lot Rent	A	378,686		E	442,140
Other Income	B	16,835		F	71,284
Gross Potential Income		395,520			513,424
General Vacancy	C	-			51,342
					10.0%
Effective Gross Revenue		395,520		462,082	
EXPENSES:					
Variable Expenses					
Utilities		101,143		G	96,836
Repair & Maintenance		6,761			6,963
Contract Services		-			-
Payroll		-			-
Professional Services		-			-
General and Administrative		18,842			19,407
Marketing		-			-
Non-Ordinary Expenses	D	39,174			-
Total Variable Expenses		165,918	41.9%	123,207	26.7%
Fixed Expenses					
Property Management		16,800			20,291
Insurnace		2,667			2,747
Property Taxes		15,828		H	35,410
Total Fixed Expenses		35,295	8.9%	58,448	12.6%
Total Variable & Fixed Expenses		201,213	50.9%	181,654	39.3%
Net Operating Income		194,307	49.1%	280,428	60.7%
+ Non-Operating Expenses		39,174			-
Cash Flow From Operations		233,480		280,428	
CAP Rate %		7.0%		7.0%	
Maket Value		3,350,000		4,006,113	

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OPERATING NOTES & ASSUMPTIONS

OPERATING NOTES:

- A. Includes Electricity RUBS of 80%
- B. Laundry and Vending Income
- C. Vacancy already included into lot revenue
- D. Expenses not incurred with new owner
- E. Conversion premium and standard sites to Luxury
- F. Includes Electricity RUBS of 80% plus laundry and vending
- G. New contract for park internet lowered overall utilities
- H. Assumes a Mil-Rate of 1.51%, assessed at 70%

Proforma Assumptions

Rolling Oaks RV Park
Assumptions

Laundry & Vending	10%	1,540 mo.
RUBS		80%
General Vacancy		10%
Expense increase		3%
Mil-Rate	70%	35,410

Proforma | Conversion to Luxury Sites | Concrete

		\$/Site	\$/Cost
Premium	36	1,400	50,400
Standard	12	3,800	45,600
CapX			96,000
		Proforma	\$/Yr.
Luxury Sites	68	535	436,560
Premium Sites	-	-	-
Standard Sites	-	-	-
Overflow Sites	3	155	5,580
Base Rent	71		442,140



5—YEAR CASH FLOW ANALYSIS

5 - YEAR CASH FLOW ANALYSIS						
Rolling Oaks RV Park						
Analysis Year	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Operating Cash Flow						
Revenue						
Potential Lot Rent		442,140	455,404	469,066	484,462	497,632
Total Lot & Storage Revenue		442,140	455,404	469,066	484,462	497,632
Other Income						
RUBS Electricity		52,754	54,359	56,012	57,716	59,471
Laundry & Vending		18,480	19,034	19,605	20,249	20,799
Gross Potential Revenue		513,424	528,849	544,737	562,481	577,959
Vacancy & Credit Loss		(51,342)	(52,885)	(54,474)	(56,248)	(57,796)
Effective Gross Income		462,082	475,964	490,263	506,233	520,163
Expenses						
Variable						
Utilities		96,836	99,781	102,816	105,944	109,166
Repair & Maintenance		6,963	7,175	7,393	7,618	7,850
Contract Services		-	-	-	-	-
Payroll		-	-	-	-	-
Non-Ordinary Expenses		-	-	-	-	-
Fixed						
Property Management		20,291	20,908	21,544	22,199	22,875
Insurance		2,747	2,831	2,917	3,005	3,097
Taxes		35,410	36,487	37,597	38,740	39,919
Total Op Ex		181,654	187,179	192,872	198,739	204,784
Op Ex Ratio		39.31%	39.33%	39.34%	39.26%	39.37%
NOI		280,428	288,785	297,391	307,494	315,380

CONTACT:

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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensee holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone