

Granbury RV Ranch and Storage

Less than 1/4 mile from Hwy 377



Property Overview

J&B RV ranch and storage has had upgrades and infrastructure consistently the entire time of ownership. The property offers;

- 11 full hook up RV sites,
- 34 covered RV/Boat parking spaces,
- 15 outdoor spaces,
- 2 enclosed connex units
- One fully functional AirBNB.

Utility infrastructure is in place, reducing further development costs. Flat, fenced and secure with fenced gage access.

Location Highlights

- On the outskirts of DFW; people moving outward for more affordable housing or lifestyle could increase demand for RV/boat storage.
- Granbury has state incentives, cooperative economic development, and a push for attracting businesses. That points to favorable local governance and possibly smoother paths for permitting, zoning, or expansion.
- Cost of living in Granbury is below the U.S. average by about 5.9% in the city; similar for Hood County.

Property Details

Price:	\$1,600,000
Acres	+/- 3 acres
Price / SF:	\$12.24
Occupancy:	83%
NOI:	\$116,000
CAP Rate:	7%
Available Space:	Yes
Lot Size:	130,680 SF
Signage:	Street
Frontage:	752
Year Built:	2018
Renovated:	2024
Parking:	Surface, attached

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KW Commercial | Fort Worth

Each Office is Independently
Owned and Operated



Executive Summary



Price:	\$1,600,000
Number of Units	45
Price / Unit:	\$35,555
Building SF:	1,600
Price / AC:	\$533,333
Occupancy:	83%
NOI:	\$116,000
CAP Rate:	7%
Lot Size:	130,680 SF
Renovated:	2024
Year Built:	2018
Access:	Street
Zoning:	CG



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Location and Highlights

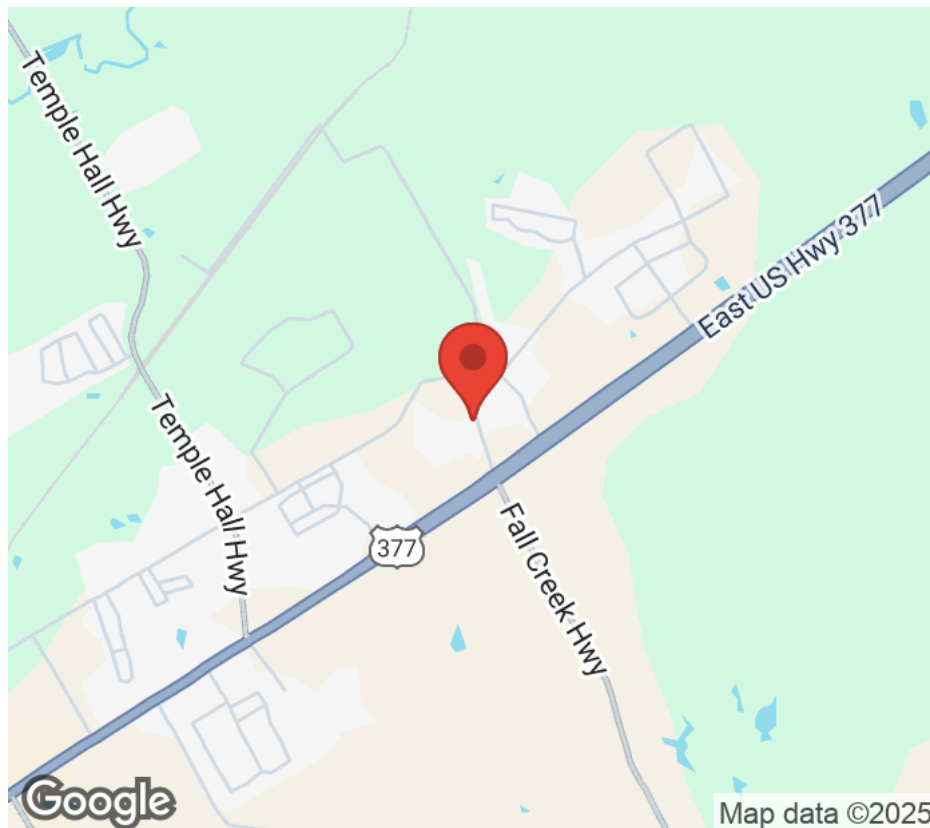


Location Information

Building Name	RV park, RV storage & Boat Storage
Street Address	150 M & M Ranch Road
City, State, Zip	Granbury, TX 76049
County	Hood County - TX
Market	Dallas-Fort Worth-Arlington TX
Sub-market	Granbury
Cross Streets	Fall Creek Highway
Signal Intersection	Hwy 377

Location Overview

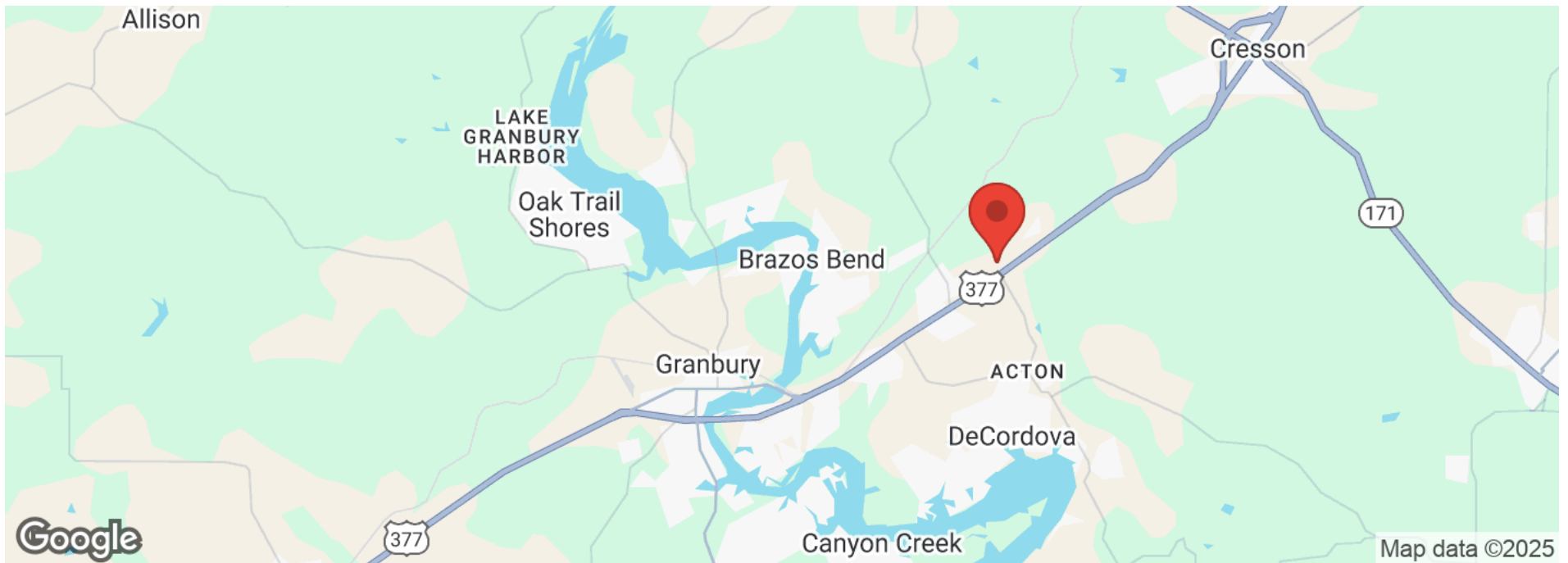
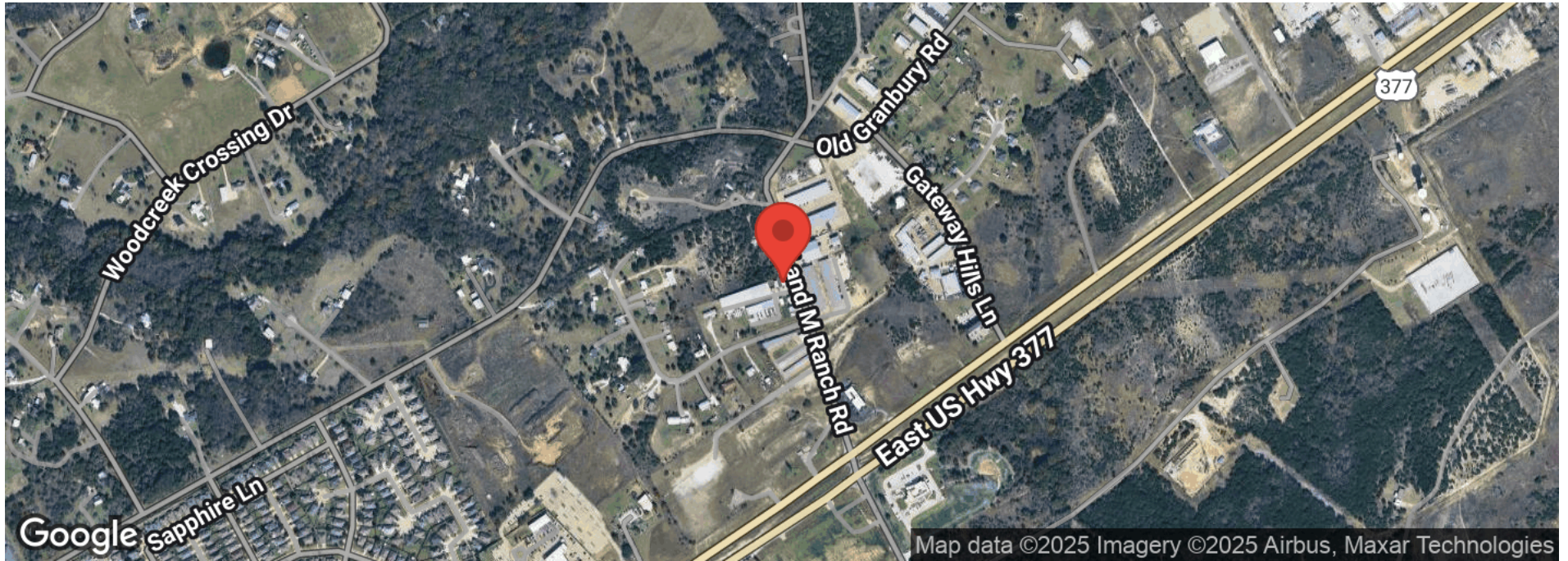
Location off Hwy 377 gives good access to Fort Worth and other regional markets. Immediate area is mixed-use / industrial nearby.



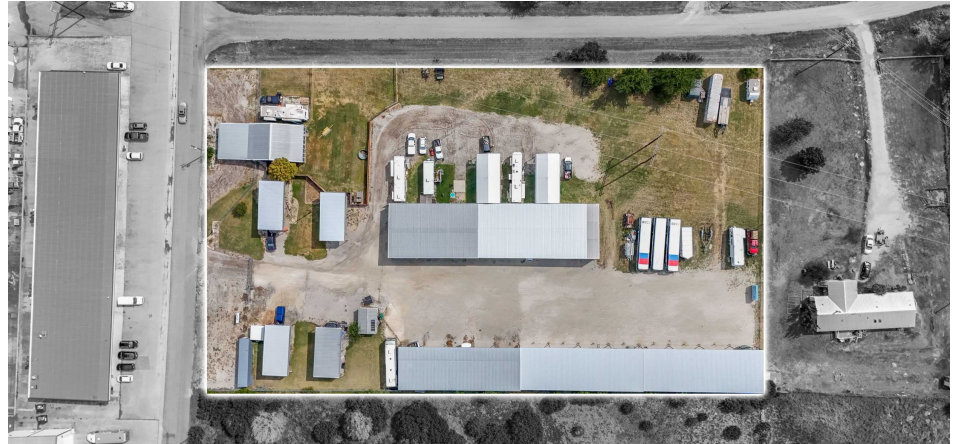
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Location Maps



Property Photos



Property Photos



Property Photos



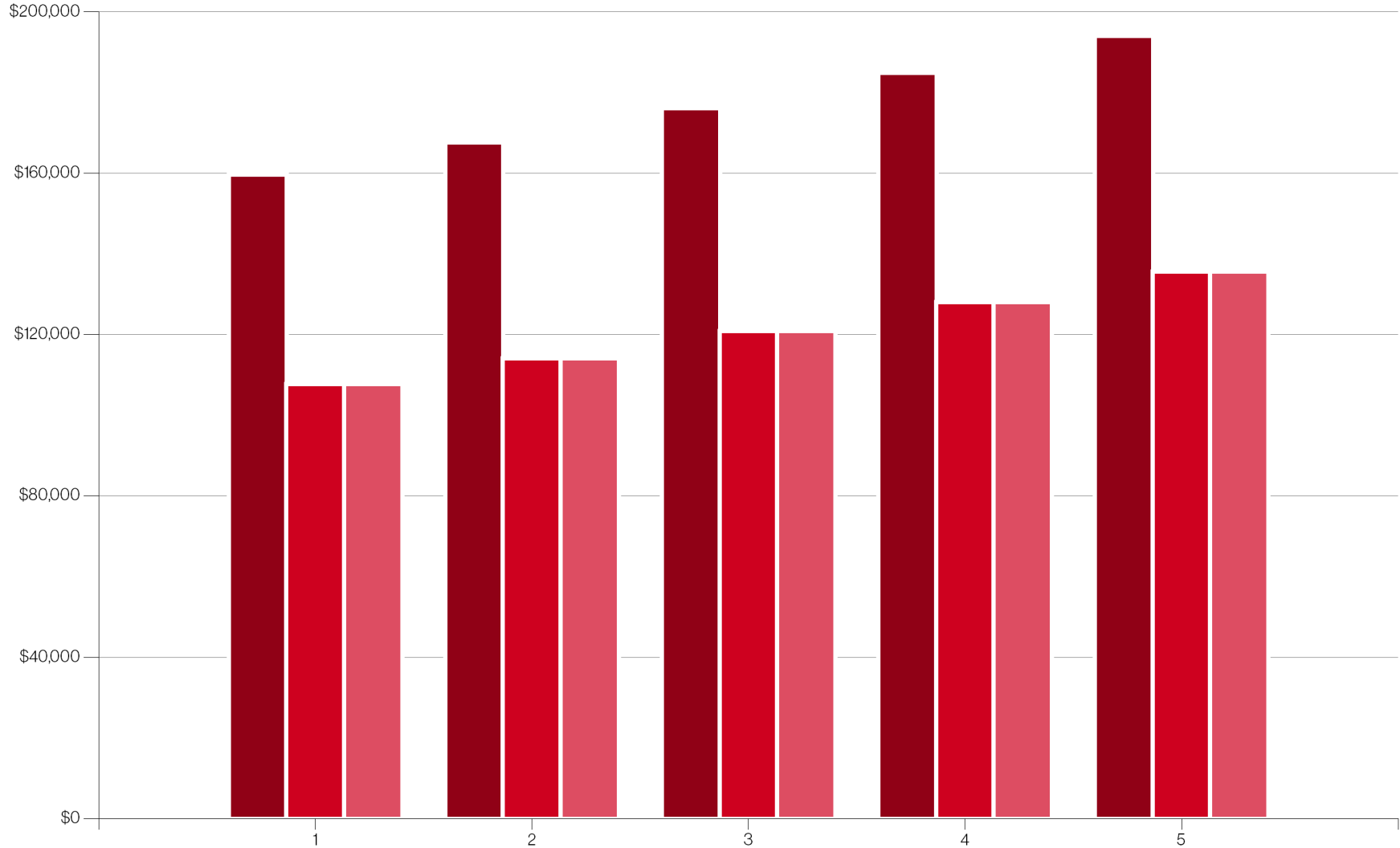
Property Photos



Property Photos



Operating Income Analysis



Year	Gross Operating Income	Net Operating Income	Net Cash Flow (b/t)
1	\$159,600	\$107,600	\$107,600
2	\$167,580	\$114,020	\$114,020
3	\$175,959	\$120,792	\$120,792
4	\$184,757	\$127,935	\$127,935
5	\$193,995	\$135,468	\$135,468

Executive Summary



Acquisition Costs

Purchase Price, Points and Closing Costs	\$1,600,000
Investment - Cash	\$1,600,000

Investment Information

Purchase Price	\$1,600,000
Price per SF	\$1,000.00

Financial Indicators

Cash-on-Cash Return Before Taxes	6.73%
Debt Coverage Ratio	N/A
Capitalization Rate	6.73%
Gross Income / Square Feet	\$105.00
Gross Expenses / Square Feet	(\$32.50)
Operating Expense Ratio	32.58%

Income, Expenses & Cash Flow

Gross Scheduled Income	\$168,000
Total Vacancy and Credits	(\$8,400)
Operating Expenses	(\$52,000)
Net Operating Income	\$107,600
Debt Service	\$0
Cash Flow Before Taxes	\$107,600

Cash Flow Analysis



Before-Tax Cash Flow	Year 1	Year 2	Year 3	Year 4	Year 5
Year Ending	08/2026	08/2027	08/2028	08/2029	08/2030
Before-Tax Cash Flow					
Gross Scheduled Income	\$168,000	\$176,400	\$185,220	\$194,481	\$204,205
Turnover Vacancy	(\$8,400)	(\$8,820)	(\$9,261)	(\$9,724)	(\$10,210)
Total Operating Expenses	(\$52,000)	(\$53,560)	(\$55,167)	(\$56,822)	(\$58,526)
Net Operating Income	\$107,600	\$114,020	\$120,792	\$127,935	\$135,468
Loan Payment	\$0	\$0	\$0	\$0	\$0
Before-Tax Cash Flow	\$107,600	\$114,020	\$120,792	\$127,935	\$135,468
Cash-On-Cash Return	6.73%	7.13%	7.55%	8.00%	8.47%



Information About Brokerage Services

Texas law requires all real estate license 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date