



936-291-7552

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Hill Country River Resort



**VALUE ADDED
CAPITAL GAIN
10.3 CAP**

Owner's Appointed Agent and Representative



B&B PROPERTIES

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PROPERTY INTRODUCTION



PRO TEXANA

The Nueces River was once the border of Texas and the beginning of the Wild Horse country of South Texas. This beautiful and historic part of the Texas Hill Country provides families with enjoyable camping and cooling off during summers in this hill country river resort.

ENJOY

We believe the new owners of this resort investment will enjoy the natural beauty and peaceful lifestyle of the Texas Hill Country. While this property is remote, that is its beauty and attraction. This property is a Mecca for biking, kayaking, astronomy, fly fishing, rafting, tubing, and hiking. Not to mention that the resort is an excellent base camp for day tripping this vast area of south and southwest Texas. For the nature lover this part of Texas is famous for deer, turkey, quail, dove, and many other species of birds and wildlife. Development and promotion of these activities by new ownership could vastly improve occupancy during the awesome Texas Fall weather.

INVEST

Purchase Offering: \$3,000,000

Capital Expense: \$500,000

As an investment, this property can provide double digit returns and superlative capital gains based on a five-year investment horizon (link to Pro forma). This outlook is based on a proven market for utilization of the cabins and the addition of 10 new cabins. Assuming 10 new cabins are added the initial capital requirement is approximately \$500,000. The total Investment amount is \$3,500,000. \$500,000 Capital Expense should be sufficient to construct the 10 new cabins as the first year capital expenditure. Based on historical performance the Net Operating Income will cover the debt by 122% based on a \$3,000,000 loan at 7% amortized over 25 years.

TAKE A LOOK

B&B Properties is the appointed exclusive agent for the seller. We invite you or your broker to inquire and see how this investment can work for you. B&B Properties expertise is in investment properties operations, banking, and development/construction. We will gladly help you investigate the property, secure financing, plan the capital expenditures, and construction. While we represent the Owners of this property, our philosophy is that bringing people to a meeting of the minds and creating beneficial transactions is our job. Therefore we help make good things happen. Please call and lets take a look. As we will be sharing confidential information you will be asked to agree to confidentiality (link to NDA). Once agreeing to a "letter of intent" we will work toward getting full disclosure and a "due diligence" package leading to an Earnest Money Contract and successful closing.

AMENITIES



Waterpark



Basketball Court



Lighted Playground



Family Cookouts



Comfortable Log Cabins



RV Spaces



Volleyball Court



Shaded Tent Spaces



Stargazing

THE LOCATION

Hill Country River Resort



View Live Map

ACTIVITIES



Tubing



Base Camp



Day
Tripping



Stargazing



Hiking



Biking



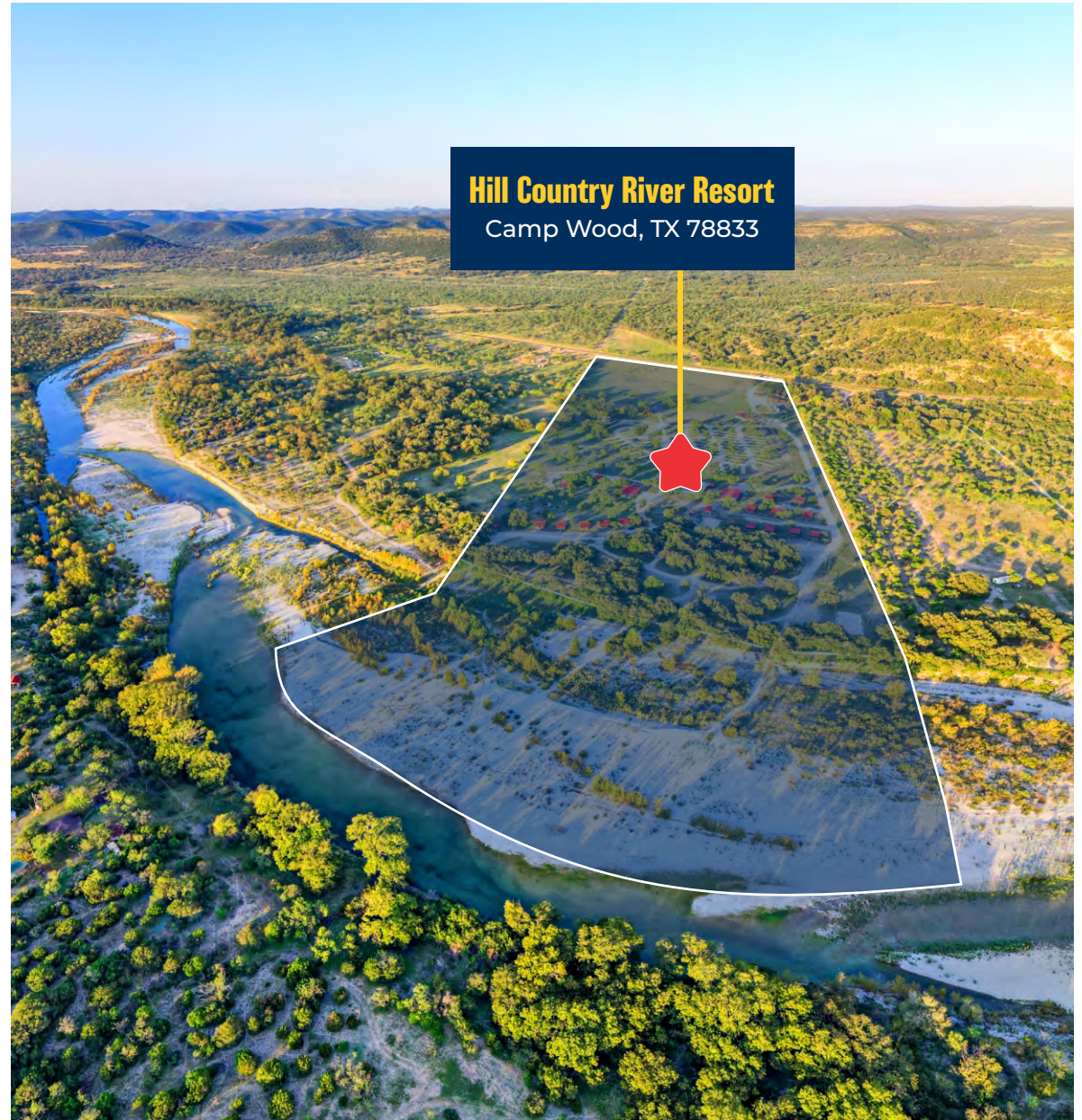
Rafting



Kayaking



Jeep



PROPERTY HIGHLIGHTS

UNIT MIX

- **Purchase Offering : \$3,000,000**
- **Proposed Net Operating Income : \$309,851**
- **Captalization Rate 10.3%**

UNIT MIX

Unit Mix/Type	No. Units
Large Cabins	3
New Cabins	10
River House	1
RV Spaces	79
Shelters	5
Small Cabins	16
Tent Spaces	18
Total	132
Proposed New Cabins	10

Source: Various sources compiled by CBRE

UPSIDE FOR BUYER

- 2024 will be first full year with 32 new Full Hookup Sites
- Improved marketing for activities
- Improved promotion for Fall camping opportunity
- New cabin development
- Improved store sales
- Cost efficient conversion of shelters to cabin to improve NOI
- Addition of high-quality glamping units

SELLER MOTIVATION

The seller is a National RV Resort owner and operator seeking to re-deploy capital to other areas of the U.S.A.

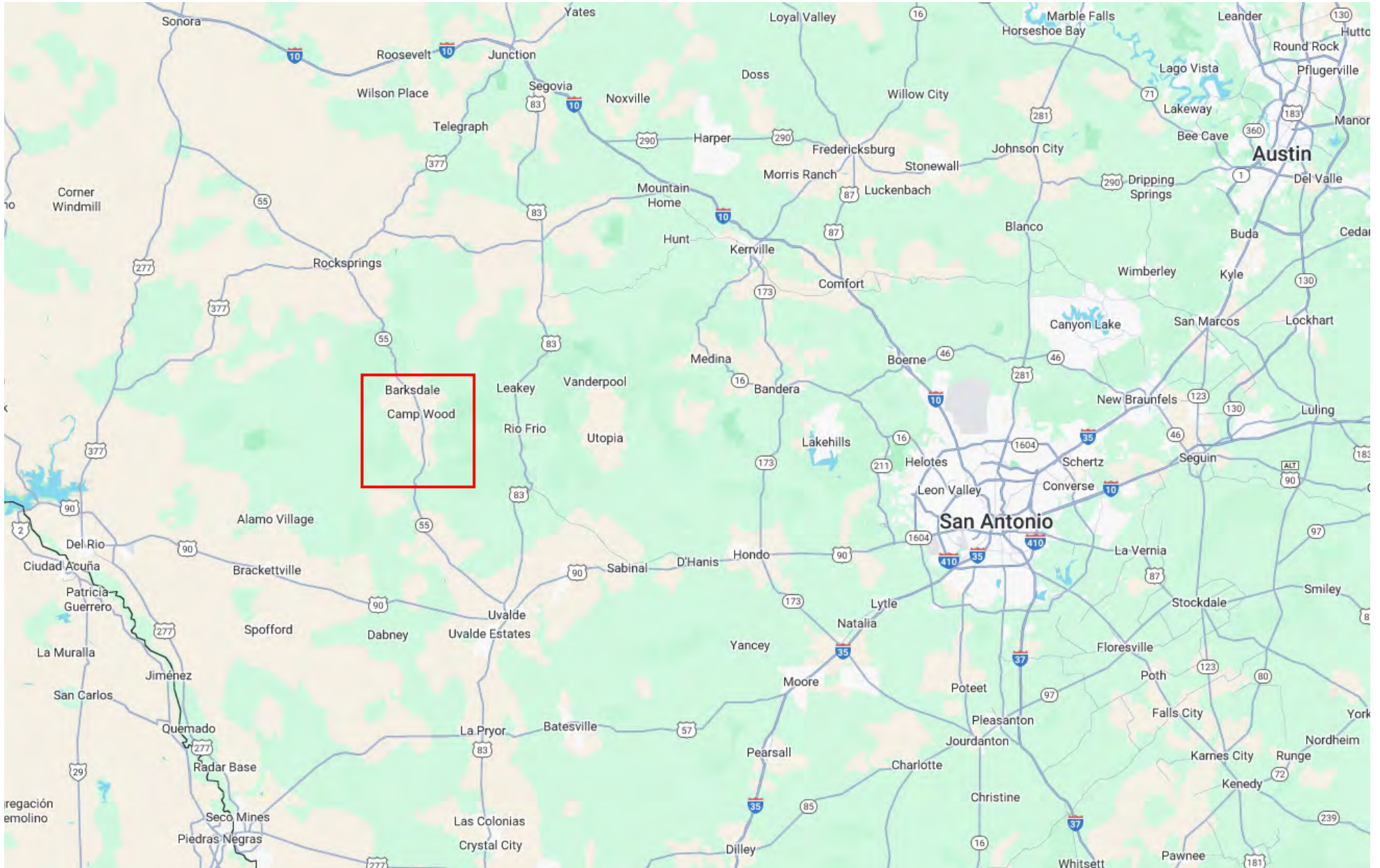
 See Pro-Forma

 See NDA

 See Survey

 See Glamping Proposal

MAP



5 YEAR PRO FORMA

Account	Account Name	2025	2026	2027	2028	2029
Income						
Rental Income						
	Proposed New Cabin Revenue	160,998.43	169,048.35	177,500.77	186,375.81	195,694.60
	Historical Gross Market Rent + 5% Growth	531,380.73	557,949.77	585,847.26	615,139.62	645,896.60
	Rental Income	692,379.16	726,998.12	763,348.02	801,515.43	841,591.20
Historical Vacancies						
	Historical Vacancies	(19,583.75)	(20,562.93)	(21,591.08)	(22,670.63)	(23,804.17)
	Net Rental Income	672,795.41	706,435.19	741,756.94	778,844.79	817,787.03
Other Income						
	Other Property Income	39,443.15	41,415.31	43,486.08	45,660.38	47,943.40
	Projected Total Income	712,238.57	747,850.50	785,243.02	824,505.17	865,730.43
Expenses						
Cost of Goods Sold						
	Cost of Goods Sold	6,952.80	7,091.86	7,233.69	7,378.37	7,525.93
Payroll & Benefits						
	Payroll & Benefits	170,222.68	173,627.13	177,099.68	180,641.67	184,254.50
Repairs & Maintenance						
	Repairs & Maintenance	50,955.35	51,974.46	53,013.95	54,074.23	55,155.71
Office & Administrative						
	Office & Administrative	30,080.41	36,366.08	37,778.19	39,252.86	40,793.05
Communication						
	Communication	17,137.84	17,480.60	17,830.21	18,186.81	18,550.55
Utilities						
	Utilities	67,884.36	82,144.08	96,751.29	101,588.85	106,668.30
Taxes						
	Taxes	30,186.56	30,790.29	31,406.10	32,034.22	32,674.90
Insurance						
	Insurance	28,967.37	29,546.72	30,137.65	30,740.40	31,355.21
	Projected Total Expenses	402,387.37	429,021.21	451,250.76	463,897.41	476,978.16
	Net Operating Income	309,851.20	318,829.28	333,992.26	360,607.76	388,752.27
	\$3mm 25 Year Amortization @ 7%	254,436.00	254,436.00	254,436.00	254,436.00	254,436.00
	Cash Flow	55,415.20	64,393.28	79,556.26	106,171.76	134,316.27
	Assume CapEx (Cabin Development) Initial Equity	500,000				

CONTACT US TODAY

FOR MORE INFORMATION PLEASE CONTACT



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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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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<small>Sales Agent/Associate’s Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials Date