

Jake's Camp

RV RESORT

Luxury RV Community
Development Opportunity

JAKE'S Camp RV RESORT DEVELOPMENT OPPORTUNITY

Jake's Camp RV Resort will be constructing a **new RV park for lease, 42 miles from the Dallas-Fort Worth Airport and 20 miles North of Fort Worth.**

Capital Raise
\$6MM

Preferred Return
10%



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The Project



We're excited to offer an opportunity to be a part of this RV Resort development project in the city of Briar, Texas, roughly 1-hour away from Dallas and less than 30-minutes North of Fort Worth.

It's no secret that housing affordability has become a major problem facing Americans today. Those of us who have lived here awhile understand that annual costs associated with property taxes and insurance have continued to escalate dramatically which is affecting both homeowners and renters alike. We believe this is a primary driver for those individuals and families who are using RV parks as primary, secondary and short-term residency. It's one of the most cost-effective ways to live in America today.

In this growing area of DFW, there are no luxury RV parks that offer the mixture of both comfort and amenities we plan to offer in such a beautiful outdoor setting. We have personally surveyed more than 50 different parks throughout the greater Dallas Fort Worth area and none of them offer the same luxury amenities for RV owners like we will provide. However, **all parks in the area are at nearly 100% occupancy.**

We have looked in-depth at RV parks of all sizes and price points. Lower quality RV parks that are aimed at long-term rent within just a few miles are maintaining a 100% occupancy rate with rates that range from \$550-\$700 per month, with little to no turnover. Similarly nice parks to our offering are few and far between but are also at 100% occupancy with rates between \$950 and \$1250 per month.

Despite discounting full occupancy rates and dropping our projected

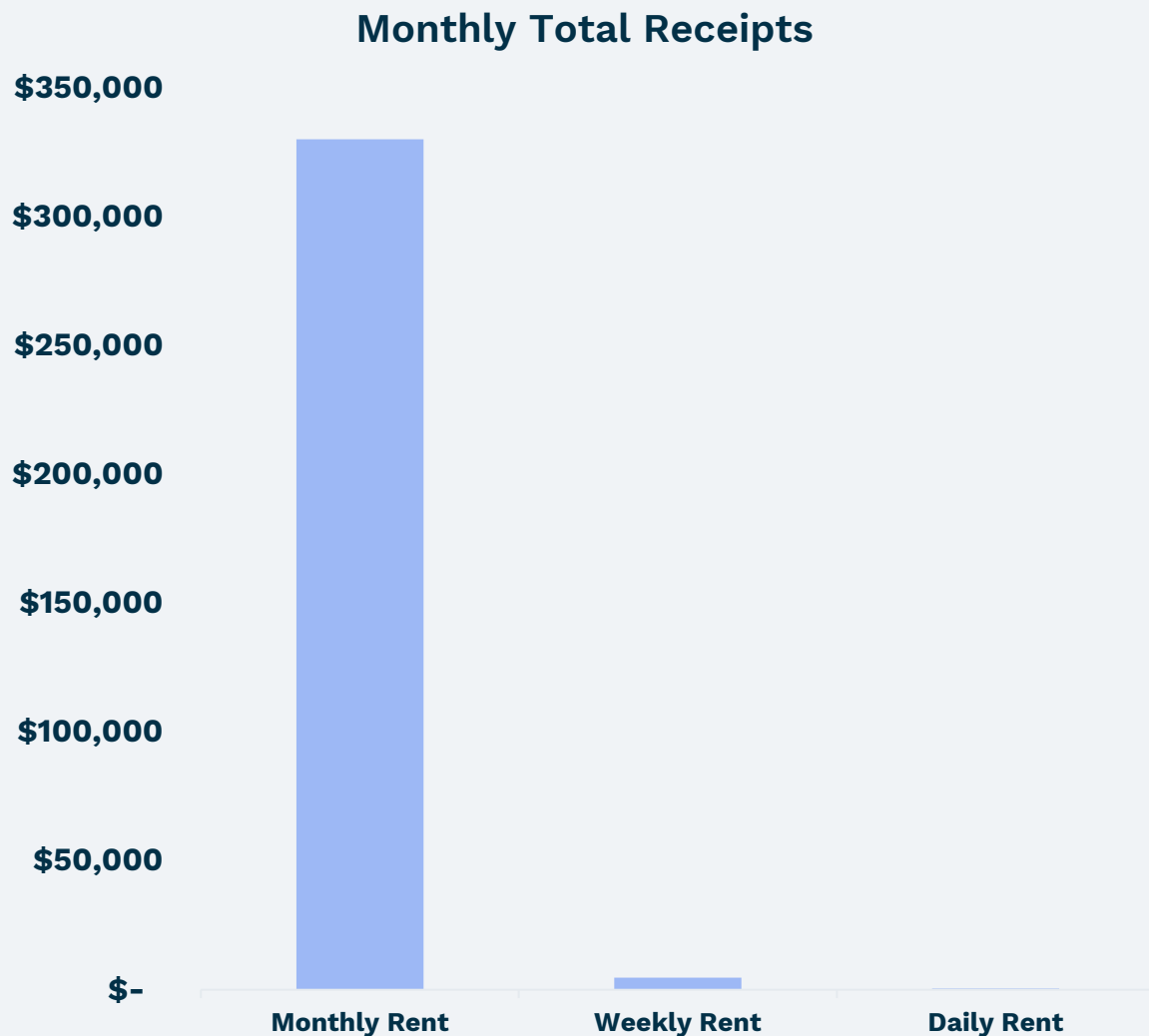
monthly rents to \$800 per space, this development can be **very lucrative. The best news is that it gets more efficient with each new phase of construction.**

This is a long-term value play and similar to our other projects, we will start phase 1 with a high percentage of equity to debt. This is a format that generates lower returns up front but offers much more safer launch. Similar to our other projects, once we prove out the model, we'll borrow and build as appropriate. If our pro forma model is correct, once finished, our initial \$6M equity investment could **generate approximately \$2M+ per year in profit.** As such, the projections presented in this document are simply indications of the relationship of rented lots from our initial build; we intend to continue building in line with demand, using internally generated revenues and debt as available. Our models do no account for principle reductions in debt over time, to be as conservative as possible.

Overall, we are building an excellent RV park with high occupancy expected from day one. Most importantly, this development also offers substantial room for growth without the high initial debt load needed for most real estate investments to work.

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90% are residents **LIVING** in their RVs **Full-time**



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**“Over 1 million
households**

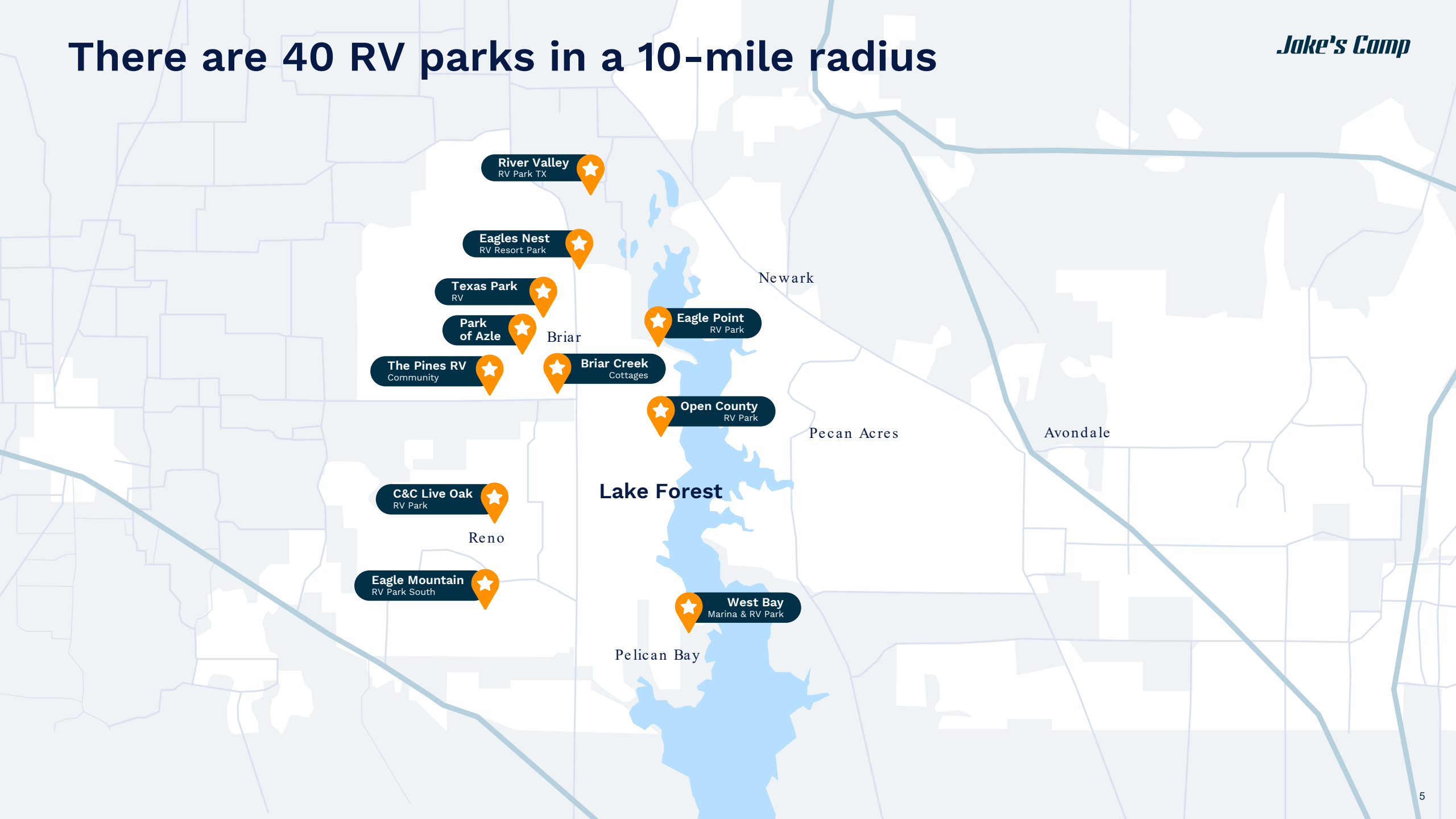
live full-time in RVs while
9 million more Americans
own one altogether”



Source: GitNux

There are 40 RV parks in a 10-mile radius

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We called every single park.

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They're
all full.

...and many
look like this:





Heavy demand, no vacancy.

RV Park across the street:



There isn't a Luxury RV park in miles

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There has been a large shift towards smaller and affordable spaces across the entire country. With the decrease in home square footage, there has been a massive push toward having high-end amenities and facilities.

Within the greater DFW area there only exist a handful of luxury RV parks offering the amenities that truly attract high rent guests. To that effect we're focused on developing the amenities that inherently build stickiness without significantly increasing our overheads.

Facilities we're focused on:



Fishing ponds



Pickleball



App enabled Laundry



Tornado Shelters



Turf between spots for cleanliness:
No Grass No Mud



High-Speed Internet Hard-Wired Available



High End HQ



Texas is seeing a massive increase in population and taxes

Joke's Camp

“

“Texas saw the largest net population gain for the one-year period ended July 1, 2022, with more than **450,000 people moving to the state”**

BANK OF AMERICA 

“

“The average Dallas-Fort Worth homeowner paid about **\$6,100 in property taxes in 2022...**”

*The Dallas
Morning News*

“

“In Dallas, the average annual home insurance rate for a home with \$500,000 in dwelling **coverage is \$5,683”**

Policygenius





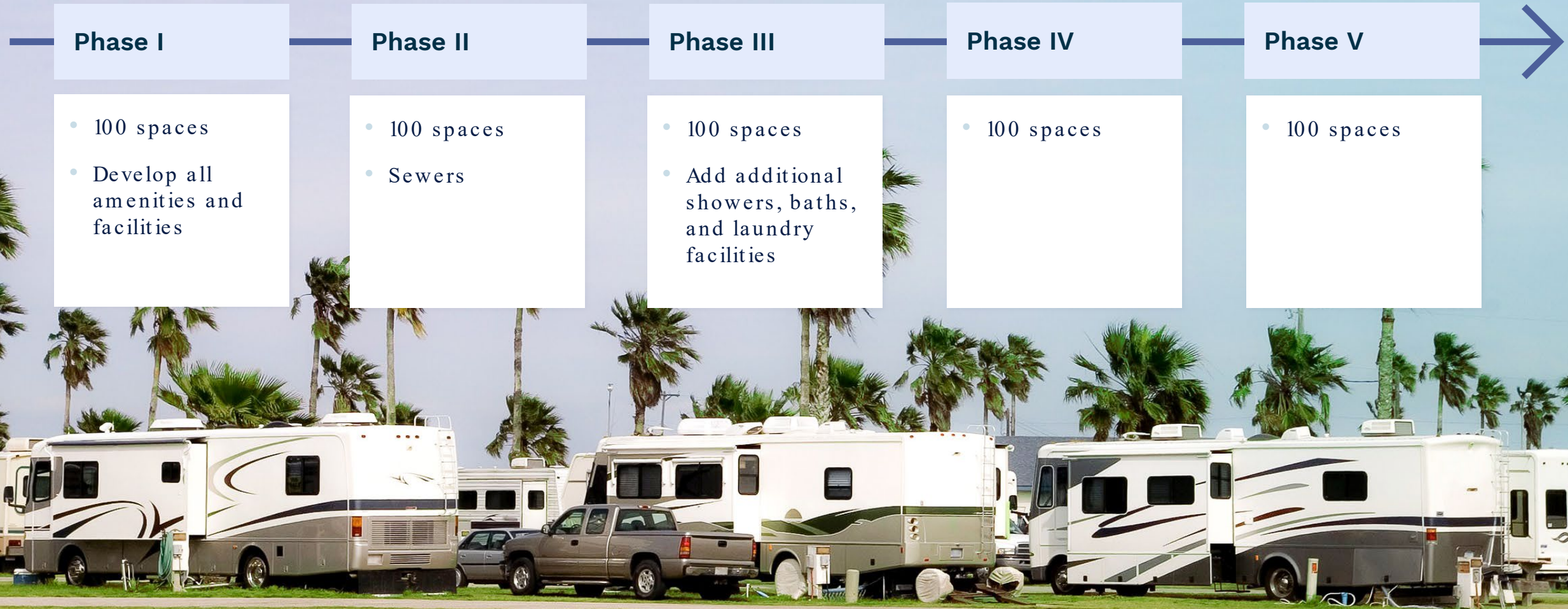
Live in an RV park for
less than the cost of
home insurance &
property taxes.

~\$11,800 per year
~\$980 per month

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Efficient Buildout To Maximize Rents From Day 1

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The property

Status

Under contract,
Closing by July 4th

Location

The Farm Road 730

(Growth band of North Ft. Worth, ~20 minutes to
Ft. Worth) Corridor sees tons of traffic

Size

84
Acres

Development

Minimum 500 spaces,
with 15% common
including roads

Zoning

Permission pending, Rural (Wise
County), subject to county regulations
– very similar to that of the work done
in our industrial parks projects

Strategy

Deliver a nicer
product, charge
higher rent

Phase 1:

\$8.12M

for Land acquisition
and Phase 1 Construction

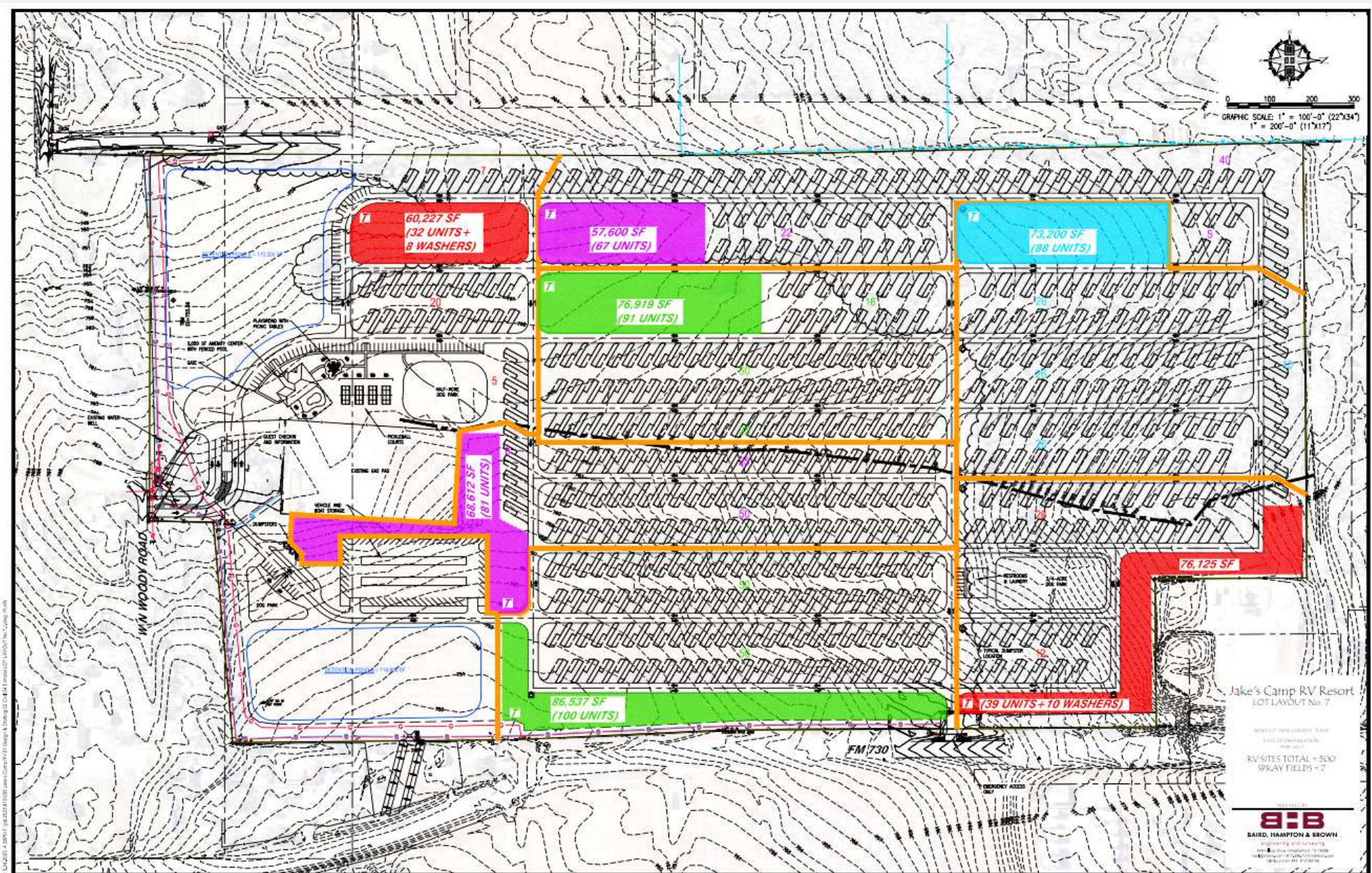
\$1.5M

(financed)
for Expansion

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Civil Site Plan & Engineering

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Heads of Terms

Capital Raise

\$6M

Total

Minimum Investment

\$100K

with **\$50k increments thereafter**

Preferred Return

Equity investors recoup all principal plus 10% return on outstanding principal per year as available for distribution out of cash flows. Interest begins accruing after Year 1.

Equity Interest

Investors will receive **70% of the returns** above and beyond the hurdle.

Distribution Timing

Distributions will be made quarterly as proceeds are available

Early Exit Option

Plan to offer Early Exit option (mechanism TBD) for investors who wish to exit their position early

Management Fee

5% Management Fee based on Gross Rent.

Ownership Percentage

All proceeds will be used for development which means that post capital valuation and resulting ownership percentage will depend on total capital raised

Sponsor-Guaranteed Loans

Any subsequent lending will be guaranteed by Sponsor only and the debt benefits all investors *pro rata*.

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Contact

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Developing Long-term Value Real Estate





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Annex

Phased expansion

Phase 1 Budget	
Construction Budget	Total
Pond A	\$222,187
Paving	\$508,060
RV Site	\$1,743,023
Water Costs	\$43,500
Electrical Costs	\$507,800
Initial Electric Panel Board	\$4,053
Construction Contingency	\$605,725
General Fees	\$466,011
Total Construction	\$4,100,362
Clubhouse & Amenities	\$1,500,000
Land Cost	\$2,520,000
Total	\$8,120,362

Phase 2 Budget	
Construction Budget	Total
RV Site	\$1,743,023
Electrical Costs	\$507,800
Construction Contingency	\$450,164
General Fees	\$181,311
Total	\$2,882,299

Phase 3 Budget	
Construction Budget	Total
Pond B	\$135,875
Paving	\$536,952
RV Site	\$1,743,023
Electrical Costs	\$507,800
Construction Contingency	\$584,703
General Fees	\$181,311
Total	\$3,689,692

Phase 4 Budget	
Construction Budget	Total
Laundry Facility	\$25,466
RV Site	\$1,743,023
Electrical Costs	\$507,800
Construction Contingency	\$455,258
General Fees	\$181,311
Total	\$2,912,859

Phase 5 Budget	
Construction Budget	Total
RV Site	\$1,743,023
Electrical Costs	\$507,800
Construction Contingency	\$450,164
General Fees	\$181,311
Total	\$2,882,299

Competitive Landscape

LUXURY COMPARABLES	LOTS	VACANCY	DAILY	WEEKLY	MONTHLY	NOTES	INTERNET	CLUBHOUSE	SPORTS	FISHING	QUALITY
Yellow Rose RV Resort	143	none	\$75	\$350	\$950		Wifi	☑	Pickleball Pool Horseshoes	✕	5 / 5
The Retreat at Shady Creek	115	2 sites	\$80	\$375	\$900	Elec & \$150 dep extra	Wifi	☑	Fitness center Pool Pickleball Putting Green Basketball Court Putting Green	☑	5 / 5
Plantation Place Dallas RV Park	65	none	\$55	\$280	\$1300		Wifi	✕	✕	☑	4 / 5
RV Villas on Lake Lavon/Lavon Luxury	18	none			\$675-\$710	Gated Lots/+ \$200 dep	Wifi	✕	✕	✕	3 / 5
Primrose Luxury RV Park	5	none			\$900	Gated Lots/+ \$200 dep	Wifi	✕	✕	✕	3.5 / 5
Aledo Acres	35	none			\$850-\$1,000	Standard & covered	Wifi	☑	Gameroom	✕	4 / 5

None have
wired
internet.

Straightforward economics

Construction Budget — All Phases	Total
Pond A	\$222,187
Pond B	\$135,875
RV Site	\$8,715,115
Water Costs	\$43,500
Electrical Costs	\$2,543,058
Laundry	\$25,466
Paving	\$1,045,013
Construction Contingency	\$2,546,043
General Fees	\$1,191,255
Total Construction	\$16,467,513
Land Cost + extra lot and house adj.	\$2,520,000

Total land and construction	\$20,487,513
Construction Debt	\$14,487,513
Recapitalization debt	\$6,000,000
Cash	\$6,000,000
Estimated annual rent	\$4,560,000
Estimated utility Fees	\$550,000
Debt Service	\$975,024
Annual Expenses	\$1,368,000
Taxes, Insurance, Utility Fees	\$605,000
Annual Profit	\$2,161,976
Cash on Cash Yield (no debt, all cash)	10.55%
Yield on Investment	36.06%

Projected annualized profits

		Phase limit with 3% annual rent increase										
		One year construction and lease up								Plus Sale on Cap Rate percentage		
										MINUS DEBT 7,00%		
									Cap Rate			
Annual Profit											TOTAL RETURN	
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		10 year IRR
	Construction											
Phase 1 complete/full	-\$6,000,000	\$617,400	\$635,922	\$654,999	\$674,649	\$694,889	\$715,735	\$737,207	\$759,324	\$8,834,653	\$20,324,782	14%
		Construction										
Phase 2 complete/full	-\$6,000,000	\$617,400	\$1,346,000	\$1,386,380	\$1,427,971	\$1,470,810	\$1,514,934	\$1,560,382	\$1,607,194	\$27,908,425	\$44,839,499	31%
			Construction									
Phase 3 complete full	-\$6,000,000	\$617,400	\$1,346,000	\$2,101,080	\$2,164,112	\$2,229,035	\$2,295,906	\$2,364,784	\$2,435,727	\$42,553,887	\$64,107,934	38%
				Construction								
Phase 4 complete full	-\$6,000,000	\$617,400	\$1,346,000	\$8,101,080	\$2,874,400	\$2,960,632	\$3,049,450	\$3,140,934	\$3,235,162	\$59,007,327	\$90,332,387	52%
					Construction							
Phase 5 complete full	-\$6,000,000	\$617,400	\$1,346,000	\$8,101,080	\$2,874,400	\$3,684,200	\$3,794,726	\$3,908,567	\$4,025,824	\$72,706,247	\$107,058,445	55%

		Phase limit with 3% annual rent increase										
		One year construction and lease up						Plus Sale on Cap Rate percentage				
								MINUS DEBT 7.00%				
						Cap Rate						
Annual Profit											TOTAL RETURN	
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7					7 Year IRR
	Construction											
Phase 1 complete/full	-\$6,000,000,00	\$553,838	\$570,453	\$587,566	\$605,193	\$623,349	\$6,693,237				\$15,634,237	10%
		Construction										
Phase 2 complete/full	-\$6,000,000	\$553,838	\$1,346,000	\$1,386,380	\$1,427,971	\$1,470,810	\$25,761,159				\$37,946,159	38%
			Construction									
Phase 3 complete full	-\$6,000,000	\$553,838	\$1,346,000	\$2,101,080	\$2,164,112	\$2,229,035	\$39,299,673				\$53,693,739	49%
				Construction								
Phase 4 complete full	-\$6,000,000	\$553.838	\$1,346,000	\$8,101,080	\$2,874,400	\$2,960,632	\$54,685,040				\$76,520,991	65%
					Construction							
Phase 5 complete full	-\$6,000,000	\$553,838	\$1,346,000	\$8,101,080	\$2,874,400	\$3,684,200	\$67,327,608				\$89,887,126	69%



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