

Lost Buoys RV Resort

1543 and 1573 FM 1781, Rockport TX 78382-7163

OFFERING MEMORANDUM

RV Park and 2 Single Family Residences

IREINVESTMENT

Lost Buoys RV Resort

CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

03 Property Description

Property Features

Site Plan

Parcel Map

Property Images

04 Rent Roll

Lost Buoys July Rent Roll

05 Financial Analysis

Income & Expense Analysis

Multi-Year Cash Flow Assumptions

Cash Flow Analysis

Financial Metrics

06 Demographics

General Demographics

Race Demographics

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01

Executive Summary

Investment Summary

LOST BUOYS RV RESORT

OFFERING SUMMARY

ADDRESS	1543 and 1573 FM 1781 Rockport TX 78382-7163
COUNTY	Aransas
LAND ACRES	9.361
YEAR BUILT	2021

FINANCIAL SUMMARY

PRICE	\$1,575,000
NOI (2025)	\$138,869
NOI (Pro Forma)	\$167,439
CAP RATE (2025)	8.82%
CAP RATE (PRO FORMA)	10.63%
GRM (2025)	6.59
GRM (PRO FORMA)	5.20

DEMOGRAPHICS	5 MILE	15 MILE	30 MILE
2026 Population	19,286	47,775	265,850
2026 Median HH Income	\$65,723	\$65,750	\$59,607
2026 Average HH Income	\$98,190	\$90,121	\$80,633



Property Overview

- 39 RV spaces and 2 single-family residences
Clubhouse could easily be converted into a 1-2 bedroom rental
Strong average annual occupancy
Located on 7.5 acres with a 0.5-acre U-shaped pond
One SFR is located on an included, adjacent 1.8-acre parcel
Infrastructure built with future expansion in mind

RV Sites & Infrastructure

- 39 full-hookup RV sites, each with 20/30/50-amp
Most sites accommodate two vehicles; select smaller sites accommodate one vehicle
City water serving RV sites and buildings
300+ ft. well system utilized for irrigation
Septic system with lift station and leach fields
High-speed Spectrum internet

2 Single Family Residences

- 1543 FM 1781 – Rental Home
-1,792 SF
-3 bedrooms / 2 bathrooms
-Currently rented for \$2,500/month
-Tenant moved in February 2026 on a one-year lease

1573 FM 1781 – Owner-Occupied Home
-2,100 SF
-3 bedrooms + office, or 4 bedrooms / 2 bathrooms

Guest Amenities

- Heated resort-style pool and spa overlooking the 0.5-acre pond
Laundry facilities with 3 washers and 3 dryers, complimentary for guests
Private bathhouse with two full bathrooms and coded door locks
Pet-friendly property with an approximately 10,000 SF dog park

Guest Clubhouse:

- 1,100 SF clubhouse
- 1 bedroom / 1 bathroom
- Full kitchen
- Movie room
- Recreational games

Outdoor Gathering Area:

- Fire pits with firewood provided
- BBQ area with propane hookups
- Outdoor seating area





02

Location

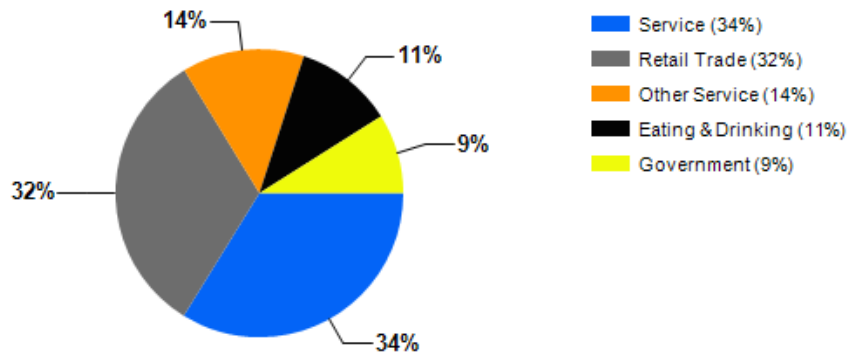
Location Summary

LOST BUOYS RV RESORT

Local Highlights

- Rockport, Texas offers a unique blend of coastal charm, tourism, and business opportunity. Located along the well-traveled FM 1781 corridor, this property benefits from excellent visibility and convenient access in one of the Gulf Coast's most desirable destinations. Known for its vibrant art scene, world-class fishing, and scenic waterfront views, Rockport attracts both visitors and residents year-round. Nearby attractions including Rockport Beach Park, the Texas Maritime Museum, and Fulton Mansion enhance the area's appeal, while popular local restaurants and surrounding retail and residential developments create a lively and growing business environment ideal for commercial growth and customer engagement.

Major Industries by Employee Count





03

Property Description

- Property Features
- Site Plan
- Parcel Map
- Property Images

LOST BUOYS RV RESORT

GLOBAL

NUMBER OF UNITS	41
LAND ACRES	9.361
# OF PARCELS	2
YEAR BUILT	2021
NUMBER OF PADS	39

MULTI-FAMILY VITALS

GUEST WASH ROOMS	2
POOL / JACUZZI	1/1
WASHER/DRYER	3/3
CLUBHOUSE	1

CONSTRUCTION

WATER	City & Well
SEWER	Septic
PAD SITES	Concrete
ROADS	Gravel





Standard Extra Space \$500

38

Standard \$475

37

Standard \$475

36

Standard one car \$450

35

Standard \$475

34

Standard \$475

33

Standard \$475

32

Standard \$475

31

Standard \$475

30

Standard one car \$450

29

Standard \$475

28

Standard \$475

27

Standard Extra Space \$500

26



Premium Extra Space

25

Premium \$525

24

Premium \$525

23

22

Premium Extra Space \$535

Premium Extra Space \$535

19

Premium \$525

18

Premium \$525

17

16

Premium Extra Space \$535

Premium Extra Space \$535

15

Premium Extra Space \$535

21

Premium \$525

20

14

Premium \$525

13

Premium Extra Space \$535

19 3/4 Premium Extra Space \$535

12

Standard Extra Space \$500

11

Standard \$475

10

Standard \$475

9

Premium \$525

8

Standard one car \$450

7

Premium \$525

6

Standard \$475

5

Standard \$475

4

Standard \$475

3

Premium \$525

2

Standard \$475

1

Standard Extra Space \$500

GOODLOCK BRUC

18866
CORRING JOHN R

71146
MORENO TONY ETUX SUE

18821
MOON WALLACE ETUX MICHELLE

18828
MOON MICHELLE & LUENSMANN TAYLOR

FM 1781



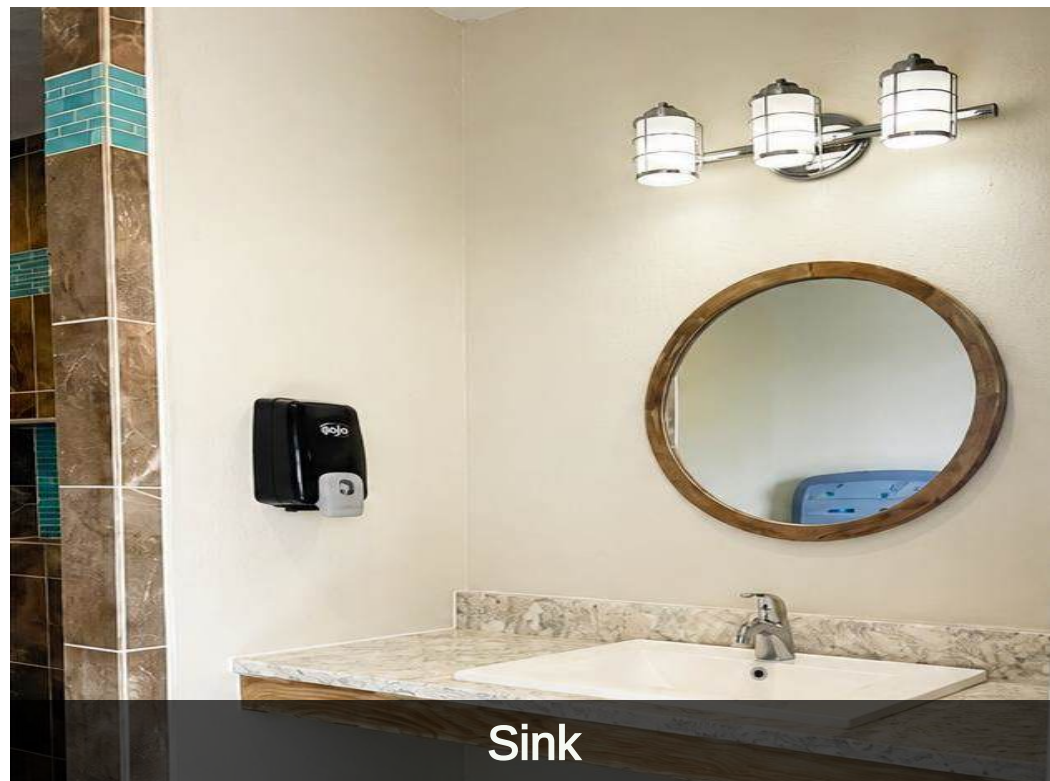
Bathhouse



Shower



Toilet



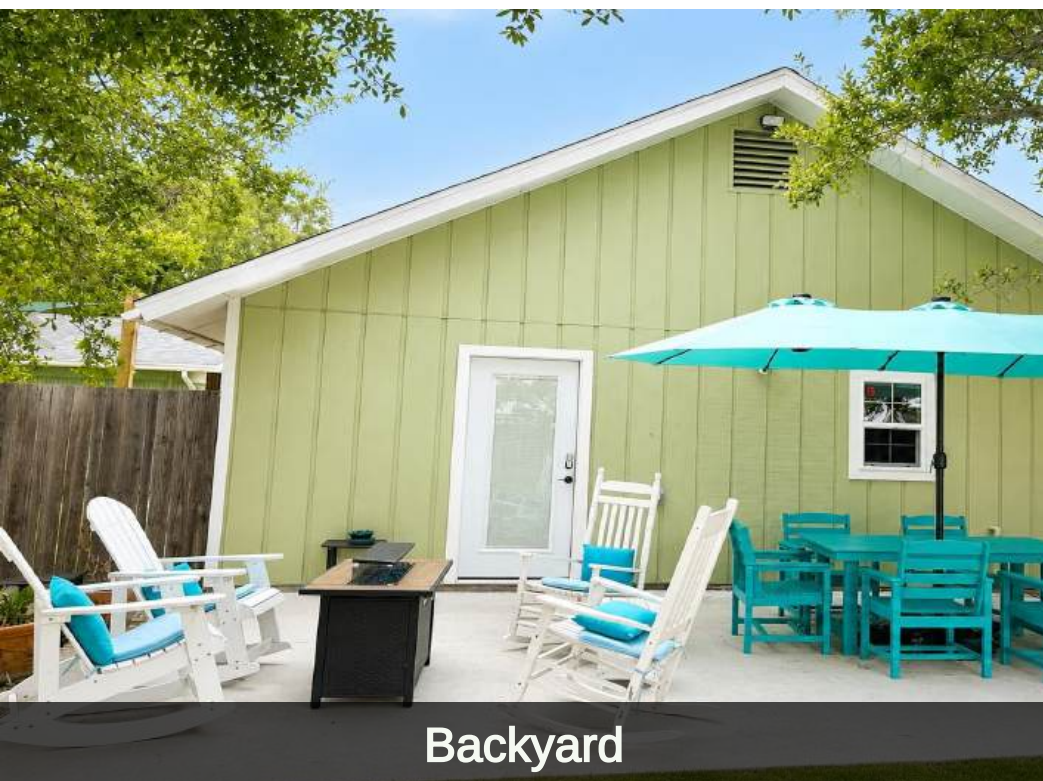
Sink



Clubhouse



Living Room



Backyard



Game Room



1543 FM 1781



Living Room



Kitchen



Bedroom



1573 FM 1781



Living Room



Bathroom



Back Patio



04

Rent Roll

Lost Buoys July Rent Roll

LOST BUOYS RV RESORT

Lost Buoys RV Resort

Rent Roll July 2026

Space #	Move-In Date	Move-Out Date	July Rentals	100% Occupied
1543 FM 1781 Rental	2/20/2026	2/20/2027	\$2,500	\$2,500
1573 FM 1781 Owner Occupied	N/A	N/A	\$0	\$2,700
Guest Clubhouse/ Optional Rental	N/A	N/A	\$0	\$1,750
1	5/31/2024	TBD	\$500	\$500
2	9/1/2025	TBD	\$450	\$475
3	VACANT		\$0	\$525
4	7/5/2025	TBD	\$475	\$475
5	VACANT		\$0	\$525
6	4/30/2026	TBD	\$475	\$475
7	VACANT		\$0	\$525
8	VACANT		\$0	\$450
9	6/6/2026	10/6/2026	\$525	\$525
10	3/9/2026	TBD	\$475	\$475
11	2/28/2025	TBD	\$475	\$475
12	12/26/2023	TBD	\$500	\$500
13	2/1/2025	9/1/2026	\$535	\$535
14	6/19/2026	9/19/2026	\$535	\$535
15	3/27/2026	TBD	\$535	\$535
16	4/25/2025	TBD	\$535	\$535
17	9/17/2022	TBD	\$525	\$525
18	7/23/2021	TBD	\$525	\$525
19	4/9/2026	10/9/2026	\$535	\$535
19 3/4	6/29/2025	TBD	\$535	\$535
20	7/1/2026	11/1/2026	\$525	\$525
21	5/22/2026	TBD	\$535	\$535
22	3/13/26	TBD	\$535	\$535
23	5/2/2026	11/2/2026	\$525	\$525
24	11/6/2021	TBD	\$525	\$525
25	7/31/2021	TBD	\$535	\$535
26	5/22/2026	TBD	\$500	\$500
27	7/19/2026	10/19/2026	\$475	\$475
28	VACANT		\$0	\$475
29	9/14/2024	TBD	\$450	\$450
30	5/15/2026	TBD	\$475	\$475
31	5/20/2026	TBD	\$475	\$475
32	6/17/2026	TBD	\$475	\$475
33	VACANT		\$0	\$475
34	8/5/2025	TBD	\$475	\$475
35	5/29/2026	9/29/2026	\$450	\$450
36	10/15/2021	TBD	\$475	\$475
37	VACANT		\$0	\$475
38	1/12/2023	TBD	\$500	\$500
Totals			\$18,565	\$26,490



05

Financial Analysis

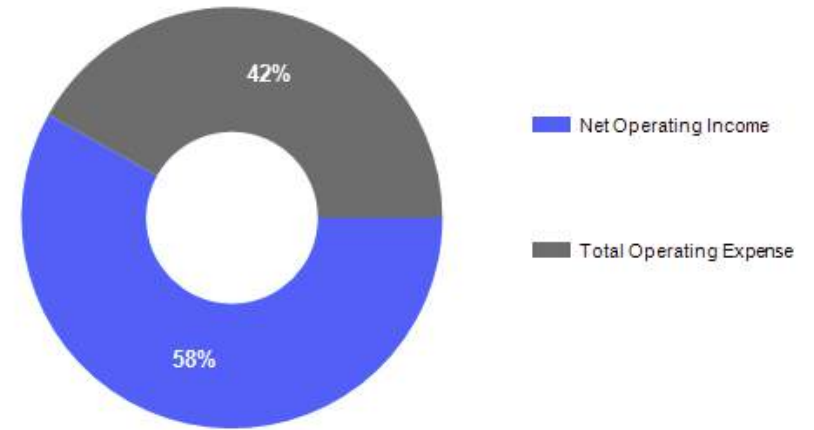
- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics

REVENUE ALLOCATION

2025

INCOME	2025		PRO FORMA	
39 RV Spaces (Actual)	\$208,880	87.4%	\$219,324	72.5%
1543 FM 1781 (Currently @\$2,500/mo)	\$30,000	12.6%	\$30,000	9.9%
1573 FM 1781 (Pro Forma @\$2,700/mo)			\$32,400	10.7%
Guest Clubhouse/Rental (Pro Forma @\$1,750/mo)			\$21,000	6.9%
Effective Gross Income	\$238,880		\$302,724	
Less Expenses	\$100,011	41.86%	\$135,285	44.68%
Net Operating Income	\$138,869		\$167,439	

Income Notes: Pro Forma figured at 5% increase in Income

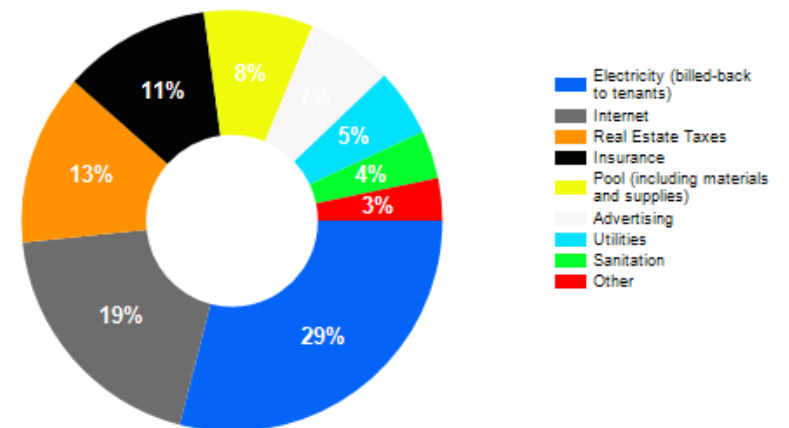


EXPENSES	2025	PRO FORMA
Real Estate Taxes	\$13,161	\$13,819
Insurance	\$11,355	\$11,923
Management Fee (10.00% of EGI)		\$30,272
Pool (including materials and supplies)	\$8,390	\$8,810
Ring Security System App	\$129	\$135
Accountant & Legal Fees	\$2,177	\$2,286
Advertising	\$6,630	\$6,962
Utilities	\$5,171	\$5,430
Electricity (billed-back to tenants)	\$29,004	\$30,454
Internet	\$19,351	\$20,319
Sanitation	\$3,694	\$3,879
Bank & Merchant Fees	\$949	\$996
Total Operating Expense	\$100,011	\$135,285
% of EGI	41.86%	44.68%

Expense Notes: Pro Forma figured at 5% increase in Expenses

DISTRIBUTION OF EXPENSES

2025



GLOBAL

Price	\$1,575,000
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INCOME - Growth Rates

39 RV Spaces (Actual)	3.00%
1543 FM 1781 (Currently @\$2,500/mo)	3.00%
1573 FM 1781 (Pro Forma @\$2,700/mo)	3.00%
Guest Clubhouse/Rental (Pro Forma @\$1,750/mo)	3.00%

Notes 3% YOY increase in Income

EXPENSES - Growth Rates

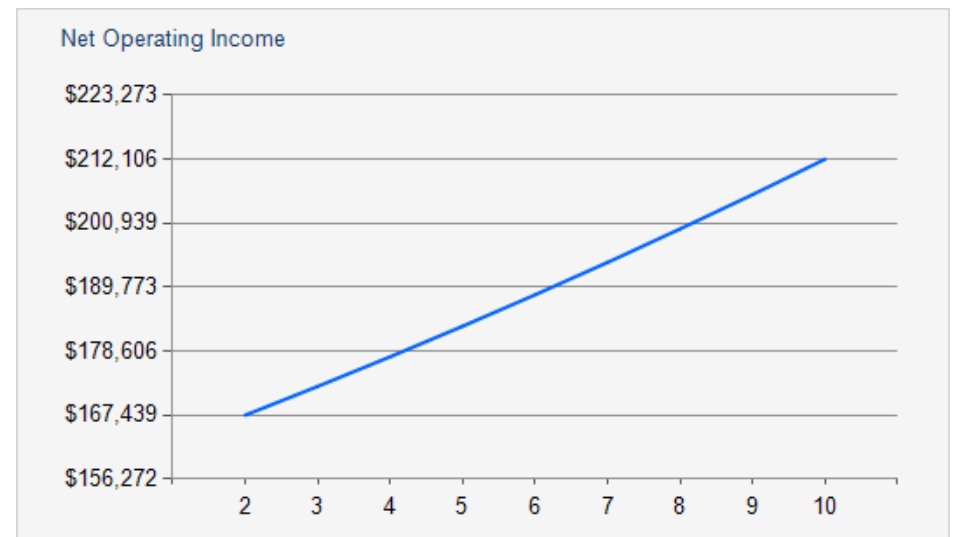
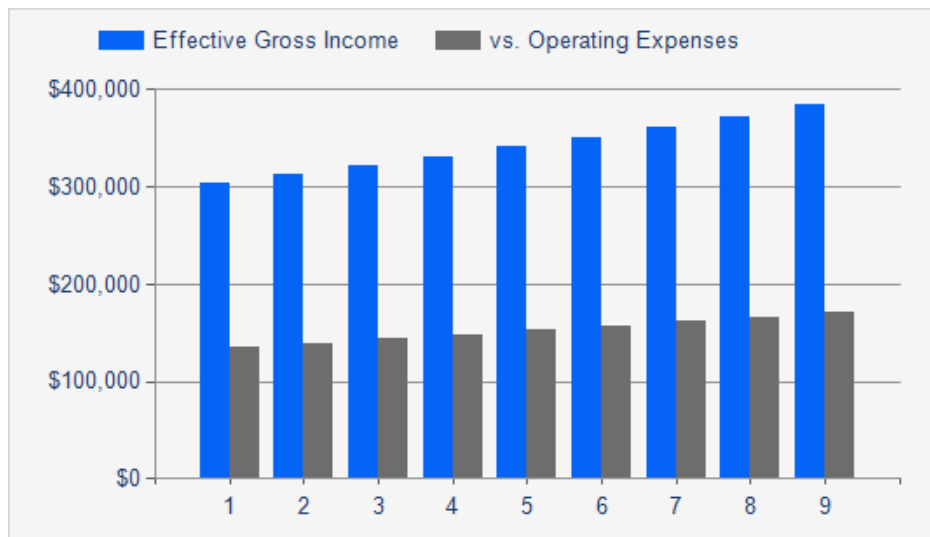
Real Estate Taxes	3.00%
Insurance	3.00%
Pool (including materials and supplies)	3.00%
Ring Security System App	3.00%
Accountant & Legal Fees	3.00%
Advertising	3.00%
Utilities	3.00%
Electricity (billed-back to tenants)	3.00%
Internet	3.00%
Sanitation	3.00%
Bank & Merchant Fees	3.00%

Notes 3% YOY increase in Expenses

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

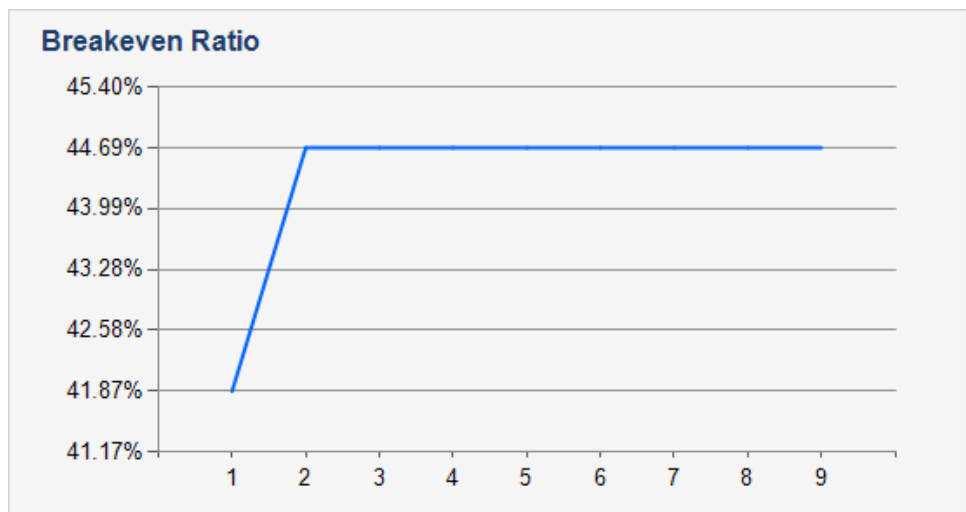
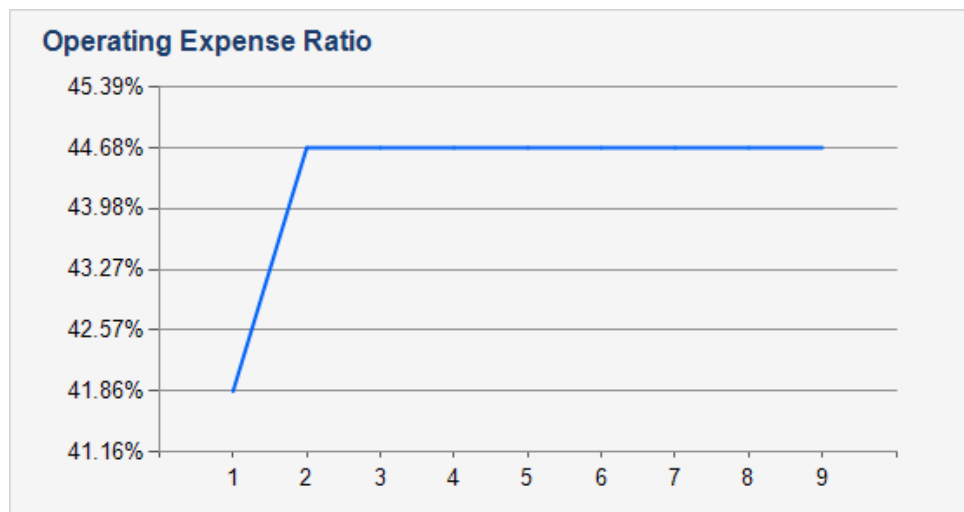
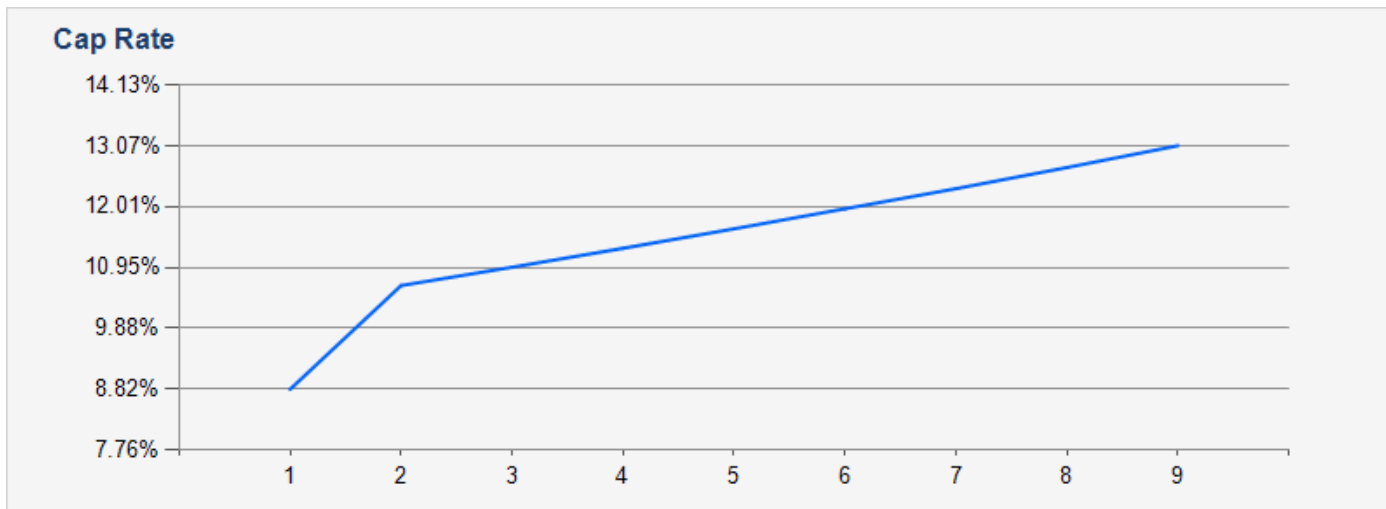


Calendar Year	2025	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
39 RV Spaces (Actual)	\$208,880	\$219,324	\$225,904	\$232,681	\$239,661	\$246,851	\$254,257	\$261,884	\$269,741	\$277,833
1543 FM 1781 (Currently @\$2,500/mo)	\$30,000	\$30,000	\$30,900	\$31,827	\$32,782	\$33,765	\$34,778	\$35,822	\$36,896	\$38,003
1573 FM 1781 (Pro Forma @\$2,700/mo)		\$32,400	\$33,372	\$34,373	\$35,404	\$36,466	\$37,560	\$38,687	\$39,848	\$41,043
Guest Clubhouse/Rental (Pro Forma @\$1,750/mo)		\$21,000	\$21,630	\$22,279	\$22,947	\$23,636	\$24,345	\$25,075	\$25,827	\$26,602
Effective Gross Income	\$238,880	\$302,724	\$311,806	\$321,160	\$330,795	\$340,719	\$350,940	\$361,468	\$372,312	\$383,482
Operating Expenses										
Real Estate Taxes	\$13,161	\$13,819	\$14,234	\$14,661	\$15,100	\$15,553	\$16,020	\$16,501	\$16,996	\$17,505
Insurance	\$11,355	\$11,923	\$12,281	\$12,649	\$13,029	\$13,419	\$13,822	\$14,237	\$14,664	\$15,104
Management Fee		\$30,272	\$31,181	\$32,116	\$33,079	\$34,072	\$35,094	\$36,147	\$37,231	\$38,348
Pool (including materials and supplies)	\$8,390	\$8,810	\$9,074	\$9,347	\$9,627	\$9,916	\$10,213	\$10,520	\$10,835	\$11,160
Ring Security System App	\$129	\$135	\$139	\$143	\$148	\$152	\$157	\$161	\$166	\$171
Accountant & Legal Fees	\$2,177	\$2,286	\$2,355	\$2,425	\$2,498	\$2,573	\$2,650	\$2,730	\$2,811	\$2,896
Advertising	\$6,630	\$6,962	\$7,171	\$7,386	\$7,608	\$7,836	\$8,071	\$8,313	\$8,562	\$8,819
Utilities	\$5,171	\$5,430	\$5,593	\$5,761	\$5,934	\$6,112	\$6,295	\$6,484	\$6,678	\$6,879
Electricity (billed-back to tenants)	\$29,004	\$30,454	\$31,368	\$32,309	\$33,278	\$34,276	\$35,305	\$36,364	\$37,455	\$38,578
Internet	\$19,351	\$20,319	\$20,929	\$21,556	\$22,203	\$22,869	\$23,555	\$24,262	\$24,990	\$25,740
Sanitation	\$3,694	\$3,879	\$3,995	\$4,115	\$4,239	\$4,366	\$4,497	\$4,632	\$4,771	\$4,914
Bank & Merchant Fees	\$949	\$996	\$1,026	\$1,057	\$1,088	\$1,121	\$1,155	\$1,189	\$1,225	\$1,262
Total Operating Expense	\$100,011	\$135,285	\$139,344	\$143,524	\$147,830	\$152,265	\$156,833	\$161,538	\$166,384	\$171,375
Net Operating Income	\$138,869	\$167,439	\$172,462	\$177,636	\$182,965	\$188,454	\$194,107	\$199,930	\$205,928	\$212,106



Calendar Year	2025	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
CAP Rate	8.82%	10.63%	10.95%	11.28%	11.62%	11.97%	12.32%	12.69%	13.07%	13.47%
Operating Expense Ratio	41.86%	44.68%	44.68%	44.68%	44.68%	44.68%	44.68%	44.68%	44.68%	44.68%
Gross Multiplier (GRM)	6.59	5.20	5.05	4.90	4.76	4.62	4.49	4.36	4.23	4.11
Breakeven Ratio	41.87%	44.69%	44.69%	44.69%	44.69%	44.69%	44.69%	44.69%	44.69%	44.69%
Price / Unit	\$38,415	\$38,415	\$38,415	\$38,415	\$38,415	\$38,415	\$38,415	\$38,415	\$38,415	\$38,415

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06

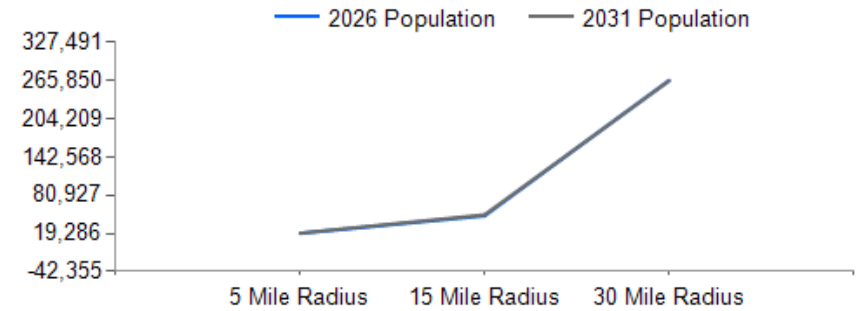
Demographics

General Demographics

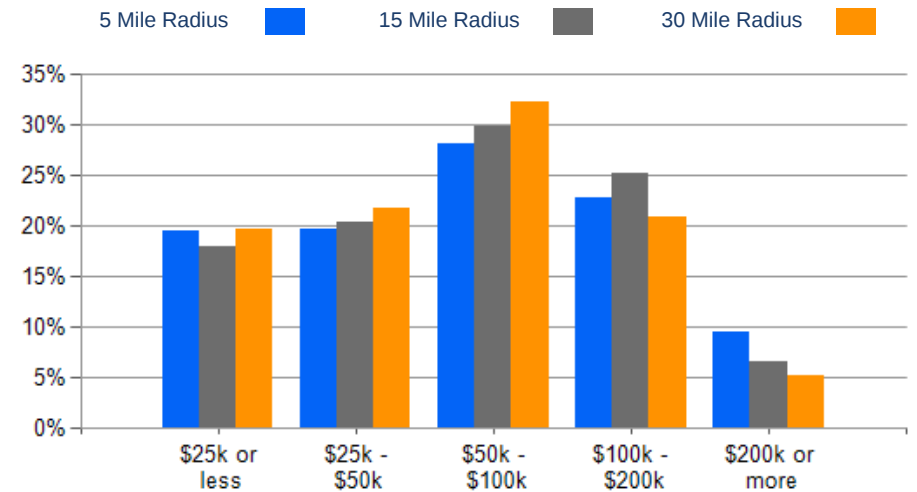
Race Demographics

POPULATION	5 MILE	15 MILE	30 MILE
2000 Population	16,873	43,567	268,951
2010 Population	17,873	43,907	273,017
2026 Population	19,286	47,775	265,850
2031 Population	19,814	49,364	265,209
2026 African American	245	759	10,383
2026 American Indian	186	475	2,460
2026 Asian	427	765	4,587
2026 Hispanic	5,264	16,895	160,234
2026 Other Race	1,324	4,279	35,829
2026 White	14,240	33,289	146,081
2026 Multiracial	2,851	8,154	66,168
2026-2031: Population: Growth Rate	2.70%	3.30%	-0.25%

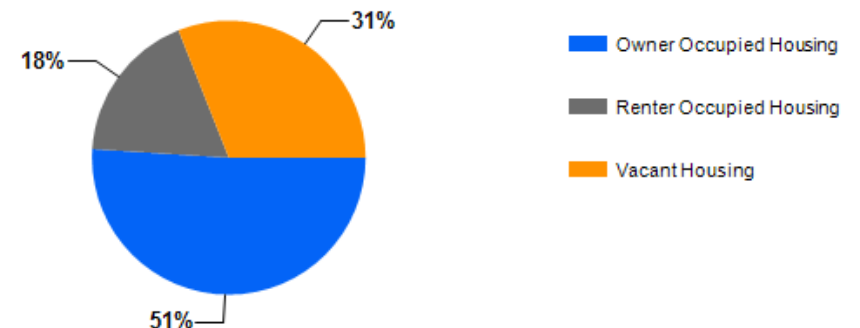
2026 HOUSEHOLD INCOME	5 MILE	15 MILE	30 MILE
less than \$15,000	903	1,840	11,869
\$15,000-\$24,999	779	1,781	8,760
\$25,000-\$34,999	671	1,841	10,388
\$35,000-\$49,999	1,030	2,239	12,305
\$50,000-\$74,999	1,404	3,498	20,685
\$75,000-\$99,999	1,017	2,485	13,140
\$100,000-\$149,999	1,386	3,734	15,826
\$150,000-\$199,999	583	1,306	6,131
\$200,000 or greater	827	1,312	5,460
Median HH Income	\$65,723	\$65,750	\$59,607
Average HH Income	\$98,190	\$90,121	\$80,633



2026 Household Income



2026 Own vs. Rent - 5 Mile Radius

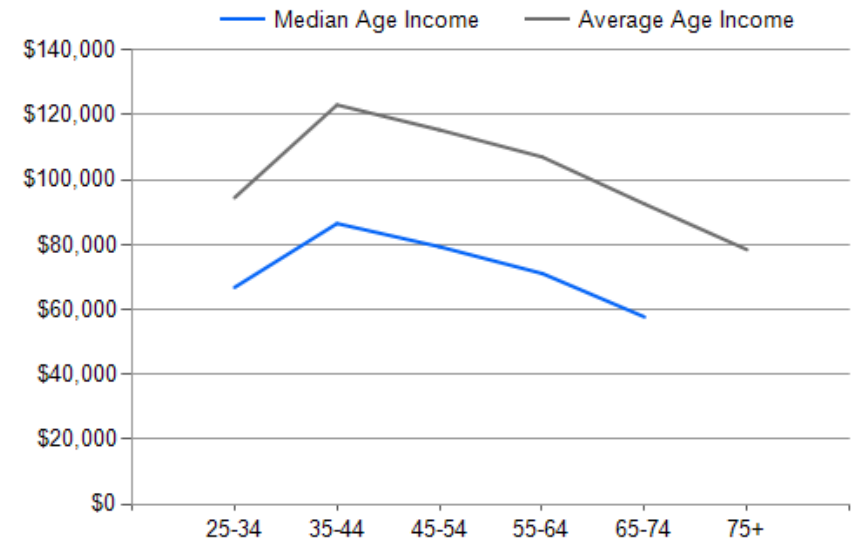
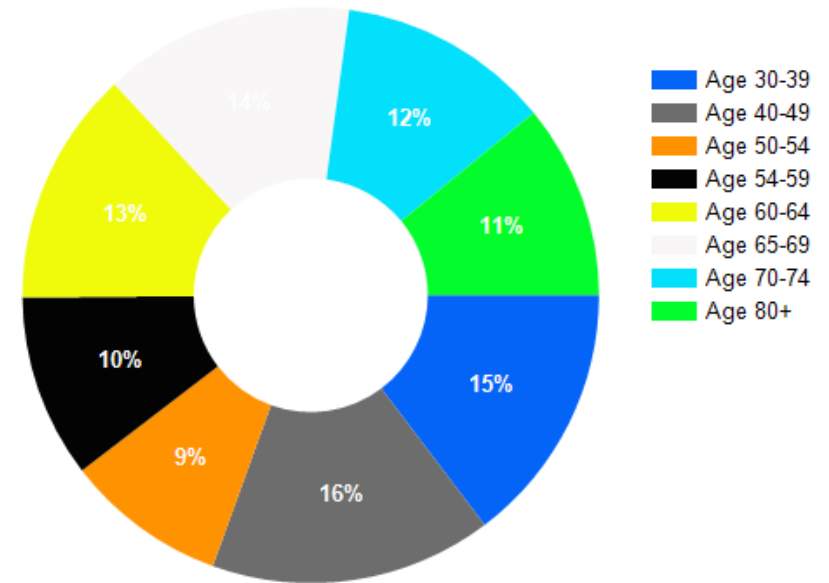


Source: esri

2026 POPULATION BY AGE	5 MILE	15 MILE	30 MILE
2026 Population Age 30-34	945	2,645	17,611
2026 Population Age 35-39	900	2,552	15,928
2026 Population Age 40-44	1,001	2,698	16,492
2026 Population Age 45-49	986	2,663	15,295
2026 Population Age 50-54	1,138	2,818	15,338
2026 Population Age 55-59	1,292	3,151	14,979
2026 Population Age 60-64	1,658	3,796	17,378
2026 Population Age 65-69	1,765	3,895	16,492
2026 Population Age 70-74	1,498	3,205	13,866
2026 Population Age 75-79	1,372	2,698	10,437
2026 Population Age 80-84	884	1,615	6,330
2026 Population Age 85+	724	1,166	5,256
2026 Population Age 18+	16,286	39,012	210,375
2026 Median Age	53	47	40
2031 Median Age	54	48	41

2026 INCOME BY AGE	5 MILE	15 MILE	30 MILE
Median Household Income 25-34	\$66,830	\$70,732	\$63,797
Average Household Income 25-34	\$94,524	\$89,384	\$80,686
Median Household Income 35-44	\$86,528	\$86,960	\$71,088
Average Household Income 35-44	\$123,115	\$110,654	\$95,028
Median Household Income 45-54	\$79,374	\$81,452	\$72,720
Average Household Income 45-54	\$115,399	\$105,054	\$95,292
Median Household Income 55-64	\$71,158	\$73,690	\$62,898
Average Household Income 55-64	\$107,088	\$98,974	\$87,462
Median Household Income 65-74	\$57,737	\$55,344	\$49,926
Average Household Income 65-74	\$92,560	\$81,936	\$71,366
Average Household Income 75+	\$78,464	\$68,634	\$59,906

Population By Age



DIVERSITY INDEX	5 MILE	15 MILE	30 MILE
Diversity Index (+5 years)	68	74	80
Diversity Index (current year)	66	72	80
Diversity Index (2020)	64	70	80
Diversity Index (2010)	53	57	65

POPULATION BY RACE



5 MILE



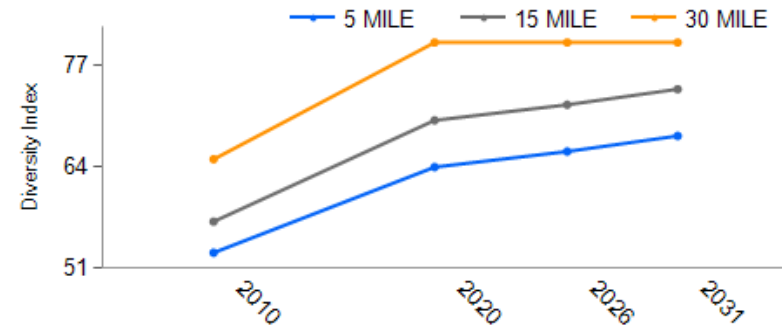
15 MILE



30 MILE

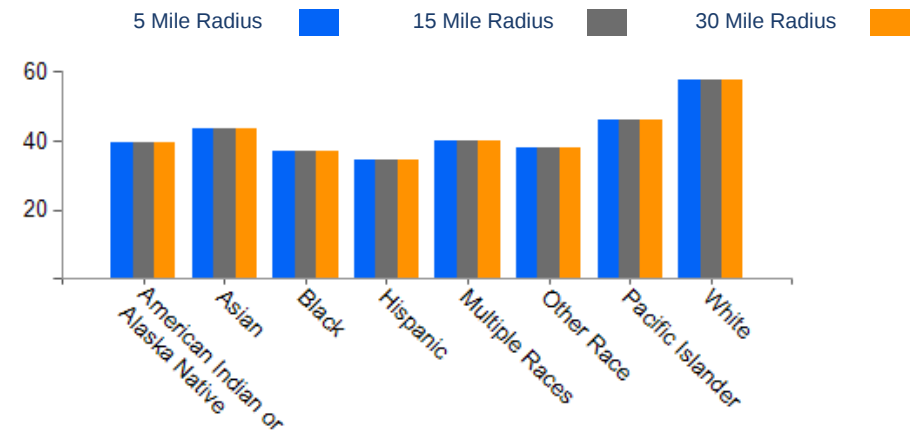
2026 POPULATION BY RACE	5 MILE	15 MILE	30 MILE
African American	1%	1%	2%
American Indian	1%	1%	1%
Asian	2%	1%	1%
Hispanic	21%	26%	38%
Multiracial	12%	13%	16%
Other Race	5%	7%	8%
White	58%	52%	34%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	5 MILE	15 MILE	30 MILE
Median American Indian/Alaska Native Age	39	41	40
Median Asian Age	44	45	39
Median Black Age	37	33	33
Median Hispanic Age	34	33	35
Median Multiple Races Age	40	36	37
Median Other Race Age	38	36	36
Median Pacific Islander Age	46	29	34
Median White Age	58	52	43

2026 MEDIAN AGE BY RACE



Lost Buoys RV Resort

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