RPG ARV1 LLC

506B - Investment Opportunity

46 Unit RV Community in Austin, Texas



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Offering Summary

18.15% IRR

1.85 EM

9.22% AVG COC

Offering Summary			
EM	1.85	**Purchase Price**	$2,400,000
IRR	18.15%	**Equity Raise**	$2,148,000
AVG COC	9.22%	**Hold Time**	4 years

***The Pro-Forma shown above is intended for illustrative purposes only to facilitate analysis and are not guaranteed by Sponsors. These forecasts are based on real estate trends (including occupancy and rent trends), and Sponsor's calculated estimates, and they involve risks, variables and uncertainties. Sponsors make no representations or warranties that any investor will, or is likely to attain the returns shown above since hypothetical or simulated performance is not an indicator or assurance of future results.

Business Plan

Acquire Property: The Sponsorship Team has the property under contract now. We will close on the property once the Capital Raise and Due Diligence is complete.

Replace Current Management: The community is currently managed by the owner and his in house team. The Sponsor Team will develop our own in house team and utilize management systems that Sponsor Team uses on other properties in their portfolio.

Increase Lot Rent Through Capex, Add additional Lots: The Sponsorship team has $96k budgeted for a 12 lot expansion in the park, which will add an additional $8k in rental income per month, once occupied. In addition we budgeted $25k for tree trimming as well as a complete landscape package on the park, $45k for resurfacing of the roads throughout the park, and lastly $20k towards making front gate operational, and adding a low maintenance amenity such as a large bar b q cabana (quotes generated through in house renovation staff). Once all improvements are made we plan to raise lot rents an additional $50 per site.

Lower Expenses: The community currently operates at over a 50% expense ratio due to a large payroll expense which is extremely high for this asset class. Sponsor Team will replace current overpaid staff with an in house team which will to bring the property to a more appropriate expense ratio.

Full Stabilization: The Sponsor Team will continue to manage the property once stabilized

Market & Asset Class

Overview



Why Texas?

#1 State for Jobs Added
(US Bureau of Labor Statistics 2023)

#2 Largest Workforce in US
(US Bureau of Labor Statistics 2023)

#1 State to Start a Business
(Management.org 2023)

#1 Exporting State 20 years running
(US Census Bureau 2022)



#1 Tech Exporting State for 8 Years
(US Census Bureau 2021)

#1 State for Business 19 years running
(Chief Executive Magazine 2023)

#1 State for Population Growth
(US Census Bureau 2023)

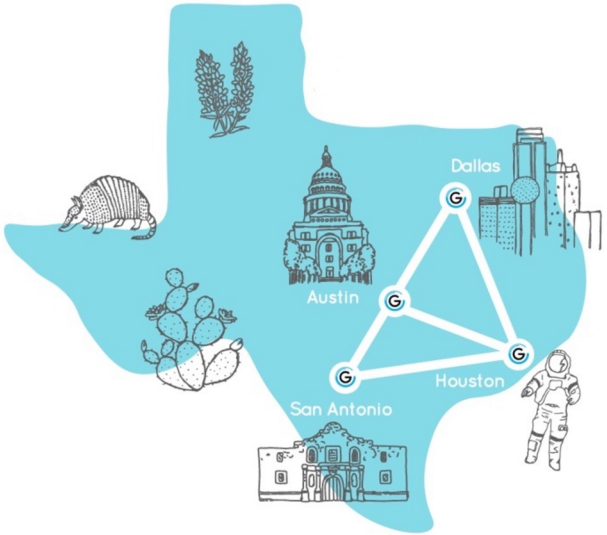
Texas: The Economic Engine of America

The four largest cities in Texas, Houston, San Antonio, Dallas, and Austin, are among the 10 largest cities in the United States, the first time that a single state has had four of the top 10 largest cities by population. Fort Worth is ranked the country's 13th largest city. Texas's civilian workforce is over 15 million strong making it the second largest in the nation. Texas' workforce is also the fastest growing workforce in the nation.



The Texas Triangle: A Mega-Region To Be Reckoned With

The Texas Triangle stretches from the Dallas/Ft.Worth metro in the north to Austin and San Antonio in the southwest. Houston anchors the southeast corner. The Texas Triangle is an increasingly powerful economic engine. The Texas Triangle stands out among America's mega-regions: it's younger, more diverse, more economically expansive, more lightly taxed, and more permissive in business and land-use regulations than other mega-regions. The Triangle's population grew more than 50% from 2000 to 2020 and now exceeds 19 million.



The Texas Triangle is home to 53 Fortune 500 headquarters. If it were a nation, it would be the world's 8th largest economy. Among the drivers of the Triangle's success is its exceptionally diverse economy. The region's strong positions in business services, finance, and health care alongside its historic dominance in energy have helped shield it from downturns in particular sectors.

Why Austin? The Silicon Hills

On the 2020 Census Austin finally broke into the Top 10 largest cities in the United States. Located along the I-35 corridor in between Dallas/Ft. Worth and San Antonio, a major trucking and transportation corridor, Austin is the state capital and home to the headquarters to numerous technology giants including Dell, Tesla, and Oracle. In addition, Austin hosts numerous world famous events every year including SXSW, Austin City Limits, and the Austin Film Festival which bring thousands of people to the city each year.

#1 Job Market in US
(Wall Street Journal)

#1 Smart City in Texas
(AT&T)

Top 10 Educated US Metro
(Wallethub)

#1 US city to start a business
(NC Magazine)

#1 City To Move To
(Culture Map)

#2 City for Digital Nomads
(Apartment Therapy)

#2 Best Real Estate Market
(WalletHub)

#1 College City in US
(WalletHub)



Why Invest In RV Communities?

In Demand Asset Class

- RV Communities continue to grow in popularity
- A record number of US citizens now own RVs

Stability in Recession

- During economic downturns, RV parks tend to be the most attractive affordable housing option from a price standpoint.

Tax Advantages

- Cost Segregation Study for Accelerated Depreciation
- Higher Write off for Real Estate Professionals

Easy to Invest

- Experienced Sponsor Team who can handle all day to day
- Entirely Passive, No Landlording Responsibilities

Above-Average Returns and Cash Flow

- Projected Returns Higher than Average Stock Market Returns
- Limited Liability while still enjoying Huge Upside

General Partnership Communication

- Quarterly Reporting Including Financial Highlights
- Receive Monthly Distributions from month 1

***Please check with your tax and legal professional as Sponsors do not provide tax or legal advice and the above is not intended to or should be construed as such advice. Your specific circumstances may, and likely will, vary

Property
Overview



Photos



Photos



Property Overview

Armadillo RV Park presents an exceptional opportunity in the heart of Austin, Texas, nestled along the shores of Lake Travis. Strategically positioned just 9 miles from Bee Cave and a mere 19 miles from downtown Austin, this Recreational Vehicle Community offers 46 full-service RV spots complemented by 9 storage units, with ample space for further expansion.

Characterized its unique location within Austin, Armadillo RV Park epitomizes convenience and comfort for its residents, conveniently located within a brief 3-minute drive from the nearest access point to Lake Travis.

Notably, this property has maintained full occupancy for an impressive 7 consecutive years, underscoring the robust demand within the market and its competitive pricing structure. Furthermore, the entirety of the surrounding RV parks within a 5-mile radius also boasts full occupancy rates, underscoring the desirability of the park's location. To top it off, Travis County isn't allowing new RV parks to be developed. This gives existing parks like Armadillo a serious edge in the market. It's a unique situation that makes this opportunity even more attractive for investors.



Location Overview

Just a quick 25-minute drive northwest of downtown Austin, Armadillo RV Park sits right on the beautiful shores of Lake Travis. It's the perfect spot for nature lovers who want to enjoy Texas's great outdoors without giving up the perks of city life or easy access to job opportunities.

The park's location is super convenient. You've got Lake Travis Elementary School only 3 miles away, your nearest HEB grocery store about 5.7 miles down the road, and Baylor Scott & White Medical Center just 6.1 miles out. Everything residents need is within easy reach.

What makes Armadillo RV Park special is how it gives you the best of both worlds. You're close enough to Austin to enjoy all the excitement of a thriving city, but you're also surrounded by some of the most stunning natural scenery Texas has to offer.



Project
Overview



Comprehensive Business Plan



Armadillo RV Park is a 46 unit RV Community located in Austin, TX. Currently performing well but with under market rents and room for expansion, the property will be acquired and a light value add plan will be implemented to increase property revenue and value. Upon completion of the value add plan, the property will be held long term for cash flow and appreciation.



The Sponsors will oversee the project from start to finish and will be responsible for implementing the value add plan and management of the property. The Sponsors are the guarantors on all loans and have provided all upfront “Risk Capital” including due diligence costs, earnest money, loan fees, and legal fees.



The Capital Partners will place 100% of the equity for the project. Capital Partners are not responsible for signing on any loans and carry no personal liability for the project. Additionally Capital Partners are not expected to contribute any upfront Risk Capital.

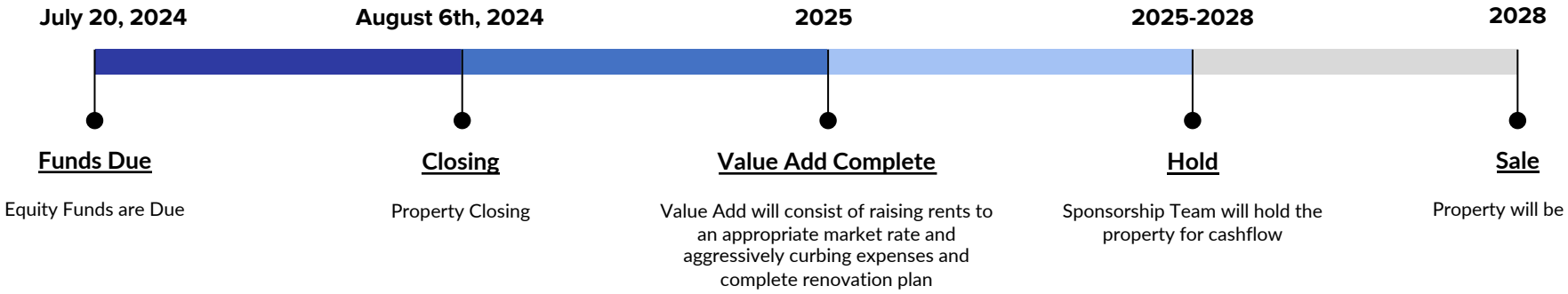
Acquisition & Financing

The Sponsor Team currently has the property under contract with an anticipated close date of August 6th, 2024.

- The purchase price of the property is $2,400,000
- The total equity requirement for the purchase is $2,148,000 which includes the down payment ($1.84M), operating capital and reserves ($30k), and closing costs and fees ($84k), as well as the renovation budget ($186k).
- Equity funds will be due July 20th, 2024
- Initial debt on the property will be via a seller financed note for $552,000 (23% of the purchase price)
- The seller has agreed to hold this note for 4 years at a 5.25% interest rate.
- Payments will be interest only for the full 4 years of the project



Acquisition and Disposition Timeline



The Numbers



Project Trailing 12 Actuals

Income

Income	T-12
Potential Rental Income (3% Annual Increase)	$ 382,440
Utility Reimbursement (2% Annual Increase)	45,000
Other Income (2% Annual Increase)	
Gross Potential Income	427,440
Economic Losses	
Loss to Lease (% of Potential Rental Income)	
Vacancy Loss (% of Gross Potential Income)	
Concessions (% of Potential Rental Income)	
Bad Debt (% of Potential Rental Income)	
Total Economic Losses	-
Gross Operating Income	**427,440**
Average Income Per Unit	*532*

Operating Expenses

	T-12
Management Fee (5% of Gross Income)	20,400
Advertising (4% Annual Increase)	
Contract Services (4% Annual Increase)	28,000
General & Administrative (4% Annual Increase)	2,500
Payroll (4% Annual Increase)	85,000
Repairs & Maintenance (4% Annual Increase)	
Turnover	
Utilities (4% Annual Increase)	60,000
Insurance (4% Annual Increase)	4,500
Tax (5% Annual Increase)	20,000
Miscellaneous	
rental cost	
equiptment	
auto	
accounting	4,500
Total Operating Expenses	224,900
Expense % of Gross Income	*52.62%*
Net Operating Income	**202,540**

Project Proforma

Pro Forma Summary

	Year 1	Year 2	Year 3	Year 4
Gross Potential Income	$ 526,080	$ 560,656	$ 579,590	$ 599,173
Less: Vacancies	84,173	56,066	28,980	29,959
Gross Operating Income	441,907	504,590	550,611	569,215
Economic Occupancy	*84.00%*	*90.00%*	*95.00%*	*95.00%*
Less: Operating Expenses	190,475	200,414	209,804	218,122
Expenses as Percent of Gross Income	*43.10%*	*39.72%*	*38.10%*	*38.32%*
Net Operating Income	251,432	304,177	340,806	351,093
Less: Non-Operating Expenses	-	-	-	-
Less: Debt Service	28,980	28,980	28,980	28,980
Net Income	$ 222,452	$ 275,197	$ 311,826	$ 322,113
Anticipated Market Value at 8% Cap Rate	*$ 3,142,898*	*$ 3,802,207*	*$ 4,260,080*	*$ 4,388,664*

Equity Requirements

Sources and Uses of Capital

$1,848,000
Down Payment

$20,000
Legal Fees

$16,000
Due Diligence Costs

$48,000
Acquisition Fee

$186,000
Renovation Cost

$30,000
Working Capital Capital

Total Equity Required - $2,148,000

Projected Investor Return Summary

Projected Hold Period - 4 years

1.85x	18.15%	9.22%
Equity Multiple	**IRR**	**AVG COC**

21.19%	84.76%
Annualized Return	**Total ROI**

Returns Timeline:

Capital Partners will receive 70% of the cashflow from the property during the duration of the hold period. Capital Partners will receive 70% of the sale profits.. The Sponsor Team will receive 30% of the cashflow from the property and 30% of the sale profits..

The Sponsorship Team will receive a one time 2% Acquisition Fee and as well a 5% property management fee. No other fees will be taken by the Sponsor Team.

The Team



Sponsor Team

San Antonio native, Marcus Robbins began his entrepreneurial journey at 19, leveraging his sales and marketing experience. Together with Kate, his high school sweetheart turned wife, he's raised two boys who attend Cornerstone Christian.

Over the past decade, Marcus has established himself as a prominent figure in San Antonio's real estate scene, specializing in mobile home and RV park development. His journey began in 2012 with developing his first RV park, where he spent two years as an owner-operator, mastering every aspect of the business.

From 2016 to 2018, Marcus expanded his portfolio, developing three additional mobile home and RV parks. Capitalizing on favorable market conditions and compressed cap rates, he successfully sold all four properties by 2022, reinvesting the profits into prime San Antonio real estate, including assets in the medical center and along the San Antonio River.

2022 was a pivotal year for Marcus. He assembled a team including a top-tier CFO and an in-house acquisition manager, setting his sights on building an institutional-sized portfolio. For the first time, Marcus is now offering select investment opportunities to outside capital.

Marcus's future plans include launching an institutional fund focused exclusively on RV and mobile home communities. His approach balances identifying quality assets with a strong commitment to above average returns and positive community impact. More than just financial success, Marcus aims to create a lasting legacy of excellence and favorable change in the real estate industry.

Notable Projects:

- Devine RV & Mobile Home Park – 6 acre Mobile Home & RV Park in Devine, Texas - Developer
- Englehart Mobile Home Park - 12 acre Mobile Home Park in San Antonio, Texas - Developer
- 463 Estates Mobile Home Park - 15 acre Mobile Home Park in Devine, Texas – Developer
- Vista Ridge RV Park- 20 acre Value Add RV Park outside of San Antonio, Texas- Lead Sponsor
- Oak Hills RV Park- 3 acre Value Add RV park in San Antonio medical center- Lead Sponsor
- Eagle Ford RV Park- 10 acre RV Park in San Antonio, Texas- Developer and Operator
- Medical Center Office Portfolio- 2 NNN commercial building in San Antonio, Texas- owner
- Marbach Mobile Home Park- 12 acre MHP development in San Antonio, Texas- Lead Sponsor and Developer
- 54 Ranch Estates- 70 lot Residential Development (raw land) in San Antonio, Texas- Lead Sponsor
- Marbach Road 12 commercial acres- 12 commercially zoned acres in San Antonio. TX- Owner



Marcus Robbins Jr.
Sponsor and CEO
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Sponsor Team

Nico Porter is an experienced real estate developer and investor based in San Antonio, Texas. He is a Co-Founder of Distance 3 Development, a real estate development company he started in 2022 that focuses on land acquisition, entitlement, and development across Central Texas. Nico has quickly established himself as an expert in evaluating, acquiring, and developing mobile home and RV parks, as well residential land developments.

Over his career, he has underwritten over $1.5 billion in combined project value and participated in deals totaling over $100 million, comprising over 120 acres of land, 600 apartment units, and north of 350 mobile home/RV lots. Nico has built up a personal real estate portfolio valued at approximately $30 million and has raised over $10 million in private capital for his deals. Nico is continuously looking for new opportunities to collaborate with investors and create access to risk-adjusted, high return real estate investments.

Prior to starting his own company, Nico gained experience as a Partner at Obsidian Capital and as a Financial Services Consultant at Evologics America. He holds a Bachelor's degree in Business Administration from the University of Texas at San Antonio, where he focused on Real Estate Finance and Development. In Nico's limited free time, he enjoys giving back to the community and mentoring aspiring real estate professionals. He credits much of his success to the mentorship he received early in his career and is passionate about paying it forward.



Nico Porter
Sponsor and CFO
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Notable Projects:

- Springside Estates - 42 acre subdivision in Burnet, Texas - Lead Sponsor & Developer
- Richters Ranch - 53 acre subdivision in Horseshoe Bay, Texas - Lead Sponsor & Developer
- Devine RV & Mobile Home Park – 6 acre Mobile Home & RV Park in Devine, Texas - Lead Sponsor
- Englehart Mobile Home Park - 12 acre Mobile Home Park in San Antonio, Texas - Lead Sponsor
- 463 Estates Mobile Home Park - 10 acre Mobile Home Park in Devine, Texas - Lead Sponsor
- Creekside Modern - 40 unit Value Add Multifamily Property in Austin, Texas - General Partner
- Vista RV Park – 3 acre Value Add RV Park in Floresville, TX - Lead Sponsor
- Quail Ridge RV Park – 5 acre Value Add RV Park in Stockdale, Texas - Lead Sponsor
- Vista Ridge RV Park- 20 acre Value Add RV Park in Elmendorf, Texas - Lead Sponsor
- Cottonwood Creek RV Park – 27 acre Value Add RV Park in Dripping Springs, Texas - Lead Sponsor

Sponsor Team

Brandon Gordon is a co-founder of Platinum Investing Firm and Distance 3 Development, two real estate investment firms headquartered in San Antonio, Texas. Brandon has extensive experience in asset management, real estate development, property management, and capital raising. He is currently the lead sponsor on a portfolio consisting of over 100 acres of raw land that is being developed into over 240 residential lots as well as 8 mobile home & RV parks. In addition to his own portfolio, Brandon has acted as an asset manager and operator on a portfolio of over 600 apartment units with a value of over $100M. Prior to beginning his career in real estate Brandon worked in operations at the second-largest privately held biologics distributor in the country.

Notable Projects:

- Springside Estates - 42 acre subdivision in Burnet, Texas - Lead Sponsor & Developer
- Richters Ranch - 53 acre subdivision in Horseshoe Bay, Texas - Lead Sponsor & Developer
- Devine RV & Mobile Home Park – 6 acre Mobile Home & RV Park in Devine, Texas - Lead Sponsor
- Englehart Mobile Home Park - 12 acre Mobile Home Park in San Antonio, Texas - Lead Sponsor
- 463 Estates Mobile Home Park - 10 acre Mobile Home Park in Devine, Texas - Lead Sponsor
- Creekside Modern - 40 unit Value Add Multifamily Property in Austin, Texas - General Partner
- Vista RV Park – 3 acre Value Add RV Park in Floresville, TX - Lead Sponsor
- Quail Ridge RV Park – 5 acre Value Add RV Park in Stockdale, Texas - Lead Sponsor
- Vista Ridge RV Park- 20 acre Value Add RV Park in Elmendorf, Texas - Lead Sponsor
- Cottonwood Creek RV Park – 27 acre Value Add RV Park in Dripping Springs, Texas - Lead Sponsor



Brandon Gordon
Sponsor and Director of Acquisitions
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Interested In Investing?

Express Interest

Reach Out To The Team

Our Team is available by phone or email to answer any questions, provide additional details, and discuss any aspects of the business plan.

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