

THE COVE

STAY. EAT. PLAY.



RENT-READY
FULLY FURNISHED
HIGH-YIELD
SHORT-TERM
INVESTMENT



A great short-term investment opportunity to earn a high-yield with very little risk involved. Currently branded as The Fisherman's Cove, these 21 Cabins are sitting on prime waterfront property on Lake Conroe. You are also being given an option to roll over your investment in to a high-yielding long-term vacation rental resort project (The COVE on Lake Conroe).



THE COVE

STAY. EAT. PLAY.

Investment Overview

Opportunity Terms

Current State

Projected Returns

Contact Information



INVESTMENT OVERVIEW

Cabins
for Sale

21

Annual
Return

25%+

ROI
Period

3-6 Mos.

Investor
Favorable
Terms

Monthly
Income
From Assets

Prime Waterfront
Vacation
Rental Property

These are managed real estate assets that have a proven model and track record of yielding monthly returns. The property can be legally described as being Tracts 32 and 32-C (Lake Conroe Fisherman's Cove Marina Reserve A), Martin Neal Survey, Abstract 26, Montgomery County, Texas. The subject property is located along the north line of FM 1097 across from Lake Conroe Hills Drive. The subject has a physical address of 13260 FM 1097, Willis, Montgomery County Texas, 77318.



OPPORTUNITY TERMS

1 Investor Buys Cabins at below Market Rate from Resort Owner

2 PROPERTY MANAGEMENT

a) Resort Owner operates and manages cabin on behalf of investor and pays monthly profits to investor.

b) The Investor gets charged a pre-negotiated fee per month for site fees/utilities (\$700-\$900)

c) The Resort Owner charges a pre-negotiated Discounted Property Management fee for the first 3 months of the buy back period (20% instead of 30%)

- The fee will be lowered to half for the second 3 months of the buy back period (if necessary-10%)



OPPORTUNITY TERMS

3

Investor agrees to a **Buy Back Option Period of 3-6 Months**, in which Resort owner has to purchase at a pre-negotiated Market Price.

4

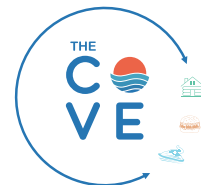
CONTINGENCY

If the property is not bought back by Resort Owner within the Buy Back option Period.

a) The Investor is free to hold the property with a reduced Property Management Fee (10%)

- The reduced property management fee will apply for a pre negotiated term period (1-2 years)

b) The investor can sell the cabin in the open market while transferring the rights to keep the cabin on resort grounds. All lease terms will be honored and transferred by the resort owner to the new cabin owner



CURRENT STATE

- LOCATION
- PROPERTY APPRAISAL
- NEARBY ATTRACTIONS
- 2022 PERFORMANCE
- COMPARABLES





TEXAS PROFESSIONAL SURVEYING, L.L.C.
 3032 N. FRAZIER STREET, STE. A
 CONROE, TEXAS 77303
 (936)756-7447 FAX (936)756-7448

Project No.
H121-01 3239

Key Map
126A

Drawing Date
10/21/10

LAKE CONROE

floating pier and boat slips

Texas Eastern Transmission Corporation
 Reliance easement Volume 798, Page 188
 Of Montgomery County Deed Records

called 201 contour line
 of Lake Conroe (see line)

area within the
 100-year flood plain
 (approximate location)

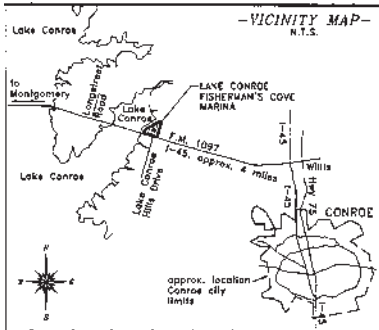
Tara's Cove Limited Partnership
 Called 36.834 acres
 C.F. #9842777 O.P.R.R.P.M.C.

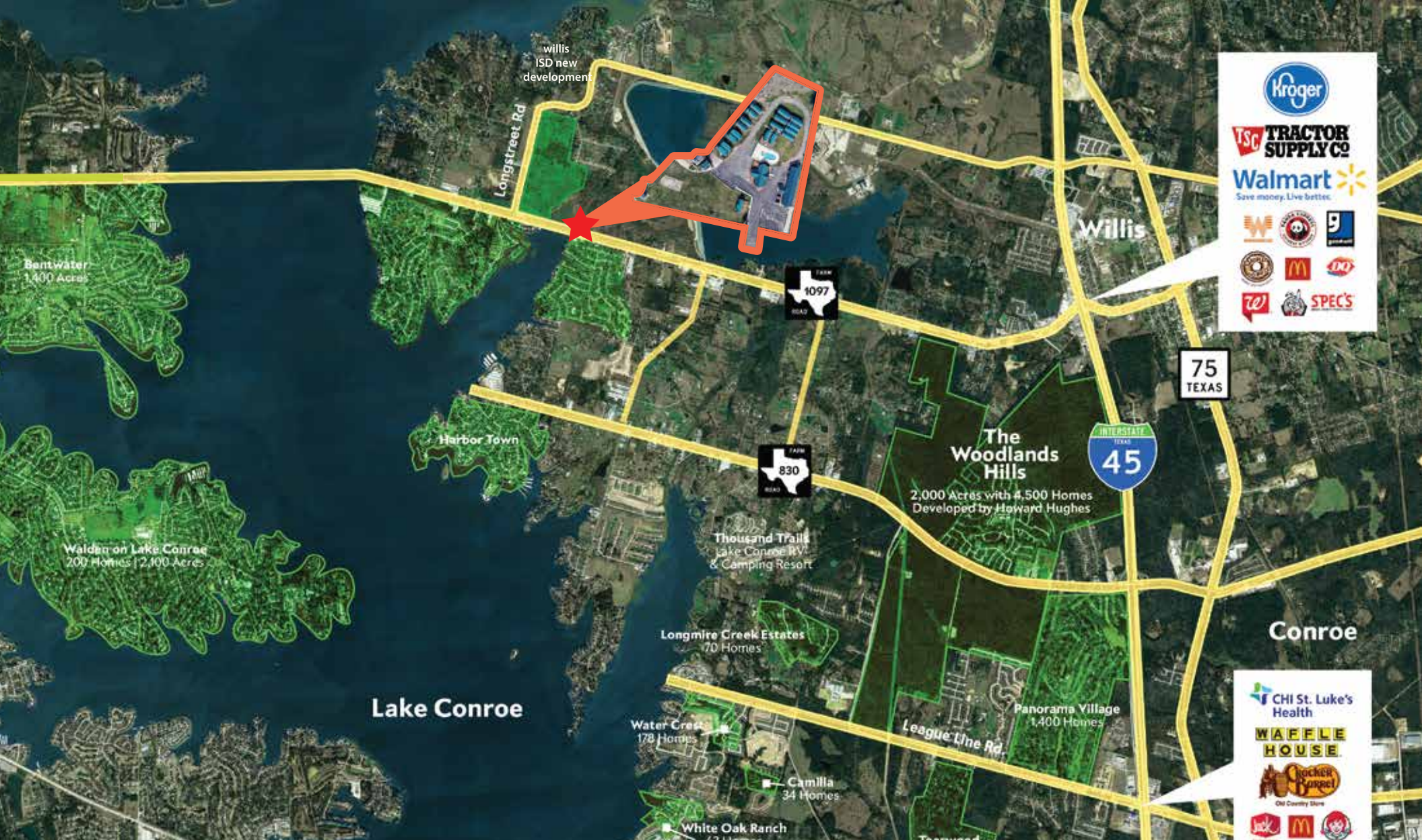
BLOCK 1
 RESTRICTED RESERVE
 3.000 AC.

F.M. HIGHWAY 1097
 (160' R.O.W.)
 R.O.W. taking recorded in Volume 294, Page 427-428; 3.123 Acres
 & Volume 282, Page 445-446; 3.270 Acres

NEIL MARTIN SURVEY
 ABSTRACT NO. 26

Lake Conroe Hills
 Section One
 Cabinet H, Sheet 91A, M.C.M.R.





willis
ISD new
development

Longstreet Rd

Willis

Bentwater
1,400 Acres

Harbor Town

Walden on Lake Conroe
200 Homes 12,400 Acres

The Woodlands Hills
2,000 Acres with 4,500 Homes
Developed by Howard Hughes

75
TEXAS

INTERSTATE
TEXAS
45

Thousand Trails
Lake Conroe RV
& Camping Resort

Longmire Creek Estates
70 Homes

Conroe

Lake Conroe

Water Crest
178 Homes

Panorama Village
1,400 Homes

League One Rd

Camilla
34 Homes

White Oak Ranch
43 Homes

Kroger

TSC TRACTOR SUPPLY CO

Walmart
Save money. Live better.

Waffle House

McDonald's

DO

Walgreens

SPECS

CHI St. Luke's Health

Waffle House

Rocky Top

Old Country Store

McDonald's





LEWIS CREEK
RESERVOIR

LAKE
CONROE

FM 1097

AREA: 3.457 ACRE (150,587 SQ.FT)
441.5 FT

481 FT

INTERSTATE 45

MONTGOMERY COUNTY
FIRE STATION



LEWIS CREEK
RESERVOIR



LAKE
CONROE

FM 1097

AREA: 3.457 ACRE (150,587 SQ.FT)

441.5 FT

481 FT

MONTGOMERY COUNTY
FIRE STATION

SHELL

INTERSTATE 45

3.48
ACRES
OF PROPERTY
AREA

441
FEET OF
FRONTAGE
ALONG NORTH LINE OF
FM 1097

127:1
FRONTAGE
ACREAGE
RATIO

754
FEET OF
WATER
FRONTAGE
ALONG
LAKE CONROE

The subject site consists of a total of approximately 3.4790 acres (151,545 square feet) of land, which is suitable for a wide variety of uses. It has what is considered to be a usable configuration. The site has a generally level topography. On an overall basis, the subject site is well-suited for development.



AMENITIES

GIANT DECK

Huge 1,400 square foot wrap-around deck with gas grill, 6-seat dining table, chairs and umbrella.

UHD SMART TELEVISION

55" and 42" UHD Smart flatscreen TVs in sleeping areas and living room (total of 4 TVs) and 3 DVD players.

HOT WATER

Never worry about taking long, hot showers with lots of hot water and good water pressure.

LIGHTED NIGHT FISHING

Both underwater and lake-level lighted night fishing from your private deck.

AMAZING VIEWS

Corner lot location with a 270° view of the lake with absolutely amazing sunrise and sunset viewing.

ENTERTAINMENT FOR THE KIDS

Loft has virtually endless toys, games, DVDs and stuffed animals. The kids will never get bored

STAY. EAT. PLAY.



2023 AVERAGE PRICE/SQFT
\$147/SQFT

ANNUAL PROPERTY GROWTH
4.2%

ANNUAL LAND GROWTH
4.5%

2023 AVG PRICE/SQFT (LAND)
\$163/SQFT

Property Appraisal

UNIT	SQFT(EA)	2008	2017	2021	CURRENT
		PRICE/SQFT	PRICE/SQFT	PRICE/SQFT	PRICE/SQFT
Clubhouse	3,200	\$0	\$121	\$141	\$150
Office Building	2,400	\$0	\$120	\$140	\$149
Marina Building	525	\$0	\$80	\$93	\$99
Park Models - 3	1,197 (399)	\$0	\$223	\$260	\$276
Interior Cabins - 6	4,560 (760)	\$0	\$133	\$155	\$165
Poolside Cabins - 2	1,520 (760)	\$0	\$157	\$183	\$194
Waterfront Cabins - 18	16,710 (760-1190)	\$0	\$135	\$157	\$167
Beachfront Cabins - 3	3,240 (1,080)	\$0	\$137	\$160	\$170
Deluxe Interior - 4	4,280 (1,070)	\$0	\$130	\$151	\$161
Property Value	37,632	\$1,350,000	\$4,500,000	\$5,310,000	\$5,766,600
Land Value	150,587 (3.48AC)	\$1,350,000	\$2,006,200	\$2,395,000	\$2,612,600



Park Models - 3
399 sq.ft ea.
Building Area

2010
Construction
Units 201, 202, 203

Foundation: **Steel frame/ block and beam**

Roof System: **Pitched metal roof**

Exterior Walls: **Hardi siding**

Flooring: **Vinyl wood grain/ Carpet**

Doors: **Combination of fiberglass & glass**

2021
\$341,145
Appraised Value

\$285
Per Square Feet



Interior Cabins - 6
760 sq.ft ea.
Building Area

2012
Construction
Units 204, 205, 211,
212, 213, 214

Foundation: **Steel frame/ block and beam**

Roof System: **Pitched metal roof**

Exterior Walls: **Hardi siding and stone**

Flooring: **Vinyl plank and carpeting**

Doors: **Combination of wood & glass entry doors**

2021

\$775,200
Appraised Value

\$170
Per Square Feet



Poolside Cabins - 2
760 sq.ft ea.
Building Area

2010
Construction
Units 215, 216

Foundation: **Steel frame/ block and beam**

Roof System: **Pitched metal roof**

Exterior Walls: **Hardi siding**

Flooring: **Vinyl wood grain**

Doors: **Combination of fiberglass & glass**

2021
\$305,520
Appraised Value

\$201
Per Square Feet



Waterfront Cabins - 18
760-1,190 sq.ft ea.
Building Area
2010-2017
Construction

Foundation:	Block & beam
Roof System:	Metal roofs
Exterior Walls:	Hardi plant cement siding
Flooring:	Vinyl plank flooring & carpet
Doors:	Combination of fiberglass & glass

2021
\$2,890,830
Appraised Value
\$173
Per Square Feet



Beachfront Cabins - 3
1,080 sq.ft ea.
Building Area

2017
Construction

Foundation: **Block and beam**

Roof System: **Pitched metal roof**

Exterior Walls: **Hardi plank cement siding**

Flooring: **Vinyl plank flooring & carpet**

Doors: **Combination of fiberglass & glass**

2021

\$567,000
Appraised Value

\$175
Per Square Feet



Deluxe Interior - 4
1,070 sq.ft ea.
Building Area

2017
Construction

Foundation: Reinforced concrete slab

Roof System: Pitched metal roof

Exterior Walls: Hardi plank cement siding

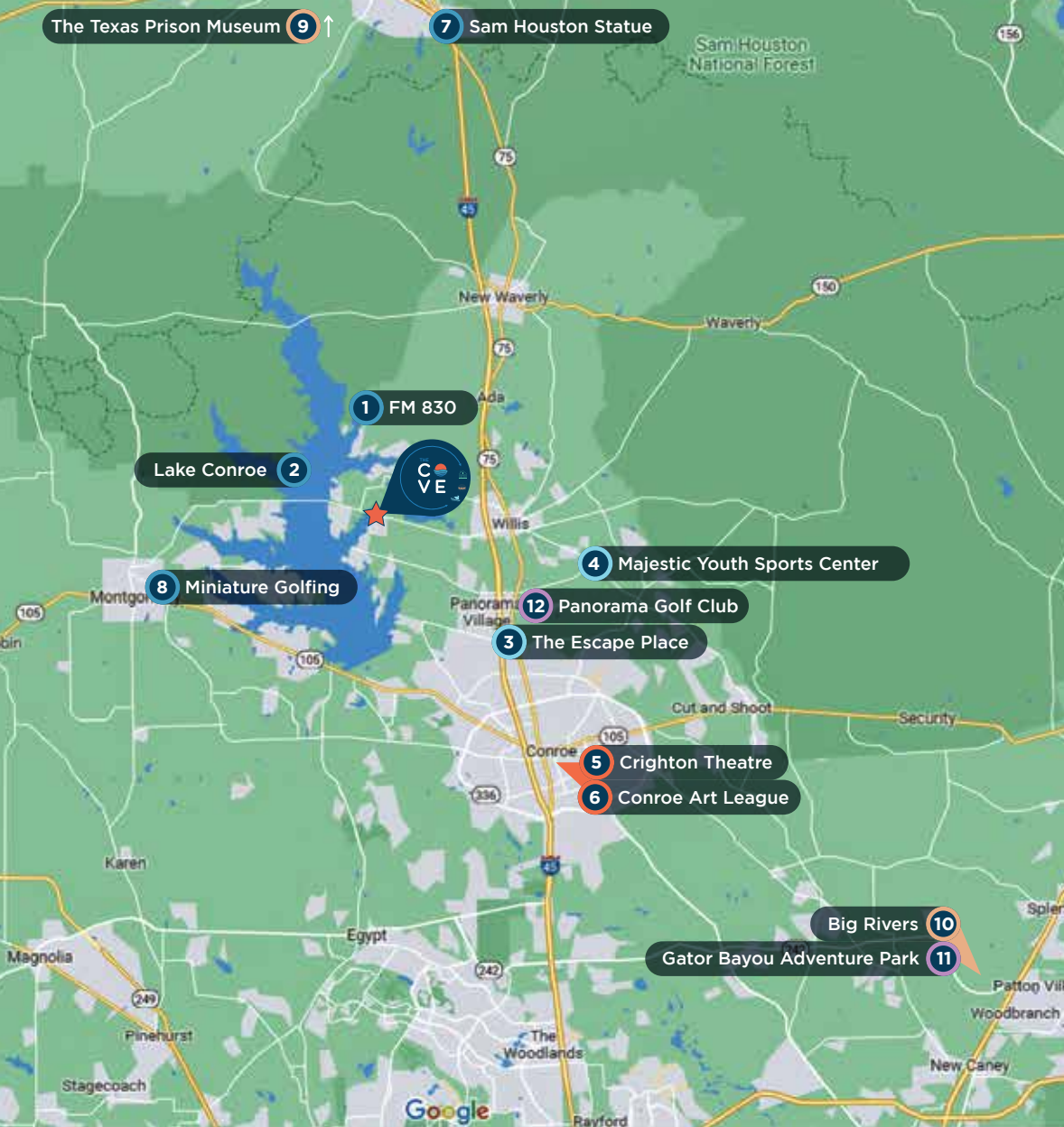
Flooring: Vinyl plank & carpet

Doors: Combination of wood & glass entry doors

2021

\$596,000
Appraised Value

\$166
Per Square Feet



01

**Farmers Market
830**

6min - 2.4miles

02

**Lake
Conroe**

4min - 1.7miles

03

**The Escape
Place**

12min - 8.2miles

04

**Majestic Youth
Sports Center**

15min - 8.3miles

05

**Crighton
Theatre**

18min - 12.6miles

06

**Conroe Art
League**

18min - 12.5miles

07

**Sam Houston
Statue**

23min - 21miles

08

**Longview Greens
Miniature Golfing**

15min - 10.2miles

09

**The Texas
Prison Museum**

25min - 28miles

10

**Big
Rivers**

40min - 34miles

11

**Gator Bayou
Adventure Park**

40min - 34miles

12

**Panorama
Golf Club**

13min - 6.7miles



Farmers Market 830

6min - 2.4miles

.....



Lake Conroe

4min - 1.7miles

.....



The Escape Place

12min - 8.2miles

.....

THE SUBJECT NEIGHBORHOOD PROVIDES GOOD ACCESS TO MAJOR EMPLOYMENT AREAS, EDUCATIONAL AND RECREATIONAL FACILITIES, SHOPPING CENTERS AND MEDICAL FACILITIES. THIS AREA HAS REALIZED GROWTH AND IMPROVED IN MOST TYPES OF REAL ESTATE.



Majestic Youth Sports Center

15min - 8.3miles

.....



Crighton Theatre

18min - 12.6miles

.....



Conroe Art League

18min - 12.5miles

.....

THE SUBJECT NEIGHBORHOOD PROVIDES GOOD ACCESS TO MAJOR EMPLOYMENT AREAS, EDUCATIONAL AND RECREATIONAL FACILITIES, SHOPPING CENTERS AND MEDICAL FACILITIES. THIS AREA HAS REALIZED GROWTH AND IMPROVED IN MOST TYPES OF REAL ESTATE.



Sam Houston Statue

23min - 21miles

A visit to the world's tallest statue of an American hero. A tribute to courage. He dedicated the statue to the City of Huntsville on October 22, 1994. It is the world's tallest statue of an American Hero



Longview GRN Miniature Golfing

15min - 10.2miles

Highest rated/reviewed mini golf course in the grand state of Texas! Offering 18 Texas themed greens, par 48, set among waterfalls, streams, palm trees and flower beds. All ADA compliant.



The Texas Prison Museum

25min - 28miles

The Texas Prison Museum offers an intriguing glimpse into the lives of the state's imprisoned citizens. The museum features numerous exhibits detailing the history of the Texas prison system.





Big Rivers

40min - 34miles

Big Rivers is more than just a waterpark! Featuring the largest lazy river in Texas, the tallest waves in Texas, and the biggest interactive play structure in Big Rivers is sure to be great fun.



Gator Bayou Adventure Park

40min - 34miles

Houston's only adventure park provides year-round fun for the entire family. Gator Bayou includes Wild Isle, a nature center (with gators, of course), a petting zoo, ropes courses and so much more!



Panorama Golf Club

13min - 6.7miles

Panorama Golf Club provides a variety of course layouts. In between rounds, options for a breakfast, lunch, or dinner at Greenbrier Grill, or share a few drinks with family and friends at full bar.



2022 Income Statements for Select Cabins



Unit No. 100



Unit No. 101



Unit No. 102



Unit No. 103



Unit No. 111





Unit No. 100 - 1,070 SQFT

This beautifully decorated cabin includes a living room, two bedrooms (one with a king size bed and the other with a queen), one full bath with a walk in shower and double sinks and an upstairs loft with two futons and a half bath. All rooms have large flat screen TV's with basic cable.

Check In
15:00

Check Out
11:00

Property Features



8 Guests



2 Bedrooms



1.5 Bathrooms



2 Beds

Amenities



Free
Parking



UHD
Smart TV



Private
Pool



Hot
Tub



Air
Conditioning



24/7
Heating

**2022 INCOME STATEMENTS
CABIN NO. 100 - WATERFRONT UNIT**

DIRECT RENTAL 8

GUESTY 11

TOTAL INCOME

MAINTENANCE

	DIRECT RENTAL 8	GUESTY 11	TOTAL INCOME	MAINTENANCE
January 2022	-	\$2,441.00	\$2,441.00	(\$45.00)
February 2022 - Freeze	\$1,900.00	-	\$1,900.00	(\$465.00)
March 2022	\$1,000.00	\$2,410.00	\$3,410.00	(\$110.00)
April 2022	\$484.00	\$2,500.00	\$2,984.00	-
May 2022	\$720.00	\$3,000.00	\$3,720.00	-
June 2022	\$734.00	\$3,800.00	\$4,534.00	(\$75.00)
July 2022	\$2,000.00	\$3,099.00	\$5,099.00	(\$50.00)
August 2022	\$255.00	\$3,000.00	\$3,255.00	-
September 2022	-	\$2,984.00	\$2,984.00	(\$125.00)
October 2022	\$1,500.00	\$360.00	\$1,860.00	-
November 2022	-	\$1,395.00	\$1,395.00	-
December 2022	-	\$1,627.00	\$1,627.00	(\$15.00)
Sub Total	\$8,593.00	\$26,616.00	\$35,209.00	\$885.00
Minus 30% Mgmt Fee			(\$10,562.70)	
Minus \$700 Util Fee			(\$4,200.00)	
Maintenance Billed to Owner			(\$885.00)	
Owners Share			\$19,561.30	
Total To Resort			\$15,647.70	





Unit No. 101 - 1,070 SQFT

This beautifully decorated retreat includes 3 bedrooms, 1 full bathroom and 1/2 bathroom, a living room with TV and a full kitchen! On the porch you will find comfy outdoor seating and a propane grill! If you bring your own boat or jet skis, there is dock space right behind your cabin.

Check In
15:00

Check Out
11:00

Property Features



8 Guests



2 Bedrooms



1.5 Bathrooms



2 Beds

Amenities



Free
Parking



UHD
Smart TV



Private
Pool



Hot
Tub



Air
Conditioning



24/7
Heating

**2022 INCOME STATEMENTS
CABIN NO. 101 - WATERFRONT UNIT**

DIRECT RENTAL 9

GUESTY 12

TOTAL INCOME

MAINTENANCE

	DIRECT RENTAL 9	GUESTY 12	TOTAL INCOME	MAINTENANCE
Jan	-	\$1,395.00	\$1,395.00	(\$25.00)
Feb - Freeze	-	\$1,395.00	\$1,395.00	(\$160.00)
Mar	\$775.00	\$1,395.00	\$2,170.00	-
Apr	\$1,500.00	\$592.00	\$2,092.00	(\$15.00)
May	\$325.00	\$2,000.00	\$2,325.00	(\$80.00)
Jun	\$1,500.00	\$3,816.00	\$5,316.00	(\$115.00)
Jul	\$4,200.00	\$1,876.00	\$6,076.00	(\$25.00)
Aug	\$255.00	\$3,000.00	\$3,255.00	-
Sep	\$2,500.00	\$724.00	\$3,224.00	(\$25.00)
Oct	\$732.00	\$2,500.00	\$3,232.00	(\$40.00)
Nov	-	\$2,092.00	\$2,092.00	-
Dec	\$244.00	\$1,500.00	\$1,744.00	(\$90.00)
Sub Total	\$12,031.00	\$22,285.00	\$34,316.00	\$575.00
Minus 30% Mgmt Fee			(\$10,294.80)	
Minus \$700 Util Fee			(\$4,200.00)	
Maintenance Billed to Owner			(\$575.00)	
Owners Share			\$19,246.20	
Total To Resort			\$15,069.80	





Unit No. 102 - 1,070 SQFT

This beautifully decorated cabin includes a living room, two bedrooms (one with a king size bed and the other with a queen), one full bath with a walk in shower and double sinks and an upstairs loft with two futons and a half bath. All rooms have large flat screen TV's with basic cable.

Check In
15:00

Check Out
11:00

Property Features



8 Guests



2 Bedrooms



1.5 Bathrooms



2 Beds

Amenities



Free
Parking



UHD
Smart TV



Private
Pool



Hot
Tub



Air
Conditioning



24/7
Heating

**2022 INCOME STATEMENTS
CABIN NO. 102 - WATERFRONT UNIT**

DIRECT RENTAL 9

GUESTY 12

TOTAL INCOME

MAINTENANCE

	DIRECT RENTAL 9	GUESTY 12	TOTAL INCOME	MAINTENANCE
Jan	-	\$1,465.00	\$1,465.00	(\$45.00)
Feb -Freeze	\$360.00	\$1,500.00	\$1,860.00	(\$425.00)
Mar	\$213.00	\$2,600.00	\$2,813.00	(\$85.00)
Apr	-	\$2,557.00	\$2,557.00	(\$45.00)
May	\$1,000.00	\$2,069.00	\$3,069.00	(\$200.00)
Jun	\$800.00	\$2,780.00	\$3,580.00	(\$60.00)
Jul	\$1,600.00	\$3,050.00	\$4,650.00	(\$25.00)
Aug	\$500.00	\$3,409.00	\$3,909.00	(\$40.00)
Sep	\$526.00	\$3,000.00	\$3,526.00	(\$225.00)
Oct	\$480.00	\$2,000.00	\$2,480.00	(\$40.00)
Nov	-	\$2,325.00	\$2,325.00	(\$30.00)
Dec	\$2,257.00	\$300.00	\$2,557.00	(\$40.00)
Sub Total	\$7,736.00	\$27,055.00	\$34,791.00	\$1,260.00
Minus 30% Mgmt Fee			(\$10,437.30)	
Minus \$700 Util Fee			(\$4,200.00)	
Maintenance Billed to Owner			(\$1,260.00)	
Owners Share			\$18,893.70	
Total To Resort			15,897.30	





Unit No. 103 - 1,070 SQFT

This beautifully decorated cabin includes a living room, two bedrooms (one with a king size bed and the other with a queen), one full bath with a walk in shower and double sinks and an upstairs loft with two futons and a half bath. All rooms have large flat screen TV's with basic cable.

Check In
15:00

Check Out
11:00

Property Features



8 Guests



2 Bedrooms



1.5 Bathrooms



2 Beds

Amenities



Free
Parking



UHD
Smart TV



Private
Pool



Hot
Tub



Air
Conditioning



24/7
Heating

**2022 INCOME STATEMENTS
CABIN NO. 103 - WATERFRONT UNIT**

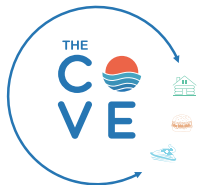
DIRECT RENTAL 7

GUESTY 11

TOTAL INCOME

MAINTENANCE

	DIRECT RENTAL 7	GUESTY 11	TOTAL INCOME	MAINTENANCE
Jan	-	\$1,296.00	\$1,296.00	(\$45.00)
Feb - Freeze	-	\$1,456.00	\$1,456.00	(\$200.00)
Mar	-	\$3,360.00	\$3,360.00	(\$45.00)
Apr	-	\$1,920.00	\$1,920.00	(\$25.00)
May	\$1,600.00	\$1,520.00	\$3,120.00	-
Jun	\$2,000.00	\$1,360.00	\$3,360.00	(\$60.00)
Jul	-	\$4,200.00	\$4,200.00	(\$75.00)
Aug	\$400.00	\$3,200.00	\$3,600.00	(\$225.00)
Sep	\$800.00	\$2,560.00	\$3,360.00	(\$60.00)
Oct	\$1,920.00	-	\$1,920.00	(\$85.00)
Nov	\$360.00	\$1,800.00	\$2,160.00	(\$25.00)
Dec	\$660.00	\$1,500.00	\$2,160.00	(\$15.00)
Sub Total	\$7,740.00	\$24,172.00	\$31,912.00	\$860.00
Minus 30% Mgmt Fee			(\$9,573.60)	
Minus \$700 Util Fee			(\$4,200.00)	
Maintenance Billed to Owner			(\$860.00)	
Owners Share			\$17,278.40	
Total To Resort			\$14,633.60	





Unit No. 111 - 760 SQFT

This beautifully decorated cabin includes a living room, two bedrooms (one with a king size bed and the other with a queen), one full bath with a walk in shower and double sinks and an upstairs loft with two futons and a half bath. All rooms have large flat screen TV's with basic cable.

Monthly Leased Unit

Property Features



8 Guests



2 Bedrooms



1 Bathrooms



2 Beds

Amenities



Free Parking



UHD Smart TV



Private Pool



Hot Tub



Air Conditioning



24/7 Heating

**2022 INCOME STATEMENTS
CABIN NO. 111 - WATERFRONT UNIT**

DIRECT RENTAL 8

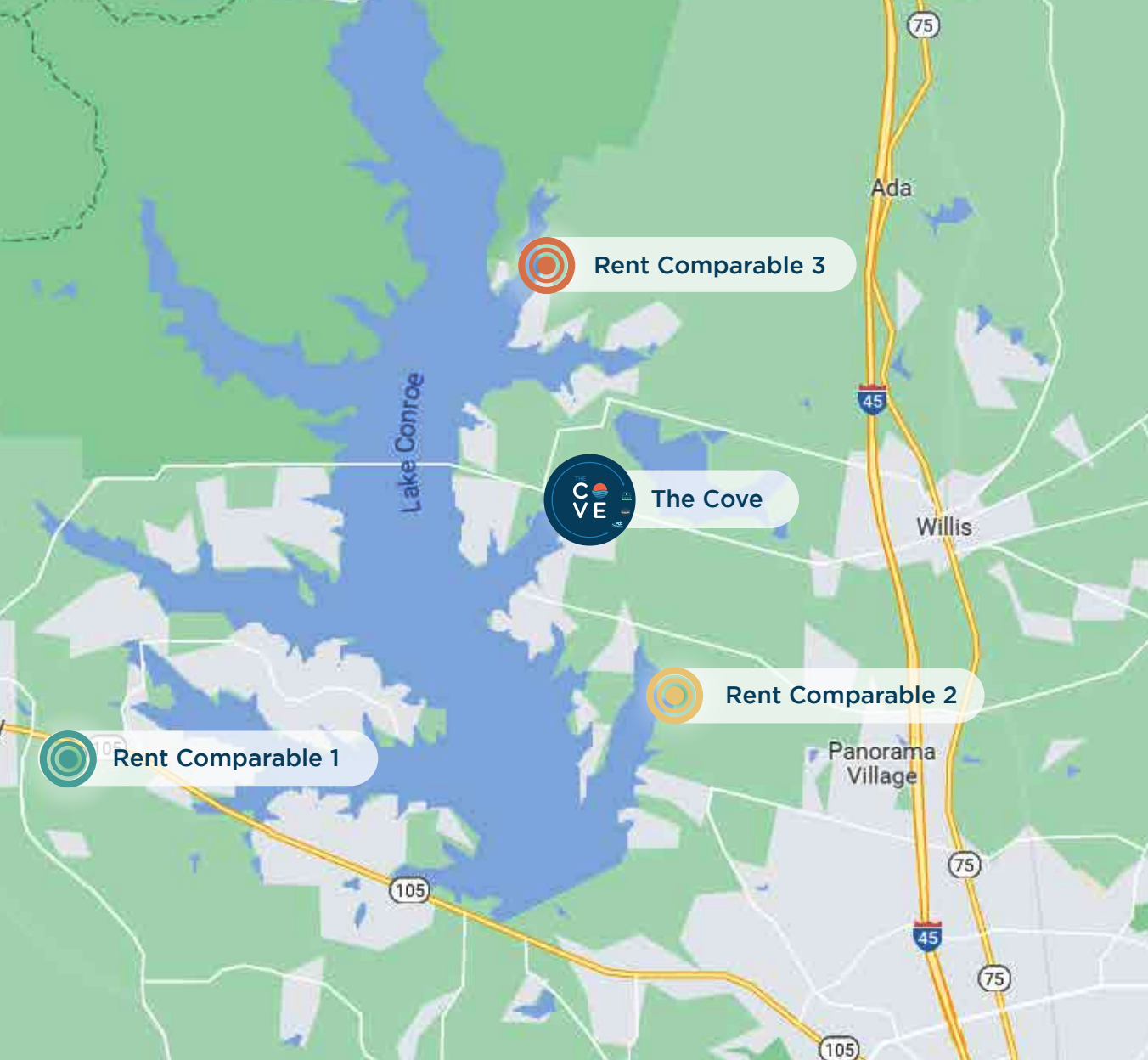
GUESTY 11

TOTAL INCOME

MAINTENANCE

	DIRECT RENTAL 8	GUESTY 11	TOTAL INCOME	MAINTENANCE
Jan	\$2,650.00	N/A	\$2,650.00	(\$140.00)
Feb - Freeze	\$2,650.00	N/A	\$2,650.00	(\$380.00)
Mar	\$2,650.00	N/A	\$2,650.00	(\$45.00)
Apr	\$2,650.00	N/A	\$2,650.00	(\$85.00)
May	\$2,650.00	N/A	\$2,650.00	(\$125.00)
Jun	\$2,650.00	N/A	\$2,650.00	(\$200.00)
Jul	\$2,650.00	N/A	\$2,650.00	(\$150.00)
Aug	\$2,650.00	N/A	\$2,650.00	-
Sep	\$2,650.00	N/A	\$2,650.00	(\$80.00)
Oct	\$2,650.00	N/A	\$2,650.00	(\$650.00)
Nov	\$2,650.00	N/A	\$2,650.00	(\$45.00)
Dec	\$2,650.00	N/A	\$2,650.00	(\$80.00)
Sub Total	\$31,800.00	\$31,800.00	\$31,800.00	\$1,980.00
Minus 30% Mgmt Fee			(\$9,540.00)	
Minus \$700 Util Fee			(\$4,200.00)	
Maintenance Billed to Owner			(\$885.00)	
Owners Share			\$17,175.00	
Total To Resort			\$14,625.00	





Subject Property

Name Fisherman Cove Cabins
Location 13260 FM 1097, Willis, Montgomery County, 77318

Rent Comparable 1

Name Lake Conroe KOA Campground and Cabins
Location 19785 Highway 105 West, Montgomery

Rent Comparable 2

Name Thousand Trails Campgrounds
Location 11720 Thousand Trails, Willis

Rent Comparable 3

Name Stow-A-Way Marina and Campground
Location 13988 Calvary Road, Willis



**LAKE CONROE KOA
CAMPGROUND AND CABINS**

Date Surveyed **September 2019**
Occupancy **73%**

Rental Rates (Type of Units)

Cabins	1BR/1BA	1BR/1BA
Daily	\$125-\$165	\$195-\$250
Weekly	N/A	N/A
Monthly	N/A	N/A

**THOUSAND TRAILS
CAMPGROUNDS**

Date Surveyed **September 2019**
Occupancy **80%**

Rental Rates (Type of Units)

Cabins	1BR/1BA	1BR/1BA
Daily	\$160	\$190
Weekly	\$930	\$1,020
Monthly	N/A	N/A

**STOW-A-WAY MARINA
AND CAMPGROUND**

Date Surveyed **September 2019**
Occupancy **75%**

Rental Rates (Type of Units)

Cabins	1BR/1BA
Daily	\$150-\$175
Weekly	\$900
Monthly	N/A

THE COVE

CABINS



RENT-READY
FULLY FURNISHED
HIGH-YIELD
SHORT-TERM
INVESTMENT



SAMPLE CABINS 760 SQ.FT.

OWNED & MANAGED PROJECTIONS

INCOME PROJECTIONS

No. of Cabins
Occupancy Ratio
Average Nightly Rate

Avg. Daily Gross Income
Management Fee - 20%
Other Daily Expenses

Expected Daily Income

Expected Monthly Income

IN SEASON - MARCH - SEPTEMBER

PESSIMSTIC	EXPECTED	OPTIMISTIC
1	1	1
55%	70%	80%
\$180	\$200	\$210
\$99	\$140	\$168
(\$20)	(\$28)	(\$34)
(\$30)	(\$27)	(\$23)
\$49	\$85	\$111
\$1,476	\$2,560	\$3,332

OFF SEASON - OCTOBER - FEBRUARY

PESSIMSTIC	EXPECTED	OPTIMISTIC
1	1	1
40%	50%	60%
\$160	\$170	\$180
\$64	\$85	\$108
(\$13)	(\$17)	(\$22)
(\$30)	(\$27)	(\$23)
\$21	\$41	\$63
\$636	\$1,240	\$1,892

ANNUAL PESSIMISTIC INCOME
\$13,702

ANNUAL EXPECTED INCOME
\$24,459

ANNUAL OPTIMISTIC INCOME
\$33,243



The average daily expenses include cost of food, labor, utilities and marketing.

THE COVE

BOATS



THE COVE

JETSKIS



THE COVE

DAY PASSES



THE COVE
BAR & GRILL



THE COVE
ROOM SERVICE



THE COVE

BAIT SHOP



RETURN ON INVESTMENT

1-3 Months ROI

PESSIMISTIC RETURN

\$13,620 TO **\$23,284**

(17.7% ROI)
70.8% APR

(14.2% ROI)
56.6% APR

EXPECTED RETURN

\$15,216 TO **\$26,716**

(19.8% ROI)
79.0% APR

(16.2% ROI)
65.0% APR

OPTIMISTIC RETURN

\$16,380 TO **\$29,104**

(21.3% ROI)
85.1% APR

(17.7% ROI)
70.8% APR

1-6 Months ROI

PESSIMISTIC RETURN

\$15,780 TO **\$36,204**

(20.5% ROI)
41.0% APR

(22.0% ROI)
44.0% APR

EXPECTED RETURN

\$19,134 TO **\$43,159**

(24.8% ROI)
49.7% APR

(26.2% ROI)
52.5% APR

OPTIMISTIC RETURN

\$21,570 TO **\$47,896**

(28.0% ROI)
56.0% APR

(29.1% ROI)
58.2% APR

Annual ROI

PESSIMISTIC RETURN

\$9,990 TO **\$39,443**

(13.0% ROI)
20.0% APR

(24.0% ROI)
13.0% APR

EXPECTED RETURN

\$16,860 TO **\$54,345**

(21.9% ROI)
25.0% APR

(33.0% ROI)
18.0% APR

OPTIMISTIC RETURN

\$21,840 TO **\$64,680**

(28.4% ROI)
31.0% APR

(39.3% ROI)
23.0% APR

UNITS AVAILABLE FOR SALE

UNIT	BUYBACK PRICE	PURCHASE PRICE	DISCOUNT	LOCATION	SQUARE FEET	AVG NIGHTLY RATE
#100	\$159,000	\$145,800	\$13,200	Waterfront	1070	\$270
#103	\$159,000	\$146,000	\$13,000	Waterfront	1070	\$270
#107	\$179,000	\$164,500	\$14,500	Waterfront	1190	\$290
#108	\$179,000	\$164,500	\$14,500	Waterfront	1190	\$290
#109	\$139,000	\$124,500	\$14,500	Waterfront	760	\$180
#110	\$139,000	\$124,500	\$14,500	Waterfront	760	\$180
#114	\$139,000	\$124,500	\$14,500	Waterfront	760	\$180
#115	\$139,000	\$124,500	\$14,500	Waterfront	760	\$180
#117	\$139,000	\$124,500	\$14,500	Waterfront	760	\$180
#201	\$89,000	\$77,000	\$12,000	Poolside-Lux	400	\$120
#202	\$89,000	\$77,000	\$12,000	Poolside-Lux	400	\$120
#203	\$95,000	\$82,500	\$12,500	Lakeview-Lux	400	\$140
#204	\$105,000	\$90,000	\$15,000	Lakeview	780	\$160
#205	\$105,000	\$90,000	\$15,000	Lakeview	780	\$160
#211	\$99,000	\$84,500	\$14,500	Interior	780	\$140
#212	\$99,000	\$84,500	\$14,500	Interior	780	\$140
#213	\$99,000	\$84,500	\$14,500	Interior	780	\$140
#214	\$99,000	\$84,500	\$14,500	Interior	780	\$140
#215	\$129,000	\$114,500	\$14,500	Poolside-Lux	760	\$180
#216	\$129,000	\$114,500	\$14,500	Poolside-Lux	760	\$180
#301	\$149,000	\$134,500	\$14,500	Interior-New	1070	\$250

1-3 MONTHS RETURN PROJECTIONS

The following projections are to give the investor an idea of what their expected returns would look like if the resort owner were to purchase back the cabin within the first 3 months after purchase.

This purchase would be occurring within the allotted 6 month Buy-Back Period and the purchase price would be the Buy-Back price listed on the contract. The projected values assume that the resort owner will charge a 20% property management fee in the first 3 months on top of a monthly expense of roughly \$700-\$900 a month. The numbers are done as projections only and are not guaranteed.

WITHIN BUY BACK PERIOD



	1-3 MONTHS PROJECTED INCOME			1-3 MONTHS PROJECTED EXPENSES - (Management Fee 20% + Other)		
UNIT	PESSIMISTIC (45-55%)	EXPECTED (60-70%)	OPTIMISTIC (70-80%)	PESSIMISTIC	EXPECTED	OPTIMISTIC
#100	\$13,365	\$17,010	\$19,440	\$5,373	\$5,802	\$5,988
#103	\$13,365	\$17,010	\$19,440	\$5,373	\$5,802	\$5,988
#107	\$14,355	\$18,270	\$20,880	\$5,571	\$6,054	\$6,276
#108	\$14,355	\$18,270	\$20,880	\$5,571	\$6,054	\$6,276
#109	\$8,100	\$10,530	\$12,150	\$4,320	\$4,506	\$4,530
#110	\$8,100	\$10,530	\$12,150	\$4,320	\$4,506	\$4,530
#114	\$8,100	\$10,530	\$12,150	\$4,320	\$4,506	\$4,530
#115	\$8,100	\$10,530	\$12,150	\$4,320	\$4,506	\$4,530
#117	\$8,100	\$10,530	\$12,150	\$4,320	\$4,506	\$4,530
#201	\$5,400	\$7,020	\$8,100	\$3,780	\$3,804	\$3,720
#202	\$5,400	\$7,020	\$8,100	\$3,780	\$3,804	\$3,720
#203	\$6,300	\$8,190	\$9,450	\$3,960	\$4,038	\$3,990
#204	\$6,480	\$8,640	\$10,080	\$3,996	\$4,128	\$4,116
#205	\$6,480	\$8,640	\$10,080	\$3,996	\$4,128	\$4,116
#211	\$5,670	\$7,560	\$8,820	\$3,834	\$3,912	\$3,864
#212	\$5,670	\$7,560	\$8,820	\$3,834	\$3,912	\$3,864
#213	\$5,670	\$7,560	\$8,820	\$3,834	\$3,912	\$3,864
#214	\$5,670	\$7,560	\$8,820	\$3,834	\$3,912	\$3,864
#215	\$8,100	\$10,530	\$12,150	\$4,320	\$4,506	\$4,530
#216	\$8,100	\$10,530	\$12,150	\$4,320	\$4,506	\$4,530
#301	\$11,250	\$14,625	\$16,875	\$4,950	\$5,325	\$5,475

	1-3 MONTHS - ROI (ROI%)			APR		
UNIT	PESSIMISTIC (45-55%)	EXPECTED (60-70%)	OPTIMISTIC (70-80%)	PESSIMISTIC	EXPECTED	OPTIMISTIC
#100	\$21,192 (14.5%)	\$24,408 (16.7%)	\$26,652 (18.3%)	58.1%	67.0%	73.1%
#103	\$20,992 (14.4%)	\$24,208 (16.6%)	\$26,452 (18.1%)	57.5%	66.3%	72.5%
#107	\$23,284 (14.2%)	\$26,716 (16.2%)	\$29,104 (17.7%)	56.6%	65.0%	70.8%
#108	\$23,284 (14.2%)	\$26,716 (16.2%)	\$29,104 (17.7%)	56.6%	65.0%	70.8%
#109	\$18,280 (14.7%)	\$20,524 (16.5%)	\$22,120 (17.8%)	58.7%	65.9%	71.1%
#110	\$18,280 (14.7%)	\$20,524 (16.5%)	\$22,120 (17.8%)	58.7%	65.9%	71.1%
#114	\$18,280 (14.7%)	\$20,524 (16.5%)	\$22,120 (17.8%)	58.7%	65.9%	71.1%
#115	\$18,280 (14.7%)	\$20,524 (16.5%)	\$22,120 (17.8%)	58.7%	65.9%	71.1%
#117	\$18,280 (14.7%)	\$20,524 (16.5%)	\$22,120 (17.8%)	58.7%	65.9%	71.1%
#201	\$13,620 (17.7%)	\$15,216 (19.8%)	\$16,380 (21.3%)	70.8%	79.0%	85.1%
#202	\$13,620 (17.7%)	\$15,216 (19.8%)	\$16,380 (21.3%)	70.8%	79.0%	85.1%
#203	\$14,840 (18.0%)	\$16,652 (20.2%)	\$17,960 (21.8%)	72.0%	80.7%	87.1%
#204	\$17,484 (19.4%)	\$19,512 (21.7%)	\$20,964 (23.3%)	77.7%	86.7%	93.2%
#205	\$17,484 (19.4%)	\$19,512 (21.7%)	\$20,964 (23.3%)	77.7%	86.7%	93.2%
#211	\$16,336 (19.3%)	\$18,148 (21.5%)	\$19,456 (23.0%)	77.3%	85.9%	92.1%
#212	\$16,336 (19.3%)	\$18,148 (21.5%)	\$19,456 (23.0%)	77.3%	85.9%	92.1%
#213	\$16,336 (19.3%)	\$18,148 (21.5%)	\$19,456 (23.0%)	77.3%	85.9%	92.1%
#214	\$16,336 (19.3%)	\$18,148 (21.5%)	\$19,456 (23.0%)	77.3%	85.9%	92.1%
#215	\$18,280 (16.0%)	\$20,524 (17.9%)	\$22,120 (19.3%)	63.9%	71.7%	77.3%
#216	\$18,280 (16.0%)	\$20,524 (17.9%)	\$22,120 (19.3%)	63.9%	71.7%	77.3%
#301	\$20,800 (15.5%)	\$23,800 (17.7%)	\$25,900 (19.3%)	61.9%	70.8%	77.0%

1-6 MONTHS RETURN PROJECTIONS

The following projections are to give the investor an idea of what their expected returns would look like if the resort owner were to purchase back the cabin within a 3-6 month time frame. This purchase would be occurring within the allotted 6 month Buy-Back Period and the purchase price would be the Buy-Back price listed on the contract. The projected values assume that the resort owner will charge a 20% property management fee in the first 3 months and 10% property management fee in months 3-6 ... on top of a monthly expense of roughly \$700-\$900 a month. The numbers are done as projections only and are not guaranteed.

WITHIN BUY BACK PERIOD



	1-6 MONTHS PROJECTED INCOME			1-6 MONTHS PROJECTED EXPENSES (Management Fee 15% + Other)		
UNIT	PESSIMISTIC (45-55%)	EXPECTED (60-70%)	OPTIMISTIC (70-80%)	PESSIMISTIC	EXPECTED	OPTIMISTIC
#100	\$26,730	\$34,020	\$38,880	\$9,410	\$9,903	\$10,032
#103	\$26,730	\$34,020	\$38,880	\$6,710	\$7,503	\$7,932
#107	\$28,710	\$36,540	\$41,760	\$7,007	\$7,881	\$8,364
#108	\$28,710	\$36,540	\$41,760	\$7,007	\$7,881	\$8,364
#109	\$16,200	\$21,060	\$24,300	\$7,830	\$7,959	\$7,845
#110	\$16,200	\$21,060	\$24,300	\$7,830	\$7,959	\$7,845
#114	\$16,200	\$21,060	\$24,300	\$7,830	\$7,959	\$7,845
#115	\$16,200	\$21,060	\$24,300	\$7,830	\$7,959	\$7,845
#117	\$16,200	\$21,060	\$24,300	\$7,830	\$7,959	\$7,845
#201	\$10,800	\$14,040	\$16,200	\$7,020	\$6,906	\$6,630
#202	\$10,800	\$14,040	\$16,200	\$7,020	\$6,906	\$6,630
#203	\$12,600	\$16,380	\$18,900	\$7,290	\$7,257	\$7,035
#204	\$12,960	\$17,280	\$20,160	\$7,344	\$7,392	\$7,224
#205	\$12,960	\$17,280	\$20,160	\$7,344	\$7,392	\$7,224
#211	\$11,340	\$15,120	\$17,640	\$7,101	\$7,068	\$6,846
#212	\$11,340	\$15,120	\$17,640	\$7,101	\$7,068	\$6,846
#213	\$11,340	\$15,120	\$17,640	\$7,101	\$7,068	\$6,846
#214	\$11,340	\$15,120	\$17,640	\$7,101	\$7,068	\$6,846
#215	\$16,200	\$21,060	\$24,300	\$7,830	\$7,959	\$7,845
#216	\$16,200	\$21,060	\$24,300	\$7,830	\$7,959	\$7,845
#301	\$22,500	\$29,250	\$33,750	8,775	\$9,188	\$9,263

	1-6 MONTHS - ROI (ROI%)			APR		
UNIT	PESSIMISTIC (45-55%)	EXPECTED (60-70%)	OPTIMISTIC (70-80%)	PESSIMISTIC	EXPECTED	OPTIMISTIC
#100	\$30,521 (20.9%)	\$37,317 (25.6%)	\$42,048(28.8%)	41.9%	51.2%	57.7%
#103	\$33,021 (22.6%)	\$39,517 (27.1%)	\$43,948 (30.1%)	45.2%	54.1%	60.2%
#107	\$36,204 (22.0%)	\$43,159 (26.2%)	\$47,896 (29.1%)	44.0%	52.5%	58.2%
#108	\$36,204 (22.0%)	\$43,159 (26.2%)	\$47,896 (29.1%)	44.0%	52.5%	58.2%
#109	\$22,870 (18.4%)	\$27,601 (22.2%)	\$30,955(24.9%)	36.7%	44.3%	49.7%
#110	\$22,870 (18.4%)	\$27,601 (22.2%)	\$30,955(24.9%)	36.7%	44.3%	49.7%
#114	\$22,870 (18.4%)	\$27,601 (22.2%)	\$30,955(24.9%)	36.7%	44.3%	49.7%
#115	\$22,870 (18.4%)	\$27,601 (22.2%)	\$30,955(24.9%)	36.7%	44.3%	49.7%
#117	\$22,870 (18.4%)	\$27,601 (22.2%)	\$30,955(24.9%)	36.7%	44.3%	49.7%
#201	\$15,780 (20.5%)	\$19,134 (24.8%)	\$21,570 (28.0%)	41.0%	49.7%	56.0%
#202	\$15,780 (20.5%)	\$19,134 (24.8%)	\$21,570 (28.0%)	41.0%	49.7%	56.0%
#203	\$17,810 (21.6%)	\$21,623 (26.2%)	\$24,365 (29.5%)	43.2%	52.4%	59.1%
#204	\$20,616 (22.9%)	\$24,888 (27.7%)	\$27,936 (31.0%)	45.8%	55.3%	62.1%
#205	\$20,616 (22.9%)	\$24,888 (27.7%)	\$27,936 (31.0%)	45.8%	55.3%	62.1%
#211	\$18,739 (22.2%)	\$22,552 (26.7%)	\$25,294 (29.9%)	44.4%	53.4%	59.9%
#212	\$18,739 (22.2%)	\$22,552 (26.7%)	\$25,294 (29.9%)	44.4%	53.4%	59.9%
#213	\$18,739 (22.2%)	\$22,552 (26.7%)	\$25,294 (29.9%)	44.4%	53.4%	59.9%
#214	\$18,739 (22.2%)	\$22,552 (26.7%)	\$25,294 (29.9%)	44.4%	53.4%	59.9%
#215	\$22,870 (20.0%)	\$27,601 (24.1%)	\$30,955 (27.0%)	39.9%	48.2%	54.1%
#216	\$22,870 (20.0%)	\$27,601 (24.1%)	\$30,955 (27.0%)	39.9%	48.2%	54.1%
#301	\$28,225 (21.0%)	\$34,563 (25.7%)	\$38,988 (29.0%)	42.0%	51.4%	58.0%

ANNUAL RETURN PROJECTIONS

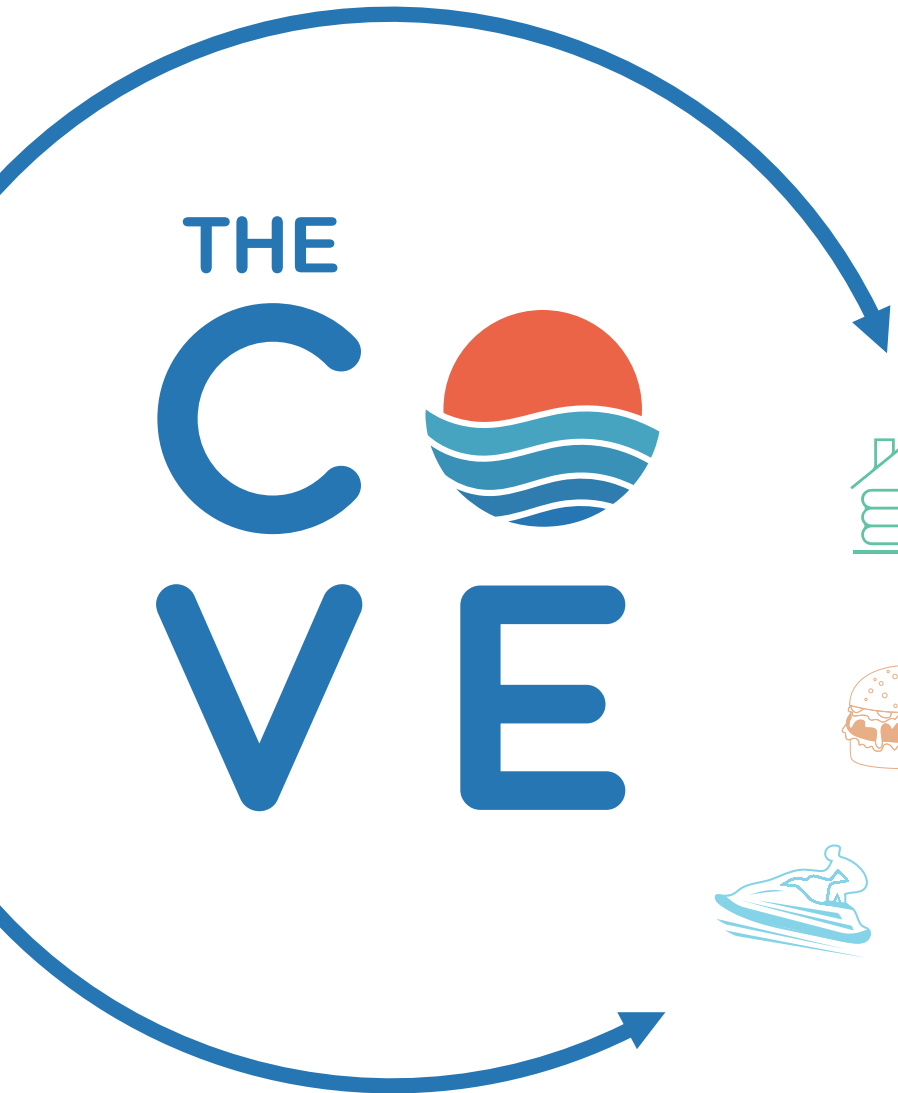
The following projections are to give the investor an idea of what their expected returns would look like if the resort does not purchase back the cabin within the allotted Buy-Back period. In this case the cabin owner can now choose to hold on to the property with a 5 year lease term agreement. The cabin owner will still be responsible for a property management fee of 10% on top of a monthly expense of roughly \$700-\$900 a month. The cabin owner can add in any clauses to protect themselves from rent or management fee hikes and any other aspects that may concern them. The numbers are done as projections only and are not guaranteed.

BUY BACK PERIOD HAS NOW EXPIRED

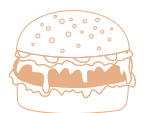


	ANNUAL PROJECTED INCOME			ANNUAL PROJECTED EXPENSES (Management Fee 12.5% + Other)		
UNIT	PESSIMISTIC (45-55%)	EXPECTED (60-70%)	OPTIMISTIC (70-80%)	PESSIMISTIC (45-55%)	EXPECTED (60-70%)	OPTIMISTIC (70-80%)
#100	\$53,460	\$68,040	\$77,760	\$17,483	\$18,105	\$18,120
#103	\$53,460	\$68,040	\$77,760	\$17,483	\$18,105	\$18,120
#107	\$57,420	\$73,080	\$83,520	\$17,978	\$18,735	\$18,840
#108	\$57,420	\$73,080	\$83,520	\$17,978	\$18,735	\$18,840
#109	\$35,640	\$45,360	\$51,840	\$15,255	\$15,270	\$14,880
#110	\$35,640	\$45,360	\$51,840	\$15,255	\$15,270	\$14,880
#114	\$35,640	\$45,360	\$51,840	\$15,255	\$15,270	\$14,880
#115	\$35,640	\$45,360	\$51,840	\$15,255	\$15,270	\$14,880
#117	\$35,640	\$45,360	\$51,840	\$15,255	\$15,270	\$14,880
#201	\$23,760	\$30,240	\$34,560	\$13,770	\$13,380	\$12,720
#202	\$23,760	\$30,240	\$34,560	\$13,770	\$13,380	\$12,720
#203	\$27,720	\$35,280	\$40,320	\$14,265	\$14,010	\$13,440
#204	\$31,680	\$40,320	\$46,080	\$14,760	\$14,640	\$14,160
#205	\$31,680	\$40,320	\$46,080	\$14,760	\$14,640	\$14,160
#211	\$27,720	\$35,280	\$40,320	\$14,265	\$14,010	\$13,440
#212	\$27,720	\$35,280	\$40,320	\$14,265	\$14,010	\$13,440
#213	\$27,720	\$35,280	\$40,320	\$14,265	\$14,010	\$13,440
#214	\$27,720	\$35,280	\$40,320	\$14,265	\$14,010	\$13,440
#215	\$35,640	\$45,360	\$51,840	\$15,255	\$15,270	\$14,880
#216	\$35,640	\$45,360	\$51,840	\$15,255	\$15,270	\$14,880
#301	\$49,500	\$63,000	\$72,000	\$16,988	\$17,475	\$17,400

Unit	Year 1 Return of Investment			Expected Property Value		
	Pessimistic (45-55%)	Expected (60-70%)	Optimistic (70-80%)	Year 1	Year 2	Year 3
#100	\$35,978 (24.5%)	\$49,935 (34.0%)	\$59,640(40.6%)	\$165,678 (13%)	\$172,636 (17%)	\$179,887 (22%)
#103	\$35,978 (24.6%)	\$49,935 (34.2%)	\$59,640(40.8%)	\$165,678 (13%)	\$172,636 (18%)	\$179,887 (23%)
#107	\$39,443 (24.0%)	\$54,345 (33.0%)	\$64,680(39.3%)	\$186,518 (13%)	\$194,352 (18%)	\$202,515 (23%)
#108	\$39,443 (24.0%)	\$54,345 (33.0%)	\$64,680(39.3%)	\$186,518 (13%)	\$194,352 (18%)	\$202,515 (23%)
#109	\$20,385 (16.4%)	\$30,090(24.2%)	\$36,960(29.7%)	\$144,838 (16%)	\$150,921 (21%)	\$157,260 (26%)
#110	\$20,385 (16.4%)	\$30,090(24.2%)	\$36,960(29.7%)	\$144,838 (16%)	\$150,921 (21%)	\$157,260 (26%)
#114	\$20,385 (16.4%)	\$30,090(24.2%)	\$36,960(29.7%)	\$144,838 (16%)	\$150,921 (21%)	\$157,260 (26%)
#115	\$20,385 (16.4%)	\$30,090(24.2%)	\$36,960(29.7%)	\$144,838 (16%)	\$150,921 (21%)	\$157,260 (26%)
#117	\$20,385 (16.4%)	\$30,090(24.2%)	\$36,960(29.7%)	\$144,838 (16%)	\$150,921 (21%)	\$157,260 (26%)
#201	\$9,990 (13.0%)	\$16,860 (21.9%)	\$21,840 (28.4%)	\$92,738 (20%)	\$96,633 (25%)	\$100,692 (31%)
#202	\$9,990 (13.0%)	\$16,860 (21.9%)	\$21,840 (28.4%)	\$92,738 (20%)	\$96,633 (25%)	\$100,692 (31%)
#203	\$13,455 (16.3%)	\$21,270 (25.8%)	\$26,880 (32.6%)	\$98,990 (20%)	\$103,148 (25%)	\$107,480 (30%)
#204	\$16,920 (18.8%)	\$25,680 (28.5%)	\$31,920 (35.5%)	\$109,410 (22%)	\$114,005 (27%)	\$118,793 (32%)
#205	\$16,920 (18.8%)	\$25,680 (28.5%)	\$31,920 (35.5%)	\$109,410 (22%)	\$114,005 (27%)	\$118,793 (32%)
#211	\$13,455 (15.9%)	\$21,270 (25.2%)	\$26,880 (31.8%)	\$103,158 (22%)	\$107,491 (27%)	\$112,005 (33%)
#212	\$13,455 (15.9%)	\$21,270 (25.2%)	\$26,880 (31.8%)	\$103,158 (22%)	\$107,491 (27%)	\$112,005 (33%)
#213	\$13,455 (15.9%)	\$21,270 (25.2%)	\$26,880 (31.8%)	\$103,158 (22%)	\$107,491 (27%)	\$112,005 (33%)
#214	\$13,455 (15.9%)	\$21,270 (25.2%)	\$26,880 (31.8%)	\$103,158 (22%)	\$107,491 (27%)	\$112,005 (33%)
#215	\$20,385 (17.8%)	\$30,090(26.3%)	\$36,960(32.3%)	\$134,418 (17%)	\$140,064 (22%)	\$145,946 (27%)
#216	\$20,385 (17.8%)	\$30,090(26.3%)	\$36,960(32.3%)	\$134,418 (17%)	\$140,064 (22%)	\$145,946 (27%)
#301	\$32,513 (24.2%)	\$45,525 (33.8%)	\$54,600(40.6%)	\$155,258 (15%)	\$161,779 (20%)	\$168,574 (25%)



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High-Yield Short-Term Investment Opportunities
Prime Waterfront Real Estate Assets
Defined Buy Back Period by Resort Owner
Managed Assets that pay monthly returns
Proven model and track record

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