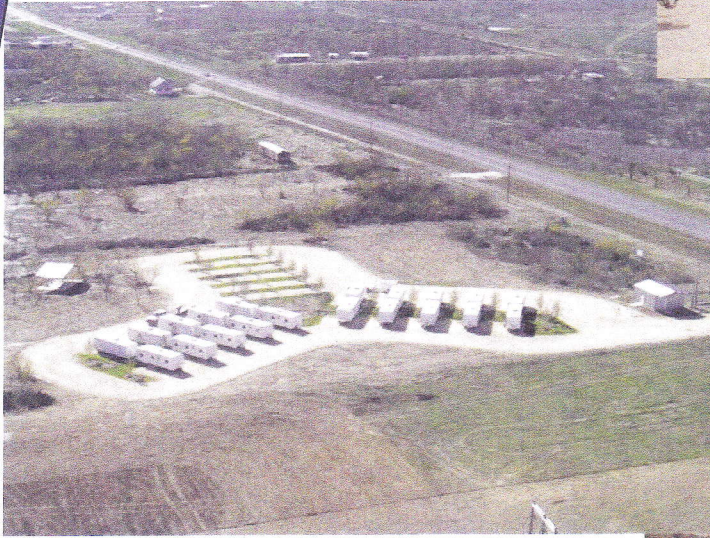


DeerFly Trailer & RV Park
4472 N Hwy 83
Crystal City, TX 78839



- ◆ 29% CAP
- ◆ Great Cash Flow
- ◆ City Water
- ◆ Room For Expansion
- ◆ Cash Sale Only

Barkley Peschel
(281) 242-2300
barkley@ironstonerealty.com



DeerFly Trailer & RV Park

This investment is a unique opportunity to purchase a newly constructed and successful trailer and RV park in the Eagle Ford Shale that produces incredible annual NOI. The property is only partially developed with immediate opportunities to increase monthly income. **CASH SALE ONLY**



- * 8 Acres
- * Thirty (30) spaces
- * Twenty (20) 1/1 Cavalier trailers by Gulfstream
- * New 3/2 single wide mobile home
- * Gazebo with BBQ pits and gathering area
- * Metal building with laundromat and office
- * High fenced with remote control gate access for each tenant
- * 40 yard container storage building
- * 2" city water line and 1" city water line
- * Two septic systems to support 30 units (double occupancy)

Trailers lease for \$1000/month (all bills paid) and RV spaces lease for \$550/month (all bills paid). Rent includes DISH Satellite TV, wireless Internet, use of laundromat, water, sewer, gas and electricity.

About half of the property is developed with room to double the size of the development.

The DeerFly Trailer & RV Park is located on State Highway 83 North (HWY 83) on the north side of Crystal City, just outside the city limits in Zavala County. The site is about 15 minutes from Carrizo Springs. Heavy Eagle Ford Shale drilling is occurring throughout Zavala and Dimmit county near the property.

DeerFly Trailer & RV Park

4472 N Hwy 83

Crystal City, TX 78839

Property Photos



Barkley Peschel
(281) 242-2300

DeerFly Trailer & RV Park
Pictures



Trailers in park



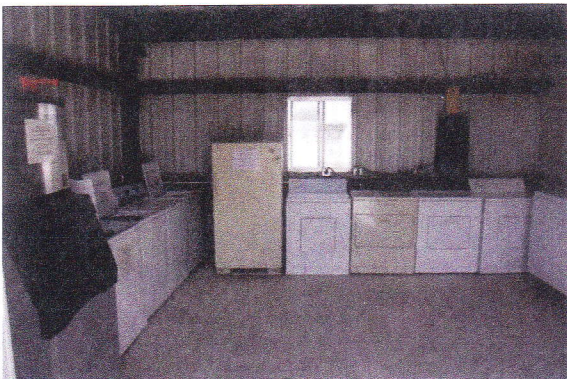
Trailers in park



Gazebo



3/2 single wide mobile home



Onsite laundromat and ice machine



Remote entry gate and metal building

DeerFly Trailer & RV Park

4472 N Hwy 83

Crystal City, TX 78839

Maps and Aerials



Barkley Peschel
(281) 242-2300

Deerfly Trailer & RV Park Aerials



Aerial with boundaries



Oblique aerial prior to completion

DeerFly Trailer & RV Park

4472 N Hwy 83

Crystal City, TX 78839

Maps and Aerials



Barkley Peschel
(281) 242-2300

Deerfly Trailer & RV Park Location Maps



Location Map - San Antonio



Location Map - Crystal City/Carrizo Springs

DeerFly Trailer & RV Park

4472 N Hwy 83
Crystal City, TX 78839

As-Built Survey

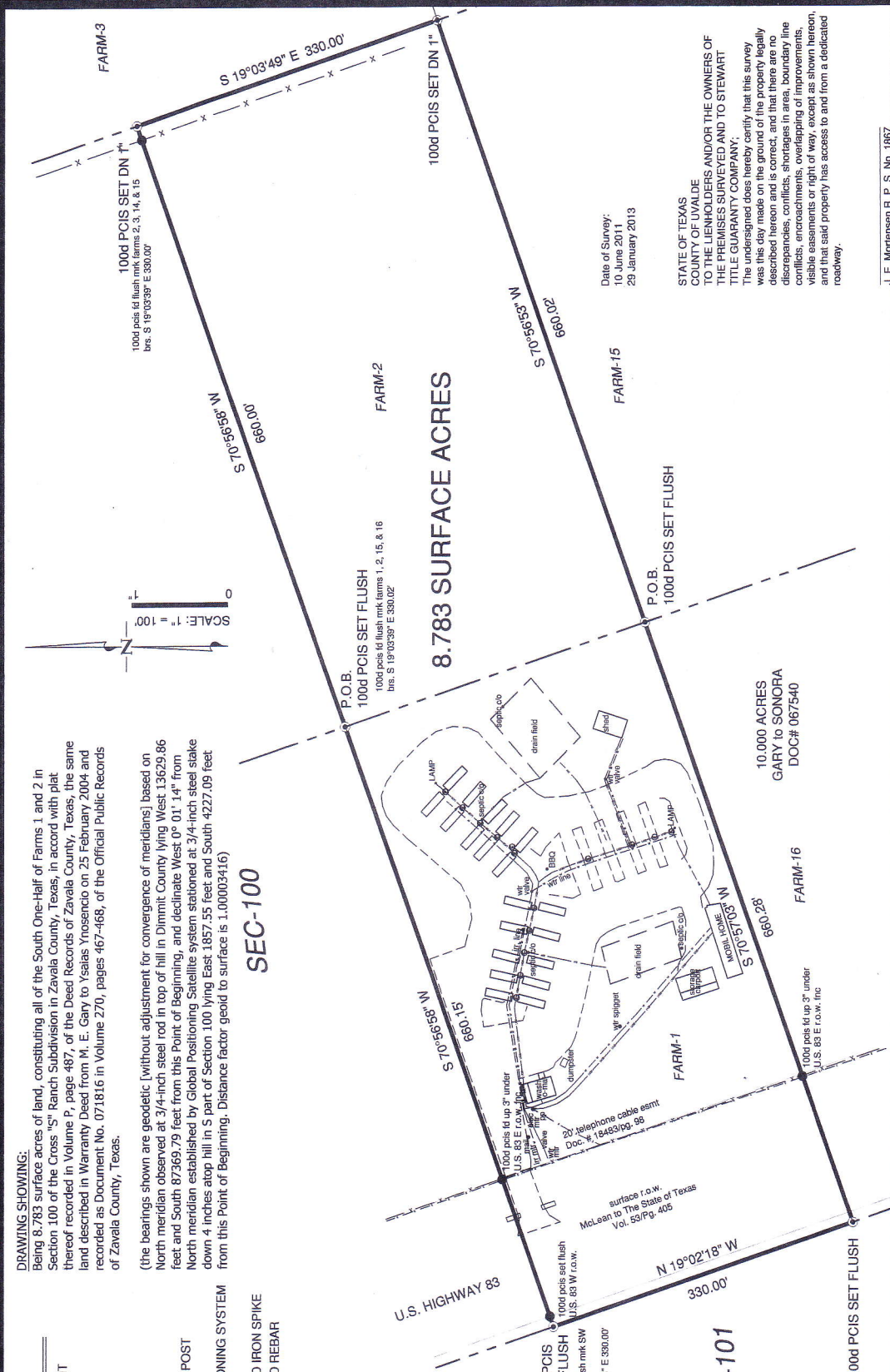


LEGEND

- BOUNDARY POINT
- MISC
- AP ANGLE POINT
- B BRACED
- BRS BEARS
- CDR CEDAR
- DN DOWN
- FCP FENCE CORNER POST
- FD FOUND
- GPS GLOBAL POSITIONING SYSTEM
- HG HIGH GAME
- PCIS PLASTIC CAPPED IRON SPIKE
- PCRB PLASTIC CAPPED REBAR
- HB REBAR
- SP STEEL PIPE
- SS STEEL STAKE
- X — FENCE
- — — SPECIAL LINE
- RECORD
- BOUNDARY

DRAWING SHOWING:
Being 8.783 surface acres of land, constituting all of the South One-Half of Farms 1 and 2 in Section 100 of the Cross "S" Ranch Subdivision in Zavala County, Texas, in accord with plat thereof recorded in Volume P, page 487, of the Deed Records of Zavala County, Texas, the same land described in Warranty Deed from M. E. Gary to Ysalas Ynosencio on 25 February 2004 and recorded as Document No. 071816 in Volume 270, pages 467-468, of the Official Public Records of Zavala County, Texas.

(the bearings shown are geodetic [without adjustment for convergence of meridians] based on North meridian observed at 3/4-inch steel rod in top of hill in Dimmit County lying West 13629.86 feet and South 87369.79 feet from this Point of Beginning, and declinate West 0° 01' 14" from North meridian established by Global Positioning Satellite system stationed at 3/4-inch steel stake down 4 inches atop hill in S part of Section 100 lying East 1857.55 feet and South 4227.09 feet from this Point of Beginning. Distance factor geoid to surface is 1.00003416)



Date of Survey:
10 June 2011
29 January 2013

STATE OF TEXAS
COUNTY OF UVALDE
TO THE LIENHOLDERS AND/OR THE OWNERS OF
THE PREMISES SURVEYED AND TO STEWART
TITLE GUARANTY COMPANY;
The undersigned does hereby certify that this survey
was this day made on the ground of the property legally
described hereon and is correct, and that there are no
discrepancies, conflicts, shortages in area, boundary line
visible encroachments or right of way, except as shown hereon,
and that said property has access to and from a dedicated
roadway.

J. E. Mortensen R.P.S. No. 1867

TECH: S. ALVAREZ
FIELD: J. PEREZ
SHEET: 1 OF 1

DATE: 12 February 2013
SCALE: 1" = 100'

8.783 SURFACE ACRES
ZAVALA COUNTY, TEXAS

FARR-MARKS
MORTENSEN ENGINEERING
(13546)

DeerFly Trailer & RV Park

4472 N Hwy 83

Crystal City, TX 78839

Executive Summary



Barkley Peschel

(281) 242-2300

ACQUISITION COSTS

Purchase Price, Points and Closing Costs
Investment - Cash

INVESTMENT INFORMATION

Purchase Price
Price per Tenant
Price per Sq. Ft.

INCOME, EXPENSES & CASH FLOW

Gross Scheduled Income	\$273,000
Total Vacancy and Credits	(\$35,490)
Operating Expenses	(\$60,000)
Net Operating Income	\$177,510
Debt Service	\$0
Cash Flow Before Taxes	\$177,510
Total Interest (Debt Service)	\$0
Depreciation and Amortization	(\$14,730)
Taxable Income (Loss)	\$162,780
Tax Savings (Costs)	(\$56,973)
Cash Flow After Taxes	\$120,537

FINANCIAL INDICATORS

Debt Coverage Ratio
Capitalization Rate
Gross Income / Square Feet
Gross Expenses / Square Feet
Operating Expense Ratio

Deerfly Trailer & RV Park
RENT ROLL AS OF Nov 30, 2013

Trailer #	NAME	RENT PAID ON	Ammount by week	Ammount by month
1-45	chad	1st		\$1,000.00
2-190	elias	mon	\$250.00	\$1,000.00
3-227	steve g.	mon	\$250.00	\$1,000.00
4-178	eddie	mon	\$250.00	\$1,000.00
5-220		Tues		
6-222	murrell	1st		\$900.00
7-50		1st		
8-181	billy	mon	\$250.00	\$1,000.00
9-215	will	1st		\$900.00
10-218	sergio	mon	\$250.00	\$1,000.00
11-179	mike p.	fri	\$250.00	\$1,250.00
12-191	kevin	mon	\$310.00	\$1,000.00
13-234	gilbert	mon	\$250.00	\$1,000.00
14-66	john lee	1st		\$1,000.00
15-180	tony	1st		\$1,000.00
16-200	adam		\$250.00	\$1,000.00
17-57	matt		\$250.00	\$1,000.00
18-170				
19-239	charlie	1st		\$1,000.00
20-209	cody	1st		\$1,000.00
RV 1	total energy	1st		\$650.00
RV 2	rex	1st		\$550.00
RV 3		1st		
RV 4	total energy	1st		\$550.00
RV 5	john d.	1st		\$550.00
			<u>\$1,310.00</u>	<u>\$19,350.00</u>

Deerfly Trailer & RV Park - Annual Rent Roll

Trailer #	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13
1-45	\$0	\$0	\$700	\$1,250	\$1,126	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
2-190	\$0	\$0	\$0	\$930	\$1,550	\$1,240	\$1,240	\$930	\$1,000	\$1,280	\$1,000	\$1,000	\$1,000	\$1,000
3-227	\$0	\$0	\$950	\$950	\$950	\$950	\$950	\$1,000	\$1,000	\$1,000	\$1,500	\$1,000	\$1,000	\$1,000
4-178	\$0	\$0	\$0	\$930	\$1,550	\$1,240	\$1,240	\$930	\$680	\$484	\$1,250	\$0	\$250	\$1,000
5-220	\$0	\$0	\$900	\$900	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$0	\$0
6-222	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900
7-50	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$925	\$925	\$925	\$925
8-181	\$900	\$900	\$900	\$900	\$900	\$900	\$950	\$750	\$570	\$1,000	\$1,250	\$250	\$500	\$510
9-215	\$0	\$0	\$0	\$930	\$1,240	\$950	\$710	\$1,000	\$1,000	\$1,000	\$1,250	\$680	\$250	\$430
10-218	\$0	\$0	\$0	\$0	\$950	\$950	\$950	\$620	\$1,240	\$1,550	\$1,240	\$930	\$250	\$560
11-179	\$0	\$0	\$0	\$1,040	\$0	\$1,750	\$1,050	\$1,200	\$1,156	\$1,000	\$1,250	\$1,000	\$1,000	\$1,000
12-191	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$750	\$865	\$1,000	\$1,000	\$0	\$0	\$0
13-234	\$0	\$0	\$0	\$930	\$1,550	\$1,240	\$1,240	\$930	\$1,140	\$1,000	\$700	\$1,000	\$0	\$0
14-66	\$0	\$0	\$700	\$600	\$870	\$875	\$1,200	\$560	\$1,250	\$1,000	\$1,250	\$1,000	\$1,000	\$1,000
15-180	\$540	\$540	\$1,330	\$900	\$180	\$530	\$1,420	\$920	\$1,480	\$1,250	\$1,240	\$1,550	\$1,550	\$1,050
16-200	\$0	\$0	\$900	\$900	\$900	\$900	\$400	\$500	\$500	\$500	\$500	\$500	\$0	\$0
17-57	\$0	\$0	\$0	\$960	\$950	\$950	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
18-170	\$0	\$0	\$900	\$900	\$1,850	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$400
19-239	\$0	\$0	\$0	\$930	\$1,240	\$0	\$350	\$1,250	\$1,000	\$322	\$1,000	\$1,000	\$1,000	\$1,000
20-209	\$0	\$0	\$0	\$950	\$1,250	\$1,000	\$1,000	\$750	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
RV 1	\$525	\$525	\$550	\$550	\$275	\$550	\$0	\$550	\$550	\$0	\$0	\$0	\$0	\$350
RV 2	\$525	\$525	\$525	\$525	\$275	\$0	\$525	\$525	\$550	\$550	\$550	\$550	\$550	\$550
RV 3	\$525	\$525	\$525	\$525	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550
RV 4	\$525	\$525	\$525	\$525	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550
RV 5	\$525	\$525	\$525	\$525	\$550	\$550	\$550	\$550	\$550	\$0	\$0	\$0	\$0	\$550
	\$0	\$6,865	\$12,730	\$20,350	\$23,056	\$21,725	\$21,925	\$20,865	\$22,681	\$21,086	\$23,155	\$18,635	\$15,275	\$16,325

Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13
\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000.00	\$1,000.00	
\$1,000	\$355	\$750	\$500	\$1,130	\$1,550	\$1,250	\$1,000	\$1,000	\$1,000
\$1,500	\$1,000	\$1,000	\$1,000	\$1,250	\$1,000	\$1,250	\$1,000	\$1,000	\$1,000
\$1,250	\$1,000	\$500	\$750	\$1,000	\$1,000	\$1,250	\$500	\$1,000	
\$750	\$1,000	\$0	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000		
\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	
\$925	\$925	\$950	\$950	\$950	\$950	\$950	\$950		
\$930	\$1,000	\$1,250	\$1,000	\$850	\$1,250	\$1,250	\$500	\$1,000	\$1,000
\$760	\$0	\$1,000	\$900	\$900	\$900	\$900	\$900	\$900	
\$930	\$1,250	\$1,250	\$0	\$620	\$1,250	\$1,250	\$1,000	\$1,000	\$1,000
\$1,250	\$1,000	\$1,250	\$1,000	\$1,000	\$1,250	\$1,000	\$1,000	\$1,250	\$1,250
\$0	\$1,000	\$1,250	\$1,000	\$1,000	\$1,000	\$1,550	\$1,250	\$1,000	\$1,000
\$250	\$1,000	\$850	\$250	\$1,000	\$1,000	\$1,250	\$1,250	\$1,250	\$1,000
\$1,000	\$1,000	\$1,250	\$1,000	\$1,000	\$1,250	\$1,000	\$1,000	\$1,000	\$1,000
\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
\$750	\$1,000	\$1,250	\$250	\$940	\$1,250	\$0	\$960	\$1,000	\$1,000
\$1,000	\$355	\$500	\$0	\$940	\$1,250	\$0	\$500		
\$0	\$0	\$1,250	\$1,250	\$620	\$1,250	\$0			
\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
\$550	\$550	\$550	\$550	\$550	\$550	\$650	\$650	\$650	\$650
\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550
\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550
\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550
\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550
\$19,945	\$19,535	\$21,950	\$18,500	\$21,850	\$24,800	\$21,650	\$20,560	\$19,350	\$0

8:41 AM
11/27/13
Cash Basis

DEERFLY ADVENTURES LLC
Profit & Loss
January through October 2013

	Jan - Oct 13
Ordinary Income/Expense	
Income	
Rental Income	190,518.18
Total Income	190,518.18
Expense	
Advertising	1,139.50
Bank Service Charges	12.00
Dumpster	700.00
Insurance Expense	1,777.66
Interest Expense	50.00
Internet	1,713.22
Landscaping	82.85
Management Fee	1,500.00
Meals and Entertainment	761.58
Office Supplies	242.70
Professional Fees	646.25
Propane	3,670.96
Repairs and Maintenance	10,649.29
Supplies	2,931.31
Taxes - Property	1,108.00
Utilities	
Cable	2,009.85
Electric	15,166.56
Water	997.06
Total Utilities	18,173.47
Total Expense	45,158.79
Net Ordinary Income	145,359.39
Net Income	145,359.39

1:25 PM

05/20/13

Accrual Basis

DEERFLY ADVENTURES LLC

Profit & Loss

January through December 2012

Jan - Dec 12

Ordinary Income/Expense	
Income	
Rental Income	165,484.70
Total Income	165,484.70
Expense	
Advertising	834.30
Bank Service Charges	71.90
Cleaning	610.00
Contract Labor	2,281.41
Equipment Rental	571.65
Fuel	208.70
Insurance Expense	1,693.18
Interest Expense	9,700.00
Internet	1,975.00
Landscaping	2,814.71
Meals and Entertainment	369.77
Office Supplies	216.24
Permits & Fees	100.00
Propane	3,268.02
Repairs and Maintenance	3,747.10
Supplies	13,551.91
Taxes - Property	1,954.13
Utilities	
Cable	1,863.49
Electric	18,710.90
Water	1,587.97
Total Utilities	22,262.36
Total Expense	66,251.28
Net Ordinary Income	99,203.42
Net Income	99,203.42

1:25 PM
05/20/13
Accrual Basis

DEERFLY ADVENTURES LLC
Profit & Loss
January through December 2012

Jan - Dec 12

Ordinary Income/Expense	
Income	
Rental Income	165,484.70
Total Income	165,484.70
Expense	
Advertising	834.30
Bank Service Charges	71.90
Cleaning	610.00
Contract Labor	2,281.41
Equipment Rental	571.55
Fuel	208.70
Insurance Expense	1,693.18
Interest Expense	9,700.00
Internet	1,975.00
Landscaping	2,814.71
Meals and Entertainment	369.77
Office Supplies	215.24
Permits & Fees	100.00
Propane	3,268.02
Repairs and Maintenance	3,747.10
Supplies	13,581.91
Taxes - Property	1,954.13
Utilities	
Cable	1,983.49
Electric	18,710.90
Water	1,587.97
Total Utilities	22,282.36
Total Expense	66,281.28
Net Ordinary Income	99,203.42
Net Income	<u>99,203.42</u>

Avg. Monthly Income Dec '12 - Nov '13	\$19,865
Avg. Monthly Income Nov '12 - Oct '13	\$20,182
Avg. Monthly Income Oct '12 - Sept '13	\$20,226
Avg. Monthly Income Sept '12 - Aug '13	\$20,311
Avg. Monthly Income Aug '12 - July '13	\$19,984
Avg. Monthly Income July '12 - June '13	\$19,990
Avg. Monthly Income June '12 - May '13	\$20,259

Form **8825**
 (Rev. December 2005)
 Department of the Treasury
 Internal Revenue Service

Rental Real Estate Income and Expenses of a Partnership or an S Corporation

See instructions on back.
 Attach to Form 1065, Form 1065-B, or Form 1120S.

OMB No. 1545-0046

Name **Deerfly Adventures LLC**Employer identification number
80-0577139

1 Show the type and address of each property. For each rental real estate property listed, report the number of days rented at fair rental value and days with personal use. See instructions. See page 2 to list additional properties.

	Physical address of each property—street, city, state, ZIP code	Type—Enter code 1-8; see page 2 for list	Fair Rental Days	Personal Use Days
A	Deerfly RV Park Cross S Ranch Crystal City TX 78839	4 Commercial		
B				
C				
D				

		Properties			
		A	B	C	D
2	Rental Real Estate Income Gross rents	165,485			
3	Rental Real Estate Expenses Advertising	834			
4	Auto and travel				
5	Cleaning and maintenance	610			
6	Commissions				
7	Insurance	1,693			
8	Legal and other professional fees	450			
9	Interest	9,700			
10	Repairs	3,747			
11	Taxes	1,954			
12	Utilities	22,282			
13	Wages and salaries				
14	Depreciation (see instructions)	53,316			
15	Other (list) See Statement 5	25,277			
16	Total expenses for each property. Add lines 3 through 15	119,863			
17	Income or (Loss) from each property. Subtract line 16 from line 2	45,622			
18a	Total gross rents. Add gross rents from line 2, columns A through H			165,485	
18b	Total expenses. Add total expenses from line 16, columns A through H			119,863	
19	Net gain (loss) from Form 4797, Part II, line 17, from the disposition of property from rental real estate activities				
20a	Net income (loss) from rental real estate activities from partnerships, estates, and trusts in which this partnership or S corporation is a partner or beneficiary (from Schedule K-1)				
b	Identify below the partnerships, estates, or trusts from which net income (loss) is shown on line 20a. Attach a schedule if more space is needed.				
(1) Name	(2) Employer identification number				
21	Net rental real estate income (loss). Combine lines 18a through 20a. Enter the result here and on Form 1065 or 1120S: Schedule K, line 2, or Form 1065-B: Part I, line 4			45,622	

For Paperwork Reduction Act Notice, see back of form.

Form **8825** (12-2012)

Statement 5 - Form 8825, Line 15 - Other Expenses

Description	Amount
Contract Labor	\$ 2,282
Fuel & Propane	3,478
Bank Fees	72
Licenses & Fees	100
Office Supplies	2,191
Equipment Rental	572
Landscaping	2,815
Supplies	13,582
50% of Meals & Entertainment	185
Total	\$ 25,277